

## ผนวก ต

พระราชบัญญัติเอกรูปว่าด้วยการทำธุรกรรมเกี่ยวกับที่ดิน  
(Uniform Land Transactions Act หรือ ULTA)

## Article 2 - Contracts and Conveyances

## Part 2 - Form, Formation and Readjustment of Contract

§2-207 - Sale by Auction and by Sealed Bids

- (a) Unless the real estate is put up without reserve in explicit terms, a sale by auction is a sale with reserve. In an auction with reserve the auctioneer may withdraw the real estate at any time before he announces completion of the sale. In an auction without reserve, unless no bid is made within a reasonable time, the auctioneer may not withdraw particular real estate on which he has called for bids. In either case, a bidder may retract or change his bid until the auctioneer announces completion of the sale.
- (b) If sealed bids are permitted or requested, the announcement of the sale shall specify the time before which and place where those bids must be received, the time and place they will be opened, and whether and when other bids will be called for. Sealed bids cannot be withdrawn or changed after the opening of the bids, but if both sealed bids and other bids are called for in the announcement of the sale, a person who submitted a sealed bid may appear in person and bid.
- (c) A sale by auction is complete when the auctioneer so announces by the fall of the hammer or in other customary manner. If a bid is made while the hammer is falling in acceptance of a prior bid, the auctioneer in his discretion may reopen the bidding or declare the real estate sold under the bid on which the hammer was falling.
- (d) If the auctioneer knowingly receives a bid on the seller's behalf or the seller makes or procures a bid on his own behalf, and notice has not been given to other bidders or potential bidders that bidding by the seller is reserved, the buyer may avoid the sale.

- (e) Unless the announcement of the sale restricts the method of tendering payment the successful bidder may tender payment as specified by the provisions on buyer's tender of purchase price (Section 2-301).

