

245 given; or

246 (ii) sell the property to the next highest bidder.

247 ~~[(b) A bidder refusing]~~ (j) If a bidder refuses to to pay the bid price:

248 (i) the bidder is liable for any loss occasioned by the refusal, including interest, costs,

249 and trustee's and reasonable ~~[attorneys' fees. The]~~ attorneys fees;

250 (ii) the trustee or the attorney for the trustee may [thereafter], after the bidder's refusal,

251 reject any other bid of that person for the property[-];

252 (iii) the bidder forfeits the bidder's deposit; and

253 (iv) the bidder's deposit is treated as additional sale proceeds applied in accordance

254 with Section 57-1-29.

255 (2) (a) The person conducting the sale may, for any cause ~~[he]~~ that the person considers  
256 expedient, postpone the sale.

257 (b) The person conducting the sale shall give notice of each postponement by public  
258 declaration~~[-, by written notice or oral postponement,]~~ at the time and place last appointed for  
259 the sale.

260 (c) No ~~[other]~~ notice of the postponed sale in addition to the notice described in  
261 Subsection (2)(b) is required, unless the postponement [exceeds 45 days. In that event,] is for  
262 longer than \$→ [three months] 45 days ←\$ after the date designated in the original notice of sale.

263 (d) If the person conducting the sale postpones a sale for longer than the time period  
264 described in Subsection (2)(c), the person conducting the sale shall [be renounced] renounce the  
265 sale in the same manner [as] required for the original notice of sale [is required to be given].

266 Section 5. Section 57-1-28 is amended to read:

267 **57-1-28. Sale of trust property by trustee -- Payment of bid -- Trustee's deed**  
268 **delivered to purchaser -- Recitals -- Effect.**

269 (1) (a) The purchaser at the sale shall pay the price bid as directed by the trustee.

270 (b) The beneficiary shall receive a credit on the beneficiary's bid in an amount not to  
271 exceed the amount representing:

272 (i) the unpaid principal owed;

273 (ii) accrued interest as of the date of the sale;

274 (iii) advances for the payment of:

275 (A) taxes;