

(B) BEFORE CONDUCTING A SALE UNDER SUBSECTION (A), THE OPERATOR SHALL:

(1) NOTIFY THE OCCUPANT OF THE DEFAULT BY REGULAR MAIL AT THE OCCUPANT'S LAST KNOWN ADDRESS;

(2) SEND A SECOND NOTICE OF DEFAULT BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO THE OCCUPANT AT THE OCCUPANT'S LAST KNOWN ADDRESS WHICH INCLUDES:

(I) A STATEMENT THAT THE CONTENTS OF THE OCCUPANT'S LEASED SPACE ARE SUBJECT TO THE OPERATOR'S LIEN;

(II) A STATEMENT OF THE OPERATOR'S CLAIM, INDICATING THE CHARGES DUE ON THE DATE OF THE NOTICE, THE AMOUNT OF ANY ADDITIONAL CHARGES WHICH SHALL BECOME DUE BEFORE THE DATE OF SALE, AND THE DATE THOSE ADDITIONAL CHARGES SHALL BECOME DUE;

(III) A DEMAND FOR PAYMENT OF THE CHARGES DUE WITHIN A SPECIFIED TIME, NOT LESS THAN 14 DAYS AFTER THE DATE ~~OF~~ THAT THE NOTICE WAS MAILED;

(IV) A STATEMENT THAT UNLESS THE CLAIM IS PAID WITHIN THE TIME STATED, THE CONTENTS OF THE OCCUPANT'S SPACE WILL BE SOLD AT A SPECIFIED TIME AND PLACE; AND

(V) THE NAME, STREET ADDRESS, AND TELEPHONE NUMBER OF THE OPERATOR, OR HIS DESIGNATED AGENT, WHOM THE OCCUPANT MAY CONTACT TO RESPOND TO THE NOTICE; AND

(3) AT LEAST 3 DAYS BEFORE THE SALE, ADVERTISE THE TIME, PLACE, AND TERMS OF THE SALE IN A NEWSPAPER OF GENERAL CIRCULATION IN THE JURISDICTION WHERE THE SALE IS TO BE HELD.

(C) AT ANY TIME BEFORE A SALE UNDER THIS SECTION, THE OCCUPANT MAY PAY THE AMOUNT NECESSARY TO SATISFY THE LIEN AND REDEEM THE OCCUPANT'S PERSONAL PROPERTY.

(D) THE SALE UNDER THIS SECTION SHALL BE HELD AT THE SELF-SERVICE STORAGE FACILITY WHERE THE PERSONAL PROPERTY IS STORED.

(E) IF A SALE IS HELD UNDER THIS SECTION, THE OPERATOR SHALL:

(1) SATISFY THE LIEN FROM THE PROCEEDS OF THE SALE;
AND

(2) HOLD THE BALANCE, IF ANY, FOR DELIVERY ON DEMAND TO THE OCCUPANT OR ANY OTHER RECORDED LIENHOLDERS.

(F) A PURCHASER IN GOOD FAITH OF ANY PERSONAL PROPERTY SOLD UNDER THIS SUBTITLE TAKES THE PROPERTY FREE AND CLEAR OF ANY RIGHTS OF: