

on page 10, Section 8 and the subsection (2), that talks about how the sale will be conducted.

SENATOR PIRSCH: Right.

SENATOR KRISTENSEN: You can take it to an auction house as well where they might take a percentage out or you can hold the auction on your own.

SENATOR PIRSCH: Mmmm, hmmm. Well, it's an involved bill but I suspect that it will be used very rarely, but when it is, it will at least make the rules clear to both landlord and tenant. Thank you.

SENATOR KRISTENSEN: Thank you.

PRESIDENT MOUL: Thank you, Senator Pirsch. I'll now recognize Senator Conway followed by Senators Schimek, Robak, Wehrbein and Will. Senator Conway.

SENATOR CONWAY: Thank you, Mr. President. Basically, I wanted just to rise and ask Senator Kristensen a couple of questions, particularly in the area of notice. You mentioned that to serve notice you could do this through mail to the last known address which in many cases for, let's say a residential situation, would be, probably be the very address of which they rented prior to. Would that be the case?

SENATOR KRISTENSEN: I think that's right. Oftentimes the responsible tenant though will leave a forwarding address and forward their mail to their new address and that's the burden that you want to place upon the tenant is to leave a forwarding address.

SENATOR CONWAY: What...the situation I'm thinking of more is not a responsible tenant, but is one who literally has abandoned the property leaving it in, in many cases, disarray and the like and has literally fled the property. In those kinds of situations, how do you perfect notice?

SENATOR KRISTENSEN: You still send it to the last known address, or if you have some reasonable belief that they are at another address, you send it there. If you have no idea where they're at, then you send it to the last known address that you have, and it is incumbent upon you to get an address to begin