

declaration cannot be legally served, or no tenant be in actual possession of the property, then he shall affix it upon the door of any demised messuage, or if the action of ejectment shall not be for the recovery of any messuage, then upon some notorious place of the property described in the declaration in ejectment; such affixing shall be deemed legal service thereof, which service or affixing of such declaration in ejectment shall stand in the place and stead of a demand and reentry.

(D) THE LANDLORD SHALL GIVE WRITTEN NOTICE BEFORE THE ENTRY OF A JUDGMENT TO ANY MORTGAGEE OF THE LEASE, OR ANY PART OF THE LEASE, IF THE MORTGAGEE HAS RECORDED IN THE LAND RECORDS OF EACH COUNTY WHERE THE PROPERTY IS LOCATED A TIMELY REQUEST FOR NOTICE OF JUDGMENTS BEFORE THE ENTRY OF A JUDGMENT. A REQUEST FOR NOTICE OF JUDGMENT SHALL:

(1) BE RECORDED IN A SEPARATE DOCKET OR BOOK THAT IS INDEXED UNDER THE NAME OF THE ORIGINAL-LESSOR MORTGAGOR;

(2) IDENTIFY THE PROPERTY ON WHICH THE MORTGAGE IS HELD AND REFER TO THE DATE AND RECORDING REFERENCE TO THAT MORTGAGE;

(3) STATE THE NAME AND ADDRESS OF THE HOLDER OF THE MORTGAGE; AND

(4) IDENTIFY THE GROUND LEASE BY STATING:

(I) THE NAME OF THE ORIGINAL LESSOR;

(II) THE DATE THE GROUND LEASE WAS RECORDED;

AND

(III) THE OFFICE, DOCKET OR BOOK, AND PAGE WHERE THE GROUND LEASE IS RECORDED.

(E) BEFORE THE ENTRY OF JUDGMENT, THE LANDLORD SHALL PROVIDE NOTICE OF THE PENDING ENTRY OF JUDGMENT TO THE EACH MORTGAGEE WHO REQUESTS THE NOTICE. THE NOTICE SHALL BE IN WRITING AND SHALL BE SENT BY CERTIFIED MAIL RETURN RECEIPT REQUESTED TO THE MORTGAGEE AT ANY ADDRESS APPEARING ON THE DOCKET. IF THE REQUIRED REQUESTED NOTICE IS NOT GIVEN, ANY JUDGMENT IN FAVOR OF THE LANDLORD DOES SHALL NOT IMPAIR THE LIEN OF THE MORTGAGEE.

SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1985.

Approved May 21, 1985.

-----