

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)] (I) Be recorded in a separate docket or book that is indexed under the name of the mortgagor;

[(2)] (II) Identify the property on which the mortgage is held and refer to the date and recording reference [to] OF that mortgage;

[(3)] (III) State the name and address of the holder of the mortgage; and

[(4)] (IV) Identify the ground lease by stating:

[(i)] 1. The name of the original lessor;

[(ii)] 2. The date the ground lease was recorded; and

[(iii)] 3. The office, docket or book, and page where the ground lease is recorded.

(2) THE LANDLORD SHALL MAIL THE NOTICE BY CERTIFIED MAIL RETURN RECEIPT REQUESTED TO THE MORTGAGEE AT THE ADDRESS STATED IN THE RECORDED REQUEST FOR NOTICE OF JUDGMENT. IF THE NOTICE IS NOT GIVEN, JUDGMENT IN FAVOR OF THE LANDLORD DOES NOT IMPAIR THE LIEN OF THE MORTGAGEE. EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION (B) OF THIS SECTION, THE PROPERTY IS DISCHARGED FROM THE LEASE AND THE RIGHTS OF ALL PERSONS CLAIMING UNDER THE LEASE ARE FORECLOSED UNLESS, WITHIN 6 CALENDAR MONTHS AFTER EXECUTION OF THE JUDGMENT FOR POSSESSION, THE TENANT OR ANY OTHER PERSON CLAIMING UNDER THE LEASE:

(I) PAYS THE GROUND RENT, ARREARS, AND ALL COSTS AWARDED AGAINST THAT PERSON; AND

(II) COMMENCES A PROCEEDING TO OBTAIN RELIEF FROM THE JUDGMENT.

[(e) Before the entry of judgment, the landlord shall provide notice of the pending entry of judgment to 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 requested notice is not given, any judgment in favor of the landlord shall not impair the lien of the mortgagee.]

[(f) Nothing herein contained shall] (C) THIS SECTION DOES NOT bar the right of any mortgagee of the lease, or any part [thereof] OF THE LEASE, who [shall not be in possession, so as such mortgagee shall and do, within six] IS NOT IN POSSESSION AT