

ANY TIME BEFORE EXPIRATION OF 6 calendar months after [such judgment obtained and execution executed,] EXECUTION OF THE JUDGMENT AWARDING THE LANDLORD POSSESSION, TO pay all costs and damages sustained by the landlord and TO perform all the covenants and agreements [which, on the part and behalf of the first tenant, are and ought] THAT ARE to be performed BY THE TENANT.

14-108.1.

(A) THIS SECTION DOES NOT APPLY TO:

(1) A GRANTEE ACTION UNDER § 14-109 OF THIS SUBTITLE;
OR

(2) A LANDLORD-TENANT ACTION THAT IS WITHIN THE EXCLUSIVE ORIGINAL JURISDICTION OF THE DISTRICT COURT.

(B) (1) A PERSON WHO IS NOT IN POSSESSION OF PROPERTY AND CLAIMS TITLE AND RIGHT TO POSSESSION MAY BRING AN ACTION FOR POSSESSION AGAINST THE PERSON IN POSSESSION OF THE PROPERTY.

(2) ENCUMBRANCE OF PROPERTY BY A MORTGAGE OR DEED OF TRUST TO SECURE A DEBT DOES NOT PREVENT AN ACTION UNDER THIS SECTION BY THE OWNER OF THE PROPERTY.

(C) WHEN PERSONAL JURISDICTION IS NOT OBTAINED OVER THE DEFENDANT, THE PLAINTIFF MAY OBTAIN A DEFAULT JUDGMENT UNDER THE MARYLAND RULES ONLY ON PROOF OF TITLE AND RIGHT TO POSSESSION. THE JUDGMENT SHALL BE IN REM FOR POSSESSION OF THE PROPERTY. ENTRY AND ENFORCEMENT OF THE JUDGMENT DOES NOT BAR FURTHER PURSUIT, IN THE SAME OR ANOTHER ACTION, OF THE PLAINTIFF'S CLAIM FOR MESNE PROFITS AND DAMAGES.

14-117.

A contract for the sale of real property subject to a ground rent shall contain the following:

(1) Notice of the existence of the ground rent; and

(2) Notice that if the ground rent is not timely paid the effect may be

(i) That the reversionary owner of the ground rent may bring an action [of ejectment] FOR POSSESSION against the ground rent tenant under. [§ 8-402(c)] § 8-402.2 of this article; and

(ii) As a result of the [ejectment action] ACTION FOR POSSESSION, the reversionary owner of the ground rent may own the property in fee, discharged from the lease.