

sustained by the park owner and perform all the covenants and agreements which, on the part and behalf of the first resident, are and ought to be performed.]

(C)--WHENEVER, IN A CASE THAT INVOLVES A 99-YEAR GROUND LEASE--RENEWABLE FOREVER, AT LEAST 6 MONTHS GROUND RENT IS IN ARREARS AND THE PARK OWNER HAS THE LAWFUL RIGHT TO REENTER FOR THE NONPAYMENT OF THE RENT, THE PARK OWNER, NO LESS THAN 30 DAYS AFTER SENDING TO THE RESIDENT BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, AT THE RESIDENT'S LAST KNOWN ADDRESS A BILL FOR THE GROUND RENT DUE, MAY BRING AN ACTION FOR POSSESSION OF THE MOBILE HOME UNDER § 14-108.1 OF THIS ARTICLE, IF THE RESIDENT CANNOT BE PERSONALLY SERVED OR THERE IS NO RESIDENT IN ACTUAL POSSESSION OF THE MOBILE HOME, SERVICE BY POSTING NOTICE ON THE MOBILE HOME MAY BE MADE IN ACCORDANCE WITH THE MARYLAND RULES, PERSONAL SERVICE OR POSTING IN ACCORDANCE WITH THE MARYLAND RULES SHALL STAND IN THE PLACE OF A DEMAND AND REENTRY.

(D)-(1)--BEFORE ENTRY OF A JUDGMENT THE PARK OWNER SHALL GIVE WRITTEN NOTICE OF THE PENDING ENTRY OF JUDGMENT TO EACH MORTGAGEE OF THE LEASE, OR ANY PART OF THE LEASE, WHO BEFORE ENTRY OF THE JUDGMENT HAS RECORDED IN THE LAND RECORDS OF THE COUNTY WHERE THE MOBILE HOME IS LOCATED A TIMELY REQUEST FOR NOTICE OF JUDGMENT. A REQUEST FOR NOTICE OF JUDGMENT SHALL:

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

(II)--IDENTIFY THE MOBILE HOME ON WHICH THE MORTGAGE IS HELD AND REFER TO THE DATE AND RECORDING REFERENCE OF THAT MORTGAGE;

(III)--STATE THE NAME AND ADDRESS OF THE HOLDER OF THE MORTGAGE; AND

(IV)--IDENTIFY THE GROUND LEASE BY STATING:

1.--THE NAME OF THE ORIGINAL LESSOR;

2.--THE DATE THE GROUND LEASE WAS RECORDED; AND

3.--THE OFFICE, DOCKET OR BOOK, AND PAGE WHERE THE GROUND LEASE IS RECORDED.

(2)--THE PARK OWNER 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 PARK OWNER DOES NOT IMPAIR THE LIEN OF THE MORTGAGEE, EXCEPT AS OTHERWISE PROVIDED IN THIS SUBSECTION, THE MOBILE HOME 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