

(IV) NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS SUBSECTION, THE PLAINTIFF SHALL SEND WRITTEN NOTICE OF THE PROCEEDING TO ANY TENANT OF THE SUBJECT PROPERTY WHOSE OCCUPANCY OF THE PROPERTY IS REASONABLY ASCERTAINABLE BY THE PLAINTIFF, WHETHER OR NOT THE TENANT'S IDENTITY IS KNOWN:

1. BY FIRST-CLASS MAIL, POSTAGE PREPAID, BEARING A POSTMARK FROM THE UNITED STATES POSTAL SERVICE ADDRESSED TO THE TENANT BY NAME IF THE IDENTITY OF THE TENANT IS KNOWN TO THE PLAINTIFF, AND ADDRESSED TO "OCCUPANT" IF THE IDENTITY OF THE TENANT IS NOT KNOWN;

2. TO EACH SEPARATELY LEASED AREA OF THE PROPERTY THAT THE PLAINTIFF CAN REASONABLY ASCERTAIN IS OCCUPIED;

3. IN AN ENVELOPE PROMINENTLY MARKED ON THE OUTSIDE WITH THE FOLLOWING PHRASE "NOTICE OF ACTION TO FORECLOSE"; AND

4. ACCOMPANIED BY A COPY OF THE COMPLAINT.

(V) A NOTICE TO TENANTS UNDER THIS PARAGRAPH SHALL INCLUDE THE FOLLOWING STATEMENT IN CONSPICUOUS, BOLD-FACED PRINT:

"IF THE UNPAID TAXES, TOGETHER WITH COSTS AND EXPENSES, ARE NOT PAID, THE COURT MAY ENTER A JUDGMENT FORECLOSING THE RIGHT OF REDEMPTION THAT WOULD TERMINATE YOUR LEASE AND RIGHT TO OCCUPY THE PROPERTY. YOU HAVE THE RIGHT TO PAY THE UNPAID TAXES, TOGETHER WITH COSTS AND EXPENSES, AND AVOID LEASE TERMINATION AND EVICTION. A JUDGMENT FORECLOSING THE RIGHT OF REDEMPTION COULD BE ENTERED WITHIN THE NEXT 90 DAYS AND AT THAT TIME YOU COULD BE EVICTED OR REQUIRED TO VACATE THE PROPERTY."

(5) (4) If the filing under paragraph (4)(iii) of this subsection is made before final ratification of the sale, failure of a holder of a subordinate interest OR A TENANT to receive the notice does not invalidate the sale.

~~(II) NOTWITHSTANDING ANY OTHER PROVISION OF THIS SUBTITLE, IF THE NOTICE REQUIRED UNDER PARAGRAPH (4) OF THIS SUBSECTION IS NOT PROVIDED TO A TENANT OF THE SUBJECT PROPERTY, THE TAX SALE TITLE HOLDER TAKES THE PROPERTY SUBJECT TO THE RIGHTS OF THE TENANT UNDER THE TERMS OF ANY VALID, WRITTEN LEASE PERTAINING TO THE PROPERTY EXCEPT AS PROVIDED IN SUBPARAGRAPHS (III) AND (IV) OF THIS PARAGRAPH, THE TRANSFER OF TITLE TO THE HOLDER OF THE CERTIFICATE OF SALE DOES NOT INVALIDATE THE LEASE OF THE TENANT IN POSSESSION OF THE PREMISES AT THE TIME OF THE TRANSFER.~~

~~(III) A TENANT UNDER A LEASE THAT TERMINATES WITHIN A 3 MONTH PERIOD, INCLUDING A PERIODIC WEEK TO WEEK AND A PERIODIC MONTH TO MONTH LEASE, RETAINS ALL RIGHTS UNDER THE EXISTING LEASE.~~

~~(IV) A TENANT UNDER A LEASE THAT TERMINATES WITHIN A TIME PERIOD THAT IS GREATER THAN 3 MONTHS MAY CONTINUE TO POSSESS AND USE THE SUBJECT PROPERTY UNDER WHATEVER TERMS EXISTED BEFORE THE DATE ON~~