

WHICH THE JUDGMENT OF FORECLOSURE WAS ENTERED EXCEPT THAT THE LEASE MAY TERMINATE, AT THE OPTION OF THE NEW LANDLORD, AFTER A PERIOD OF 3 MONTHS FROM THE DATE ON WHICH THE JUDGMENT OF FORECLOSURE IS ENTERED.

(V) WHEN THE HOLDER OF THE CERTIFICATE OF SALE TAKES THE SUBJECT PROPERTY, NOTICE SHALL BE PROVIDED TO ANY TENANT COVERED UNDER SUBPARAGRAPH (II) OF THIS PARAGRAPH THROUGH FIRST CLASS MAIL THAT DESCRIBES THE LEASE TERMS APPLICABLE TO THE TENANT AND THE DATE FOR TERMINATION OF TENANCY UNDER THOSE TERMS.

(6) FURTHER NOTICE OF THE PROCEEDING SHALL BE REQUIRED BY POSTING OF THE PROPERTY IN ACCORDANCE WITH APPLICABLE MARYLAND RULES OF PROCEDURE.

(7) (I) SUBJECT TO SUBPARAGRAPHS (II) AND (III) OF THIS PARAGRAPH, AFTER ISSUANCE OF THE JUDGMENT FORECLOSING RIGHT OF REDEMPTION AND AT LEAST 30 DAYS BEFORE TAKING POSSESSION OF THE PROPERTY, THE PLAINTIFF SHALL GIVE ANY TENANT OF THE PROPERTY WRITTEN NOTICE OF THE PLAINTIFF'S INTENTION TO OBTAIN POSSESSION OF THE PROPERTY AND THAT THE TENANT MUST VACATE THE PROPERTY WITHIN 30 DAYS AFTER THE NOTICE.

(II) DURING THE 30-DAY PERIOD IMMEDIATELY FOLLOWING ISSUANCE OF THE JUDGMENT FORECLOSING THE RIGHT OF REDEMPTION, THE PLAINTIFF MAY APPLY FOR, PROCESS, AND OBTAIN, BUT NOT EXECUTE UPON, A WRIT FOR POSSESSION OF THE PROPERTY.

(III) THE NOTICE SHALL BE SENT:

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; AND

3. IN AN ENVELOPE PROMINENTLY MARKED ON THE OUTSIDE WITH THE FOLLOWING PHRASE "NOTICE OF TAKING POSSESSION OF PROPERTY".

14-850.

(A) [Any] EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION SUBJECT TO THE PROVISIONS OF § 14-826 OF THIS SUBTITLE, ANY person who acquires a deed to property under this subtitle is entitled to issuance of a writ for possession of the property under the Maryland Rules as if the person had obtained a judgment awarding possession of the property.

(B) (1) WHEN A PERSON WHO ACQUIRES A DEED TO PROPERTY UNDER THIS SUBTITLE FILES A MOTION UNDER THE MARYLAND RULES REQUESTING A WRIT OF