

complaint to foreclose a mortgage or deed of trust on certain residential property; prohibiting a foreclosure sale of certain residential property from occurring until after a certain period of time; providing for publication of notice of a foreclosure sale; establishing that a mortgagor or grantor has the right to cure a default and reinstate the loan until a certain time; requiring the secured party or an authorized agent for the secured party to provide certain information to the mortgagor or grantor or the mortgagor's or grantor's attorney within a certain time; requiring that a certain action be brought within a certain period of time; making certain technical and stylistic changes; defining a certain term; providing for the application of certain provisions of this Act; providing that the failure to include certain information when recording a mortgage, deed of trust, or any other instrument securing a mortgage loan may not be the basis for a clerk of the court to fail to record the instrument under certain circumstances; providing that a notice of intent to foreclose shall be construed to be sufficient under certain circumstances; making this Act an emergency measure; and generally relating to foreclosure actions and ~~prerequisites~~ to recording instruments in the land records.

BY adding to

Article – Real Property

Section ~~3-104(h)~~ 3-104.1 and 7-105.1

Annotated Code of Maryland

(2003 Replacement Volume and 2007 Supplement)

BY repealing and reenacting, with amendments,

Article – Real Property

Section 7-105

Annotated Code of Maryland

(2003 Replacement Volume and 2007 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article – Real Property

~~3-104~~ 3-104.1.

(A) IN THIS SECTION, “RESIDENTIAL PROPERTY” MEANS REAL PROPERTY IMPROVED BY FOUR OR FEWER SINGLE FAMILY DWELLING UNITS.

(H) (B) A WHEN RECORDED, A MORTGAGE, DEED OF TRUST, OR ANY OTHER INSTRUMENT SECURING A MORTGAGE LOAN ~~MAY NOT BE RECORDED UNLESS IT CONTAINS~~ ON RESIDENTIAL PROPERTY SHALL CONTAIN: