

(2) ALL COSTS AND REASONABLE ATTORNEY FEES INCURRED BY THE STATE IN RECOVERY PROCEEDINGS.

(D) (1) BEFORE THE PAYMENT OF STATE FUNDS UNDER THIS PROGRAM, THE GRANTEE SHALL RECORD THE NOTICE OF THE STATE'S RIGHT TO RECOVERY IN THE LAND RECORDS OF THE JURISDICTION IN WHICH THE SENIOR CENTER IS OR WILL BE LOCATED.

(2) THE GRANTEE SHALL PROVIDE EVIDENCE OF THE RECORDATION TO THE OFFICE PRIOR TO THE PAYMENT OF STATE FUNDS.

(3) THE RECORDING OF THE NOTICE:

(I) DOES NOT CREATE ANY LIEN AGAINST THE PROPERTY; BUT

(II) SHALL CONSTITUTE NOTICE TO ANY POTENTIAL TRANSFEREE, POTENTIAL CREDITOR, OR OTHER INTERESTED PARTY OF THE POSSIBILITY THAT THE STATE MAY OBTAIN A LIEN UNDER SECTIONS 26 THROUGH 32 OF THIS SUBTITLE.

31.

(A) IN THE EVENT OF AN ALLEGED SALE OR TRANSFER DESCRIBED IN § 30(B)(1) OF THIS SUBTITLE, OR IN THE EVENT THAT PROPERTY IS ALLEGED TO HAVE CEASED TO BE OPERATED AS A SENIOR CITIZEN ACTIVITIES CENTER, THE SECRETARY OF THE BOARD OF PUBLIC WORKS MAY FILE, IN THE CIRCUIT COURT FOR THE COUNTY OR BALTIMORE CITY IN WHICH THE PROPERTY IS LOCATED, A CLAIM UNDER SECTIONS 26 THROUGH 32 OF THIS SUBTITLE, STYLED AS A CIVIL ACTION AGAINST THE OWNER OF THE PROPERTY AND ANY OTHER INTERESTED PARTIES, INCLUDING ANY TRANSFEROR THAT THE STATE WISHES TO MAKE A PARTY, TOGETHER WITH SWORN AFFIDAVITS STATING FACTS ON WHICH THE ALLEGATIONS OF DEFAULT ARE BASED, AS WELL AS A DETAILED JUSTIFICATION OF THE AMOUNT CLAIMED.

(B) IF THE CIRCUIT COURT DETERMINES FROM THE STATE'S INITIAL FILING THAT THERE IS PROBABLE CAUSE TO BELIEVE THAT A DEFAULT HAS OCCURRED, THE COURT SHALL AUTHORIZE A TEMPORARY LIEN ON THE PROPERTY IN THE AMOUNT OF THE STATE'S CLAIM, PLUS ANY ADDITIONAL AMOUNT ESTIMATED TO BE NECESSARY TO COVER THE COSTS AND REASONABLE ATTORNEYS' FEES INCURRED BY THE STATE, OR IN SUCH OTHER AMOUNT AS THE COURT DETERMINES TO BE REASONABLE, PENDING FULL DETERMINATION OF THE STATE'S CLAIM.

(C) (1) THE TEMPORARY LIEN SHALL TAKE EFFECT ON THE DATE OF THE COURT'S AUTHORIZATION IF THE SECRETARY OF THE BOARD OF PUBLIC WORKS RECORDS A NOTICE OF TEMPORARY LIEN IN THE