

the original certificate of sale or a certified or photostatic copy thereof may be used.

90C. PARTIES. The plaintiff in any proceeding to foreclose the right of redemption shall be the holder of the certificate of sale. The defendants in any such proceeding shall be the the following:

(a) The owner of the property as disclosed by a search of the Land Records of the County, of the records of the Register of Wills of the County, and of the records of any court of law or equity of the County.

(b) If the property be subject to a ground rent, the parties defendant shall be the owner of the fee simple title and the owner of the leasehold title as disclosed by a search of the Land Records of the County, of the records of the Register of Wills of the County and of the records of any court of law or equity of the County.

(c) Any mortgagee of the property or his assignee of record, named as such in any unreleased mortgage recorded among the Land Records of the County.

(d) The State of Maryland may be made a party defendant in any action to foreclose the right of redemption.

It shall not be necessary to name as defendant any other person having or claiming to have any right, title, interest, claim, lien or equity of redemption in and to the property sold by the Collector. Any or all of such persons may be included as defendants by the designation "all persons having or claiming to have any interest in property..... (giving a description of the property in substantially the same form as the description which appears on the Collector's tax bill)." Any or all such persons may be designated throughout the proceeding by the above designation and the cause may proceed against them by publication under order of court as hereinafter provided.

90D. UNKNOWN OWNER. In any case in which an owner cannot be ascertained as provided in Section 90C, the unknown owner of the property may be included as party defendant by the following designation: "Unknown owner of property (giving a description of the property in substantially the same form as the description which appears on the Collector's tax roll), his heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest," and any such unknown owner shall be so designated throughout the proceeding, and