

Maryland (1965 Replacement Volume), title "Revenue and Taxes," subtitle "Tax Sales," subheading "Foreclosure of Rights and Redemption by Equity Suits," be and they are hereby repealed and re-enacted, with amendments, to read as follows:

103.

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 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.

~~(c-1) Any holders of easements, either of record, or which are visible upon the property.~~

(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.

112.

At the expiration of the time limited in the order of publication, and in the subpoena, the court shall pass its decree in the proceedings, and in accordance with the general equity jurisdiction [the] and practice of the said court. The decree shall be final and conclusive upon the defendants, their heirs, devisees and personal representatives and they or any of their heirs, devisees, executors, administrators, assigns or successors in right, title or interest, and all defendants shall be bound by the said decree as if they had been named in the proceedings and personally served with process. If the court shall find for the plaintiff, the decree shall vest in the plaintiff an absolute and indefeasible title in fee simple in the property, free and clear of all alienations and descents of the property occurring prior to the decree of court as herein provided and encumbrances thereon, except taxes accruing subsequent to the date of sale and ~~public or private easements, either of record, or which are visible upon the property,~~