

(A) DAMAGES.

ANY MORTGAGOR, INCLUDING A GRANTOR UNDER A DEED OF TRUST GIVEN AS SECURITY FOR THE PAYMENT OF A DEBT OR THE PERFORMANCE OF AN OBLIGATION, ANY OTHER PERSON IN POSSESSION OF LAND, ANY LIFE TENANT, TENANT FOR YEARS, TENANT AT WILL, PERIODIC TENANT, TENANT IN COMMON OR JOINT TENANT, WHO, WITHOUT EXPRESS OR IMPLIED AUTHORIZATION, COMMITS OR PERMITS WASTE IS LIABLE FOR THE ACTUAL DAMAGES SUFFERED BY THE PROPERTY. AN ACTION MAY BE MAINTAINED AGAINST THE PERSON EVEN THOUGH HE LATER MAY GRANT OR ASSIGN HIS INTEREST OR ESTATE IN THE LAND.

(B) WASTE AFTER INJUNCTION.

IF WASTE IS COMMITTED AFTER AN INJUNCTION TO STAY WASTE, THE COURT SHALL ASCERTAIN THE DAMAGE DONE BY THE WASTE, BY AFFIDAVIT OR OTHER PROOF AS THE COURT DETERMINES NECESSARY, AND MAY FINE THE DEFENDANT TO THE EXTENT OF DOUBLE THE DAMAGE ASCERTAINED. IF THE FINAL JUDGMENT IS IN FAVOR OF THE INJURED PARTY THE COURT MAY DETERMINE THE AMOUNT TO BE PAID TO HIM AND THE REMAINDER SHALL BE APPLIED AS A FINE. THE COURT MAY IMPRISON A PERSON WHO DOES NOT COMPLY WITH THE ORDER TO PAY AND MAY ISSUE EXECUTION IN THE NAME OF THE STATE FOR ITS COLLECTION.

REVISOR'S NOTE: This section presently appears as Art. 21, §14-102 of the Code. The present clause providing that the fine provided for remains to the credit of the cause in which the injunction is issued is proposed for deletion as unnecessary. If the fine is levied by a District Court the fine goes to the District Court System; if levied by the circuit court it goes to the general funds of the State. The only other changes are in style.

14-103. COURT-ORDERED SALES.

(A) PURCHASERS AT EXECUTION, JUDICIAL, AND FORECLOSURE SALES.

IF A LEGAL OR EQUITABLE INTEREST IN LAND IS SOLD UNDER AN EXECUTION SALE, JUDICIAL SALE, OR FORECLOSURE SALE EXCEPT A SALE UNDER SUBTITLE W OF THE MARYLAND RULES, AND A DEED IS EXECUTED AND DELIVERED TO THE PURCHASER BY THE SHERIFF, TRUSTEE, AGENT, OR OTHER OFFICER MAKING THE SALE, THE GRANTEE IN THE DEED, WHEN RECORDED, IS ENTITLED TO THE SAME PROTECTION AGAINST THE LEGAL OR EQUITABLE INTERESTS OF PERSONS NOT OF RECORD AS IS PROVIDED IN THIS ARTICLE FOR THE BENEFIT OF GRANTEES