

(E) IF NOTICE CANNOT BE GIVEN ON ACCOUNT OF ABSENCE OR OTHER CAUSES, THE SUBCONTRACTOR, OR HIS AGENT, IN THE PRESENCE OF A COMPETENT WITNESS AND WITHIN 90 DAYS, MAY PLACE THE NOTICE ON THE DOOR OF OTHER FRONT PART OF THE BUILDING. NOTICE BY POSTING ACCORDING TO THIS SUBSECTION IS SUFFICIENT IN ALL CASES WHERE THE OWNER OF THE PROPEPTY HAS DIED AND HIS SUCCESSORS IN TITLE DO NOT APPEAR ON THE PUBLIC RECORDS OF THE COUNTY.

[[(E)]] (F) ON RECEIPT OF NOTICE GIVEN UNDEP THIS SECTION, THE OWNER MAY WITHHOLD, FROM SUMS DUE THE CONTRACTOR, THE AMOUNT THE OWNER ASCERTAINS TO BE DUE THE SUBCONTRACTOR GIVING THE NOTICE. IF THE SUBCONTRACTOR GIVING NOTICE ESTABLISHES A LIEN IN ACCORDANCE WITH THIS SUBTITLE, THE CONTRACTOR SHALL RECEIVE ONLY THE DIFFERENCE BETWEEN THE AMOUNT DUE HIM AND THAT DUE THE SUBCONTRACTOR GIVING THE NOTICE.

[[9-105.

(A) IN ORDER TO ESTABLISH A LIEN UNDER THIS SUBTITLE, A PERSON ENTITLED TO A LIEN SHALL FILE AN AFFIDAVIT OF CLAIM IN THE CIRCUIT COURT FOR THE COUNTY WHERE THE LAND, OR ANY PART OF THE LAND, IS LOCATED, WITHIN 180 DAYS AFTER THE WORK WAS DONE OR THE MATERIAL FURNISHED.

(B) EVERY AFFIDAVIT OF CLAIM SHALL SET FORTH:

- (1) THE NAME AND ADDRESS OF THE CLAIMANT;
- (2) THE NAME AND ADDRESS OF THE OWNER;
- (3) THE DATE OF THE CONTRACT OR SUBCONTRACT AND THE DATE OF ALL AMENDMENTS;
- (4) THE TOTAL AMOUNT OF THE CONTRACT, THE TOTAL AMOUNT EARNED AND THE AMOUNT CLAIMED TO BE DUE BUT UNPAID LESS ANY SETOFF OR COUNTERCLAIM RECOGNIZED BY THE CLAIMANT;
- (5) A DESCRIPTION OF THE WORK DONE OR MATERIALS FURNISHED AND THE TIME WHEN DONE OR FURNISHED;
- (6) A DESCRIPTION OF THE LAND AND A STATEMENT WHETHER PART OF THE LAND IS LOCATED IN ANOTHER COUNTY;
- (7) A BRIEF DESCRIPTION OF EACH BUILDING;
- (8) IF ANY CLAIM IS FILED AGAINST TWO OR MORE BUILDINGS OWNED BY THE SAME PERSON, A DESIGNATION OF THE AMOUNT THAT THE CLAIMANT CLAIMS IS DUE ON EACH BUILDING;
- (9) IF THE CLAIMANT IS A SUBCONTRACTOR:
 - (I) THE NAME AND ADDRESS OF THE