

INCLUDING A STATEMENT WHETHER PART OF THE LAND IS LOCATED IN ANOTHER COUNTY, AND A DESCRIPTION ADEQUATE TO IDENTIFY THE BUILDING; AND

(V) IF THE PETITIONER IS A SUBCONTRACTOR, FACTS SHOWING THAT THE NOTICE REQUIRED UNDER SECTION 9-104 OF THIS SUBTITLE WAS PROPERLY MAILED OR SERVED UPON THE OWNER, OR, IF SO AUTHORIZED, POSTED ON THE BUILDING. IF THE LIEN IS SOUGHT TO BE ESTABLISHED AGAINST TWO OR MORE BUILDINGS ON SEPARATE LOTS OR PARCELS OF LAND OWNED BY THE SAME PERSON, THE LIEN WILL BE POSTPONED TO OTHER MECHANICS' LIENS UNLESS THE PETITIONER DESIGNATES THE AMOUNT HE CLAIMS IS DUE HIM ON EACH BUILDING.

(2) AN AFFIDAVIT BY THE PETITIONER OR SOME PERSON ON HIS BEHALF, SETTING FORTH FACTS UPON WHICH THE PETITIONER CLAIMS HE IS ENTITLED TO THE LIEN IN THE AMOUNT SPECIFIED; AND

(3) EITHER ORIGINAL OR SWORN, CERTIFIED OR PHOTOSTATIC COPIES OF ALL MATERIAL PAPERS OR PARTS THEREOF, IF ANY, WHICH CONSTITUTE THE BASIS OF THE LIEN CLAIM, UNLESS THE ABSENCE THEREOF IS EXPLAINED IN THE AFFIDAVIT.

(B) THE CLERK SHALL DOCKET THE PROCEEDINGS AS AN ACTION IN EQUITY, AND ALL PROCESS SHALL ISSUE OUT OF AND ALL PLEADINGS SHALL BE FILED IN THE ONE ACTION.

9-106.

(A) (1) WHEN A PETITION TO ESTABLISH A MECHANIC'S LIEN IS FILED, THE COURT SHALL REVIEW THE PLEADINGS AND DOCUMENTS ON FILE AND MAY REQUIRE THE PETITIONER TO SUPPLEMENT OR EXPLAIN ANY OF THE MATTERS THEREIN SET FORTH. IF THE COURT DETERMINES THAT THE LIEN SHOULD ATTACH, IT SHALL PASS AN ORDER THAT DIRECTS THE OWNER TO SHOW CAUSE WITHIN 15 DAYS FROM THE DATE OF SERVICE ON THE OWNER OF A COPY OF THE ORDER, TOGETHER WITH COPIES OF THE PLEADINGS AND DOCUMENTS ON FILE, WHY A LIEN UPON THE LAND OR BUILDING AND FOR THE AMOUNT DESCRIBED IN THE PETITION SHOULD NOT ATTACH. ADDITIONALLY, THE ORDER SHALL INFORM THE OWNER THAT:

(I) HE MAY APPEAR AT THE TIME STATED IN THE ORDER AND PRESENT EVIDENCE IN HIS BEHALF OR MAY FILE A COUNTERAFFIDAVIT AT OR BEFORE THAT TIME; AND

(II) IF HE FAILS TO APPEAR AND PRESENT EVIDENCE OR FILE A COUNTERAFFIDAVIT, THE FACTS IN THE AFFIDAVIT SUPPORTING THE PETITIONER'S CLAIM SHALL BE DEEMED ADMITTED AND A LIEN MAY ATTACH TO THE LAND OR BUILDINGS DESCRIBED IN THE PETITION.

(2) IF THE OWNER DESIRES TO CONTROVERT ANY STATEMENT OF FACT CONTAINED IN THE AFFIDAVIT SUPPORTING THE PETITIONER'S CLAIM, HE MUST FILE AN AFFIDAVIT IN