

Until a final decree is passed under the provisions of this subtitle foreclosing all rights of redemption in any property sold by the collector [and until a deed to said property is executed and delivered to the holder of the certificate of sale,] such property shall continue to be assessed as though no sale had been made, whether the county commissioners or some other person holds the certificate of sale. All taxes accruing subsequent to the date of sale, together with interest and penalties thereon, shall be additional liens against the property. The collector shall not deliver a deed to the holder of a certificate of sale under the provisions of this subtitle unless and until all subsequent taxes, together with interest and penalties thereon, are paid in full.

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.

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

(E) THE COUNTY, OR BALTIMORE CITY, WHERE THE PROPERTY IS LOCATED MAY BE MADE A PARTY DEFENDANT IN ANY ACTION TO FORECLOSE THE RIGHT OF REDEMPTION.

(F) 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