

publication under order of court as hereinafter provided.

106.

(A) Upon the filing of the bill of complaint, the court shall issue its subpoena for all parties defendant named in the said bill who are residents of this State and upon such bill the same process by summons, notice or otherwise shall be had to procure the answer and appearance of all such defendants as is had in other cases in equity, except as otherwise provided in this subtitle. The subpoena shall warn all parties named as defendant to appear in court on or before a certain day named in said subpoena, which day shall be not less than sixty days from the day on which the bill of complaint was filed, to answer the said bill or to redeem the property and shall contain a statement that in case of failure to do so, a final decree will be rendered foreclosing all rights of redemption in the property. Provided that in all cases where two successive subpoenas against a named defendant have been returned non est or upon the return of one subpoena non est and proof by affidavit that a defendant has kept out of the way or has secreted himself to avoid service of the subpoena, or whose whereabouts may be unknown, such defendant shall be deemed to be served by the publication issuing under the provisions of the succeeding sections as if he were a nonresident.

(B) NOTICE OF THE INSTITUTION OF A PROCEEDING TO FORECLOSE THE RIGHT OF REDEMPTION ALSO SHALL BE GIVEN TO THE COLLECTOR OF TAXES IN THE COUNTY OR BALTIMORE CITY WHERE THE PROPERTY IS LOCATED.

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, in accordance with the general equity jurisdiction 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 easements to which the property is subject, and of which the plaintiff had actual or constructive notice at time of sale. If the collector sold the property subject to a ground rent, the decree shall vest a leasehold interest in the plaintiff. ONCE A FINAL DECREE HAS BEEN GRANTED, THE PLAINTIFF SHALL BECOME IMMEDIATELY LIABLE FOR THE PAYMENT OF ALL TAXES DUE AND PAYABLE THEREAFTER. THE PLAINTIFF MAY BE SUED IN AN ACTION IN