

(II) ALL PARTIES INVOLVED IN THE DEFAULT, INCLUDING IN EVERY CASE THE OWNER OF THE PROPERTY, SHALL BE HELD JOINTLY AND SEVERALLY LIABLE TO THE STATE FOR THE AMOUNT OF THE JUDGMENT.

(2) (I) EXCEPT AS THE STATE MAY OTHERWISE PROVIDE BY A WRITTEN SUBORDINATION AGREEMENT, IF THE AMOUNT OF THE FINAL JUDGMENT REMAINS UNPAID AFTER 30 DAYS FOLLOWING THE COURT'S FINAL ORDER, THE FINAL JUDGMENT SHALL CONSTITUTE A LIEN ON THE PROPERTY, SUPERIOR TO THE LIEN OR OTHER INTEREST OF A MORTGAGEE, PLEDGEE, PURCHASER, OR JUDGMENT CREDITOR WHOSE INTEREST BECAME PERFECTED AGAINST THIRD PERSONS AFTER THE STATE FIRST MADE FUNDS AVAILABLE UNDER THIS SUBTITLE.

(II) 1. EXCEPT AS PROVIDED IN ITEM 2 OF THIS ITEM, A LIEN TAKES EFFECT ON THE DATE A NOTICE OF LIEN IS RECORDED.

2. A LIEN TAKES EFFECT ON THE 31ST DAY FOLLOWING THE COURT'S FINAL ORDER IF THE SECRETARY OF THE BOARD OF PUBLIC WORKS RECORDS A NOTICE OF LIEN IN THE LAND RECORDS OF THE COUNTY OR BALTIMORE CITY IN WHICH THE PROPERTY IS LOCATED ON OR BEFORE THE 41ST DAY FOLLOWING THE FINAL ORDER.

(III) 1. AT THE TIME THAT A LIEN TAKES EFFECT, ANY TEMPORARY LIEN THEN IN EFFECT SHALL BE AUTOMATICALLY AND FULLY RELEASED.

2. THE RECORDED NOTICE OF A LIEN SHALL CONSTITUTE NOTICE OF THE RELEASE OF A TEMPORARY LIEN.

(IV) A LIEN IMPOSED UNDER THIS SUBSECTION MAY BE ENFORCED AND FORECLOSED IN ACCORDANCE WITH THE PROCEDURES PRESCRIBED IN THE MARYLAND RULES, EXCEPT THAT NEITHER THE STATE NOR ANY AGENT APPOINTED BY THE STATE TO SELL THE PROPERTY NEED FILE A BOND.

(3) (I) THE OWNER OR ANY OTHER INTERESTED PARTY MAY OBTAIN RELEASE OF A LIEN AT ANY TIME BY PAYING TO THE STATE THE FULL AMOUNT OF THE JUDGMENT RENDERED BY THE CIRCUIT COURT, TOGETHER WITH INTEREST FROM THE DATE OF JUDGMENT.

(II) ON PAYMENT IN FULL, THE SECRETARY OF THE BOARD OF PUBLIC WORKS SHALL CAUSE A RELEASE TO BE RECORDED IN THE LAND RECORDS.

(4) IF THE CIRCUIT COURT FINDS THAT THERE HAS BEEN NO DEFAULT OR IF THE FULL AMOUNT OF THE COURT'S JUDGMENT IS PAID TO THE STATE WITHIN 30 DAYS AFTER THE COURT'S FINAL ORDER, A TEMPORARY LIEN THEN IN EFFECT SHALL BE RELEASED IMMEDIATELY AND THE SECRETARY OF THE BOARD OF PUBLIC WORKS SHALL CAUSE THE RELEASE TO BE RECORDED IN THE LAND RECORDS.

(H) (1) ALL FUNDS RECOVERED AS A RESULT OF THIS RIGHT OF RECOVERY SHALL BE DEPOSITED IN THE ANNUITY BOND FUND AND APPLIED TO THE DEBT SERVICE REQUIREMENTS OF THE STATE.