

ratification, failure of the mortgagor to receive the notice shall not invalidate a sale.

(c) (1) The holder of a superior recorded mortgage or deed of trust shall give written notice of any proposed foreclosure sale to the holder of any subordinate recorded mortgage, DEED OF TRUST, or other subordinate recorded OR FILED interest, INCLUDING A JUDGMENT, IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARYLAND RULES OF PROCEDURE APPLICABLE TO THE GIVING OF NOTICE TO THE MORTGAGOR OR GRANTOR OF THE MORTGAGE OR DEED OF TRUST BEING FORECLOSED, if the [subordinate] holder OF THE SUBORDINATE INTEREST has recorded in the land records office of each county where the property is located a [timely] request for notice of sale AT LEAST 30 DAYS prior to the date [of first publication] of a foreclosure sale which is actually held. A request for notice of sale shall:

(i) Be recorded in a separate docket or book which shall be indexed under the name of the holder of the superior mortgage or deed of trust and under the book and page numbers where the superior mortgage or deed of trust is recorded;

(ii) Identify the property in which the subordinate interest is held;

(iii) State the name and address of the holder of the subordinate interest; and

(iv) Identify the superior mortgage or deed of trust by stating:

1. The names of the original parties to the superior mortgage or deed of trust;

2. The date the superior mortgage or deed of trust was recorded; and

3. The office, docket or book, and page where the superior mortgage or deed of trust is recorded.

(2) [The holder of any prior mortgage or deed of trust shall notify the holder of the subordinate interest in writing of any proposed foreclosure sale in accordance with the requirements of the Maryland Rules of Procedure applicable to the giving of notice to the mortgagor or grantor of the mortgage or deed of trust being foreclosed.

(3) Failure to comply with the notice requirements provided in this subsection does not affect the validity of the sale under the mortgage or deed of trust and a bona fide purchaser for value at the sale is under no duty to ascertain whether the notice was validly given.