

14-834. JURISDICTION OF COURT.

THE CIRCUIT COURT, ON THE FILING OF A COMPLAINT TO FORECLOSE THE RIGHT OF REDEMPTION, HAS JURISDICTION TO GIVE COMPLETE RELIEF UNDER THIS SUBTITLE, IN ACCORDANCE WITH THE GENERAL JURISDICTION AND PRACTICE OF THE COURT, AND WITH ALL LAWS AND RULES OF COURT THAT RELATE TO THE CIRCUIT COURTS FOR THE COUNTY IN WHICH THE PROPERTY IS LOCATED, EXCEPT AS OTHERWISE PROVIDED IN THIS SUBTITLE, TO BAR ALL RIGHTS OF REDEMPTION AND TO FORECLOSE ALL ALIENATIONS AND DESCENTS OF THE PROPERTY OCCURRING BEFORE THE JUDGMENT OF THE COURT AS PROVIDED IN THIS SUBTITLE AND ALL ENCUMBRANCES ON THE PROPERTY, EXCEPT PROPERTY TAXES THAT ARISE AFTER THE DATE OF SALE, AND TO ORDER AN ABSOLUTE AND INDEFEASIBLE ESTATE IN FEE SIMPLE OR LEASEHOLD TO BE VESTED IN THE HOLDER OF THE CERTIFICATE OF SALE.

REVISOR'S NOTE: This section formerly appeared as Art. 81, § 101.

In this section and throughout this subtitle, the term "complaint" is substituted for the former term "bill". Similarly the term "judgment" is substituted for the former term "decree", to conform to terminology now used in the Maryland Rules.

The only other changes are in style.

Defined terms: "County" § 1-101
"Property" § 1-101

14-835. FORM OF COMPLAINT.

A PERSON SHALL FILE A COMPLAINT IN THE CIRCUIT COURT FOR THE COUNTY IN WHICH THE LAND IS LOCATED, SETTING FORTH (A) THE FACT OF THE ISSUANCE OF THE CERTIFICATE OF SALE, (B) A DESCRIPTION OF THE PROPERTY IN SUBSTANTIALLY THE SAME FORM AS THE DESCRIPTION APPEARING ON THE COLLECTOR'S TAX ROLL, (C) THE FACT THAT THE PROPERTY HAS NOT BEEN REDEEMED BY ANY PARTY IN INTEREST, ALTHOUGH MORE THAN 1 YEAR FROM THE DATE OF SALE HAS EXPIRED, (D) A REQUEST FOR PROCESS TO BE SERVED ON THE DEFENDANTS NAMED IN THE COMPLAINT, (E) A REQUEST FOR AN ORDER OF PUBLICATION DIRECTED TO ALL PARTIES IN INTEREST IN THE PROPERTY, (F) A REQUEST THAT THE COURT PASS A JUDGMENT THAT FORECLOSES ALL RIGHTS OF REDEMPTION OF THE DEFENDANTS IN THE PROPERTY, AND (G) A STATEMENT OF THE AMOUNT NECESSARY FOR REDEMPTION. THE CERTIFICATE OF SALE ISSUED BY THE COLLECTOR TO THE PURCHASER SHALL BE ATTACHED TO THE COMPLAINT AND SHALL BE MADE PART OF THE COMPLAINT. THE ORIGINAL CERTIFICATE OF SALE OR A CERTIFIED OR PHOTOSTATIC COPY OF THE CERTIFICATE OF SALE MAY BE USED.

REVISOR'S NOTE: This section formerly appeared as Art. 81, § 102.

The references to "request" are substituted for the