

which may be recorded among the land records of the county in which the land is located, and when recorded shall have the same effect as a release of mortgage].

14-828.

(a) [To redeem a property, a person shall pay a] IF THE PROPERTY IS REDEEMED BEFORE THE COLLECTOR RECEIVES NOTICE UNDER § 14-839(C) OF THIS SUBTITLE THAT SUIT TO FORECLOSE HAS BEEN FILED, THE PERSON REDEEMING SHALL PAY THE collector:

(1) the total [tax sale price of the property] PRICE PAID AT THE TAX SALE FOR THE PROPERTY TOGETHER WITH INTEREST;

(2) any taxes, interest, and penalties paid by any holder of the certificate of sale; and

(3) ~~IF--THE--REDEMPTION--IS--FROM--A--TAX--SALE--MADE--TO--A--COUNTY--OR--OTHER--TAXING--AGENCY,~~ any taxes, interest, and penalties accruing after the date of the tax sale.

(b) The rate of interest ON REDEMPTION under subsection (a) of this section shall be set under § 14-820 of this subtitle computed from the date of the tax sale to the date of the redemption payment.

(c) ON RECEIPT OF THE PROPER AMOUNT, THE COLLECTOR SHALL NOTIFY THE HOLDER OF THE CERTIFICATE OF SALE THAT THE PROPERTY HAS BEEN REDEEMED AND THAT ON SURRENDER OF THE CERTIFICATE OF SALE ALL REDEMPTION MONEY EXCLUDING TAXES RECEIVED BY THE COLLECTOR WILL BE PAID TO THE HOLDER. FOR THE PURPOSES OF THIS SECTION, THE COLLECTOR IS AUTHORIZED TO CONCLUSIVELY PRESUME THAT THE ORIGINAL PURCHASER AT THE TAX SALE IS THE HOLDER OF THE CERTIFICATE OF SALE, UNLESS THE COLLECTOR RECEIVES A WRITTEN NOTICE OF AN ASSIGNMENT OF THE CERTIFICATE OF SALE THAT GIVES THE COLLECTOR THE NAME AND ADDRESS OF THE ASSIGNEE. UPON REQUEST, THE COLLECTOR SHALL EXECUTE AND DELIVER TO THE PERSON REDEEMING THE PROPERTY A CERTIFICATE OF REDEMPTION WHICH MAY BE RECORDED AMONG THE LAND RECORDS OF THE COUNTY IN WHICH THE LAND IS LOCATED, AND WHEN RECORDED SHALL HAVE THE SAME EFFECT AS A RELEASE OF A MORTGAGE.

14-829.

If the property is redeemed after an action to foreclose the right of redemption is instituted, the person redeeming [shall] MAY apply to the court before which the action is pending to fix the amount necessary for redemption in accordance with the provisions of this subtitle. The collector shall accept no money for redemption unless and until a certified copy of the order of court fixing the amount necessary for such redemption is filed with the collector.

14-830.