

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 LIENS AND 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.

14-835.

A person shall file a complaint in the circuit court for the county in which the land is located, [setting forth] THAT STATES: (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] CERTIFICATE OF TAX SALE AND, IF THE PERSON CHOOSES, ANY DESCRIPTION OF THE PROPERTY THAT APPEARS IN THE LAND RECORDS; (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 AND ANY OTHER PERSON HAVING ANY INTEREST in the property[,]; and (g) a [statement] DESCRIPTION of the amount necessary for redemption INCLUDING THE AMOUNT PAID OUT AT THE TAX SALE. The certificate of sale issued by the collector to the purchaser OR A PHOTOSTATIC COPY OF THE CERTIFICATE OF SALE 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.]

14-836.

(a) The plaintiff in any action to foreclose the right of redemption shall be the holder of the certificate of sale.

(b) (1) [The] EXCEPT AS OTHERWISE PROVIDED IN THIS SUBSECTION, THE defendants in any action to foreclose the right of redemption shall be:

(i) the [owner] RECORD TITLE HOLDER of the property as disclosed by a search PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS OF TITLE EXAMINATION of the land records of the county, of the records of the register of wills of the county, and of the records of the circuit court for the county;

(ii) if the property is subject to a ground rent, the [owner] RECORD TITLE HOLDER of the fee-simple title and the owner of the leasehold title as disclosed by a search PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS OF TITLE EXAMINATION of the land records of the county, of the