

Every complaint to foreclose the right of redemption filed against an unknown owner as described in § 14-837 of this subtitle shall have attached to it an affidavit by the person making the search that the owner of the property or a part of the property is unknown, although a complete search of the records PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS OF TITLE EXAMINATION for at least 40 years immediately before the institution of the suit has been made.

14-839.

(a) [On the filing of the complaint, the court shall issue a summons for each defendant named in the complaint who is a resident of the State. Except as otherwise provided in this subtitle, process shall be the same as in other civil actions. The summons shall warn each defendant to appear in court on or before a date named in the summons, which date may not be less than 60 days from the date on which the complaint was filed, to answer the complaint or to redeem the property and shall contain a statement that in case of failure to appear, answer, or redeem the property, a final order will be issued that forecloses all rights of redemption in the property. Provided that where 2 successive summonses against a named defendant are returned non est or on the return of 1 summons non est and proof by affidavit that a defendant has avoided service of the summons, or that the defendant's whereabouts are unknown, the defendant shall be deemed to be served by the publication provided by this subtitle as if the defendant were a nonresident.]

(1) THE PLAINTIFF SHALL SHOW IN THE TITLE OF THE COMPLAINT THE LAST ADDRESS KNOWN TO THE PLAINTIFF OR TO THE ATTORNEY FILING THE COMPLAINT OF EACH DEFENDANT, AS OBTAINED FROM:

(I) ANY RECORDS EXAMINED AS PART OF THE TITLE EXAMINATION;

(II) THE TAX ROLLS OF THE COLLECTOR WHO MADE THE SALE, AS TO THE PROPERTY DESCRIBED IN THE COMPLAINT; AND

(III) ANY OTHER ADDRESS THAT IS KNOWN TO THE PLAINTIFF OR THE ATTORNEY FILING THE COMPLAINT.

(2) PARAGRAPH (1) OF THIS SUBSECTION DOES NOT REQUIRE THE PLAINTIFF OR THE ATTORNEY FOR THE PLAINTIFF TO MAKE ANY INVESTIGATIONS OR TO SEARCH ANY OTHER RECORDS OR SOURCES OF INFORMATION OTHER THAN THOSE STATED.

(3) ON THE FILING OF THE COMPLAINT, THE COURT SHALL ISSUE A SUMMONS TO PROCURE THE ANSWER AND APPEARANCE OF ALL THE DEFENDANTS AS IN OTHER CIVIL ACTIONS.

(4) THIS PARAGRAPH DOES NOT APPLY IF A LAST KNOWN ADDRESS FOR A DEFENDANT IS NOT OBTAINED AS PROVIDED UNDER PARAGRAPHS (1) AND (2) OF THIS SUBSECTION. THE PLAINTIFF SHALL