

After the time limit set in the order of publication and in the summons expires, the court shall enter judgment foreclosing the right of redemption[, in accordance with the general civil jurisdiction and practice of the court]. AN INTERLOCUTORY ORDER IS NOT NECESSARY. The judgment is final and conclusive on the defendants, their heirs, devisees, and personal representatives and they or any of their heirs, devisees, executors, administrators, assigns, or successors in right, title, or interest, and all defendants are bound by the judgment as if they had been named in the proceedings and personally served with process. If the court finds for the plaintiff, the judgment vests in the plaintiff an absolute and indefeasible title in fee simple in the property, free and clear of all alienations and descents of the property occurring before THE DATE OF the judgment [of the court as provided in this subtitle] and encumbrances on the property, except taxes that accrue after the date of sale and easements OF RECORD AND ANY OTHER EASEMENT THAT MAY BE OBSERVED BY AN INSPECTION OF THE PROPERTY to which the property is subject[, and of which the plaintiff had actual or constructive notice at time of sale]. If the collector sold the property subject to a ground rent OR THE PLAINTIFF ELECTED NOT TO INCLUDE THE GROUND RENT HOLDER AS A PARTY, the judgment vests a leasehold interest in the plaintiff. Once a judgment is granted, the plaintiff immediately becomes liable for the payment of all taxes due and payable after the judgment. The plaintiff may be sued in an action under § 14-864 of this title to collect all taxes due and payable after the judgment and it is not a defense that a deed to the property has not been recorded. ON THE ENTRY OF JUDGMENT, THE PLAINTIFF SHALL PAY THE COLLECTOR ANY SURPLUS BID AND ALL TAXES TOGETHER WITH INTEREST AND PENALTIES ON THE TAXES DUE ON THE PROPERTY.

14-847.

(c) The clerk of the court in which the suit is instituted shall issue a certified copy of the judgment of the court to the collector and supervisor and the collector is not obligated to execute the deed provided for in this section until that certified copy of the judgment is [served on] DELIVERED TO the collector.

14-848.

If the judgment of the court declares the sale void and sets it aside, THE COLLECTOR SHALL REPAY the holder of the certificate [shall be repaid] OF SALE the amount paid to the collector on account of the purchase price of the property sold, with interest at the rate [of 6% a year (except that in Baltimore City the rate shall be 6% a year or a rate that is fixed by law of the city council)] PROVIDED IN THE CERTIFICATE OF TAX SALE, together with all taxes that accrue after the date of sale, which were [actually] paid by the holder of the certificate of sale or the predecessor of the holder of the certificate of sale, and all expenses properly incurred in accordance with this subtitle. If the collector paid the claims of any other taxing agency, the