

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June 1, 1995. It shall remain effective until January 1, 1996, and at the end of January 1, 1996, with no further action required by the General Assembly, this Act shall be abrogated and of no further force and effect.

Approved May 25, 1995.

CHAPTER 580

(House Bill 1027)

AN ACT concerning

Real Property – Foreclosure of Mortgage or Deed of Trust – Notice of Sale

FOR the purpose of identifying the proper person to be notified in case of a sale in an action to foreclose a mortgage or deed of trust; providing that the person authorized to make a sale in an action to foreclose a mortgage or deed of trust is excepted from giving notice to the record owner of the real estate or to the holder of a subordinate interest in the real estate in certain circumstances; providing that the right to file an action for the failure of certain persons to comply with certain notice requirements expires within a certain period of time; defining a certain term; and generally relating to the notice requirements in an action to foreclose a mortgage or a deed of trust.

BY repealing and reenacting, with amendments,

Article – Real Property

Section 7-105(b) and (c)

Annotated Code of Maryland

(1988 Replacement Volume and 1994 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article – Real Property

7-105.

(b) (1) (I) IN THIS SUBSECTION, "RECORD OWNER" MEANS THE PERSON HOLDING RECORD TITLE TO PROPERTY AS OF THE LATER OF:

1. 30 DAYS BEFORE THE DAY ON WHICH A FORECLOSURE SALE OF THE PROPERTY IS ACTUALLY HELD; AND
2. THE DATE ON WHICH AN ACTION TO FORECLOSE THE MORTGAGE OR DEED OF TRUST IS FILED.