

~~in property against which covenants are recorded~~ notice of foreclosure sales.

BY repealing and reenacting, with amendments,

Article - Real Property

Section 7-105(c)

Annotated Code of Maryland

(1988 Replacement Volume and 1995 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.

(c) (1) IN THIS SUBSECTION, "HOLDER OF A SUBORDINATE INTEREST" INCLUDES ANY CONDOMINIUM COUNCIL OF UNIT OWNERS OR HOMEOWNERS ASSOCIATION ~~IDENTIFIED IN A DECLARATION OF COVENANTS RECORDED AGAINST PROPERTY THAT IS SUBJECT TO A MORTGAGE OR DEED OF TRUST THAT HAS FILED A REQUEST FOR NOTICE OF SALE UNDER PARAGRAPH (3) OF THIS SUBSECTION.~~

(2) The person authorized to make a sale in an action to foreclose a mortgage or deed of trust shall give written notice of any proposed foreclosure sale to the holder of any subordinate mortgage, deed of trust, or other subordinate interest, including a judgment, in accordance with subsection (b) of this section and the requirements of the Maryland Rules applicable to the giving of notice to the record owner of the property to be sold.

[(2)](3) (i) The land records office of each county shall maintain a current listing of recorded requests for notice of sale by holders of subordinate mortgages, deeds of trust, or other subordinate interests. The holder of a subordinate mortgage, deed of trust, or other subordinate interest may file a request for notice under this paragraph.

(ii) Each request for notice of sale shall:

1. Be recorded in a separate docket or book which shall be indexed under the name of the holder of the superior mortgage or deed of trust and under the book and page numbers where the superior mortgage or deed of trust is recorded;

2. Identify the property in which the subordinate interest is held;

3. State the name and address of the holder of the subordinate interest; and

4. Identify the superior mortgage or deed of trust by stating:

A. The names of the original parties to the superior mortgage or deed of trust;