

- (ii) the deed is recorded; and
- (iii) all liens accruing subsequent to the date of sale are paid in full.

(7) The Mayor and City Council may institute a separate action to collect the balance at any time within 7 years after the tax sale if the plaintiff is a private purchaser.

14-835.

(a) A person shall file a complaint in the circuit court for the county in which the land is located, that states:

- (1) the fact of the issuance of the certificate of sale;
- (2) a description of the property in substantially the same form as the description appearing on the certificate of tax sale and, if the person chooses, any description of the property that appears in the land records;
- (3) the fact that the property has not been redeemed by any party in interest;
- (4) a request for process to be served on the defendants named in the complaint;
- (5) a request for an order of publication directed to all parties in interest in the property;
- (6) 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;
- (7) a description of the amount necessary for redemption including the amount paid out at the tax sale; and
- (8) AT THE OPTION OF THE PLAINTIFF, IN A FORECLOSURE PROCEEDING BROUGHT BY THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY for [vacant and] abandoned property [in Baltimore City] sold [to Baltimore City] for a sum less than the amount due under § 14-817 of this subtitle, a request that the court pass a judgment for the City and against the person liable for the taxes prior to the sale in the amount of the unpaid taxes, interest, penalties, and expenses otherwise due in a tax sale.

14-844.

(e) In Baltimore City where abandoned property has been sold for a sum less than the amount due under § 14-817 of this subtitle, in a foreclosure proceeding brought by the Mayor and City Council, the final order [shall] MAY include a judgment in favor of the city and against the person liable for taxes prior to the sale, in the amount of the unpaid taxes, interest, penalties, and expenses otherwise due in a tax sale.