A. THE provisions of this paragraph have been complied with; OR

B. THE ADDRESS OF THE RECORD OWNER IS NOT REASONABLY ASCERTAINABLE. [Where such filing]

(IV) IF THE FILING UNDER SUBPARAGRAPH (III) OF THIS PARAGRAPH is made before final ratification OF THE SALE, failure of the mortgagor to receive the notice shall not invalidate a sale.

(3) [Failure to comply with the requirements of notice contained in this subsection shall not affect the validity of the sale under the mortgage or deed of trust and a purchaser for value at the sale shall be under no duty to ascertain whether the notice was validly given.

(4)] In the event of postponement of sale, which may be done in the discretion of the trustee, no new or additional notice need be given pursuant to this section.

(c) (1) The holder of a superior recorded mortgage or deed of trust shall give written notice of any proposed foreclosure sale to the holder of any subordinate recorded mortgage, deed of trust, or other subordinate recorded or filed interest, including a judgment, in accordance with the requirements of the Maryland Rules applicable to the giving of notice to the mortgagor or grantor of the mortgage or deed of trust being foreclosed[, if the holder of the subordinate interest has recorded in the land records office of each county where the property is located a request for notice of sale at least 30 days prior to the date of a foreclosure sale which is actually held]. ~~A~~

<u>(2) (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 RECORDED OR FILED INTERESTS.</u>

<u>(II)</u> <u>EACH</u> request for notice of sale shall:

~~(i)~~ <u>1.</u> 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;

~~(ii)~~ <u>2.</u> Identify the property in which the subordinate interest is held;

~~(iii)~~ <u>3.</u> State the name and address of the holder of the subordinate interest; and

~~(iv)~~ <u>4.</u> Identify the superior mortgage or deed of trust by stating:

~~1.~~ <u>A.</u> The names of the original parties to the superior mortgage or deed of trust;

~~2.~~ <u>B.</u> The date the superior mortgage or deed of trust was recorded; and