

3. C. The office, docket or book, and page where the superior mortgage or deed of trust is recorded.

(III) FAILURE OF A HOLDER OF A SUBORDINATE MORTGAGE, DEED OF TRUST, OR OTHER SUBORDINATE INTEREST TO RECORD A REQUEST FOR NOTICE UNDER THIS PARAGRAPH DOES NOT AFFECT THE DUTY OF A HOLDER OF A SUPERIOR INTEREST TO PROVIDE NOTICE AS REQUIRED UNDER PARAGRAPH (1) OF THIS SUBSECTION.

(2) (3) [Failure to comply with the notice requirements provided in this subsection does not affect the validity of the sale under the mortgage or deed of trust and a bona fide purchaser for value at the sale is under no duty to ascertain whether the notice was validly given] THE PERSON GIVING NOTICE UNDER THIS SUBSECTION SHALL FILE IN THE ACTION:

(I) THE RETURN RECEIPT FROM THE NOTICE; OR

(II) AN AFFIDAVIT THAT:

1. THE NOTICE PROVISIONS OF THIS SUBSECTION HAVE BEEN COMPLIED WITH; OR

2. THE ADDRESS OF THE HOLDER OF THE SUBORDINATE INTEREST IS NOT REASONABLY ASCERTAINABLE.

(3) (4) IF THE FILING UNDER PARAGRAPH (2) (3) OF THIS SUBSECTION IS MADE BEFORE FINAL RATIFICATION OF THE SALE, FAILURE OF A HOLDER OF A SUBORDINATE INTEREST TO RECEIVE THE NOTICE DOES NOT INVALIDATE THE SALE.

Article - Tax - Property

14-836.

(a) The plaintiff in any action to foreclose the right of redemption shall be the holder of the certificate of sale.

(b) (1) Except as otherwise provided in this subsection, the defendants in any action to foreclose the right of redemption shall be:

(i) the record title holder of the property as disclosed by a search performed in accordance with generally accepted standards of title examination of the land records of the county, of the records of the register of wills of the county, and of the records of the circuit court for the county;

(ii) if the property is subject to a ground rent, the record title holder of the fee-simple title and the owner of the leasehold title as disclosed by a search performed in accordance with generally accepted standards of title examination of the land records of the county, of the records of the register of wills of the county and of the records of the circuit court for the county;