

writ for possession of the property and the validity of leases relevant to the subject property.

FOR the purpose of requiring a plaintiff in an action to foreclose a right of redemption to send certain written notices of the proceeding in a certain manner to certain tenants of the property that is subject to the action; providing that the failure of a tenant to receive a certain notice does not invalidate a tax sale under certain circumstances; requiring the plaintiff in an action to foreclose a right of redemption to give tenants of the property certain written notice in a certain manner of the plaintiff's intention to possess the property and that the tenant must vacate the property; prohibiting the plaintiff from executing on a writ for possession of the property for a certain period following the issuance of the judgment foreclosing the right of redemption; and generally relating to notice to tenants of a property subject to an action to foreclose a right of redemption.

BY repealing and reenacting, with amendments,

Article - Tax - Property

Section 14-836 and 14-850

Annotated Code of Maryland

(1994 Replacement Volume and 1997 Supplement)

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

**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;

(iii) any mortgagee of the property or any assignee of the mortgagee of record, named as such in any unreleased mortgage recorded in the land records of the county;

(iv) the trustee under any deed of trust recorded against the property or any holder of a beneficial interest in a deed of trust who files notice of the