

(G) NOTICE OF THE TIME, PLACE, AND TERMS OF A FORECLOSURE SALE SHALL BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION IN THE COUNTY WHERE THE ACTION IS PENDING AT LEAST ONCE, ~~NOT LESS THAN 10 DAYS BEFORE THE SALE~~ A WEEK FOR 3 SUCCESSIVE WEEKS, THE FIRST PUBLICATION TO BE NOT LESS THAN 15 DAYS BEFORE THE SALE AND THE LAST PUBLICATION TO BE NOT MORE THAN 1 WEEK BEFORE THE SALE.

(H) (1) THE MORTGAGOR OR GRANTOR HAS THE RIGHT TO CURE THE DEFAULT BY PAYING ALL PAST DUE PAYMENTS, PENALTIES, AND FEES AND REINSTATE THE LOAN AT ANY TIME UP TO 1 BUSINESS DAY BEFORE THE FORECLOSURE SALE OCCURS.

(2) THE SECURED PARTY OR AN AUTHORIZED AGENT OF THE SECURED PARTY SHALL, ON REQUEST, PROVIDE TO THE MORTGAGOR OR GRANTOR OR THE MORTGAGOR'S OR GRANTOR'S ATTORNEY WITHIN A REASONABLE TIME THE AMOUNT NECESSARY TO CURE THE DEFAULT AND REINSTATE THE LOAN AND INSTRUCTIONS FOR DELIVERING THE PAYMENT.

(I) AN ACTION FOR FAILURE TO COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE BROUGHT WITHIN 3 YEARS AFTER THE DATE OF THE ORDER RATIFYING THE SALE.

7-105.2.

[(b) (1) (i)] (A) In this [subsection] SECTION, "record owner" means the person holding record title to property as of the later of:

[1.] (1) 30 days before the day on which a foreclosure sale of the property is actually held; and

[2.] (2) The date on which an action to foreclose the mortgage or deed of trust is filed.

[(ii)] (B) In addition to any notice required to be given by provisions of the Annotated Code of Maryland or the Maryland Rules, the person authorized to make a sale in an action to foreclose a mortgage or deed of trust shall give written notice of the proposed sale to the record owner of the property to be sold.

[(2) (i)] (C) (1) The written notice shall be sent: