

[(iv)] (4) With respect to an unrecorded or unfiled subordinate mortgage, deed of trust, or other unrecorded or unfiled subordinate interest, the subordinate interest was created after the later of:

[1.] (I) 30 days before the day on which the foreclosure sale was actually held; and

[2.] (II) The date the action to foreclose the mortgage or deed of trust was filed; or

[(v)] (5) With respect to a condominium council of unit owners or homeowners association, the condominium council of unit owners or homeowners association has not filed a request for notice under [paragraph (3) of this] subsection (C) OF THIS SECTION.

[(6)] (F) The right of a holder of a subordinate mortgage, deed of trust, or other subordinate interest to file an action for the failure of the person authorized to make a sale in an action to foreclose a mortgage or deed of trust to comply with the provisions of this [subsection] SECTION shall expire 3 years after the date of the order ratifying the foreclosure sale.

7-105.4.

[(d) (1)] (A) Absent a provision to the contrary in a mortgage or note secured by a deed of trust, in the enumerated counties, the interest provided in a mortgage or note secured by a deed of trust is payable for the time period provided in [paragraph (2) of this] subsection (B) OF THIS SECTION or until the audit of the sale is ratified, whichever occurs first.

[(2)] (B) Under [paragraph (1) of this] subsection (A) OF THIS SECTION, the time period following sale is:

[(i)] (1) 60 days in Calvert, Cecil, Frederick, Kent, Queen Anne's, Talbot, Caroline, Charles, and St. Mary's counties; and

[(ii)] (2) 180 days in Worcester County.

7-105.5.

[(e)] No title to property acquired at sale of property subject to a mortgage or deed of trust is invalid by reason of the fact that the property was purchased by the secured party, his assignee, or representative, or for his account.