

(C) SECURED PARTY MAY PURCHASE AT SALE.

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.

(D) PURCHASER'S RIGHTS AND REMEDIES AGAINST TENANTS OF DEBTOR.

(1) ANY PURCHASER AT A FORECLOSURE SALE OF A MORTGAGE OR DEED OF TRUST HAS THE SAME RIGHTS AND REMEDIES AGAINST THE TENANTS OF THE MORTGAGOR OR GRANTOR AS THE MORTGAGOR OR GRANTOR HAD, AND THE TENANTS HAVE THE SAME RIGHTS AND REMEDIES AGAINST THE PURCHASER AS THEY WOULD HAVE HAD AGAINST THE MORTGAGOR OR GRANTOR ON THE DATE THE MORTGAGE OR DEED OF TRUST WAS RECORDED.

(2) [[IF THE MORTGAGE OR DEED OF TRUST AUTHORIZED A FORECLOSURE SALE AND IT IS DISCLOSED IN THE REQUIRED ADVERTISEMENTS OF SALE, THIS SUBSECTION PERMITS THE FORECLOSURE SALE TO]] IF THE MORTGAGE OR DEED OF TRUST SO AUTHORIZES AND THE REQUIRED ADVERTISEMENT OF SALE SO DISCLOSES, A FORECLOSURE SALE SHALL BE MADE SUBJECT TO ONE OR MORE OF THE TENANCIES ENTERED INTO SUBSEQUENT TO THE RECORDING OF THE MORTGAGE OR DEED OF TRUST. ANY LEASE SO CONTINUING IS UNAFFECTED BY THE SALE, EXCEPT THE PURCHASER SHALL BECOME THE LANDLORD, AS OF THE DATE OF THE SALE, ON RATIFICATION OF THE SALE.

(E) EFFECT OF FORECLOSURE ON ANNUAL CROPS.

UNLESS THE MORTGAGE OR DEED OF TRUST PROVIDES OTHERWISE, IF ANY PROPERTY IS ENCUMBERED BY A MORTGAGE OR DEED OF TRUST, NO ANNUAL CROPS PLANTED OR CULTIVATED BY ANY DEBTOR, OR THOSE CLAIMING UNDER HIM, PASS WITH THE PROPERTY AT ANY SALE UNDER OR BY VIRTUE OF THE MORTGAGE OR DEED OF TRUST, BUT THE CROPS REMAIN THE PROPERTY OF THE DEBTOR, OR THOSE CLAIMING UNDER HIM EXCEPT AS PROVIDED IN THIS SUBSECTION.

(1) NOTWITHSTANDING THE PROVISIONS OF SUBSECTION (E), AFTER THE SALE, THE DEBTOR OR THOSE CLAIMING UNDER HIM, AND THE PURCHASER OR THOSE CLAIMING UNDER HIM, MAY AGREE ON A REASONABLE RENTAL OF THE PART OF THE PROPERTY OCCUPIED BY THE CROPS, AND THIS RENTAL IS A LIEN ON THE CROPS AND CONTINUES UNTIL PAID IN FAVOR OF THE PURCHASERS OR THOSE CLAIMING UNDER HIM, AND NEITHER THE CROPS [[OR]] NOR ANY PART OF THEM MAY [[NOT]] BE REMOVED UNTIL AFTER PAYMENT. IF THE PARTIES ARE UNABLE TO AGREE ON THE RENTAL, ANY PARTY IN INTEREST MAY APPLY TO THE COURT HAVING JURISDICTION OVER THE SALE OR THE CONFIRMATION OF IT, FOR THE APPOINTMENT OF DISINTERESTED