

14-844. FINAL ORDER.

AFTER THE TIME LIMIT SET IN THE ORDER OF PUBLICATION AND IN THE SUMMONS EXPIRES, THE COURT SHALL ENTER JUDGMENT FORECLOSING THE RIGHT OF REDEMPTION, IN ACCORDANCE WITH THE GENERAL CIVIL JURISDICTION AND PRACTICE OF THE COURT. THE JUDGMENT IS FINAL AND CONCLUSIVE ON THE DEFENDANTS, THEIR HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND THEY OR ANY OF THEIR HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, ASSIGNS, OR SUCCESSORS IN RIGHT, TITLE, OR INTEREST, AND ALL DEFENDANTS ARE BOUND BY THE JUDGMENT AS IF THEY HAD BEEN NAMED IN THE PROCEEDINGS AND PERSONALLY SERVED WITH PROCESS. IF THE COURT FINDS FOR THE PLAINTIFF, THE JUDGMENT VESTS IN THE PLAINTIFF AN ABSOLUTE AND INDEFEASIBLE TITLE IN FEE SIMPLE IN THE PROPERTY, FREE AND CLEAR OF ALL ALIENATIONS AND DESCENTS OF THE PROPERTY OCCURRING BEFORE THE JUDGMENT OF THE COURT AS PROVIDED IN THIS SUBTITLE AND ENCUMBRANCES ON THE PROPERTY, EXCEPT TAXES THAT ACCRUE AFTER THE DATE OF SALE AND EASEMENTS TO WHICH THE PROPERTY IS SUBJECT, AND OF WHICH THE PLAINTIFF HAD ACTUAL OR CONSTRUCTIVE NOTICE AT TIME OF SALE. IF THE COLLECTOR SOLD THE PROPERTY SUBJECT TO A GROUND RENT, THE JUDGMENT VESTS A LEASEHOLD INTEREST IN THE PLAINTIFF. ONCE A JUDGMENT IS GRANTED, THE PLAINTIFF IMMEDIATELY BECOMES LIABLE FOR THE PAYMENT OF ALL TAXES DUE AND PAYABLE AFTER THE JUDGMENT. THE PLAINTIFF MAY BE SUED IN AN ACTION UNDER § 14-864 OF THIS TITLE TO COLLECT ALL TAXES DUE AND PAYABLE AFTER THE JUDGMENT AND IT IS NOT A DEFENSE THAT A DEED TO THE PROPERTY HAS NOT BEEN RECORDED.

REVISOR'S NOTE: This section formerly appeared as Art. 81, § 112.

The reference to "civil" jurisdiction is substituted for the former reference to "equity" jurisdiction, to conform with current court structure.

The only other changes are in style.

Defined terms: "Collector" § 1-101
 "Property" § 1-101 "Tax" § 14-801

14-845. JUDGMENT CONCLUSIVE.

~~A PERSON MAY NOT APPLY TO REOPEN ANY FINAL JUDGMENT RENDERED UNDER THIS SUBTITLE EXCEPT ON THE GROUND OF LACK OF JURISDICTION OR FRAUD IN THE CONDUCT OF THE ACTION TO FORECLOSE. HOWEVER, A PERSON MAY NOT APPLY TO REOPEN A JUDGMENT ON THE GROUND OF CONSTRUCTIVE FRAUD IN THE CONDUCT OF THE ACTION TO FORECLOSE UNLESS THE PERSON APPLIES WITHIN 1 YEAR FROM THE DATE OF THE JUDGMENT. IF THE JUDGMENT OF THE COURT FORECLOSING ALL RIGHTS OF REDEMPTION IS SET ASIDE ON THE GROUND OF LACK OF JURISDICTION OR CONSTRUCTIVE FRAUD, THE AMOUNT REQUIRED TO REDEEM IS THE AMOUNT REQUIRED BY THIS SUBTITLE, AND IN ADDITION, THE REASONABLE VALUE, AT THE DATE THE JUDGMENT IS SET ASIDE, OF ALL IMPROVEMENTS MADE ON THE PROPERTY BY THE PURCHASER AND THE PURCHASER'S SUCCESSORS~~