

1888, art. 63, sec 15. 1860, art. 61, sec. 15. 1838, ch. 205, sec. 9.  
1845, ch. 287, sec. 7.

**15.** The lien hereby given shall be preferred to all mortgages, judgments, liens and encumbrances which attach upon the said building or the grounds covered thereby subsequently to the commencement thereof; and all the mortgages and liens other than liens which have attached thereto prior to the commencement of the said building and which by the laws of this State are required to be recorded shall be postponed to said lien, unless recorded prior to the commencement of said building.

*Carson v. White*, 6 Gill, 17. *Jones v Hancock*, 1 Md. Ch. 187. *McKim v. Mason*, 3 Md. Ch 186. *Wells v. Canton Co.*, 3 Md. 234. *Mills v Matthews*, 7 Md. 315. *Denmead v. Bank of Balto.*, 9 Md. 179. *Brooks v. Lester*, 36 Md. 65. *Jean v. Wilson*, 38 Md. 288. *Kelly v. Rosenstock*, 45 Md. 389. *McLaughlin v Reinhart*, 54 Md. 77. *Rosenthal v. Md. Brick Co.* 61 Md 594.

*Ibid.* sec. 16. 1860, art. 61, sec. 16. 1838, ch. 205, sec. 8.

**16.** If the building against which any claim shall be filed under this article or any of the ground adjacent thereto shall be sold under judgment or decree on mortgage, or any other decree or process of any court of law or equity, or by a trustee of an insolvent debtor, before the extent of the lien of the claimant shall be ascertained as before directed, the court from which execution issued, or which passed such decree, or by which such trustee was appointed, may determine the respective rights of the parties and the apportionment and appropriation of all liens and for that purpose may appoint an auditor to inquire into and report the facts; or, upon application of any of the parties, may direct an issue to try the facts and may decree distribution accordingly.

*McKim v. Mason*, 3 Md. Ch. 186. *Wells v. Canton Co.*, 3 Md. 234. *Denmead v. Bank of Balto.*, 9 Md. 179.

*Ibid.* sec. 17. 1860, art. 61, sec 17. 1838, ch. 205, sec. 10. 1890, ch 107.

**17.** Each person entitled to such lien shall file a claim or statement of his demand in the office of the clerk of the circuit court for the county or the superior court of Baltimore city, as the case may be, and such claim or statement shall be re-delivered by the clerk to the party filing the same after it has been recorded as provided in section 18.

*Miller v. Barroll*, 14 Md. 183.

*Ibid.* sec. 18. 1860, art. 61, sec. 18. 1838, ch. 205, sec. 3.

**18.** The clerks of the circuit courts for the several counties and the superior court of Baltimore city shall each procure and