

SEC. 2. *And be it enacted,* That before any person shall be entitled to act in virtue of the authority vested by the preceding section, he or she shall give bond to the state of Maryland, in such penalty, and with such security, as shall be approved by a judge of Baltimore county court, or the clerk thereof, to abide by and fulfil any order or decree which shall be made by Baltimore county court in relation to the sale of such mortgaged property, or the proceeds thereof, and such bond shall be and remain as an indemnity to, and for the security of, all persons interested in such mortgaged property, or the proceeds thereof, and be subject to be sued as other bonds taken in the name of the state are, and also subject to the same disabilities and limitation as such other bonds.

SEC. 3. *And be it enacted,* That every person making sale of mortgaged property under the authority of this act, shall make a report, under oath, or affirmation, of the mode of their proceeding, and of all matters done in pursuance of such authority, and of the fairness of the sale, within fifteen days after such sale, to Baltimore county court, and file such report among the records of said court within said time.

SEC. 4. *And be it enacted,* That upon a copy of such report being published in at least two of the daily newspapers printed in the city of Baltimore, once a week for three successive weeks, and proof thereof being certified by the publishers of such newspapers to the said court, or to any judge thereof, the sale of such mortgaged estate or interest may be affirmed by said court or judge, and the party selling the same, on the terms of sale being complied with, shall execute a deed therefor according to law, to the purchaser or purchasers, his, her, or their heirs or assigns, and such deed shall entitle the said purchaser or purchasers, or his, her, or their heirs, executors, administrators, or assigns, as the case may be, to hold, possess and enjoy, such mortgaged estate or interest, so sold and conveyed, freed, clear, and forever discharged from all claims of the several parties to the deed of mortgage in virtue of which the same shall have been mortgaged and sold, who at the time of executing such deed of mortgage, were or shall be competent to execute such deed, and of all persons claiming by, from, under, or in trust, for them, or any of them, any right, title, estate or interest, in such mortgaged premises, derived or accruing after the time of recording such deed of mortgage.

SEC. 5. *And be it enacted,* That all persons interested in such mortgaged property, may, at any time within twenty days after the sale thereof as aforesaid, file the reasons if any exist, why the said sale should not be affirmed, or their claim to the proceeds of such property, or a part thereof, the matters of fact whereof may be controverted by the party selling such property, or by any person in-