

committees, may join in such special case by their guardians, or committees, in respect to any interest or right represented by such guardians or committees; and all the parties of such special case shall sign the same in person or by solicitor, and the appearance of the parties shall be entered to said case, as to a cause regularly instituted by formal proceedings; and all the parties to such special case shall be subject to the jurisdiction of the court in the same manner as if the plaintiff in the special case had filed a bill against the parties named as defendants thereto, and such defendants had appeared to such bill, and by answer admitted the facts thereof.

Sales.

P. G. L., (1860,) art. 16, sec. 125. 1785 ch. 72, sec. 3. 1876, ch. 327.

187. When any suit is instituted to foreclose a mortgage, the court may decree that, unless the debt and costs be paid by a day fixed by the decree, the property mortgaged, or so much thereof as may be necessary for the satisfaction of said debt and cost, shall be sold; and such sale shall be for cash, unless the plaintiff shall consent to a sale on credit; and if upon the sale, under such decree, of the whole mortgaged property, the net proceeds thereof, after the costs allowed by the court are satisfied, shall not suffice to satisfy the mortgage debt and accrued interest, as this shall be found by the judgment of the court upon the report of the auditor thereof, the court may, upon the motion of the plaintiff, enter a decree *in personam* against the mortgagor, or other party to the suit, who is liable for the payment thereof; provided, the mortgagee would be entitled to maintain an action at law upon the covenants contained in said mortgage, for said residue of the said mortgage debt, so remaining unsatisfied by the proceeds of such sale; which decree shall have the same effect as a judgment at law, and may be enforced only in like manner, by a writ of execution in the nature of a writ of *fiere facias*, or otherwise.

Woods v Fuiton, 2 H & G. 71. David v. Graham, 2 H. & G. 94. Boteler v. Brooke, 7 G & J. 143. Gibson v. McCormick, 10 G. & J. 65. Andrews v. Scotton, 2 Bl. 629. McClellan v Crook, 7 Gill, 341. Reese v. Bank of Balto., 14 Md 271. Dorsey v. Dorsey, 30 Md. 522. Johnson v. Robertson, 31 Md. 476. Johnson v. Hambleton, 52 Md. 378. McDonald v. Workmen's Building Asso., 60 Md. 589.