

deducting therefrom any prior liens upon the same, then such debts shall be averaged, and the creditors aforesaid shall be paid in proportion to their respective demands.

Petition to
court.

SEC. 14. *And be it enacted*, That in every case in which any claim shall be filed against any building as aforesaid, and no scire facias shall have issued thereon, it shall be lawful for the owner of such building, or any person interested therein, to apply, by petition to the court in which such claim shall be filed, setting forth the facts; whereupon such court may grant a rule upon the party claimant and others interested, to appear in court at a time to be fixed for such purposes, and on the return of such rule, may proceed in like manner as if a scire facias had been issued by such claimant, and had been duly served and returned.

Expiration of
lien.

SEC. 15. *And be it enacted*, That the lien of every such debt for which a claim shall have been filed as aforesaid, shall expire at the end of three years from the day on which such claim shall have been filed, unless the same shall be revived by scire facias, in the manner provided by law in other cases of judgments, in which case such lien shall continue for another period of three years, and so from one such period to another, unless such lien shall be satisfied, or the same extinguished by a sheriff's sale or otherwise according to law.

Satisfaction
to be entered.

SEC. 16. *And be it enacted*, That in every case in which the amount of any claim as aforesaid shall be paid or otherwise satisfied, it shall be the duty of the claimant or his legal representative, at the request of the owner of the building, or of any other person interested, and on payment of the costs, to enter satisfaction on the record of such claim in the office of the clerk of the circuit court for Dorchester and Talbot counties, in which such claim shall have been entered, which shall forever thereafter discharge and release the same, and in the event of the failure of the claimant in having said claim entered, satisfied, as aforesaid, then the clerk of said county is hereby required, upon the filing of the receipt of such claimant, to enter satisfaction on the record as aforesaid.

Act not to
effect prior
lien.

SEC. 17. *And be it enacted*, That nothing in this act contained shall be construed to impair or otherwise effect the prior lien of any other person, or the right of any person to whom any debt may be due for work done, or materials furnished, to maintain any personal action against the owner of the building, or any other person liable therefor, to recover the amount of such debt.