

have been awarded may be entered upon and taken possession of; and any building or improvement of any kind for which damages may have been awarded may be taken possession of for the purpose of opening, grading and constructing such street, avenue or alley, or part thereof, or thoroughfare, but if the amount of damage awarded in any case shall exceed the amount of benefits assessed, the difference shall be the amount due and payable; and no part of any street, avenue or alley, or thoroughfare shall be opened, graded and constructed over the land; and no building or improvements of any kind shall be taken possession of for which said damages were awarded without the written consent of the owner thereof until such difference is paid, or tendered to be paid, to the parties legally entitled to receive the same; any assessment made for benefits under this sub-title of this article shall be a tax and lien on the property upon which the same is assessed, and shall be due and collectible at any time after the statement and proceedings of the examiner or examiners shall be ratified and confirmed as herein provided for; and after such ratification and confirmation the said examiner or examiners shall proceed forthwith to notify the owner of the property assessed for benefits by means of bills, specifying the sum so assessed, and warning him that if the same is not paid within sixty days from the date of said bill, the said examiner or examiners will either proceed to sell the specific piece or parts of property on which such unpaid sum of money shall have been assessed, or by instituting an action of assumpsit for the amount of money assessed upon the owner of said piece of property before the Circuit Court for the county, or such court of Baltimore city as may have jurisdiction in the matter, or before a justice of the peace, if the amount is less than one hundred dollars, and recovering a judgment for said amount, which said judgment may be enforced against the estate and property of the party so assessed. If the said examiner or examiners shall proceed to sell the specific piece or parts of property on which such unpaid sum of money shall have been assessed, he or they shall proceed as follows, viz: By giving not less than thirty days' notice of said sale by publication in one or more newspapers published in Baltimore county once a week, and in one or more newspapers of general circulation published in Baltimore city twice a week, for three successive weeks and he or they shall cause a copy of said notice to be posted on the premises at least ten days before the day of sale; and in case the property so assessed is susceptible of division, said examiner or examiners shall select two appraisers who shall go upon the property, value the same, and lay off and have surveyed so much thereof as in their judgment shall be sufficient to pay said assessment, together with