

24. *Termination of proceeding.*

(a) *Generally.* A proceeding to obtain a patent shall terminate upon the issuance of a patent, upon the entry of a final decision or order by the Commissioner refusing to issue a patent, or upon abandonment of the proceeding by the applicant.

(b) *Failure of surveyor to return certificate.* If the certificate of the surveyor is not returned within the time prescribed by Section 18 or within any extension granted during such period, the proceeding shall be deemed to have been abandoned by the applicant; and a declaration to that effect shall be entered in the proceedings by the Commissioner. Termination shall not, however, be dependent upon the entry of such declaration.

(c) *Failure of applicant to pay fees, etc.* If after return of the certificate of the surveyor and notification of the applicant by the Commissioner that a patent will be issued upon payment of all fees and costs and the purchase price for any vacant land, the applicant fails within a period of sixty days to pay such charges, he shall be deemed to have abandoned the proceeding. After the entry of an order to that effect in the proceedings by the Commissioner, no patent shall be issued therein which includes any land which has been resurveyed. Any vacant land included in such certificate shall be advertised for sale and sold at public sale by the Commissioner in an equity proceeding instituted for that purpose in the Circuit Court of the county in which is located any portion of such vacant land to be sold. Such sale shall be conducted in the manner provided for judicial sales by the Rules of Procedure adopted by the Court of Appeals; and upon ratification, the Commissioner shall issue a patent for the vacant land so sold. The sale price, less court costs and fees allowed by law, shall be remitted by the Commissioner as in other cases. Any portion of the sale price deducted for costs or other expenses shall be charged to the applicant as provided in subsection (d).

(d) *Debt and lien for unpaid fees, etc.* All costs, fees, expenses and the purchase price for any vacant land shall constitute a debt to the State of Maryland by the applicant or other person against whom such costs, fees, expenses or purchase price are properly assessed from the time of the termination of the proceeding. No patent shall be issued until such costs, fees, expenses and purchase price have been paid by the applicant to the Commissioner. After a proceeding has been terminated otherwise than by issuance of a patent, the Commissioner shall file a certified list of any unpaid costs, fees, expenses or purchase price in any county where the applicant is known or suspected to own real or leasehold property. When so filed, the debt represented thereby shall have the force and effect of a lien of judgment and may be enforced as such. If not included in the list as originally filed, any amount chargeable to the applicant pursuant to subsection (c) may be added by amended certification of the Commissioner.

25. *Issuance and effect of patents.*

(a) *Notification of applicant.* After the Commissioner determines that it is proper to issue a patent, he shall certify his decision to the applicant and any party to the proceeding. He shall also notify the applicant of the purchase price for any vacant land and