

contingency. See Art. 16, §§ 175 and 176 (An. Code, 1957). Both sections provided that no sale made by any such trustee without the required bond would be valid or pass any title to the property or the estate. Section 1 of Ch. 36, Acts of 1962 repealed sales upon a contingency and repealed and amended other sales by trustees. Article 16, §175, as amended, refers to the Maryland Rules, which requires only one surety on the bond. This section presently appears as subsection (a) of this section. These changes occurred less than 20 years ago and therefore title by adverse possession would not be a basis for arguing that title was in the grantee of a defective sale, his successors, and assigns.

The term "conveyance" refers to all sales, deeds, demises, and other instruments of writing, granting, and conveying real personal or mixed estates. It is used for the purpose of uniformity of style.

(C) RATIFICATION OF SALE BY COURT.

A SALE BY AN ASSIGNEE FOR THE BENEFIT OF CREDITORS IS NOT VALID UNLESS RATIFIED BY THE COURT.

REVISOR'S NOTE: This subsection presently appears as Art. 16, §183.

The word "ratified" is substituted for "confirmed" because the latter is obsolete. Rule BR6b provides for ratification and not confirmation of sale made by a trustee.

The term "assignee" is substituted for "trustee" because of the changed application of this section, as noted in the revisor's notes to subsections (a) and (b).

The only other changes are in style.

GENERAL REVISOR'S NOTE

In revising this subtitle, the Commission to Revise the Annotated Code concluded that the provisions of present Art. 47, except those as revised and not contained in §§ 15-101 and 15-102 of this subtitle, are preempted by the Federal Bankruptcy Act. Accordingly, these provisions of Art. 47 are proposed for repeal.

The Commission also concluded that present Art. 16, §183A, which expressly limits present Art. 16, §§ 175,