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To the Honorable William Alexander Judge of the Circuit Court of Baltimore City.

The Bill of Complaint of Luther M. Reynolds of said City, respectfully represents.

That he is the assignee of a Mortgage from one Robert K. Hunt to one William Hamilton, of a leasehold interest in a lot of ground situate on Sterrett street in said City, which lot is improved by two three story brick dwellings known as Numbers 20 and 22 South Sterrett street. Your Orator further shews that the debt of One Thousand Dollars which said Mortgage was given to secure became due on the first day of January 1859, and the whole of said debt with interest is yet due & remains unpaid said Mortgage was therefore long since forfeited and your orator, consequently, has the whole of the legal Estate in said leasehold interest vested in him. Your Orator further shews that, for the purpose of collecting said sum so due to him (said Hunt being utterly insolvent) he did, on the sixteenth day of March 1867, apply to this Honorable Court for a decree for the sale of said property which decree was duly passed on said day and a Trustee appointed to make sale thereof, who has duly bonded as such, as will more fully appear by the proceedings in the case of Luther M. Reynolds vs Robert K. Hunt, now depending in this Court and which are invoked into these proceedings and made part hereof. Your Orator further shews that said trustee is prevented from making sale of said property because, as your orator has learned since he became the assignee of said Mortgage one Robert M. Polk set up a claim to the leasehold interest in said property so mortgaged by reason of a pretended sale thereof made on the 20th December 1860 for the sum of one hundred and ten Dollars by the Auditor of the City of Baltimore for State and City taxes alleged to be due on said property for the years 1857 and 1858, and a deed for which said tax title was executed to said Polk and secured by him. Your Orator further shews that said pretended tax sale of said property was not made in

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accordance with the Laws of the State of Maryland, and was wholly and entirely illegal & void and no title whatever passed thereby to said Polk for the following reasons, among others, viz that the City Collector did not lease and give the notice required by the 49th Section of the 81st Article of the Public General Laws of the Maryland Code, that he did not buy in the personal property, as required by the 50th Section of said Article, that he did not make the return to the Appeal tax Court required by the 54th Section of said Article, that he did not give the notice required by the 56 Section of said Article; that he violated the 62 Section of said Article in this, that although the property liable for taxes consisted of two separate houses, and the Lot on which they stood was susceptible of division, and that either of the houses would have sold for a sum more than sufficient to pay said taxes yet that he sold the whole without any regard to the right of those interested, yet, so it is, that said pretended claim of title and said deed set & claim upon the title of said property and consequently prevent any sale thereof by said Trustee for the purpose of carrying out the decree of this Hon Court and, therefore prevent your Orator from realizing from said property the amount of indebtedness due to him & secured by said Mortgage; all which is contrary to Equity and good conscience.

Your Orator further shews that said Polk, by reason of said pretended title is and has been further interfering with the rights of your orator and has from time to time actually placed tenants in said two houses and collected rent rent from them and appropriated the same to his own use, although said rent should have been legally & properly devoted, first, to the payment of the taxes and ground rent on said property and then to the payment of the interest on your orators Mortgage but, said taxes ground rent and interest have now so far accumulated that said property even if sold at once, will fall far short of paying Your Orator his principal debt of One thousand Dollars, all of which is owing to the inequitable conduct of said Polk.

To the End therefore that the said Robert M. Polk may answer the