

Provided,

such estate, right, title or interest as aforesaid shall be sufficiently described in any advertisement or notice of such sale given by the Sheriff or in any deed of conveyance or assignment to be executed by him, by the words "all the estate, title or interest of [*describing the party*] in or to [*describing the lands*]" ; Provided always, that if such party be not in possession of the lands, it shall not be requisite that the Sheriff should actually seize or go to the same, but the registry of a certificate of the judgment, in the Registry Office of the County in which the lands shall be situate, shall bind and affect such lands, or all the estate, right, title or interest of the judgment debtor to or in the same, to the amount of such judgment, with interest and costs, in favor of the judgment creditor, and in preference to any subsequent purchaser or incumbrancer, and the publication of the Sheriff's advertisement or notice of the seizure and intended sale of such lands, or of all the estate, right, title or interest of the judgment debtor in or to the same, shall render void and of no effect any conveyance or assignment thereof to be made by such judgment debtor after such publication and before the judgment shall be satisfied, discharged or otherwise rendered inoperative against the judgment debtor.

Commencement of this Act.

XIV. And be it enacted, That this Act shall commence and take effect upon, from and after the                      day of                      one thousand eight hundred and                      and shall not extend to any deed, act or thing executed or done, or (except so far as regards the provisions herein before contained as to existing contingent remainders) to any estate, right or interest created, before the                      day of                      one thousand eight hundred and

Act to extend only to U. C.

XV. And be it enacted, That this Act shall extend only to Upper Canada