

orders. They try to stay out of this civil aspect. I think because of the criticism and in addition because they do not have the staff, and our Legal Air Society in the District will call various lawyers, and there are very few lawyers who will take these cases, not that they do not have the time, out of due regard for them.

Senator TYDINGS. I think you have illustrated very well, the difficulty of intervening in a court foreclosure proceeding. The secretarial time alone necessary just to file the papers, is prohibitive. I think your point is well made. I am familiar with this, from my own practice.

Mr. WILLIAMS. That is very true. Now, in the other case you inquired about, that is all settled now. There was a man by the name of Lewis Queholland who is represented by a lawyer in divorce proceedings, and subsequently the property was turned over to the lawyer's client because there was a settlement between husband and wife.

Well, the husband happened to be an alcoholic, no question about it, and he thought he was paying the note to the office, but he was paying on the fees, and then sometime later we find that the property is being foreclosed. So, the original wife came into our office and stated that the property was worth a considerable amount of money in her part, \$17,000 or \$18,000, a lot of money. It is a lot to me, you understand, and she wanted to know what she could do to save the property because the property is in one of these areas that they were redeveloping, you know. I call it Georgetownizing.

And we said, well, we will file an injunction against this, because your husband has been paying money, and he thought he was paying on the note, but he was paying fees and it happened that the lawyers who were holders of the note—

Senator TYDINGS. They were foreclosing?

Mr. WILLIAMS. Yes.

Senator TYDINGS. The lawyers were foreclosing?

Mr. WILLIAMS. Oh, yes. Yes.

Senator TYDINGS. Who were the lawyers?

Mr. WILLIAMS. I prefer not to say that now. For the record, I will leave it.

Senator TYDINGS. All right.

Mr. WILLIAMS. So we called them and they told us this man is crazy, he hasn't paid on the deed in 4 years. Nonetheless we filed the injunction and the judge said, "You ought to call them up and they will release it to you." We said that we did not know.

We called them up and finally we refinanced the property and the lady paid off the full amount. There was not a question there involving fraud so much. One could think there was. I do not know and I wouldn't claim that there wasn't, but the question was that this man would never have had an opportunity to save his property had not his ex-wife been alert to find out what was happening because the property had enhanced in value so much that I think it was eventually—it is up for \$35,000 now, I think it is. This is a 1966 case.

Senator TYDINGS. In Washington the real estate property values have generally been going up.

Mr. WILLIAMS. And that is the type of area. But, you have not heard the one case, and I do not want to consume too much time because there are other people waiting.