

estate, if there shall be so much remaining after the satisfaction of the taxes, charges on said real estate and the costs of sale as provided by this Article to be paid; otherwise to be charged against and paid by the purchaser.

81. In all cases where a collector shall have commenced proceedings for the enforcement and collection of taxes under the provisions of this Article, and his term of office shall expire by death, resignation, removal or otherwise before such proceedings are completed, any successor in office of such Collector, is hereby authorized, and directed to continue and complete in every way all such proceedings commenced by such predecessor in the same manner and with like effect as such predecessor would have been authorized and empowered to do had his term of office not ceased or expired as aforesaid, and such successor shall have the authority to report sales made by a predecessor and execute and deliver any and all deeds to properties sold and reported by a predecessor, and generally to do any and all acts and things necessary or proper to be done in order to continue and finally complete the enforcement and collection of taxes, and the sale and conveyance of property commenced and carried on by a predecessor in office.

82. In any case where a collector shall refuse to make a deed for the conveyance of real estate sold and ratified, the Court ratifying such sale may appoint a special agent to execute such deed, upon application of the purchaser, and said agent shall act pursuant to said order.

83. The County Commissioners of the several counties and the Mayor and City Council of Baltimore City, the latter acting through its Comptroller, may bid at any sale of real estate for State and county taxes due thereon, and may purchase any of such real estate offered at such sale; and in case any of such real estate shall be purchased by them at said sale, on the final ratification thereof the deed for the property so purchased shall be made to said County Commissioners or the Mayor and City Council of Baltimore by the Collector and the property be held for the use of the county or city, as the case may be.

84. At any time after any county, or the Mayor and City Council of Baltimore shall have acquired property by con-