

and expenses. In the case of personal property the sale shall at once vest the title thereto in the purchaser. In the case of real or leasehold estate upon the ratification of the sale as herein provided, it shall vest the title in fee in the purchaser absolutely. In the case of real estate the purchaser shall pay an amount of the purchase money sufficient to pay taxes, interest, costs and expenses and no more, and shall execute to the Town Collector a bond or obligation, with approved securities, to pay the balance of such purchase money on the ratification of the sale.

At any time before the ratification of the sale of real or leasehold property the person charged with the taxes under which sale was made, or any person or party in his behalf, may pay to the purchaser, his heirs or assigns, the amount paid to the Town Collector for taxes, interests, costs and expenses as aforesaid, with interest thereon from the day of sale, at the rate of fifteen per cent., and such payment, or the tender thereof, shall render the sale null and void, and such payment shall be an absolute bar to the ratification of the sale; upon payment as aforesaid the purchaser, or his executors, administrators or assigns, shall execute a deed of release which shall be recorded as a deed of real estate.

May redeem
property
before ratifica-
tion of sale.

Twelve months after the date of sale, or as soon thereafter as may be reasonably convenient, the Town Collector and the purchaser shall report the sale to the Circuit Court for said county sitting in equity, and in said report the names of all persons interested in the property shall be mentioned, and they shall be made parties, as would be done in the case of a creditor's bill. Persons holding judgment, mortgage or other liens on the real or leasehold property sold, shall be entitled to be made parties thereto, and notices shall be given to them by subpoena or order of publication on in other equity cases, and the case shall in due time be heard, unless the taxes, interest, cost and expenses of the entire case are paid within a time named by the court, the sale shall be confirmed and shall pass absolute title in fee to the purchaser, his heirs or assigns; provided, the balance of the purchase money shall be paid into court within ten days after the time allowed to the persons interested in the property to pay the taxes, interest, costs and expenses have expired. As soon as the balance of the purchase money is paid into court, the court shall order the Town Collector to convey the property in fee simple to the purchaser, his heirs or assigns absolutely, and all right, title and interest of all the parties shall pass to the grantee in said deed. No sale shall be set aside, unless the taxes and interest thereon shall be paid.

Collector and
purchaser
shall report
sale to
Circuit Court.

Sale
confirmed.