

The clerk may proceed to sell either the real, leasehold or personal property so seized, or so much thereof as may be necessary for payment of taxes due and in arrears, and expenses, of such delinquent taxpayers, at public sale, to the highest bidder, on giving previous notice, of twenty days in the case of real and leasehold property, by advertisement inserted in some newspaper published in Dorchester County, Maryland, of the time, place and terms of sale of said real and leasehold property, with a brief description describing the nature and location of said property, or, of ten days in the case of personal property, by handbills posted in not less than four conspicuous places in the town of Vienna, of the time, place and terms of sale of said personal property. On the day appointed for the sale, the clerk shall attend and offer for sale and sell so much of said property as may be necessary to pay taxes, interest and expenses. In the case of sale of personal property, the sale shall at once vest the title thereto in the purchaser. In the case of sale of real or leasehold property upon ratification of the sale as herein provided, it shall vest the title in fee in the purchaser absolutely. In the case of the sale of real estate, the purchaser shall at the time pay an amount of the purchase money sufficient to pay taxes, interest, costs and expenses and no more, and shall execute to the clerk a bond or obligation, with approved security, to pay the balance of such purchase money upon 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 such person's heirs, personal representatives or assigns, or his, her or their agent or attorneys, or any mortgagees or other lien holders, may pay to the purchaser, his heirs or assigns, the amount paid to the clerk for taxes, interest, costs and expenses as aforesaid, with interest thereon from the day of sale at the rate of fifteen per cent. (15%), and such payment 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, his executors, administrators or assigns, shall execute a deed or release, which shall be recorded as a deed of real estate.

Twelve months after the date of sale, or as soon thereafter as may be reasonably convenient, the clerk shall, under oath, report the said sale, together with all the proceedings had in relation thereto, to the Circuit Court for Dorchester County. The court shall examine the said proceedings and, if the same appear to be regular and the provisions of the law in relation thereto have been substantially complied with, the court shall order notice to be given by advertisement, published in such newspaper or newspapers as the court shall direct, warning all persons interested in the property sold to be and appear by a certain day in the said notice to be named, to show cause, if any they have, why said sale shall not be ratified and confirmed; and, if no cause or an insufficient cause be shown against said ratification, the said sale shall, by order of said court, be ratified and confirmed, and the purchaser shall, on payment of the balance of the purchase money, have a good title to the property sold; and