

upon the property, value the same and lay off and have surveyed so much thereof as in their judgment shall be sufficient to pay said assessment, together with the costs of the examiner or examiners and the costs of the appraisal and survey aforesaid, as well as the costs attending said sale; but before said appraisers shall act in the matter they shall take an oath before some justice of the peace of Baltimore County that they will act fairly and justly in the discharge of their duties as such appraisers (and for their services as appraisers they shall receive two dollars per day), but if the amount of said assessment and all the costs incurred by the examiner or examiners or surveyor and appraisers be paid before the time fixed for the sale, then further proceedings shall cease. When any real estate shall be sold under the provisions of this section, the sale shall be for cash and shall be reported to the Circuit Court for Baltimore County or the Baltimore City Court, upon which report there shall be a brief order nisi published as in cases of judicial sale by trustees, and if the court shall find that the provisions of this section have been complied with, the sale shall be ratified; and in all cases of the sale of real estate under this subtitle of this Article, the owner thereof may redeem the same at any time within two years from day of sale by repayment to the purchaser thereof the amount paid by him with the interest thereon at a rate of 10 per centum from the day of sale. And all assessments for benefits that shall not have been paid within ninety days from the ratification of the proceedings in the matter shall bear interest from the expiration of said ninety days until paid and shall be collected by said examiner or examiners with the amount assessed; and in the event of the purchaser failing forthwith to comply with the terms of said sale, the examiner or examiners shall resell the same at the risk of the former purchaser, giving not less than ten days' notice in one or more newspapers published in Baltimore County; and when the examiner or examiners shall receive the full amount of the purchase money on such sale, the said examiner or examiners shall execute a deed of conveyance in favor of the purchaser, which deed shall convey a fee simple or leasehold estate in and to such property; and after deducting the amount of assessment or such portion of the same as may be due and unpaid, the cost of sales, advertising and other necessary expenses, the balance shall be paid or tendered to be paid to the person legally entitled to receive the same, and if such balance should not be demanded of the examiner or examiners within sixty days after the receipt of same, the said examiner or examiners shall make application in the usual manner to have said balance deposited in the Circuit Court for Baltimore County and all expenses of such proceeding shall be paid out of the said balance; provided, that nothing in this section contained shall prevent the examiner or examiners from receiving such amount as may be assessed in different sums and installments, where the said sums are paid voluntarily, and the said examiner or examiners shall deem it advisable to receive such installments, but if any portion of the amount of assessment should be paid and the person who is legally entitled to pay the assessment should refuse to pay the balance, then said