

owner or owners but action as to such parcels shall be taken after service has been completed by process or publication. Any defect or irregularity in the assessment of the tax or street assessment or special assessment or the sale thereon, or in the proceedings upon a report thereof shall not be a defense to any such suit instituted under this Act. The Circuit Court for Prince George's County, Maryland, shall, after it has established the liens against the property described in said bill or such parcels thereof as to which the defendants have been served by process or publication, appoint two (2) fair and competent appraisers to view the properties described in said bill as to which the court has established a lien, who shall thereupon examine and appraise the property to be sold and file a report of said appraisal in said suit. The said Circuit Court for Prince George's County, Maryland, shall also appoint a trustee, as other trustees are appointed by a Court of Equity under the provisions of Article 16 of the Code of Public General Laws of Maryland, as amended, to sell the real estate described in said bill as subject to a tax or assessment lien of said municipality and as to which the lien has been established by the Court. The said trustee so appointed shall thereafter offer each of said parcels of real estate for sale at public auction in the manner that other properties are sold by a trustee appointed by a Court of Equity; and, if there be no sufficient bid for any particular piece or parcel of property, then he shall sell the same at private sale subject to the confirmation of the court. At said public or private sale, each parcel of real estate shall be sold (free and clear of all liens, mortgages, taxes, assessments or charges, whether the same be taxes or assessments due to the State of Maryland or to Prince George's County or any political sub-division thereof, or the Washington Suburban Sanitary Commission) for not less than the appraised value of said parcel of real estate as shown by the return of the appraisers, or in the event that the total amount of taxes, assessments and charges including interest and other charges accrued against the same due to the State of Maryland and to Prince George's County and any political taxing unit therein, including the Washington Suburban Sanitary Commission and any municipality, be lower than the appraised value, then for not less than such total amount of taxes, assessments and charges. The trustee appointed by the Court shall, after the said sale or sales, report the said sale or sales as trustees in equity are required to report sales under provisions of law, and such action shall be taken thereon and such orders made in said cause with respect to such sale as in other cases of sales made by trustees appointed by Courts of Equity, and there shall be paid from the proceeds of said sale, first,