

the costs and expenses of the sale, including appraisers' and trustees' fees, and the remainder of said proceeds shall be distributed to the officer authorized to collect taxes for the respective taxing units. In the event the proceeds of sale distributable shall be less than the total of the accrued taxes, assessments and charges against the property, the said balance of the proceeds of sale shall be distributed first, to the payment of such amount that will be due to the State of Maryland and the remainder to the other respective taxing units proportionately or pro rata. In the event that there shall be no bidder for any parcel of said property at such trustee's sale at public auction, or no sufficient bid therefor, such parcel shall be withdrawn from public sale and may thereafter be sold at private sale subject to the confirmation of the court as herein provided, and, in the event the said trustee shall thereafter sell said parcel of land at private sale, he shall report the same and the proceeds thereof shall be payable and distributable in the same way proceeds of a sale at public auction are herein provided to be distributable. Any parcel of land held by a trustee for private sale as herein provided for shall not be assessable for future taxes, assessments or charges until the said trustee shall make such private sale, and taxes against said parcel shall accrue from the date of the confirmation of the court of said private sale but not before. The trustee shall, upon payment of the purchase price for the property so sold, give a deed for such property to the purchaser thereof in accordance with the provisions of Article 16 of the Code of Public General Laws of Maryland, as amended, and any purchaser at such public or private sale of such trustee shall acquire the title, right, and interest of the owner of said land at the time the tax or assessment accrued against the same paramount to any mortgage or other encumbrance, or taxes or assessments or charges due to the State of Maryland, to Prince George's County or to a political taxing unit thereof or to the Washington Suburban Sanitary Commission, and the parcel of land so purchased shall not be subject to any further charge for taxes or assessments due to the State, the county or any political taxing unit thereof, including the Washington Suburban Commission, prior to the time of said sale. Any deed of a trustee given in accordance with the provisions of this Act shall have the same force and effect as a deed of a trustee appointed by a Court of Equity under the provisions of Article 16 of the Code of Public General Laws of Maryland, as amended. In case any trustee appointed by the Court shall become unable to perform the duties vested in him, the Court shall have power to name another person trustee in his place as is otherwise provided by law in such cases under the provisions of Article 16 of the