

services as such trustee, nor shall he be required to furnish bond as such trustee. The Court shall issue its subpoena for all parties defendant within its jurisdiction. In the event that personal service cannot be procured upon such parties, upon two returns of "non est" by the sheriff of the subpoena herein provided for, the Court shall order the publication in one daily newspaper published in Baltimore City once a week for four successive weeks, giving notice to said parties defendant of the substance of the bill of complaint, and commanding them to be and appear before the Court on some day to be named therein and show cause, if any they may have, why the property should not be sold to satisfy the said tax lien. The filing of answers and all other matters relating to the bringing of the case to issue shall be the same as in proceedings before the Equity Courts. Upon an adjudication that the property shall be sold for the satisfaction of the tax lien, the Court shall appoint the City Collector trustee to sell the property, the procedure to be followed by the said trustee to be the same as that in the Equity Courts governing judicial sales. In the event that the title search as herein provided shall disclose the fact that the property against which the lien is recorded is subject to a leasehold estate, the trustee shall at the sale first offer the leasehold interest for sale, subject to the ground rent. Upon offering said leasehold estate for sale subject to the ground rent, if no bid is received sufficient to pay the taxes and the expenses of the said sale, the trustee shall then offer for sale the fee simple interest in said property. Upon the ratification of the sale, the court costs and expenses of sale shall first be paid out of the proceeds of the sale and all State and municipal liens shall be paid before any other lien of any other nature whatsoever.

Any sale made under this provision shall not be subject to ratification by the Court until after the expiration of one year and one day from the date of the sale, during which period the record owners and mortgagees shall have the right to redeem the same upon payment of all liens and expenses in the same manner as is now provided under the now existing provisions of Article IV of the Code of Public Local Laws of Maryland (1930 Edition).

Upon the final ratification of the sale, the trustee shall acknowledge and deliver a deed conveying to the purchaser the property purchased, and such deed shall convey a conclusive title to the property sold and conveyed as against any person or persons who may have been personally served with subpoena as herein provided or who may have