

638. All taxes and assessments assessed against real and personal property in said town which are not paid on or before the 31st day of December in the year of their levy shall be in default, and it shall then be the duty of the collector to advertise all such real property for public sale on or before the third Monday in February of the year succeeding the year for which said taxes remain unpaid, by advertisement in the papers published in said town, or if there be no papers published in said town, then in some paper published elsewhere in Prince George's County, at least three weeks before such sale, which advertisement shall state the day of sale, the name of the party in whom the property is assessed, if known, and the amount of taxes and assessments due with interest and costs, and also a description of the property sufficient to identify the same, which said sale shall be held at the City Hall, commencing at ten o'clock A. M. and continue until three o'clock P. M., and if necessary, continue thereafter from day to day between said hours until all of said property shall have been sold, and the amount of purchase money paid for any property at such sale or sales shall bear interest at the rate of twelve per cent. per annum, from the day of sale and until the same be paid, or the property deeded, as hereinafter provided.

639. In all cases where lands held in fee simple or by lease have been sold, or shall be sold for the payment of taxes or assessments in arrears, it shall be the duty of the collector to report the sale, together with all the proceedings had in relation thereto to the Circuit Court for Prince George's County within thirty days thereafter. The said Court shall examine the proceedings, and if the same appear to be regular, and the provisions of law in relation thereto have been complied with, 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 certain day in the said notice to be named, to show cause, if any they have, why said sale should not be ratified and confirmed; and if no cause or an insufficient cause be shown against the ratification, the said sale shall, by order of said Court, be ratified and confirmed, and the purchaser shall, on payment of the purchase money, have a good title to the said property so sold; but if good cause in the judgment of the said Court, be shown in the premises, the sale shall be set aside, in which case the said Collector shall proceed to a new sale of the said property and bring the