

town, warning all persons interested in the property sold, to be and appear in said court on or before a certain day named in the notice, to show cause, if any they have, why said sale shall not be ratified and confirmed. And if no cause, or an insufficient cause, be shown against the ratification, the said sale, by order of any judge of said court, shall be ratified and confirmed. And the purchaser, upon payment of the purchase money, shall receive a deed from said collector, and have a good title to the property sold. But if good cause, in the opinion of the judge to whom the proceedings may be submitted, "for ratification of sale" be shown against the ratification, the said sale shall be set aside. In which case the said collector shall make a new sale of the property, and bring the proceeds thereof into said court for distribution, and the purchaser at the first sale shall be paid out of such proceeds, the money paid by him on account of said sale, with interest. All town taxes due and in arrear on the property sold, and all costs incident to the sale, as above mentioned, in case of first sale, and the costs of ratification proceedings, which shall be the same as in the first sale, shall be paid out of such proceeds. The residue to be paid to the owner of the property before the first sale. No sale shall be set aside if the provisions of law shall appear to have been substantially complied with, and the burden of proof shall be on the exceptant to show the sale invalid and the proceedings irregular.

59 F. Any sale of real estate by a collector, where the owners are described as the heirs of a named person, shall pass title as fully as if such heirs were each particularly named in the proceedings by his own proper name. title to real estate.

59 G. Whenever any real estate shall be sold by a collector, the person who owned it prior to the sale, may redeem the same by paying into the Circuit Court of Queen Anne's county, at any time within twelve calendar months from the date of its sale, the amount of the purchase money, with interest thereon, at the rate of fifteen per centum per annum, which shall be paid to the purchaser. Redemption by prior owner.

59 H. If the purchaser of any realty sold by a collector, shall die without having received a deed therefor, the collector may convey said realty to the devisees or heirs of such purchaser; if any collectors shall die, remove or refuse to execute a deed for realty sold by him, before said realty shall be conveyed by him, the court in which the sale was reported, may, after ratification of sale, appoint and direct some person to Deeds to purchasers.