

and reporting said sales, including a reasonable counsel fee, and of the surplus fund in each instance; and with such report he shall also file a copy of the printed and advertised list aforesaid. The said Court shall examine the said proceedings, and if the same appear to be regular and the provisions of the law in relation thereto have been substantially complied with, shall order notice to be given by advertisement in such newspaper or newspapers as the Court may direct, warning all persons interested in the property sold to be and appear in said Court by a certain day to be named in said order to show cause, if any they have, why said sale or sales should not be ratified and confirmed, and in those cases where no cause, or an insufficient cause, be shown against such ratification, the Court shall, in an order, ratify and confirm the sale or sales so made, and the purchaser or purchasers shall, on payment of the purchase money, have a good title to the property sold; but if in the judgment of the Court good cause be shown in the premises in relation to any parcel of said land, the said sale shall be set aside as to the said parcel, in which case the clerk of said town shall within thirty days proceed to a new sale of the property and bring the proceeds into Court, out of which the purchaser shall be paid the purchase money paid by him to the clerk on the said sale rejected, and all taxes assessed on said real estate and paid by the purchaser subsequent to said sale, and cost and expense properly incurred in said Court, with interest on such sums from the time of payment, and all sums expended by such purchaser for the necessary insurance, repair and preservation of the property so sold, and if the purchaser has not paid the purchase money or the subsequent taxes, said payment shall be applied to the payment of the taxes for which said property may have been sold, and all taxes thereon then in arrears, with interest thereon according to law and the cost of proceedings; but such sale shall not be set aside if the provisions of the law appear to have been substantially complied with, and the burden of proof shall be on the exceptant to show the same to be invalid. That whenever real estate shall be sold by the clerk of said town the owner thereof may redeem the same by paying to the clerk, to be paid to the purchaser thereof, at any time within the period of two years from the date of said sale, the amount of the purchase money and all subsequent taxes paid by the purchaser, with interest thereon at the rate of ten per centum per annum from the date of sale and the date of payment of such taxes, respectively, and such sum as shall have been expended in the insurance and necessary repairs and care of said property by the purchaser, if any has been made. That after the expiration of two years from the date of such sale, provided the same shall have been rati-