

and terms of such sale, the year or years for which the taxes are due, to whom the property is assessed, the location and approximate quantity offered for sale or such other description as shall be sufficient to identify said property, and in no case shall a description by metes and bounds be required, unless it shall be necessary for the identification of such part of the real estate as may be sold under a division, and no levy upon land shall be required when the same is sold by the town clerk by virtue of the provisions of this Act and no notice or notices other than those provided for in this Act shall be necessary or required to make valid any sale herein authorized to be made; and agreeably to such advertisement, the town clerk shall proceed to sell said real estate, at public auction, on the premises or elsewhere in Pocomoke City, for cash, retaining out of the proceeds of such sale or sales the amount of taxes due from such delinquent, with interest thereon, together with the sum of nine dollars to cover expenses of advertising and attorney's services and a fee of one dollar for auctioneer's cost and a fee of fifty cents for personal services making total costs ten dollars and fifty cents and pay the surplus, if any there be, to the owner of the property so sold.

When any real estate shall be sold under the provisions of this Act for taxes, the sale, together with the proceedings had in relation thereto, shall be reported to the Circuit Court for Worcester County by the town clerk, and if upon the report, the court shall find that the provisions of law in relation thereto have been complied with, the court shall pass an order nisi giving three weeks' notice, warning all persons interested in the property sold to be and appear by a certain day in the said order nisi named, to show cause why said sale shall not be ratified and confirmed; and a copy thereof shall be published for three successive weeks in some newspaper published in Pocomoke City; and if no objections to the ratification of such sale shall be filed within the time limit named by the said order nisi, or if objections be filed and the objector is unable and fails to show that the town clerk has failed to comply with the provisions of this Act, the sale shall be finally ratified and confirmed by said Court; and for the purpose of hearing objections or passing orders under this Act, said court shall be deemed always to be open as in Chancery proceedings; if the objection to the sale under this Act shows to the satisfaction of the court that the town clerk failed to comply with the provisions of law, said sale shall be set aside and said town clerk shall at once proceed to make a new sale of the property and