

duty of the Collector, if his books disclose the fact of such ground rent or lease or if he be actually notified thereof prior to the sale, to sell the leasehold interest only with the improvements erected thereon, if any; provided that in case the leasehold interest and improvements shall not sell for the amount necessary to pay the taxes due on said parcel or parcels of ground, together with all costs, charges and interest, then the Collector shall sell the whole fee simple of such parcel or parcels of ground.

74. The Collector shall require the purchaser of any real estate sold to pay on the day of sale, or the day following, the full amount of the purchase price which shall be retained by the Collector until the final ratification of the sale; and within thirty days from the day of sale the Collector shall report the same with the amount thereof and all proceedings relating thereto, including a statement of taxes, charges and all costs incident to the sale, to the Circuit Court of the county sitting in equity, the Circuit Court or the Circuit Court No. 2 of Baltimore City, as the case may be. The Court shall examine the proceedings and if the same appear to be regular and the provisions of law relating thereto have been complied with, shall enter an order nisi, similar to and published in the same manner as in case of judicial sales by trustees, warning all persons interested in the property sold to appear on or before the day designated in such order to show cause why the same should not be finally ratified and confirmed on a day to be designated in said order which shall not be less than thirty nor more than sixty days from the date of the order. The purchaser at any such sale shall be deemed to be a party in interest in the same manner as a purchaser at an ordinary judicial sale. Such order nisi shall be published in such manner as the court shall direct but not less than once a week for four different weeks. At the time of entering said order there shall issue out of the court a subpoena directed to the person against whom the tax or assessment is last charged as shown on the books and report of the Collector commanding such person within the time limited in the order nisi to show cause by such time why the sale should not be finally ratified and confirmed. Said subpoena if practicable shall be served by the sheriff upon such person, and also upon any person who may be found in actual possession of the property, and if no person be in such actual possession, shall be conspicuously posted by the sheriff on the property. The sheriff shall make his return within