

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, subject to the redemption thereof as hereinafter provided; but if good cause in the judgment of said Court be shown in the premises, the said sale shall be set aside, in which case the said Town Clerk shall proceed to a new sale of the said property and bring the proceeds into Court, out of which the purchaser shall be paid the purchase money paid by him to the Town Clerk on said rejected sale, and all taxes assessed on said real estate or leasehold estate and paid by said purchaser since said sales and all costs and expenses properly incurred in said Court, with interest on all sums from the time of payment at the rate of ten per centum per annum; and if the purchaser has not paid the purchase money or the subsequent taxes, the Town Clerk shall apply such proceeds to the payment of the taxes for which said property may have been sold, and all subsequent taxes then in arrears with interest on the same according to law and the costs of proceedings. The Town Clerk shall require the purchaser of such property on the day of sale, or the next day succeeding, to pay on account of said purchase the amount assessed or taxed on the property sold, together with all interest, penalties, costs, and charges, and no more, and the residue of the purchase money shall remain on a credit for two years.

It is hereby expressly provided that the owner or owners of record of real property sold at tax sale by the Town of University Park shall have the privilege of redeeming any property so sold within two years after the ratification by the Court of such sales by paying to the Town Clerk all town taxes and assessments against such property, together with all interest, penalties and costs accrued to the date of redemption. The Town Clerk of University Park is directed to purchase on behalf of the town all property which does not receive a bid sufficient to pay all the taxes and assessments levied against the same, and not exceeding the aggregate amount thereof. If the property so sold shall not be redeemed at the expiration of 2 years from the date of ratification of sale by the Court, the Town Clerk shall, when required and on payment of the full amount of the purchase money, execute a deed for the same to the purchaser. If it shall appear that the owner of the said property prior to the execution of the deed for the same by the Town Clerk cannot, after reasonable effort, be found, or if said owner shall refuse to receive the balance of the purchase money after deduction