

the claim for taxes shall, upon the said first Wednesday in April become an execution. He or she may seize the real and leasehold property charged on the assessment books to the delinquent, and any personal goods and chattels belonging to the same, and such seizure shall become a lien on the personal property seized from the time of seizure. He or she may proceed to sell either from the real, leasehold or personal property, or so much as may be necessary for his purpose at public sale, to the highest bidder, on giving twenty days' previous notice, in the case of real and leasehold property, of the time, place, and terms of sale, by advertisement inserted in some newspaper published in the town of Hurlock, and if there is no such paper being printed in Hurlock, then and in that event some newspaper published in Dorchester County, and in the case of personal property by giving ten days' previous notice thereof by handbills posted in four conspicuous places therein. At the day appointed for the same, the Clerk shall attend, and offer and sell so much of the property seized as may be necessary to pay taxes, interest and expenses in the case of personal property, the sale shall at once vest the title thereto in the purchaser. In the case of real or leasehold estate, upon the ratification of the sale herein provided, it shall vest the title in fee in the purchaser absolutely. In the case of real estate, the purchaser shall pay an amount of the purchase money sufficient to pay the taxes, interest, cost and expenses and no more, and shall execute to the Clerk a bond or obligation, with approved securities, to pay the balance of such purchase money on the ratification of the sale; and the said Clerk shall retain out of the proceeds of such sale the amount of taxes due from such delinquent, with interest thereon, together with all costs incurred in making the sale, and shall pay the surplus, if any there be, to the owner thereof, or to anyone, who shall be entitled thereto; but if the person entitled thereto resides outside of the county or is unknown or cannot be found in said county, the said Clerk may pay the said surplus into court ratifying the sale with a detailed statement showing such surplus, and the said court may dispose of the same.

26. Whenever any real estate shall be sold for taxes, the owner thereof or any person having any interest in the same, prior to the sale, his heirs, personal representatives or assigns, or his, her, or their agent or attorney, or any mortgage, or other lien holders, may redeem the same by paying into the Circuit Court for Dorchester County, within the period of twelve months from the date of the sale, the amount of the purchase money, with interest at the rate of fifteen per centum per annum, from the date of the sale, and all proper costs in-