

in one order nisi, similar to and published in the same manner as in the 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 successive weeks. After hearing exceptions, if any, the Court in its discretion shall in one order finally ratify and confirm all sales so made and then entitled to be ratified and confirmed, and the purchaser or purchasers of said property shall, if having fully complied with the terms of sale, have a fee simple title to the said property; but if, in the judgment of the Court, good cause be shown against the ratification of the sale of any parcel of land or other property so sold, the said sale shall be set aside as to such parcel or property, in which case the said

County Treasurer shall, and he is hereby authorized to, within thirty days, proceed to a new sale of said property, out of the re-sale of which shall be refunded the purchase money paid to the County Treasurer on said rejected sale, and all taxes assessed on said property since said sale, and all costs and expenses properly incurred in said Court, with interest on all such sums from the time of payment, but such sale shall not be set aside if the provisions of 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; and for the purpose of making a just distribution of the proceeds of any sale ratified and confirmed, the said Court may pass all such other or subsequent orders as may be just and equitable.

156G. When any lot, tract of land or parcel of ground in the said County shall be sold by reason of non-payment of the taxes due thereon, the owner, his or her heirs, or other person or persons (including the owner of a reversionary or remainderman's interest, mortgagee or any lienor) having an interest in the property prior to the sale, shall have power to redeem the same at any time within one year and a day from the day of sale, on paying or tendering in payment to the County Treasurer the whole amount of money received by such County Treasurer from the sale of the lot, tract of land or parcel of ground to be redeemed and all subsequent taxes and necessary expenses paid by the purchaser, with a penalty of interest thereon at the rate