

79. NOT NECESSARY TO SELL PERSONAL PROPERTY OF OWNER. The power under this sub-title to sell property for the non-payment of taxes shall exist notwithstanding the existence of personal property of the owner of the property to be sold.

80. SALE OF PROPERTY SUBJECT TO A GROUND RENT. When any property subject to sale hereunder is subject to a ground rent or lease for a term of years renewable forever, it shall be the duty of the Collector to sell the leasehold interest only, with the improvements erected thereon, if any; provided, however, that in case the said leasehold interest and improvements shall not sell for an amount necessary to pay the taxes due on the property, together with interest and penalties thereon, and expenses incurred in making the sale, then the Collector shall sell the whole fee simple interest of such property; and provided further, that the provisions of this section shall not apply in cases where the Collector's Tax Roll does not disclose the fact that the property is on lease as aforesaid, or when the Collector shall not have actual notice of such lease prior to the sale thereof.

81. SALE AT PUBLIC AUCTION. The sale shall be held on the day and at the place stated in the notice by advertising. The sale shall be held in the County in which the land to be sold is located. If the sale cannot be completed on such day, the Collector shall continue the same from day to day until all property included in the sale is sold. All sales shall be at public auction to the highest bidder, in fee or leasehold, as the case may be. No property shall be sold for a sum less than the total amount of all State and County taxes due thereon, and such other taxes as have been certified to the Collector under the provisions of Section 74 hereof, together with interest and penalties thereon and the expenses incurred in making the sale, and the lien for the same shall pass to the purchaser.

82. PAYMENT OF PURCHASE PRICE. The payment of the purchase price shall be on such terms as are prescribed by the Collector; provided, however, that except as provided in Section 89A, the Collector shall require the purchaser to pay, not later than the day after the day of the sale, the full amount of taxes due on the property sold, whether the same are in arrears or not, together with interest and penalties thereon and expenses incurred in making the sale, and the residue of the purchase price shall remain on credit. After the final decree has been passed foreclosing the right of redemption in any property, the Collector shall not execute or deliver a deed to any purchaser until the balance of the purchase price has been paid in full, together with all taxes and interest and