

bidder, at such day not exceeding five months next after the date of such precept or order, and at such place within the District in which such lands may lie, as the aforesaid Justice of the Court of King's Bench may deem expedient, unless the proprietor or proprietors shall previously pay into the hands of the said Sheriff the amount of assessment or assessments due upon his land or lands as aforesaid; together with all such reasonable and unavoidable expences incurred in prosecuting the same as may be taxed by any of the Justices of the Court of King's Bench in the District aforesaid; and the Sheriff aforesaid shall, and he is hereby authorized and required, in case such assessments, with the reasonable and necessary costs incurred as aforesaid be not paid, proceed at the time and place appointed, to the sale of the lands so as aforesaid notified and advertised for sale; and shall adjudge the same to the last and highest bidder or bidders, to whom he shall upon receipt of the purchase money for the same, make, execute and deliver, good and sufficient titles thereto. Provided always, that no sale or sales of land or lands as aforesaid, shall be held or considered as legal, binding, and conclusive, unless offers shall have been made by persons, then and there present.

XII. And be it further enacted by the authority aforesaid, that all and every sale and sales of land or lands, made in manner aforesaid, under and in virtue of this Act, shall have the same force and effect in law, to all intents and purposes, as a *Decrêt* or Sheriff's sale, as actually practised according to the laws, usages and customs of this Province.

XIII. And be it further enacted by the authority aforesaid, that when any purchaser or purchasers of lands sold as above-mentioned shall fail, or make default to pay the amount of purchase money upon the same, for one month next after the day of the sale of the same, the Sheriff shall after notifying the same by advertising two successive Sundays or Holydays, at the most public place in the Township in which such Lands may lie, and after two successive notices in the Quebec Gazette, mentioning the time and place of sale, again cause the said Land or Lands, to be put up and sold as aforesaid, to the last and highest bidder; Provided always that the person or persons who shall have failed and made default as aforesaid, shall be liable, to the proprietor or proprietors of such Land or Lands, for the additional costs incurred by reason of such second sale as well as for any defalcation or diminution in the amount of the purchase money offered at the first sale; which may take