

ROBERT L. KEYSER and  
SARAH LOUISE KEYSER, his wife  
VS.  
THE UNKNOWN HEIRS, DEVI-  
SEES, PERSONAL REPRESENTA-  
TIVES, DESCENDANTS OR SUC-  
CESSORS IN INTEREST, OF  
JACOB P. HUMMER, DECEASED

Middletown, Md. April 5, 1968  
Equity No. 21,926  
Order Of Publication

I hereby certify that the annexed  
Robert Keyser Vs. Unknown Heirs. was published in  
The Valley Register, a newspaper published in Frederick County, Md.,  
for 4 successive weeks, 5 times, months  
prior to the 14th day of May, 1968.

THE VALLEY REGISTER

Per *Mary Summers*  
Mary Summers

*Filed - Exhibit  
June 6, 1968*

ORDER OF PUBLICATION

The object of this Bill is that the Court may take jurisdiction in the premises and enter a Decree removing the cloud upon the title of the Complainants and that the Court shall declare that the Complainants have a good and marketable fee simple title to the property described in the Bill of Complaint, and may sell or convey or otherwise deal with such property without regard to the claims of the unknown heirs, devisees, personal representatives, descendants or successors of Jacob P. Hummer, deceased.

The Bill recites that the Complainants are the owners, in fee simple, of all those two (2) lots or parcels of land, lying and being in the Lewistown Election District, Frederick County, Maryland, being more particularly described as follows:

PARCEL NO. 1: All that lot or parcel of a lot of land situate, lying and being along or near the northern side of the public road leading from Mountindale to the Frederick County Reservoir, in Lewistown Election District, Frederick County, Maryland - Beginning at a point (iron pin) at the northern side of the said road, and running thence North 11° East 300 feet to an iron pin; thence South 68½° East 100 feet, more or less, to an iron pin at the line of the land of Alvie F. Rice and wife; thence as a dividing line between the land hereby conveyed and the land of said Alvie F. Rice and wife, South 11° West 300 feet, to the northern line of the said road; and thence with the northern side of said road, North 68½° West 100 feet, to the place of beginning, containing .689 acre, more or less.

PARCEL NO. 2: All of that piece or parcel of land situate, lying and being in Lewistown Election District, Frederick County, Maryland, along or near the public road leading from U.S. Route No. 15, westwardly through the Village of Mountindale, to the Frederick City Reservoir, and being more particularly described as follows: Beginning at a stone at the southwestern corner of the whole lot and running thence in a straight line in a northerly direction 100 feet to a stone; thence in a straight line in an easterly direction 100 feet to a stone; thence in a straight line in a westerly direction 100 feet to the place of beginning, containing .689 acre of land, more or less; that the above described real estate designated as Parcel No. 1 is the same real estate described in a deed dated the 8th day of August, 1955, from Alva F. Rice and Mattie M. Rice, his wife, unto Robert L. Keyser and Sarah Louise Keyser, his wife, recorded in Liber 549, Folio 592, one of the Land Records of Frederick County, Maryland; that the above described real estate designated as Parcel No. 2 is the same real estate described in a deed dated the 9th day of March, 1957, from Edward E. Rice, unmarried, to Robert L. Keyser and Sarah Louise Keyser, his wife, recorded in Liber 579, Folio 115, one of the Land Records of Frederick County, Maryland; that the above described real estate (Parcels 1 & 2) is a portion of the property that was conveyed by Alva F. Rice and Mattie M. Rice, his wife, to Marion W. Rice and Ethel E. Rice, his wife, a predecessor in title to the Complainants, by deed dated the 24th day of March, 1941, and recorded in Liber 428, Folio 152, one of the Land Records of Frederick County, Maryland; that the above described real estate is a portion of the property that was conveyed by Foster H. Blickenstaff and Matilda V. Blickenstaff, his wife, to Alva F. Rice and Mattie M. Rice, his wife, the Complainants, by deed dated the 11th day of September, 1939, and recorded in Liber 418, Folio 565, one of the Land Records of Frederick County, Maryland; that the above described real estate is a portion of the property that was conveyed by William C. Main and Myrtle Main, his wife, to Foster H. Blickenstaff and Matilda V. Blickenstaff, his wife, a predecessor in title to the Complainants, by deed dated the 27th day of February, 1939, and recorded in Liber 416, Folio 436, one of the Land Records of Frederick County, Maryland; that the above described real estate is a portion of the property that was conveyed by Foster H. Blickenstaff and Matilda

V. Blickenstaff, his wife, unto William C. Main, his heirs and assigns, a predecessor in title to the Complainants, by deed dated the 6th day of February, 1939, and recorded in Liber 416, Folio 140, one of the Land Records of Frederick County, Maryland; and that in said deed it is stated that one Jacob Hummer entered into possession of the hereinafter described real estate and held the same openly and notoriously, claiming it as his own from about the year 1900 until the year 1931, and whereas the said Foster H. Blickenstaff and Matilda V. Blickenstaff, his wife, in the year 1931 entered into the said real estate and have since claimed it as and for their own and have held the same openly, adversely and notoriously and have paid the taxes upon said real estate from the year 1931 until the present date, and whereas it is the intention of the said Foster H. Blickenstaff and Matilda V. Blickenstaff, his wife, to place upon record their claim to said property; that a question has been raised as to whether the Complainants have a good and marketable title to said premises by reason of the fact that there is nothing of record to show that the said Foster H. Blickenstaff and Matilda V. Blickenstaff, his wife, were possessed of a good and merchantable title to the above described premises upon the date of their deed to William C. Main and Myrtle Main, his wife; that the Complainants have been and are, at the time of filing this Bill of Complaint, in peaceable possession of the premises under claim of right and color of title, and the predecessors in title of the Complainants have possessed said premises by adverse possession since the year, 1931; that the Complainants have made diligent effort to ascertain the status of this property and have also made diligent effort to determine who the proper parties of interest are in this action to quiet title to the above described premises, but they have been unable to ascertain any such information, or to discover any formal conveyance of said property through this period of time; that the absence of formal instruments of conveyance, or devise, in the chain of title to this property constitute a cloud upon the title of the Complainants, and although the Complainants claim to hold a valid fee simple title, the same cannot be established of record without the removal of the aforesaid cloud upon the title of the Complainants.

It is thereupon this 5th day of March, 1968, by the Circuit Court for Frederick County, sitting as a Court of Equity, and by the authority thereof, ORDERED that the Complainants, by causing a copy of this Order to be inserted in some newspaper published in said Frederick County, once a week in each of four successive weeks, the last of such publications to be made not less than thirty days before the 14th day of May, 1968, give notice to the unknown heirs, devisees, personal representatives, descendants or successors of Jacob P. Hummer, deceased, whether residents or nonresidents, of the object and substance of this Bill; warning them to appear in this Court in person or by solicitor, on or before the 14th day of May, 1968, next, to show cause, if any they have, why a Decree ought not to be passed as prayed.

PATRICK M. SCHNAUFFER,  
Judge

Rosenstock & McSherry  
Solicitors for Complainants  
Peyton Paul Phillips  
Frederick, Maryland

Filed March 5, 1968  
True Copy Test  
Ellis C. Wachter, Clerk 3-15-68 (1)