

CERTIFICATE OF PUBLICATION

From **THE NEWS-POST** Frederick, Md. No. 27,607 Equity

NO. 27607 EQUITY
In the Circuit Court
for Frederick County

JOSEPH W. URNER and IR-
MA A. URNER, his wife, 36
East Second Street,
Frederick, Maryland, 21701,
Plaintiffs

vs.

STEPHEN WILLIAM COLBY
and KATHRYN NAINETTE
COLBY, his wife, Route 5,
Alternate Route 40, Braddock
Heights, Maryland, 21714

and

UNKNOWN HEIRS,
DEVISEES, PERSONAL
REPRESENTATIVES,
DESCENDENTS OR SUC-
CESSORS IN INTEREST OF
JOHN SIFFORD,
Defendants

**ORDER OF
PUBLICATION**

This is to give notice that on
the 22nd day of November,
1977, a Bill of Complaint was
filed in the Circuit Court for
Frederick County, Maryland,
by Joseph W. Urner and Irma
A. Urner, his wife, against the
Defendants, the Unknown
Heirs, Devisees, Personal
Representatives, Descendents
or Successors in interest of
John Sifford, deceased, and
Stephen W. Colby and Kathryn
N. Colby, contract pur-
chasers.

The Bill of Complaint
alleges in substance that John
W. Sifford was the owner of
certain real estate in the Brad-
dock Election District,
Frederick County, Maryland,
by virtue of a deed from
Thomas Webster, Trustee,
dated September 12, 1868 and
recorded in Liber C.M. No. 2,
folio 715 among the Frederick
County Land Records. That
the aforesaid John Sifford sold
this real estate in 1885 to
William C. Kaufman. That
there was, in fact, no deed to
William C. Kaufman from
John Sifford. That the
aforesaid William C. Kaufman
sold this property to John W.
Mumford and Susan C. Mum-
ford, his wife, in 1885 also
without recording a deed.
That John W. Mumford and
Susan C. Mumford, his wife,
then transferred the property
in 1919 by deed to Nelly Percy
Page. Said property being
conveyed in two deeds, the
first recorded in Liber 328,
folio 288 and the second being
recorded in Liber 329, folio 310

Dec. 27, 77
Frederick, Md., 19.....

Notice

This is to certify that the annexed.....

..... was published in The Post

a newspaper published in Frederick County on the following

dates: Nov. 25, Dec. 2, 9, 16, 23

THE NEWS-POST

*Filed
March 27, 1978*

Per *R. L. Putman*
R.L. Putman

of the Land Records of
Frederick County, Maryland.
That John W. Mumford and
Susan C. Mumford, his wife,
are the predeceasors in title to
Joseph W. Urner and Irma A.
Urner, his wife, the Plaintiffs,
by mesne conveyances. That
the Plaintiffs claim legal title
and ownership to this property
by virtue of the adverse
possession by all of the
aforesaid owners of the pro-
perty since at least 1885.

It is thereupon this 22nd day
of November, 1977, by the Cir-
cuit Court for Frederick Coun-
ty, sitting as a Court of Equity,
and by the authority thereof,
ORDERED that: Notice be
given by causing a copy of this
Order to be inserted in some
newspaper published in
Frederick County, once a
week in each of four (4) suc-
cessive weeks, the last of such
publications to be made not
less than thirty (30) days
before the 23rd day of
January, 1978 giving notice
to the Unknown Heirs,
Devisees, Personal Represent-
atives, Descendents or Suc-
cessors of John Sifford,
deceased, whether residents
or non-residents, of the object
and substance of this Bill,
warning them to appear in this
Court in person, or by
solicitor, on or before the 23rd
day of January, 1978, next, to
show cause, if any they have,
why a decree ought not to be
passed as prayed.

Charles C. Keller,
Clerk

Byron, Moylan and Urner
John H. Urner
100 West Washington Street
Hagerstown, Maryland 21740
Filed November 22, 1977

True Copy — Test:
s/Charles C. Keller,
Clerk

Nov. 25, Dec. 2, 9, 16, 23