owners of such land or lands at the time of such tax sale, his, her or their heirs, devisees or assigns, severally, jointly or in continuous successive ownership have held land or lands so sold in adverse possession for seven years after the final ratification of such tax sale and before action or suit brought, and duly prosecuted by the purchaser or purchasers at such tax sale, his, her or their heirs, devisees or assigns to obtain possession of such land or lands, such possession shall be a bar to all right, title, claim, interest, estate, demand, right of entry, and right of action in such purchaser or purchasers, his, her or their heirs, devisees or assigns derived from such tax sale as to the land or lands so held in possession. This section shall apply to all tax sales heretofore or hereafter made and ratified as aforesaid; provided, nevertheless, that as to such tax sales made and ratified as aforesaid prior to the first day of May, in the year 1900, its operation and effect shall be suspended for the period of one year from the first day of May, in the year 1906; this section shall apply to Prince George's County only.

An. Code, 1924, sec. 16. 1912, sec. 16. 1918, ch. 128.

16. Whenever a party has a good cause of action, but in bringing suit has mistaken his cause of action and on said wrong cause of action has recovered a judgment or decree, which after being affirmed on appeal by the Court of Appeals of Maryland, has been reversed by the Supreme Court of the United States without a *procedendo* because of the mistake as to his cause of action, suit may be brought on the cause of action on which he is entitled to recover, at any time within two years after the date of such final decree or judgment entered by the Supreme Court of the United States; and this section shall be construed retrospectively as well as prospectively.

This section apparently grew out of B. & O. R. R. Co. *v.* Branson, 131 Md. 686.

1929, ch. 272.

17. That all actions at any time hereafter to be brought for any lands heretofore sold for taxes or special assessments whereunto any person now has any title or cause to have or pursue any such action, shall be taken within three years after the passage of this Act; provided, however, that the right of action is not now and will not be then barred by the now existing statute of limitations; and after the said three years expire no person or any of his heirs, shall have or maintain any action for any land so sold; and that all actions for any land hereafter so sold shall be taken within five years after the day of sale and at no time after five years; and no person that now has any right or title of entry into any lands so sold shall thereinto enter but within five years after the passage of this Act; and that no person shall at any time hereafter make any entry into any lands so sold but within five years next after the day of sale. And it is further provided that this section shall not apply to minors, lunatics and persons *non compos mentis* or convicts; but such persons must bring their action within one year after the removal of their legal disability.

This section shall apply to Montgomery County, and that portion of Takoma Park situate in Prince George's County.

As to tax sales in general, see art. 81, sec. 72, *et seq.* As to limitations *re* tax sales, see art. 81, sec. 160.