

UNREPORTED  
IN THE APPELLATE COURT  
OF MARYLAND

No. 1571

September Term, 2024

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JACKELYN MARIE MANSON

v.

BRITTANY M. TAYLOR, *et al.*

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Graeff,  
Kehoe, S.,  
Sharer, J. Frederick  
(Senior Judge, Specially Assigned),

JJ.

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PER CURIAM

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Filed: May 13, 2025

\*This is a per curiam opinion. Under Rule 1-104, the opinion is not precedent within the rule of stare decisis nor may it be cited as persuasive authority.

In 2022, appellees,<sup>1</sup> acting as substitute trustees, filed an Order to Docket in the Circuit Court for Charles County, seeking to foreclose on real property owned by Jackelyn Marie Manson, appellant. The property was sold at a foreclosure auction in July 2023, and the court denied appellant’s exceptions to the sale in August 2023.

On May 31, 2024, appellees filed a motion to dismiss the foreclosure action without prejudice pursuant to Maryland Rule 2-506(c). The court granted that motion and entered an order dismissing the case without prejudice on June 5, 2024. On June 18, 2024, appellees filed a motion to vacate the dismissal order, indicating that the motion to dismiss had been filed in error and that the “noteholder foreclosure purchaser ha[d] confirmed that the foreclosure case should not [have been] dismissed.” Three days later appellant filed a motion pursuant to Maryland Rule 2-535(b), alleging that the case should have been dismissed “with prejudice” because, among other things, appellees had violated the Fair Debt Collection Practices Act, the debt was not owed, the statute of limitations to maintain the foreclosure action had expired, appellees lacked standing to foreclose, and a prior money judgment issued against her prevented appellees from filing the foreclosure action. On October 8, 2024, the court entered an order vacating the June 5 order dismissing the foreclosure action, and denying appellant’s Rule 2-535(b) motion. This appeal followed.

With limited exceptions that do not apply here, an appeal may be taken only from a final judgment. Md. Code Ann., Courts and Judicial Proceedings § 12-301 (1974, 2020

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<sup>1</sup> Appellees are Brittany M. Taylor, Bryson Stephen, David Williamson, Keith Yacko, Gregory N. Britto, Wayne Anthony Holman, Jason Murphy, and William M. Savage.

Repl. Vol.). However, “[i]n a foreclosure case, a court does not enter a final judgment at least until it has ratified the foreclosure sale.” *McLaughlin v. Ward*, 240 Md. App. 76, 83 (2019). And the court has not yet entered an order ratifying the sale in this case.

To be sure, the court’s June 5 order dismissing the foreclosure action, had it been enrolled, would have constituted a final judgment on the merits. However, under Maryland Rule 2-535(a), a circuit court has the discretion to revise a judgment on a motion filed within 30 days after the entry of judgment. Here, the court exercised that discretion and vacated the dismissal order, finding that appellees’ motion to voluntarily dismiss the foreclosure case had been filed by mistake. In doing so, it also denied appellant’s motion to revise the dismissal order to make it “with prejudice.” An order setting aside an unenrolled judgment under Rule 2-535(a) “does not finally adjudicate anything, and is therefore not appealable.” *Stuples v. Balt. City Police Dep’t.*, 119 Md. App. 221, 243 (1998) (quotation marks and emphasis omitted) (quoting *Scheve v. McPherson*, 44 Md. App. 398, 403 (1979)).

Because the court has not entered a final judgment ratifying the foreclosure sale, and the court’s October 8, 2024, order vacating its previous dismissal of the foreclosure action was not an appealable interlocutory order, we must dismiss the appeal.<sup>2</sup>

**APPELLANT’S MOTION FOR JUDICIAL  
NOTICE, MOTION TO STRIKE, MOTION  
TO DISMISS AND EMERGENCY MOTION**

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<sup>2</sup> Between April 14th and April 28th, 2025, appellant filed four motions: (1) a “Motion for Judicial Notice;” (2) a Motion to Strike appellees’ counsel (motion to strike); (3) a “Supplemental Memorandum of Law,” seeking to dismiss the foreclosure action (motion to dismiss); and (4) an “Emergency Motion for Leave to File a Reply Brief Out of Time” (emergency motion to file reply brief). We shall deny those motions.

**TO FILE REPLY BRIEF DENIED.  
APPEAL DISMISSED. COSTS TO BE PAID  
BY APPELLANT.**