

Circuit Court for Baltimore County
Case No. 03C18001050

UNREPORTED
IN THE COURT OF SPECIAL APPEALS
OF MARYLAND

No. 3073

September Term, 2018

PATRICIA PIERRE

v.

EDWARD COHN, et. al.

Friedman,
Beachley,
Gould,

JJ.

Opinion by Gould, J.

Filed: January 14, 2020

*This is an unreported opinion, and it may not be cited in any paper, brief, motion, or other document filed in this Court or any other Maryland Court as either precedent within the rule of stare decisis or as persuasive authority. Md. Rule 1-104.

On January 31, 2018, Appellees Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Michael McKeefery, and Christianna Kersey, Substitute Trustees filed a foreclosure action in the Circuit Court for Baltimore County against Appellant Patricia Pierre, seeking to foreclose against her home as a result of Ms. Pierre’s default in making her mortgage loan payments. As a result, Ms. Pierre’s property was sold on September 6, 2018, and a report of sale was filed with the court on September 20, 2018. Ms. Pierre filed exceptions to the sale that were denied by the court.

Ms. Pierre appealed the court’s denial of her exceptions.

We do not reach the merits of Ms. Pierre’s appeal. 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 (2006, 2013 Repl. Vol). The denial of Ms. Pierre’s exceptions to the sale is not a final judgment. See McLaughlin v. Ward, 240 Md. App. 76, 83 (2019) (“[i]n a foreclosure case, a court does not enter a final judgment at least until it has ratified the foreclosure sale.”) Ms. Pierre’s appeal is, therefore, premature.

**APPEAL DISMISSED. COSTS TO BE PAID
BY APPELLANT.**