

Circuit Court for Howard County
Case No. 13-C-17-110856

UNREPORTED
IN THE COURT OF SPECIAL APPEALS
OF MARYLAND

No. 1321

September Term, 2020

GENEVIEVETTE ELVIRA WALKER

v.

KRISTINE D. BROWN, *et al.*

Graeff,
Zic,
Raker, Irma S.
(Senior Judge, Specially Assigned),

JJ.

PER CURIAM

Filed: November 2, 2021

*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.

In 2017, Kristine D. Brown, Gregory N. Britto, William M. Savane, and R. Kip Stone, appellees, acting as substitute trustees, filed an Order to Docket in the Circuit Court for Howard County, seeking to foreclose on real property owned by Genevieve Elvira Walker, appellant. The property was sold at a foreclosure auction in December 2020. Ms. Walker filed exceptions to the sale that were denied by the court on December 23, 2020. Ms. Walker filed a notice of appeal from the court court’s denial of her exceptions on January 22, 2021.

We do not reach the merits of Ms. Walker’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. Walker’s exceptions to the sale was 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.”). Consequently, Ms. Walker’s appeal was premature and must be dismissed.¹

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

¹ Although Sections (d) and (e) of Maryland Rule 8-602 contain limited savings provisions for premature appeals, neither of those provisions apply in this case. Moreover, Ms. Walker did not file a new notice of appeal after the court entered its final judgment ratifying the sale on June 14, 2021.