

I

TABLE OF APPENDICES

|                                                                                            | Page |
|--------------------------------------------------------------------------------------------|------|
| APPENDIX A – OPINION OF THE APPELLATE COURT<br>OF MARYLAND, FILED SEPTEMBER 17, 2025.....  | 1a   |
| APPENDIX B – ORDER OF THE PRINCE GEORGE'S<br>COUNTY CIRCUIT COURT, FILED MAY 20, 2024..... | 5a   |
| APPENDIX C – ORDER OF THE SUPREME COURT<br>OF MARYLAND, FILED JANUARY 28, 2026 .....       | 6a   |
| APPENDIX D – ORDER OF THE APPELLATE COURT<br>OF MARYLAND, FILED OCTOBER 22, 2025 .....     | 8a   |
| APPENDIX E – ORDER OF THE APPELLATE COURT<br>OF MARYLAND, FILED NOVEMBER 5, 2025 .....     | 10a  |
| APPENDIX F – ORDER OF THE PRINCE GEORGE'S<br>COUNTY CIRCUIT COURT, FILED JULY 3, 2024....  | 12a  |
| APPENDIX G – NOTICE OF REMOVAL FILE-STAMPED<br>BY CLERK OF THE COURT, DATED MAY 20, 2024.. | 15a  |
| APPENDIX H – PRINCE GEORGE'S CIRCUIT COURT<br>DOCKET, RECORDED MAY 21, 2024 .....          | 17a  |
| APPENDIX I – PRINCE GEORGE'S CIRCUIT COURT<br>DOCKET, RECORDED MAY 29, 2024.....           | 22a  |

Circuit Court for Prince George's County  
Case No.: CAEF16-40193

UNREPORTED\*

IN THE APPELLATE COURT

OF MARYLAND

No. 895

September Term, 2024

---

MICHELLE QUARLES

v.

BROWN, SAVAGE, BRITTO,  
STITELY AND CALLAHAN

---

Graeff,  
Beachley,  
Kenney, James A., III  
(Senior Judge, Specially Assigned),

JJ.

---

PER CURIAM

---

Filed: September 17, 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.

APPENDIX A

1a

In November 2016, Kristine D. Brown, *et al.*, acting as Substitute Trustees,<sup>1</sup> filed an Order to Docket, in the Circuit Court for Prince George’s County, seeking to foreclose on real property owned by Appellant Michelle Quarles. The property was ultimately sold to Appellee Cabana Properties III, LLC—a third-party purchaser—at a foreclosure auction in January 2020. The sale was later ratified and affirmed. *See Michelle Quarles, et al. v. Kristine D. Brown, et al.*, No. 958, Sept. Term, 2020 (unreported opinion) (filed May 5, 2022). Two years of proceedings irrelevant to this appeal followed.

Eventually, on May 2, 2024, Cabana moved for a judgment awarding possession. Quarles opposed on May 17. At 3:45 p.m. that same day, she filed, in the circuit court, a “Notice of Removal to United States District Court.” Ten minutes later, she filed the notice in the United States District Court for the District of Maryland. On May 20, the circuit court entered a judgment awarding possession to Cabana. Then, on May 28, Quarles refiled, in the circuit court, her notice of removal and moved to alter or amend the judgment. The United States District Court ultimately remanded the case to the circuit court on July 1. Two days later, the circuit court denied Quarles’s revisory motion. The same day, Cabana requested a writ of possession, which the court issued, and Quarles appealed.

On appeal, Quarles raises three issues, which we rephrase: (1) that the Substitute Trustees lacked the right to foreclose; (2) that the sale was not properly ratified; and (3) that the circuit court lacked jurisdiction to enter a judgment of possession. The first two issues are barred by the law-of-the-case doctrine because they were or could have been raised and

---

<sup>1</sup> Substitute Trustees are Kristine D. Brown, William M. Savage, Gregory N. Britto, and Lila Stitely.

decided in Quarles’s earlier appeal challenging the ratification. See *Baltimore Cnty. v. Baltimore Cnty. Fraternal Ord. of Police, Lodge No. 4*, 220 Md. App. 596, 659 (2014). Thus, we decline to address them.

As for Quarles’s remaining issue, she contends that the circuit court lacked jurisdiction to enter the judgment awarding possession because she had removed the case to federal court.<sup>2</sup> We disagree.

The procedure for removal of civil actions is spelled out in 28 U.S.C.A. § 1446. *First*, the party seeking removal files a notice of removal in federal court. 28 U.S.C.A. § 1446(a). *Second*, “[p]romptly *after* the filing of such notice of removal[,]” the party gives written notice thereof to all adverse parties and files a copy of the notice with the state court. 28 U.S.C.A. § 1446(d) (emphasis added). Removal is effected only after both steps are completed. *Id.* Once a case is removed, “the State court shall proceed no further unless and until the case is remanded.” *Id.* At that point, “[t]he state court [has] los[t] all jurisdiction over the case, and, being without jurisdiction, its subsequent proceedings and judgment are not simply erroneous, but absolutely void.” *Roman Cath. Archdiocese of San*

---

<sup>2</sup> In its brief, Cabana argues that Quarles’s appeal is timely only as to the denial of her motion to alter or amend—not the underlying judgment awarding possession. Although our appellate courts have not had the chance to decide the effect of removal upon the time limitations of Maryland Rule 8-202, other courts have held that removal tolls similar statutory limitations for the filing of an appeal. See *Hartlein v. Illinois Power Co.*, 151 Ill. 2d 142, 155 (1992) (collecting cases). Cf. *Ferrell v. Young*, 323 Ga. App. 338, 339–40 (2013) (holding that removal tolled the time for filing a responsive pleading). That said, Quarles’s jurisdictional argument would be properly raised regardless of whether her appeal was from the underlying judgment or from only the denial of her revisory motion. See *Claibourne v. Willis*, 347 Md. 684, 692 (1997). Thus, because our analysis would be the same, we need not resolve this timing issue.

*Juan, Puerto Rico v. Acevedo Feliciano*, 589 U.S. 57, 63–64 (2020) (*per curiam*) (cleaned up). “If there is any time period between the filing of the notice of removal in federal court and its filing in state court, [however,] concurrent jurisdiction exists.” *Holmes v. AC & S, Inc.*, 388 F. Supp. 2d 663, 667 (E.D. Va. 2004).

Here, Quarles filed a notice of removal in both the circuit court and the federal court on May 17. But the record shows that she filed the notice in the circuit court *before* filing it in federal court. That timing is critical. The plain language of 28 U.S.C.A. § 1446(d) makes clear that the notice must be filed in the state court “[p]romptly *after* the filing of such notice of removal” in the federal court. (Emphasis added.) Only then will removal be effected. Thus, Quarles’s purported notice of removal filed in the circuit court on May 17 did not accomplish anything. The case was not removed until Quarles completed § 1446’s procedure on May 28 by filing in the circuit court a notice of removal after she had filed the notice in the federal court. Until then, the circuit court retained concurrent jurisdiction to continue its proceedings. *See Holmes*, 388 F. Supp. 2d at 667. The court thus had jurisdiction to enter a judgment awarding possession to Cabana on May 20. Because Quarles raises no other arguments about whether the court erred in awarding possession, we shall affirm its judgment.

**JUDGMENT OF THE CIRCUIT  
COURT FOR PRINCE GEORGE’S  
COUNTY AFFIRMED. COSTS TO  
BE PAID BY APPELLANT.**

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

KRISTINE D. BROWN, *et al.*,  
Substitute Trustees/  
Plaintiff(s)

v.

MICHELLE QUARLES  
DONALD QUARLEES  
Defendant(s)

CASE NO.: CAEF16-40193

**ORDER OF COURT**

Upon consideration of Movant, Cabana Properties III, LLC "Motion for Judgment Awarding Possession" filed May 2<sup>nd</sup>, 2024, it is this 20th of May, 2024, by the Circuit Court of Prince George's County Maryland, hereby

**ORDERED**, that Movant's "Motion for Judgment Awarding Possession" is **GRANTED**, and it is further

**ORDERED**, Cabana Properties III, LLC is given possession of the subject premises located at: **10011 Welshire Drive Upper Marlboro, MD 20772** and described more particularly in the Trustee's Deed awarded to, Cabana Properties III, LLC and it is further

**ORDERED**, that a Writ of Possession **shall issue** as the sale has been ratified, settlement has occurred, and the deed has been issued, and it is further

**ORDERED**, that this case shall proceed in the normal course.

  
GLADYS M. WEATHERSPOON, JUDGE  
CIRCUIT COURT FOR PRINCE GEORGE'S  
COUNTY MARYLAND

05/20/2024 3:27:40 PM

APPENDIX B

5a

PETITIONS FOR WRIT OF CERTIORARI

\*  
IN THE  
\*  
SUPREME COURT  
\*  
OF MARYLAND  
\*  
September Term, 2025.<sup>1</sup>  
\*

ORDER

It is this 28th day of January 2026, by the Supreme Court of Maryland,

ORDERED that the following petitions for writ of certiorari are denied:

Pet. No. 297 – Avise Atud v. James Kwesi Nantey

Pet. No. 311 – Maryland Hemp Coalition, Inc., et al. v. Wes Moore, et al.

Pet. No. 327 – Kenneth Hinton v. Correct RX Pharmacy Services, Inc.

Pet. No. 328 – Cristhian Moises Jimenez Rosales v. Geico Casualty Company

Pet. No. 340 – Nicole Peters-Humes v. Diana C. Theologou, et al.

Pet. No. 347 – Jeffrey Lainez-Garcia v. State of Maryland

Pet. No. 350 – Lillian Mae Smith, a Minor v. Lauren Buckingham

Pet. No. 352 – Robert Hainey, et al. v. Walgreens Co.

*Motion to Strike Petitioners' Reply and "Petitioner's[sic] Opposition to Respondent's Motion to Strike and Motion for Leave to File Reply Nunc Pro Tunc" are denied as moot.*

Pet. No. 353 – Robert E. Garner v. Unifund CCR Partners

Pet. No. 355 – Laura Jean Everngam-Price v. Richard Allen Price

Pet. No. 356 – Phillip K. Bostick v. State of Maryland

Pet. No. 357 – Shaunesi Y. DeBerry v. State of Maryland

*"Emergency Motion to Stay Enforcement Pending Disposition of Petition for Writ of Certiorari" is denied.*

Pet. No. 358 – Anthony Gerald Jefferson v. State of Maryland

---

<sup>1</sup> All petitions and motions were filed in September Term 2025 unless otherwise indicated.

Pet. No. 359 – Craig D. White v. State of Maryland  
Pet. No. 360 – Jivon Brown v. State of Maryland  
Pet. No. 361 – Deon Tyvon Campbell v. State of Maryland  
Pet. No. 362 – Ryan Patrick Matthias v. State of Maryland  
Pet. No. 366 – George Appiah Sarfo v. Diana Addae  
Pet. No. 367 – Gregory H. Sachs v. Vera Loeffler  
Pet. No. 370 – Robert C. Weddington v. State of Maryland  
    *“Request for Extension” is granted.*  
Pet. No. 372 – Mihoko Kai, et al. v. James M. Overduin  
Pet. No. 373 – Delonte Bryant v. State of Maryland  
Pet. No. 374 – Troy Medley v. State of Maryland  
Pet. No. 375 – Latesha Shante Murphy v. Carrie M. Ward, et al.  
Pet. No. 383 – Michelle Quarles v. Brown, Savage, Britto, Stitely and Callahan  
    *Justice Killough did not participate in the consideration of this matter.*  
Pet. No. 384 – Nykia Powell v. Jonathan Acton  
Pet. No. 390 – Terrance Kenneth Yancey v. State of Maryland  
Pet. No. 408 – Antonio Booker v. State of Maryland  
Pet. No. 412 – Shaunesi Y. DeBerry v. State of Maryland

And it is further

ORDERED that the motions for reconsideration filed in the following matters are denied.

Pet. No. 255 – Monique Bryson v. State Employees Credit Union of MD., Inc.  
Pet. No. 279 – Felicia A. Lockett v. TM Associates Inc.  
Pet. No. 296 – Jeffrey Francis Barry v. Amy Kathleen Schwender  
Pet. No. 313 – Anna Richardson v. Howard County, Maryland  
    *Motion to stay, amended motion to stay, and request for immediate ruling or  
    hearing are denied.*

2026.01.28  
'00'05- 09:43:24



/s/ Matthew J. Fader

Chief Justice

MICHELLE QUARLES,

Appellant,

v.

BROWN, SAVAGE, BRITTO,  
STITELY AND CALLAHAN,

Appellees.

\* \* \* \* \*

IN THE

APPELLATE COURT

OF MARYLAND

No. 895 September Term, 2024

MDEC: ACM-REG-895-2024

(Cir. Ct. No. CAEF16-40193)

**ORDER**

Upon consideration of the appellant's "Motion for Reconsideration of This Court's Decision of September 17, 2025," it is, this 22nd day of October 2025, by the Appellate Court of Maryland,

ORDERED that, not later than 4:30 p.m. on October 29, 2025, the appellees shall file a response to the appellant's motion; and it is further

ORDERED that, not later than 4:30 p.m. on October 29, 2025, the appellant shall file a response to this Order addressing how the argument in her reply brief that "[t]he Circuit Court docket correctly states the Notice of Removal was filed on May 17, 2024[.]" affects her Motion for Reconsideration; and it is further

ORDERED that ruling on the appellant's motion is deferred pending the parties' opportunity to comply with this Order.



FOR A PANEL OF THE COURT  
(consisting of Graeff, Beachley, Kenney, James A., III  
(Senior Judge, Specially Assigned), JJ.)

*Kathryn Grill Graeff*

---

Kathryn Grill Graeff, Panel Chair

|                        |   |                              |
|------------------------|---|------------------------------|
| MICHELLE QUARLES,      | * | IN THE                       |
|                        | * |                              |
| Appellant,             | * | APPELLATE COURT              |
|                        | * |                              |
| v.                     | * | OF MARYLAND                  |
|                        | * |                              |
| BROWN, SAVAGE, BRITTO, | * | No. 895 September Term, 2024 |
| STITELY AND CALLAHAN,  | * |                              |
|                        | * | MDEC: ACM-REG-895-2024       |
| Appellees.             | * |                              |
|                        | * | (Cir. Ct. No. CAEF16-40193)  |
| * * * * *              | * |                              |

**ORDER**

On October 17, 2025, the appellant filed a Motion for Reconsideration of this Court's September 17, 2025, *per curiam* Opinion. On October 22, 2025, the Court requested a response from the appellees and a supplemental response. The appellees did not timely respond, but the appellant filed a Supplement to her motion on October 20, 2025.

Upon consideration of the foregoing, and because the appellant consistently advocated for the factual position reflected in the Court's Opinion until it worked to her disadvantage, it is, this 5th day of November 2025, by the Appellate Court of Maryland, a majority of the Panel concurring,

ORDERED that Motion for Reconsideration is denied; and it is further

ORDERED that, pursuant to Maryland Rule 8-606(b)(4)(B), the Clerk shall issue the mandate immediately following the entry of this Order.



FOR A PANEL OF THE COURT  
(consisting of Graeff, Beachley, Kenney, James A., III  
(Senior Judge, Specially Assigned), JJ.)

*Kat* Judge's Signature Appears  
on Original Order

*uff*  
Kathryn Grill Graeff, Panel Chair

## IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

KRISTINE D. BROWN, et al.

Plaintiff(s)/Substitute Trustee(s)

v.

MICHELLE QUARLES, et al.

Defendant

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

CAEF16-40193

**ORDER OF COURT****(Reconsideration – Motion for Judgment Awarding Possession)***(Procedural History)*

On November 9, 2016, Plaintiffs/Substitute Trustees ("ST") filed an order to Docket Foreclosure of Deed of Trust for certain residential property by public auction, to wit: 10011 Welshire Drive, Upper Marlboro, Maryland 20770 ("Property"). On January 14, 2020, the Property was sold at public auction to Cabana Properties, III, LLC ("Foreclosure Purchaser/FP") for the sum of \$367,893.39; the foreclosure sale was ratified on December 23, 2020. On January 25, 2023, the Court Auditor, Arthur J. Horne, Jr., Esq. filed the Report of Auditor; the Report of Audit was ratified on February 13, 2023. On May 2, 2023, FP filed a Motion for Judgment Awarding Possession for which this court granted on May 20, 2024.

On May 28, 2024, Michelle Quarles ("Defendant") filed a Motion for Order to Show Cause the Courts Jurisdiction, Post Removal to Federal District Court, to Issue an order for Writ of Possession ("Motion for Reconsideration and Removal to Federal District Court"). Defendant requested the following relief: (a) vacate the May 20, 2024 Order granted FP's Motion for Judgment Awarding Possession and (b) removal of the above-captioned matter to the Federal District Court. On July 1, 2024, the United States District Court, District of Maryland filed a line with the Circuit Court for Prince George's County, Maryland advising such that "the Honorable Theodore D. Chuang signed an order remanding the above-entitled case (Cabana Properties III, LLC v. Quarles: 8:24-cv-01448-TDC

to [the Circuit Court for Prince George's County, Maryland.”

**(Md. Rule 2-534 – Motion to Alter/Amend)**

“In an action decided by the court, on motion of any party filed within ten days after entry of judgment, the court may open the judgment to receive additional evidence, may amend its findings or its statement of reasons for the decision, may set forth additional findings or reasons, may enter new findings or new reasons, may amend the judgment, or may enter a new judgment. A motion to alter or amend a judgment may be joined with a motion for new trial. A motion to alter or amend a judgment filed after the announcement or signing by the trial court of a judgment but before entry of the judgment on the docket shall be treated as filed on the same day as, but after, the entry on the docket.”

**(Md. Rule 2-535 – Revisory Power)**

On motion of any party filed within thirty (30) days after entry of judgment, the court may exercise revisory power and control over the judgment. *Md. R. 2-535(a)*.

On motion of any party filed at any time, the court may exercise revisory power and control over the judgment in case of fraud mistake or irregularity. *Md. R. 2-535(b)*. Maryland courts have narrowly defined and strictly applied the terms fraud, mistake, and irregularity, in order to ensure finality of judgments, thus, the existence of fraud, mistake, or irregularity must be shown by clear and convincing evidence. *Pelletier v. Burson*, 213 Md. App. 284, 290 (2013). Fraud may be either extrinsic fraud or intrinsic fraud. “Fraud is extrinsic when it actually prevents an adversarial trial but is intrinsic when it is employed during the course of the hearing which provides the forum for the truth to appear, albeit the truth was distorted by the complained of fraud.” *Id.* To establish fraud and set aside the judgment, a movant must show extrinsic fraud, not intrinsic fraud. An irregularity is a nonconformity of due process or procedure, such as failing to send notices or provide for required publication. *Id.* A mistake is limited to jurisdictional matters wherein the court lacks the power to enter judgment because the court does not have jurisdiction over the person or over the subject matter. *Id.*

In the instant case, the court finds no legal or meritorious reason to grant Defendants' Motion for Reconsideration pursuant to either Md. Rules: 2-534 and/or 2-535. The court, also, does not find by clear and convincing evidence fraud, mistake, or irregularity within Defendant's Motion for Reconsideration, nor does the court find good cause to grant said relief.

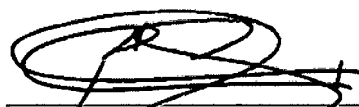
Therefore, in consideration of Defendant's Motion for Reconsideration and Removal to Federal District Court, and a review of the record and the case law cited herein, it is, this

3rd of July, 2024

\_\_\_\_\_, by the Circuit Court for Prince George's County, Maryland

**ORDERED**, that Defendant's Motion for Order to Show Cause the Courts Jurisdiction, Post Removal to Federal District Court, to Issue an Order for Writ of Possession, for the reasons stated herein, is and shall hereby be **DENIED**; and it is further

**ORDERED**, that this case shall remain statistically closed.



C. TODD M. STEUART  
Foreclosure Magistrate  
Charles Steuart  
Prince George's County, Maryland  
07/02/2024 2:37:08 PM



GLADYS M. WEATHERSPOON  
Gladys M. Weatherspoon  
Judge of the Circuit Court  
for Prince George's County, Maryland

07/03/2024 9:59:44 AM

**IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF MARYLAND SOUTHERN DIVISION**

*Defendant*  
Michelle W. Quarles

v.s.

*Plaintiff*  
*Cabana Protag III LLC*  
Dianna Theologou, Esq;  
MTC, LLC;  
William Savage;  
Kristian D. Brown;  
LOGS Legal Group, LLP;

Defendants.

In a petition for removal from The Prince  
Georges County Circuit Court  
147345 Main Street, Upper Marlboro MD  
20772

STATE Case No.: CAEF 16-40193

CLERK OF THE  
CIRCUIT COURT  
2024 MAY 10 11:31  
PR GEO CO MD #51

CLERK OF THE  
CIRCUIT COURT  
2024 MAY 17 PM 3:45  
PR GEO CO MD #65

**Notice Of Removal To United States District Court**

Comes now the Defendant(s), Michelle W. Quarles, and notifies the parties and the Court that this cause has been removed to the jurisdiction of the United States, by stating the following:

1. There have been, and continue to be, violations against the civil and constitutional rights of this/these undersigned Defendant(s) in this cause, and which have not been duly protected.
2. Accordingly, and commensurate with certain issues within these state proceedings also giving independent rise to federal subject-matter jurisdiction, this cause has now been removed to the United States District Court for the District of Maryland Southern Division.
3. As the Court and all parties can clearly confirm, the attached Notice regarding Petition For Removal that was filed in said federal court on May 17, 2024
4. The parties and this Court are hereby given formal notice that the combination of filings made under both this cause now herewith, as well as within the aforementioned federal court,

2024 MAY 20 AM 11:32  
PR GEO CO MD #51

CLERK OF THE  
CIRCUIT COURT

APPENDIX G

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this May day of 20, 2020 a copy of  
Notice of Removal To United States District  
was mailed by first-class mail, postage prepaid, to:  
Court.

Kristen M. Brown  
Ross Group

E,  
Cibola Properties, LLC

Msgr. Theologian, Esq.  
Mr. Michael Taylor Gray, LLC  
3550 Engineering Drive  
Suite 260  
Peachtree Corners, GA  
30092  
Name, Address and  
Telephone Number

Michelle W. Quarles  
Self-Represented Litigant

10011 Westshire Drive

Upper Marlboro MD 20772

Michelle W. Quarles 301-814-2774  
Name, Address, and Telephone Number

# Maryland Judiciary Case Search

NOTICE: System available.

## Case Detail

---

### Case Information

Court System: **Circuit Court For Prince George's County - Civil**  
Location: **Prince Georges Circuit Court**  
Case Number: **CAEF16-40193**  
Title: **BSBSC vs Quarles**  
Case Type: **Foreclosure - Residential**  
Filing Date: **11/09/2016**  
Case Status: **Closed**  
Judicial Officer: **Conversion Default, Judicial Officer**

---

### Other Reference Numbers

Case Appealed: **CSA-REG-0958-2020**  
Case Appealed: **ACM-REG-2245-2022**

---

### Involved Parties Information

#### Interested Person/ Party

Name: **Cabana Properties III, LLC**  
  
Address: **c/o McMichael Taylor Gray LLC**  
**7470 Technology Way, Ste P**  
City: **Frederick** State: **MD** Zip Code: **21703**

#### Attorney(s) for the Interested Person/ Party

Name: **THEOLOGOU, DIANA C**  
Appearance Date: **05/02/2024**  
Address Line 1: **McMichael Taylor Gray, LLC**  
Address Line 2: **7470 Technology Way Suite P**  
City: **FREDERICK** State: **MD** Zip Code: **21703**

---

#### Plaintiff

Name: **Brown, Savage, Britto, Stitely and Callahan**

Address: **Shapiro Brown & Alt LLP**  
**10021 Balls Ford Rd Ste 200**

APPENDIX H

17a

City: **Manassas** State: **VA** Zip Code: **20109**

Aliases

Standard : **Windham III, Ben**

Attorney(s) for the Plaintiff

Name: **GARTNER, THOMAS**

Appearance Date: **11/09/2016**

Address Line 1: **SHAPIRO & BROWN LLP**

Address Line 2: **10021 BALLS FORD ROAD**

Address Line 3: **SUITE 200**

City: **MANASSAS** State: **VA** Zip Code: **20109**

Name: **HORNE, JR, ARTHUR J**

Appearance Date: **01/11/2023**

Address Line 1: **Shipley & Horne P A**

Address Line 2: **1101 Mercantile Lane**

Address Line 3: **Suite 240**

City: **Largo** State: **MD** Zip Code: **20774**

Name: **TONELLO, ANGELA MICHELLE**

Appearance Date: **05/02/2023**

Address Line 1: **Cameron Mericle, P.A.**

Address Line 2: **7875 Belle Point Drive**

City: **GREENBELT** State: **MD** Zip Code: **20770**

---

Defendant

Name: **Quarles, Michelle**

Address: **10011 Welshire Drive**

City: **Upper Marlboro** State: **MD** Zip Code: **20772**

Attorney(s) for the Defendant

Name: **MICHAELS, C WILLIAM**

Appearance Date: **02/22/2021**

Address Line 1: **5625 Vantage Point Road**

City: **COLUMBIA** State: **MD** Zip Code: **21044**

Name: **SMITH, STEPHANIE MARI**

Appearance Date: **10/05/2020**

Address Line 1: **SMS Global Advisors Law Group, LLC**

Address Line 2: **8115 Maple Lawn Blvd, Suite 350**

City: **Fulton** State: **MD** Zip Code: **20759**

Name: **UEHLINGER, GERARD P**

Appearance Date: **05/20/2024**

Address Line 1: **Law Office Of Gerard P. Uehlinger**  
Address Line 2: **28 West Allegheny Avenue**  
Address Line 3: **Suite 1210**  
City: **Towson** State: **MD** Zip Code: **21204-3919**

---

**Defendant**

Name: **Quarles, Donald**

Address: **10011 Welshire Drive**  
City: **Upper Marlboro** State: **MD** Zip Code: **20772**

**Attorney(s) for the Defendant**

Name: **UEHLINGER, GERARD P**  
Appearance Date: **05/28/2019**  
Removal Date: **03/18/2020**  
Address Line 1: **Law Office Of Gerard P. Uehlinger**  
Address Line 2: **28 West Allegheny Avenue**  
Address Line 3: **Suite 1210**  
City: **Towson** State: **MD** Zip Code: **21204-3919**

---

**Document Information**

File Date: **11/09/2016**  
Document Name: **Case Type**  
Comment: **Case Type:PR Docket Code:CFDTR ,Docket Description:CaseType: Foreclos of Deed Tr**

---

File Date: **11/09/2016**  
Document Name: **Foreclosure Mediation - Eligible**  
Comment: **Forclsure Eligible for Mediatn**

---

File Date: **11/09/2016**  
Document Name: **Order to Docket Foreclosure**  
Comment: **Order To Docket Foreclosure Fd 001 proceeding to forc d/t on liber29586 folio118 with attachments fd.rg e11-09-16**

---

File Date: **11/09/2016**  
Document Name: **Case Information Report Filed**  
Comment: **Plaintiff's Information Sheet 002 fd.rg e11-09-16**

---

File Date: **11/09/2016**  
Document Name: **Affidavit - Preliminary Loss Mitigation**  
Comment: **Forclsure/Prel Loss Mitgtn Aff 003 fd.rg e11-09-16**

---

Comment: **Copies mailed to requestor on 04/22/24. Order dated 02/16/24 and Line w/support documents dated 04/11/24**

---

File Date: **05/02/2024**  
Document Name: **Motion -Judgment Awarding Possession**  
Comment: **Motion for Judgment Awarding Possession**

---

File Date: **05/02/2024**  
Document Name: **Affidavit**  
Comment: **Affidavit in Support of Motion**

---

File Date: **05/02/2024**  
Document Name: **Supporting Exhibit**  
Comment: **Exhibit - Recorded Deed**

---

File Date: **05/02/2024**  
Document Name: **Supporting Exhibit**  
Comment: **Exhibit - Demand/Notice**

---

File Date: **05/02/2024**  
Document Name: **Certificate of Service**  
Comment: **Certificate of Service**

---

File Date: **05/17/2024**  
Document Name: **Response/Reply**  
Comment: **Response In Opposition to Motion for Judgment Awarding Possession and Request for Hearing**

---

File Date: **05/17/2024**  
Document Name: **Supporting Exhibit**  
Comment: **Order of Ratification of Sale and Referral to Auditor**

---

File Date: **05/17/2024**  
Document Name: **Supporting Exhibit**  
Comment: **Complaint for Wrongful Detainer**

---

File Date: **05/17/2024**  
Document Name: **Supporting Exhibit**  
Comment: **Transfer of Claim Other than for Security**

---

File Date: **05/17/2024**  
Document Name: **Supporting Exhibit**

Comment: **Proof of Publication**

---

File Date: **05/20/2024**

Document Name: **Notice of Removal to U.S. District Court**

Comment:

---

File Date: **05/20/2024**

Document Name: **Attorney Appearance - \$10 Fee**

Comment: **ENTRY OF APPEARANCE**

---

File Date: **05/20/2024**

Document Name: **Judgment Awarding Possession**

Comment: **Judge Weatherspoon signed Order of Court on 5/20/24**

---

File Date: **05/20/2024**

Document Name: **Writ / Summons/Pleading - Electronic Service**

Comment: **ORDER OF COURT**

---

*This is an electronic case record. Full case information cannot be made available either because of legal restrictions on access to case records found in Maryland Rules, or because of the practical difficulties inherent in reducing a case record into an electronic format.*

Copyright © 2024. Maryland Judiciary. All rights reserved.  
Service Desk: (410) 260-1114

# Maryland Judiciary Case Search

NOTICE: Available

## Case Detail

---

### Case Information

Court System: **Circuit Court For Prince George's County - Civil**  
Location: **Prince Georges Circuit Court**  
Case Number: **CAEF16-40193**  
Title: **BSBSC vs Quarles**  
Case Type: **Foreclosure - Residential**  
Filing Date: **11/09/2016**  
Case Status: **Closed**  
Judicial Officer: **Conversion Default, Judicial Officer**

---

### Other Reference Numbers

Case Appealed: **CSA-REG-0958-2020**  
Case Appealed: **ACM-REG-2245-2022**

---

### Involved Parties Information

#### Interested Person/ Party

Name: **Cabana Properties III, LLC**

Address: **c/o McMichael Taylor Gray LLC**  
**7470 Technology Way, Ste P**

City: **Frederick** State: **MD** Zip Code: **21703**

#### Attorney(s) for the Interested Person/ Party

Name: **THEOLOGOU, DIANA C**

Appearance Date: **05/02/2024**

Address Line 1: **McMichael Taylor Gray, LLC**

Address Line 2: **7470 Technology Way Suite P**

City: **FREDERICK** State: **MD** Zip Code: **21703**

---

#### Plaintiff

Name: **Brown, Savage, Britto, Stitely and Callahan**

Address: **Shapiro Brown & Alt LLP**  
**10021 Balls Ford Rd Ste 200**

APPENDIX I

22a

City: **Manassas** State: **VA** Zip Code: **20109**

Aliases

Standard : **Windham III, Ben**

Attorney(s) for the Plaintiff

Name: **GARTNER, THOMAS**

Appearance Date: **11/09/2016**

Address Line 1: **SHAPIRO & BROWN LLP**

Address Line 2: **10021 BALLS FORD ROAD**

Address Line 3: **SUITE 200**

City: **MANASSAS** State: **VA** Zip Code: **20109**

Name: **HORNE, JR, ARTHUR J**

Appearance Date: **01/11/2023**

Address Line 1: **Shipley & Horne P A**

Address Line 2: **1101 Mercantile Lane**

Address Line 3: **Suite 240**

City: **Largo** State: **MD** Zip Code: **20774**

Name: **TONELLO, ANGELA MICHELLE**

Appearance Date: **05/02/2023**

Address Line 1: **Cameron Mericle, P.A.**

Address Line 2: **7875 Belle Point Drive**

City: **GREENBELT** State: **MD** Zip Code: **20770**

---

Defendant

Name: **Quarles, Michelle**

Address: **10011 Welshire Drive**

City: **Upper Marlboro** State: **MD** Zip Code: **20772**

Attorney(s) for the Defendant

Name: **MICHAELS, C WILLIAM**

Appearance Date: **02/22/2021**

Address Line 1: **5625 Vantage Point Road**

City: **COLUMBIA** State: **MD** Zip Code: **21044**

Name: **SMITH, STEPHANIE MARI**

Appearance Date: **10/05/2020**

Address Line 1: **SMS Global Advisors Law Group, LLC**

Address Line 2: **8115 Maple Lawn Blvd, Suite 350**

City: **Fulton** State: **MD** Zip Code: **20759**

Name: **UEHLINGER, GERARD P**

Appearance Date: **05/20/2024**

Address Line 1: **Law Office Of Gerard P. Uehlinger**  
Address Line 2: **28 West Allegheny Avenue**  
Address Line 3: **Suite 1210**  
City: **Towson** State: **MD** Zip Code: **21204-3919**

---

#### Defendant

Name: **Quarles, Donald**

Address: **10011 Welshire Drive**  
City: **Upper Marlboro** State: **MD** Zip Code: **20772**

#### Attorney(s) for the Defendant

Name: **UEHLINGER, GERARD P**  
Appearance Date: **05/28/2019**  
Removal Date: **03/18/2020**  
Address Line 1: **Law Office Of Gerard P. Uehlinger**  
Address Line 2: **28 West Allegheny Avenue**  
Address Line 3: **Suite 1210**  
City: **Towson** State: **MD** Zip Code: **21204-3919**

---

#### Judgment Information

Judgment Event Type: **Remanded to District Court**  
Judge: **Conversion Default, Judicial Officer**

---

#### Document Information

File Date: **11/09/2016**  
Document Name: **Case Type**  
Comment: **Case Type:PR Docket Code:CFDTR ,Docket Description:CaseType: Foreclos of Deed Tr**

---

File Date: **11/09/2016**  
Document Name: **Foreclosure Mediation - Eligible**  
Comment: **Forclsure Eligible for Mediatn**

---

File Date: **11/09/2016**  
Document Name: **Order to Docket Foreclosure**  
Comment: **Order To Docket Foreclosure Fd 001 proceeding to forc d/t on liber29586 folio118 with attachments fd.rg e11-09-16**

---

File Date: **11/09/2016**  
Document Name: **Case Information Report Filed** 24a

Document Name: **Request for Copies**

Comment: **Copies requested by Sarah Meyer**

---

File Date: **04/23/2024**

Document  
Name: **Copies Mailed**

Comment: **Copies mailed to requestor on 04/22/24. Order dated 02/16/24 and Line w/support documents dated 04/11/24**

---

File Date: **05/02/2024**

Document Name: **Motion -Judgment Awarding Possession**

Comment: **Motion for Judgment Awarding Possession**

---

File Date: **05/02/2024**

Document Name: **Affidavit**

Comment: **Affidavit in Support of Motion**

---

File Date: **05/02/2024**

Document Name: **Supporting Exhibit**

Comment: **Exhibit - Recorded Deed**

---

File Date: **05/02/2024**

Document Name: **Supporting Exhibit**

Comment: **Exhibit - Demand/Notice**

---

File Date: **05/02/2024**

Document Name: **Certificate of Service**

Comment: **Certificate of Service**

---

File Date: **05/17/2024**

Document  
Name: **Response/Reply**

Comment: **Response In Opposition to Motion for Judgment Awarding Possession and Request for Hearing**

---

File Date: **05/17/2024**

Document Name: **Supporting Exhibit**

Comment: **Order of Ratification of Sale and Referral to Auditor**

---

File Date: **05/17/2024**

Document Name: **Supporting Exhibit**

Comment: **Complaint for Wrongful Detainer**

---

File Date: **05/17/2024**

25a

Document Name: **Supporting Exhibit**  
Comment: **Transfer of Claim Other than for Security**

---

File Date: **05/17/2024**  
Document Name: **Supporting Exhibit**  
Comment: **Proof of Publication**

---

File Date: **05/17/2024**  
Document Name: **Notice of Removal to U.S. District Court**  
Comment:

---

File Date: **05/20/2024**  
Document Name: **Attorney Appearance - \$10 Fee**  
Comment: **ENTRY OF APPEARANCE**

---

File Date: **05/20/2024**  
Document Name: **Judgment Awarding Possession**  
Comment: **Judge Weatherspoon signed Order of Court on 5/20/24**

---

File Date: **05/20/2024**  
Document Name: **Writ /Summons/Pleading - Electronic Service**  
Comment: **ORDER OF COURT**

---

File Date: **05/24/2024**  
Document Name: **Motion/Request/Notice - Strike/Withdraw Appearance**  
Comment: **notice and consent to withdraw appearance**

---

File Date: **05/28/2024**  
Document Name: **Notice of Removal to U.S. District Court**  
Comment: **Notice of Removal to United States District Court**

---

File Date: **05/28/2024**  
Document Name: **Motion**  
Comment: **Motion for order to show cause the courts jurisdiction, post removal to federal district court, issue an order for writ of possession**

---

File Date: **05/28/2024**  
Document Name: **Supporting Exhibit**  
Comment:

---

*This is an electronic case record. Full case information cannot be made available either because of legal restrictions on access to case records found in Maryland Rules, or because of the practical difficulties inherent in reducing a*