

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

Tracy D. Jean-Charles, et al.,

Plaintiffs,

v.

Deborah Marriner Anderson,

Defendant.

Civil Action No.: SAG-23-1041

**MEMORANDUM**

The Plaintiff trustees<sup>1</sup> have filed a motion to remand, ECF 11, contending that Defendant Deborah Marriner Anderson improperly removed this foreclosure action to federal court. This Court has reviewed the motion and Defendant's opposition, ECF 15. No hearing is necessary. *See* Loc. R. 105.6 (D. Md. 2021). For the reasons set forth below, the motion will be granted and the case will be remanded to the Circuit Court for Howard County, Maryland.

On November 29, 2017, the prior trustees initiated a foreclosure action against Defendant's property in the Circuit Court for Howard County, Maryland. *See Charles, et al. v. Anderson*, Civ. Case No. 13C17113555. Defendant was served with the Order to Docket and the supporting paperwork on December 18, 2017. ECF 11-9. Extensive litigation ensued in state court, including a hearing on a contested motion to dismiss the foreclosure. The state court proceedings were stayed for some period because of Defendant's bankruptcy filings, the first of which occurred on February 14, 2019. However, a foreclosure sale eventually occurred on February 24, 2023.

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<sup>1</sup> The trustees named as plaintiffs on this Court's docket, Tracy D. Jean-Charles and Michael V. Kuhn, appear to have been replaced in the state foreclosure action by other trustees, Carrie M. Ward, Howard N. Bierman, Jacob Geesing, Pratima Lele, Joshua Coleman, Richard R. Goldsmith, Jr., Elizabeth C. Jones, Nicholas Derdock, Andrew J. Brenner, Angela M. Dawkins, Wayne Anthony Holman, Megh Milan Mittra, Michael Leeb, Christopher Robert Selig, and Philip Shriver. However, because the documentation of that substitution was never filed in this Court, the case caption still contains the names of the trustees from the original state court Complaint. This opinion simply refers to the "Plaintiff trustees" to avoid confusion.

