

UNREPORTED
IN THE COURT OF SPECIAL APPEALS
OF MARYLAND

No. 2109

September Term, 2015

MING YALE CHOW

v.

KRISTINE BROWN, *et. al.*,
SUBSTITUTE TRUSTEES

Krauser, C.J.
Nazarian,
Moylan, Charles E., Jr.
(Senior Judge, Specially Assigned),

JJ.

PER CURIAM

Filed: February 7, 2017

*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 2005, Ming Yale Chow, appellant, borrowed money to purchase a home. In 2013, after Chow defaulted on the loan, the loan holder’s Substitute Trustees, appellees, filed a foreclosure action in the Circuit Court for Prince George’s County. In June of 2014, the circuit court ordered that the property be sold. After Chow’s exceptions to the sale were denied by the circuit court, he noted an appeal, whereupon this Court affirmed the judgment of the circuit court. *Ming Chow v. Brown, et. al*, No. 2275 Sept. Term 2014 (filed April 29, 2016).

While that appeal was pending, an auditor’s report was filed, and the circuit court subsequently issued an order ratifying that report. But, instead of filing exceptions to that report, Chow filed the instant appeal, challenging the court’s order ratifying the auditor’s report. Chow now raises the exact same issues (and appears to have filed the exact same brief) that he did in his previous appeal.

Maryland Rule 2-543(g) requires that any exceptions to an auditor’s report be filed within ten days after the filing of the report. *Id.* “Any matter not specifically set forth in the exceptions is waived unless the court finds that justice requires otherwise.” Md. Rule 2-543(g)(1). Because Chow did not file exceptions to the auditor’s report, the issues raised in the instant appeal were waived. Moreover, those issues were previously raised by Chow and decided by the circuit court in his first appeal.

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