

AFFIDAVIT

COMES NOW, Stuart Andrews Ronaldson, Trustee for The Burgess Trust, (hereinafter "Affiant"), being of lawful age, qualified and competent to testify and having firsthand knowledge of the following facts, does hereby declare that the facts stated herein are true, correct and not misleading:

1) On or about July 21, 2015, the General Post Master Council did issue a judgment and order to quiet title for property owned by The Burgess Trust (#GPMC-59184FA1-A942-4C55-87A4-222C400A413E).

2) On or about August 20, 2015, Affiant, serving as Trustee for The Burgess Trust, submitted a courtesy notice of the Quiet Title proceedings and a copy of the judgment and order to the Circuit Court for Baltimore City and to the named substitute trustees attempting to conduct a forced eviction (exhibit A, pgs. 1-3).

3) On or about August 31, 2015, Rita Ting-Hopper, as Counsel for the Plaintiffs, did file a motion to strike Claimant's Quiet Title claim in order to continue forced eviction proceedings (exhibit B, pgs. 1 and 2).

4) Affiant has seen no evidence that this is not in direct contradiction of the "cease and desist" order included within the judgment and order issued by the General Post Master Council.

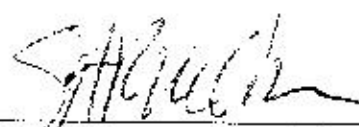
5) On or about September 8, 2015, Affiant received an "Order" from the Circuit Court of Baltimore City, with rubber stamped signature of Lavinia G. Alexander, Clerk. This order converted the "Notice" of August 20th to a "Motion" and said order did deny "motion to quiet title" (exhibit C).

6) Affiant has seen no evidence that actions taken by Counsel representing the substitute trustees and actions of members of the Circuit Court for Baltimore City, do not represent conversion of the record, contempt of court and undermine the authority of the General Post Master Council.

7) Affiant, as Trustee for The Burgess Trust, has a duty to defend any and all property owned by the The Burgess Trust against attack and files this claim to fulfill that duty and request that this Court overturn aforementioned ruling.

Further, Affiant sayeth naught.

Autographed at Baltimore City, Maryland on this 18th day of
September, 2015.



Stuart Andrews Ronaldson, Affiant

STATE OF MARYLAND
CITY OF BALTIMORE

Personally appeared before me, a Notary Public, in and for said
county and state, on this 18th day of September,
2015, the within named Stuart Andrews Ronaldson, known to me, or
satisfactorily proven, to be the person whose name is subscribed to
the within instrument and who acknowledges that he executed the same
for the purposes therein contained.

In witness hereof I hereunto set my hand and official seal.

Seal

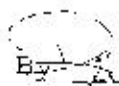
 By Rebecca Nowinski
Name Rebecca Nowinski
My commission expires 10/3/17

Exhibit A, page 1
S. Andrews
Trustee

Stuart Andrews Ronaldson
Rural Route 1, Box #53
The United States of America
Global Postal Code-NAC:850H2 MR7C8

Stuart Andrews Ronaldson,)
Trustee / Claimant)
v.)
Patrick M. A. Decker, et al,)
Respondent(s))

Case No. 24015000876

NOTICE OF QUIET TITLE

FILED
CLERK OF COURT
BALTIMORE, MARYLAND

NOTICE OF QUIET TITLE

COMES NOW, Stuart Andrews Ronaldson, as Trustee for The Burgess Trust, to provide this Notice and the attached Judgment and Order for Quiet Title on the property formerly known as 6212 Burgess Avenue and 6214 Burgess Avenue Baltimore, Maryland.

PARTIES

Claimant, Stuart Andrews Ronaldson, as Trustee for The Burgess Trust, currently the owner of record for the property formerly known as: 6212 and 6214 Burgess Avenue, Baltimore, Maryland.

Respondents, Patrick M. A. Decker, James E. Clarke, Renee Dyson, Brian Thomas, Erin M. Cohen and Hugh J. Green (hereinafter "Defendants"), doing business as Atlantic Law Group, with principal place of business at: Atlantic Law Group, LLC, P.O. Box 2548, Leesburg, Virginia 20177.

NOTICE

As the court of original jurisdiction for The United States of America, the General Post Master Council has ruled that all

Exhibit A, page 2
S. J. Ronaldson

Respondent(s) claims to the above referenced property to be without merit and ordered that all claims are to be released and all liens, levies, claims and any other instrument(s) that cloud the title deed are to be removed by underwriter standards.

The attached Claim for Quiet Title is also published among the public records of the General Post Master Council for The United States of America operating in Equity and Universal Jurisdiction and can be confirmed at at the following link:

<http://18cunitedstatesofamerica1781.com/general-post-master-council-publications/>

Please file these documents under your file number 24015000876 and instruct the Clerk of Court to close this file and issue the appropriate communication to all interested parties.

Autographed at Baltimore City, Maryland on this 18th day of August, 2015.

Stuart Andrews Ronaldson - Trustee

STATE OF MARYLAND
CITY OF _____

Personally appeared before me, a Notary Public, in and for said county and state, on this _____ day of _____, 20____, the within named Stuart Ronaldson, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and who acknowledges that he executed the same for the purposes therein contained.

Exhibit to 103
illegible - Trustee

In witness hereof I hereunto set my hand and official seal.

Seal

By _____

Name _____

My commission expires _____

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this ____ day of _____, 2015,
a copy of the foregoing _____
was sent via ____ first class ____ certified mail, postage
prepaid to the individual(s) and organization(s) listed below.

Respondents:

Patrick M. A. Decker, James E. Clarke, Renee Dyson, Brian Thomas,
Erin M. Cohen and Hugh J. Green

c/o Resident Agent
CSC-LAWYERS INCORPORATING SERVICE COMPANY
7 ST. PAUL STREET
SUITE 820
BALTIMORE, MD 21202

EXHIBIT to page 1
[Signature]

IN THE CIRCUIT COURT FOR BALTIMORE CITY, MARYLAND

JAMES E. CLARKE et al.,)
Plaintiffs/Trustees,)
)
v.) Case No. 24015000876
)
STUART A. RONALDSON,)
Defendant.)

**PLAINTIFFS' MOTION TO STRIKE
RESPONDENT'S CLAIM FOR QUIET TITLE**

COMES NOW, James E. Clarke, et. al. ("Plaintiffs"), by and through counsel, and moves this Court to Strike Defendant's "Claim for Quiet Title" from the foreclosure docket and as reasons therefore states as follows:

1. Plaintiffs filed the above captioned foreclosure case related to the property known as 6212 Burgess Avenue and 6214 Burgess Avenue, Baltimore, Maryland ("Property"), based upon a default of payment of mortgage loan by Defendant, which occurred on or about June 16, 2009.

2. On August 20, 2015, Defendant filed a Claim for Quiet Title within the same caption and case number as the foreclosure case. The Claim for Quiet Title was filed pro se and is confusing and unclear.

3. Plaintiffs move to strike the document within the foreclosure docket entitled "Claim for Quiet Title" under Md. Rule 2-322 (e) for improper filings and noncompliance with Md. Rule Title 14, "Sale of Property."

4. If the Defendant would like to respond to the foreclosure, various responses can be filed pursuant to various rules under Md. Rule Title 14. Normally, a contested foreclosure sale is presented under Md. Rule 14-211 as a "Motion to Stay or Dismiss," or under Md. Rule

Exhibit B, page 2
S. Miller - Trustee

14-305 (d) as an "Exception to Sale." Defendant did not file any appropriate response to the foreclosure case.

5. Any determination requesting that the Court make a quiet title determination or judgment should be properly filed as a separate lawsuit or Quiet Title Claim with a proper summons and complaint pursuant to Md. Rule 2-101, 2-111, and 2-121, and naming all lien holders of the Property as defendants. Defendant is unable to circumvent Maryland Rules by filing a quiet title action within a foreclosure docket without properly following the due process notices of serving all appropriate parties with a summons and complaint.

6. In addition, Defendant failed to make any legal or factual allegations which would support a comprehensible or reasonable Claim for Quiet Title.

7. Defendant has failed to comply with the requirement of the Maryland Rules of Civil Procedures and Maryland Rule Title 14 regarding foreclosure actions; thus, Defendant's "Claim for Quiet Title" should be stricken.

WHEREFORE, Plaintiffs respectfully requests that this Court Strike the Claim for Quiet Title and grant further relief the Court deems appropriate.

Respectfully submitted,



Rita Ting-Hopper, Esq., DC Bar #481136
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Leesburg, VA 20175
Phone: 703-777-7101
Fax: 703-940-9119
rhopper@atlanticlawgrp.com
Counsel for Plaintiffs

Exhibit C
J. Michael Trustee

James E. Clarke, et al.,

Substitute Trustees,
Plaintiffs,

v.

Stuart A. Ronaldson,

Defendant.

* IN THE
*
* CIRCUIT COURT
*
* FOR
*
* BALTIMORE CITY
*
*
* Case No 24-O-15-000876
*

* * * * *

ORDER

Upon consideration of the Notice of Quiet Title (Docket Entry No. 7), which the Court will treat as a motion to stay and dismiss, it is, this 5th day of September, 2015, by the Circuit Court for Baltimore City, hereby

FOUND that, Defendant asserts that the original lender, Aegis Wholesale Corporation, dissolved in 2008, apparently rendering the Note unenforceable. However, the lender endorsed the Note in blank, thereby creating a bearer document that can be enforced by the holder, and it is further

FOUND that, the motion does not on its face state a valid defense to the validity of the lien or the lien instrument or to the right of the plaintiff to foreclose in the pending action, Maryland Rule 14-211(b)(1); and it is further

ORDERED that, for the reasons stated herein, the motion (Docket Entry No. 7) is **DENIED**.

JUDGES SIGNATURE
appears on original document
