

# WARNING: BUYER BEWARE

## IMPORTANT LEGAL NOTICE TO ALL BIDDERS

PROPERTY: 18 Edmondson Ridge Road, Catonsville, MD 21228

CASE: Brenner et al. v. Schatz (Circuit Court for Baltimore County C-03-CV-24-003218

→**YOU ARE HEREBY NOTIFIED** that the title to this property is

**FATALLY DEFECTIVE.** The foreclosure sale being conducted today is subject to **active fraud litigation, federal investigation, and an interlocutory appeal.**

**IF YOU BID ON THIS PROPERTY, YOU ARE BUYING A LAWSUIT.**

### 1. THE LICENSED AUCTIONEER RESIGNED YESTERDAY!

**Alex Cooper Auctioneers**, the licensed firm scheduled to conduct this sale, **WITHDREW** from this file on November 19, 2025, immediately upon receiving forensic evidence of the fraud listed below.

**ASK YOURSELF:** Why is the Substitute Trustee conducting this sale personally on the courthouse steps?

**ANSWER:** Because the licensed professional refused to accept the liability.

**2. ACTIVE APPEAL & RECORDED LIS PENDENS (TITLE IS UNINSURABLE)** A Notice of Interlocutory Appeal was filed on November 19, 2025. Furthermore, a formal Notice of Lis Pendens is recorded in the Land Records, legally **clouding the title**. The Circuit Court is currently holding motions challenging the right to foreclose **sub curia** (Under Advisement). Any sale conducted today is **subject to immediate reversal. You will not get clear title.**

### 3. FORENSIC EVIDENCE OF FORGERY (WIRE FRAUD)

The Owner has filed forensic metadata reports with the Court proving the "Promissory Note" authorizing this sale is a **DIGITAL FABRICATION**.

**The Evidence:** Metadata proves the Note was a layered document with distinct markings of historical and known forgeries

**Signature Splicing:** Forensic analysis reveals the indorsement is a "Form XObject" image **digitally spliced onto the document**. The "Cloned" Note: The Trustees presented a **second** "Original" Note in Oct 2025. It has the exact same scanner artifacts (drag lines/streaks) as the copy filed in 2024, but the "FHA Case No." header is missing. Identical artifacts on two different "originals" prove they are printing fabricated digital files, not presenting the 2010 wet-ink instrument.

### 4. CHAIN OF CUSTODY FRAUD (LACK OF STANDING)

**The Lie:** Trustees certified they possessed the original Note in Maryland on Aug 26, 2024, to initiate foreclosure.

**The Truth:** In sworn Discovery Responses and their own Custody Logs, **Wells Fargo admitted** the physical Note was held by **Deutsche Bank in Santa Ana, California**, from Oct 2022 until Sept 2025. It is physically impossible for them to have held the Note when they filed this case. They lacked the legal standing required by Maryland law (*Anderson v. Burson*).

### 5. HIDDEN FEDERAL LIEN (\$41,473.09)

The Substitute Trustees filed a sworn affidavit stating "**No Partial Claim**" exists. This is False.

Fact: A HUD Partial Claim Subordinate Mortgage for \$41,473.09 is recorded in Baltimore County Land Records (Book 22311, Page 145).

**The Risk:** This lien was not disclosed in the advertisement. If you buy this property, you are taking it subject to this undisclosed federal debt.

### 6. ACTIVE FEDERAL INVESTIGATION

A formal complaint has been filed with the **FBI Internet Crime Complaint Center** (IC3) regarding the electronic transmission of these forged instruments.

## FBI SUBMISSION ID: 2cda8bea1d984c9ebafebb483ca10f2d

State Regulatory Action: Formal Complaint filed Nov 19, 2025, with the Maryland Dept. of Labor regarding "Uttering False Documents."

### NOTICE OF ACTUAL KNOWLEDGE

By reading this flyer, you now have **ACTUAL KNOWLEDGE** of these defects.

You cannot claim "Bona Fide Purchaser" status. If you proceed to bid, you are knowingly participating in a transaction predicated on a forged instrument and you risk losing the property when the sale is overturned.

**GOVERN YOURSELVES ACCORDINGLY. SCAN ME>>>>>>>>**

Provided by Jeffrey M. Schatz, Defendant/Counterclaimant/Owner

