

October 14, 2025

To: Maryland Attorney Grievance

From: Rhonda Wimbish- victim of Baltimore City Mortgage Fraud

Re: Attorney James Wiggins is recorded as the foreclosure auditor but he is retired

I sent a public information request to the Baltimore City Circuit Court foreclosure auditor James Wiggins via first class mail. This were the instruction I received from the Baltimore City Circuit Court clerk's office. I never received any communication from Mr. Wiggins. I called his office day after day and there was no answer. There was also not a message. I googled Mr. Wiggins name and found out that he was retired. Mr. Wiggins' office was closed. There is a possibility that Mr. James Wiggins has been retired for a few years, despite foreclosure audits being submitted in his name. When I contacted the Baltimore City Circuit Court's senior legal assistance, I was advised to "LET IT GO". My concern is the mortgage fraud that has been allowed in the Baltimore City Circuit Court **Case No. 24-O-17-002196**. None of the Maryland foreclosure laws §7-105 have been followed. I wanted to know if Mr. James Wiggins was aware that BWW Law Group posted an ad in the paper for a Substitute Trustee's sale for June 12, 2025. The day before the auction date June 11, 2025, Selene Finance who is the mortgage servicer sent a letter to the Better Business Bureau that the account is being serviced in accordance with the terms of the original agreement. This is not a letter that would have been sent if there was any foreclosure action. Selene Finance sent a letter to the homeowner stating that they wanted to offer loss mitigation. These are not actions that would have been sent to a homeowner if foreclosure actions were at the point of a foreclosure auction. I wanted Mr. James Wiggins to have this information. There was no Mr. Wiggins. Mr. Wiggins never notified the Maryland Bar Counsel that he was retired and his office is closed and the foreclosure audits submitted to the Baltimore City Circuit Court are fraudulent. I never received ny communication from Attorney James Wiggins.

Attachments that I wanted Mr. James Wiggins to review for the audit report

Exhibit 1- Substitute Trustees Sale Notice submitted for publication

Exhibit 2- Notice of Foreclosure Sale

Exhibit 3- Selene Finance admits there is no foreclosure

Exhibit 4- Selene admits to the Better Business Bureau that there is no foreclosure

These are other foreclosure cases that involves mortgage fraud in the Baltimore City Circuit and Mr. James Wiggins

Other Baltimore City Circuit Court	Foreclosure - Residential	Closed
08/29/2024	Robert Jones vs. Estate of Roland Bevans	
C24CV24002427	Wiggins, James	Other Baltimore City Circuit Court
Foreclosure - Residential	Closed	08/30/2024
Property Solutions LLC	Andrew Brenner, et al. vs. Viking	

C24CV24002428	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Appealed	08/30/2024	Robert Jones vs. THE MMF GROUP, LLC
C24CV24002460	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	09/03/2024	Hunter Piel vs. Equity Builder Pro LLC
C24CV24002488	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	09/03/2024	Jeremy Fishman vs. Bernard Carter, et al.
C24CV24002526	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	09/05/2024	Nicole Lipinski vs. Lenora Turner
C24CV24002688	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	09/12/2024	Jeremy Fishman vs. GMC PROPERTIES, LLC
C24CV24002985	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	09/25/2024	Diane Rosenberg vs. Bessie Miller
C24CV24003064	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	09/30/2024	Benjamin Smith vs. CELINE, LLC
C24CV24003098	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	10/01/2024	Richard Solomon vs. Leon Howard
C24CV24003251	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	10/08/2024	Andrew Brenner vs. Tyrell Thomas
C24CV24003405	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	10/16/2024	Russell Drazin vs. Stax Charm City, LLC
C24CV24003411	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	10/16/2024	Russell Drazin vs. Stax Charm City, LLC
C24CV24003412	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	10/16/2024	Benjamin Smith vs. ATR Enterprise LLC
C24CV24003580	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	10/24/2024	Mark Wittstadt vs. Michael Robinson
C24CV24003584	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	10/25/2024	Benjamin Smith, Esquire vs. Rahman Hilton
C24CV24003593	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	10/25/2024	Brennan Ferguson, et al. vs. Estate of Anthony P FeatherStone
C24CV24004464	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - In Rem.	Closed	12/12/2024	Mayor and City Council of Baltimore vs. Caroline Brooks
C24CV25000111	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	01/06/2025	William M. Savage vs. Jason Peeples

C24CV25000313	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	01/13/2025	Adam Friedman vs. Deera LLC, et al.
C24CV25000588	Wiggins, James	Other	Baltimore City Circuit Court
Right of Redemption	Closed	01/17/2025	Municipal Investments, LLC vs. Mayor and City Council of Baltimore City, et al.
C24CV25000934	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	01/30/2025	Mark Wittstadt vs. Blueprint Investment Group Inc
C24CV25001112	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - In Rem.	Closed	01/31/2025	Mayor and City Council of Baltimore City vs. Eugene Goodman
C24CV25002548	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Residential	Closed	03/27/2025	Adam Friedman vs. Kesef Ventures LLC, et al.
C24CV25002617	Wiggins, James	Other	Baltimore City Circuit Court
Foreclosure - Commercial	Appealed	03/28/2025	Bob Galoubandi vs. Baltimore Harborview Marine Center, LLC

Thank you for taking the time to investigate this matter,

Rhonda Wimbish
Mortgage Fraud Victim
443-838-1244