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IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF MARYLAND  
(Southern Division)

NOV 24 2008

AT THE COURT  
CLERK OF DISTRICT COURT  
DISTRICT OF MARYLAND  
BY DEPUT

SHARON WINSTON

\*

\*

CASE NO. 08-2633

On behalf of herself and a class of  
others similarly situated

\*

\*

v.

\*

Regional Title & Escrow, LLC

\*

\* \* \* \* \*

**ORDER GRANTING PRELIMINARY APPROVAL OF CLASS NOTICE,  
APPOINTMENT OF CLASS REPRESENTATIVE AND CLASS COUNSEL,  
CERTIFICATION OF A CLASS FOR SETTLEMENT ONLY, AND SETTING A  
FINAL APPROVAL HEARING  
AND OTHER DATES**

Upon consideration of the Plaintiff's Motion To Preliminarily Approve Stipulation Of Settlement, Notice, Appointment Of Class Counsel And Class Representative, Certification Of Class For Settlement And Setting Of Final Approval Hearing And Other Dates filed herein and the pleadings, motions and memorandums filed in this action, the Court finds that the Motion should be and hereby is GRANTED.

The Court has reviewed the requirements under Rule 23 (c)(1), of the Fed. R. Civ. P. and finds that the proposed settlement class meets the requirement for certification under that section. The class is numerous, consisting of more than 25 members. There are common issues as to whether the Defendant was negligent in conducting transactions involving class members. The Plaintiff's claim is typical and

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there is no dispute that she was not treated any differently by the Defendant.

Further, the Court finds that the Plaintiff and her Counsel will adequately represent the Settlement Class. Plaintiff has no interests adverse to the other class members. Similarly, the Court finds her counsel, Scott C. Borison, Phillip Robinson, Peter Holland and Stan D. Brown to be adequate. The Court appoints Plaintiff as Class Representative and Scott C. Borison, Phillip Robinson, Peter Holland and Stan D. Brown as Class Counsel.

In appointing Class Counsel, I have considered the work counsel has done in identifying or investigating potential claims in the action, counsel's experience in handling class actions, other complex litigation, and claims of the type asserted in the action, counsel's knowledge of the applicable law, and the resources counsel will commit to representing the class, all of which favor appointment of Scott C. Borison, Phillip Robinson, Peter Holland and Stan D. Brown as Class Counsel.

Further, the Court finds that certification of a class action for settlement purposes under Rule 23 (c)(1) is an appropriate and superior method to resolve the negligence claim in this action. The negligence relates to the loss of title to the class members' home and pursuit of individual claims by class members is unlikely. The class action also sets forth common issues of fact and fact that predominate over any other potential issues in this action.

Accordingly, the Court certifies the following class of persons under Rule 23 (c)(1) for settlement purposes only:

All homeowners in the State of Maryland or the District of Columbia who entered into an agreement with Metropolitan, and the transaction resulted in a transfer of the title to their principal residence to a

third person with whom Metropolitan had an agreement to have an interest in the transferred property, and where the property transfer was settled by RTE.

The claims to be addressed by the class are:

the claims or potential causes of action or claims that could be filed with regard to any professional services, including, but not limited to, real estate closing, settlement and title services, rendered by Valeria Tomlin and/or RTE to the Pending Litigation Plaintiffs for any purpose or matter whatsoever, including, but not limited to, the claims or causes of action set forth in the matters styled Proctor, et al. v. Metropolitan Money Store Corp., et al. (U.S. District Court for the District of Maryland, Southern Division, Case No. 8:07-CV-1957), Marilyn Brown, et al. v. Katisha Fordham, et al. (Circuit Court for Prince George's County, Case No. CAE-07-14206), Sharon Winston v. Nichelle Daniels, et al. (District of Columbia, Case No. 2007-CA-0005874-B), Anderson White, et ux. v. Metropolitan Money Store Corp., et al. (Circuit Court for Prince George's County, Case No. CAL-07-19634); and District of Columbia v. Metropolitan Money Store Corp., et al. (District of Columbia, Case No. CA 2007-CA-6023 B – including only those claims which could have been brought by private parties under the laws of the District of Columbia)

The Court further finds that the proposed Settlement of this action as reflected in the Stipulation of Settlement is a fair and reasonable compromise of the disputed claims herein given liability is not certain and the ability of the defendant to respond to a damage awards is uncertain.

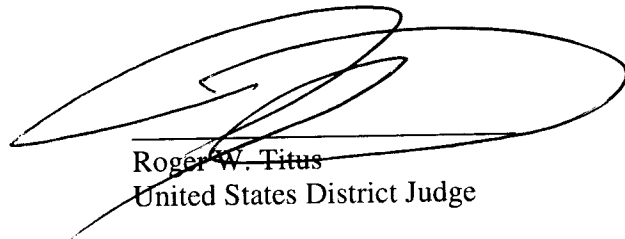
The Court approves the manner of notice and proposed notices to class of this Settlement; specifically the Notices of Class Action Settlement (the "Class Notice") for class members affected by properties in the District of Columbia and State of Maryland provided to the Court by the parties. The Class Notices shall be printed and mailed to the

last known addresses of the class members for which addresses are known within one (1) week of the date of this order and it shall contain the following dates and information:

Deadline for election to be included: January 16, 2009  
Deadline for objections to be filed: January 26, 2009  
Date and Time of Final Fairness Hearing - March 23, 2009 2:00 P.M.

A Final Fairness Hearing concerning this Settlement shall take place beginning at 2:00 p.m. Courtroom 2C of this Court. Plaintiff's Motion for Final Approval of this Settlement, Petition for Class Counsel Compensation, together with affidavits regarding notice and elections shall be filed with the Court prior to the final fairness hearing.

The Court further approves the Notice and Stipulation of Settlement provided to this Court by the parties. This Order is subject to further consideration based on any objection posed by the Class following the distribution of Notice of the Settlement.

  
Roger W. Titus  
United States District Judge