

UNITED STATES DISTRICT COURT FOR THE DISTRICT OF MARYLAND

Jane Doe v. National Apartment Association, et al.

Doe · No. DKC 25-3436 · Decided December 10, 2025

SUMMARY

The United States District Court for the District of Maryland denied Jane Doe’s motion for alternative service on Defendant Ayiesha S. Beverly. The court held that Plaintiff had not sufficiently shown that the ordinary Maryland service methods had failed or that alternative service was necessary and reasonably calculated to provide notice.

CASE DETAILS

COURT	United States District Court for the District of Maryland
WRITING FOR THE COURT	Deborah K. Chasanow
JURISDICTION	United States District Court for the District of Maryland
DECIDED	December 10, 2025
DOCKET	DKC 25-3436
DISPOSITION	other
PROCEDURAL POSTURE	Plaintiff moved for alternative service of process on Defendant Ayiesha S. Beverly after attempted personal service at her place of employment was unsuccessful.
STANDARD OF REVIEW	The court evaluated whether the requested alternative service was authorized under Federal Rule of Civil Procedure 4 and Maryland Rule 2-121 and whether the proposed method was reasonably calculated to provide actual notice.
PRECEDENTIAL VALUE	nonprecedential district court memorandum and order

TOPICS

- service of process
- civil procedure
- due process
- procedural due process

PRACTICE AREAS

- civil procedure
- service of process
- constitutional due process

QUESTIONS PRESENTED

1. Whether Plaintiff demonstrated the grounds required for an order permitting alternative service on Beverly under Federal Rule of Civil Procedure 4 and Maryland Rule 2-121(c).
2. Whether the proposed methods of service were supported as reasonably calculated to provide Beverly actual notice.

HOLDINGS

1. Alternative service was not warranted because Plaintiff failed to provide affidavits showing that the authorized methods of service under Maryland Rule 2-121(a) had failed or that service under the rule was impracticable.
2. The court would not undertake service on Plaintiff's behalf; Plaintiff remained responsible for serving the defendants.

KEY QUOTATIONS

“order any other means of service that it deems appropriate in the circumstances and reasonably calculated to give actual notice.” (at 3)

“reasonably calculated, under all the circumstances, to apprise interested parties of the pendency of the action and afford them an opportunity to present their objections.” (at 3)

FACTUAL BACKGROUND

Plaintiff attempted to serve Ayiesha S. Beverly personally on three occasions at the headquarters of the National Apartment Association, where Beverly worked, but Beverly was not present. Plaintiff alleged that Beverly was evading service and sought permission to serve her by mail, email, and posting at her residence. Plaintiff's affidavit documented efforts at Beverly's workplace but did not address the failure or impracticability of the other service methods authorized by Maryland Rule 2-121(a).

PROCEDURAL HISTORY

Plaintiff commenced the federal action on October 17, 2025, and was directed to obtain and serve summonses on the defendants. Plaintiff claimed service on Anne Tomkinson on behalf of herself and the National Apartment Association, but reported unsuccessful attempts to personally serve Beverly. Plaintiff then moved for service by certified mail, first-class mail, email, and posting, relying on an affidavit describing attempts at Beverly's workplace. The court denied the motion because Plaintiff did not provide affidavits showing that the other methods authorized by Maryland Rule 2-121(a) had failed.

DISPOSITION

other

CASES CITED

- Elmco Props., Inc. v. Second Nat'l Fed. Sav. Ass'n, 94 F.3d 914, 920-21 (4th Cir. 1996)
- Mullane v. Cent. Hanover Bank & Trust Co., 339 U.S. 306, 314 (1950)

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