



## MEETING MINUTES

Criminal Justice Coordinating Commission

Wednesday, March 26, 2025

7:30am – 9:00am

***In Person Location:*** *Executive Office Building*

*(101 Monroe Street, Rockville, MD 20850)*

*Auditorium (Located on the Lobby Level of the Building)*

&

***Virtual:*** [Microsoft Teams Meeting](#)

*Or call in (audio only):* [+1 443-692-5768,,269416772#](#)

*Phone conference ID:* 269 416 772#

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**Members Present:** Dawn Luedtke (Chair), Florence Jewell (Vice Chair), Stefan LoBuglio, Eric Schneider, Maxwell Uy, Darren Francke, James Bonifant, Ben Stevenson, Marielsa Bernard, Karen Bushell, Sean Mukherjee, Marcus Jones, Shan Anderson, Debra Grandy, Tracy Lieberman, *Earl Stoddard (Staff), Lindsay Bolt (Minute Taker)*

(Online)- John McCarthy, Jeff Ewart, Sherri Koch, Jason West, Monica Martin, Carole Brown, Dr. Kisha Davis, Richard Madaleno

**Members Absent:** Kurt van der Walde, Jeff Waldstreicher, Rochelle Perry, Gail Roper, Mark Sroka, Antonio DeVaul, John Nesky, Shakirra Haynes

**Guests:** Sarah Wolf, Susan Farag, Keena Jones, Michael Brickles, Jordan Satinsky, Robert Lehman, Arnecia Moody, Christopher Feldenzer, Jeff Innocenti, Eric Stancliff, Kathy Estrada, Willie Parker-Loan, Ivan Downing, Lisa Mandel-Trupp, Tamera Bulla, Sadia Green

### 1. General Business

Dawn Luedtke, Councilmember,  
CJCC Chair

#### Summary

- Review of 1/22/2025 Minutes for approval

#### Action:

- Board votes (17 Yes, 0 No) to approve the 1/22/2025 Minutes with 1 correction (Judge Bonifant/ 2<sup>nd</sup> John McCarthy)

## 2. Standing Agency Updates

- Circuit Court (Judge Bonifant)
  - Pending Criminal Matters: 928 as of 2/28/2025
  - Pending Juvenile Cases: 162 as of 2/28/2025
  - Continuing to work on the SIM
    - Meet with WorkSource Montgomery who is helping with resume building and interview training
    - Interested in the resources Howard County is using
    - Councilmember Luedtke noted there are 3 Pre-Summit Webinars that the public is welcome to attend prior to the May 21-23<sup>rd</sup> invitation only Statewide Summit on Behavioral Health (*Lindsay will send out dates/links after the meeting to the Members*)
- MCPD (Assistant Chief Francke)
  - Noted Major Crimes numbers are down, 4 homicides this year so far.
  - Main area of concern is the organized crime, specifically auto part thefts, commercial burglaries and robberies
  - The latest Grad class of 20 officers will be out on the road as of April 20.
- State's Attorney (John McCarthy)
  - Noted he has hired several federal lawyers
  - Met with Judge Bonifant and Mukherjee
  - Highlighted several upcoming events that the Members may be interested in attending
    - [Choose Respect](#)
    - [Mental Health Court Graduation](#)
    - [Truancy Program Graduation](#)*(Lindsay will send out dates/links after the meeting to the Members)*

## 3. Briefing: MCPS Safety & Security/Truancy Update

Marcus Jones, Chief, Security and School Safety, MCPS

Steve Neff, Director of Pupil Personnel and Attendance Services, MCPS

- Chief Jones presented a presentation on Montgomery County Schools, Office of Systemwide Safety and Emergency Management noting the Community Engagement Officer Program (CEO 2.0) focuses on a Cluster Model
  - Officers are not stationed at a High School but rather engage with all schools (Elem, Middle, and High) within that Cluster

- Officers do not respond to School incidents such as a disruptive student, they do not patrol the hallways
- There have been 3,136 Serious Incidents this year within MCPS of which only 403 required Law Enforcement engagement
- There are current discussions about including DARE Training offerings
- Reviewed the definition of Reportable Offenses and how MCPS/MCPD work together
- Chief Jones noted MCPS has made significant investments in their Security Cameras and next week the Vape Detectors in Bathrooms will be rolled out. These detectors provide an additional level of security as they pick up loud noises which could alert School Security staff in real-time to fights
- Chief Jones reviewed the breakdown of School Safety Personnel and that MCPS has requested an additional 52 positions to help with oversight of facilities specifically overnight

*See PowerPoint enclosed at the end of the Minutes*

- Steve Neff's presentation focused on Student Attendance and Engagement noting MCPS is focused on Chronic Absenteeism vs. Truancy and the definitions of each.
- Mr. Neff noted several factors leading to the persistence of Chronic Absenteeism including
  - The Pandemic and forced online learning has led many to feel there is no longer a need to be physically in school
  - Family dynamics (some students have to choose whether to watch their younger siblings, work for the family, or go to school)
  - Youth mental health crisis and not feeling welcome at School
  - Public School being an antiquated system that has not changed over 100 years
- With the current climate, additional challenges have arisen including:
  - Immigrant students/families are scared;
  - Many families have parents who work for the Federal government
  - Assaults on all things equity related make LGBTQ students more vulnerable
- MCPS is focused on School Connectedness – getting students engaged with a Teacher, a club, an activity, Sports
  - MCPS engages parents with early outreach and positive messaging about their students attendance and whether there is anything MCPS can do to help
- Mr. Neff reviewed Data trends with the group and took questions

*See PowerPoint enclosed at the end of the Minutes*

Questions/Feedback from CJCC members:

- Councilmember Luedtke noted MCPS needs a better balance between early outreach with regard to Students Absences and known absences due to Covid/Flu in which the student would otherwise not be considered “chronically absent” (Parents get frustrated

when they have communicated the absence but yet still receive these messages as though the system does not know why the student is absent)

- Councilmember Luedtke noted MCPS Teachers/Curriculum needs to be better about not slowing down at the end of marking periods to where students know or are “told” there is no need to attend school.
- Earl noted that the County Executive supports the request of the 52 positions and the Modifications to the CEO 2.0 program; the CE did not like the old SRO model that had officers responding to any/all disruptive school events.
- State’s Attorney McCarthy noted his excitement to work with Dr. Taylor; offering alternative programs like GED, evening classes

4. Briefing: Eviction/Housing

Max Uy, Sheriff

- Sheriff Uy introduced his team and gave a presentation on Court Ordered Evictions
  - What the process is for the Sheriff’s office, how the eviction process starts, the coordination between Landlords to schedule an eviction, the coordination with DHHS in some cases to prevent the eviction/performance outreach, and the stats on evictions received, scheduled and actually executed.
- Sheriff Uy noted how important it is for the tenants to attend their Hearing Date; Tenants receive this date via Court Summons which is mailed and posted on the property by the Sheriff’s office
  - The hearing provides the tenant an opportunity to be heard in court, but if the tenant does not show, the landlord will most likely be awarded the judgement and eviction will continue
  - Sheriff Uy shared a visual pamphlet of the [“Maryland Access to Counsel in Evictions”](https://legalhelpmd.org/Evictions) which is available in multiple languages on <https://legalhelpmd.org/>
- Once an eviction has been scheduled, a courtesy “Final Notice to Vacate Premises” (also known as the Red and White Postcard) is placed on the property at least 10 days prior to the eviction but the Sheriff’s office will never provide the actual date of eviction due to Safety concerns
- Christine Hong, Chief of Services to End and Prevent Homelessness within the Department of Health and Human Services noted that she appreciates the collaboration between DHHS and the Sheriff’s office as SEPH’s goal is to prevent as many evictions as possible.
  - Ms. Hong noted that there was a change in FY24 that allows SEPH to help tenants earlier in the eviction process, they become eligible for support when they receive the court summons verse after the Court Judgement

*See PowerPoint enclosed at the end of the Minutes*

5. Subcommittee Reports

- Legislative Subcommittee
- Juvenile Justice Trends Subcommittee
  - Presentation of 2024 Report

Dawn Luedtke, CJCC Chair

(Lead: Sheriff Uy)

(Lead: Stefan LoBuglio)

- Due to the Briefings running long, there was no time for the subcommittee reports. It was noted the Juvenile Justice Trends Subcommittee presentation of their 2024 report would be the 1<sup>st</sup> agenda item on the CJCC May 28<sup>th</sup> meeting

6. Wrap-Up and Adjourn

Dawn Luedtke, CJCC Chair

- Meeting adjourned at 9:04am (Uy/2<sup>nd</sup> Stevenson)

*Next Full Commission Meeting: Wednesday, May 28, 2025 (7:30am-9am)*

***In Person Location:*** Executive Office Building (101 Monroe Street, Rockville, MD) ***Auditorium***  
***& Virtual*** via Microsoft Teams link



# Montgomery County Public Schools Office of Systemwide Safety and Emergency Management

3/26/25 Presentation for Criminal Justice Coordinating Commission

**Marcus G. Jones**

**Chief of Security and Compliance**

**Office of Systemwide Safety and Emergency Management**

**Phone: 240-987-4501**

**Marcus\_G\_Jones@mcpsmd.org**

**Montgomery County, MD Public Schools**

**15 W. Gude Drive**

**Rockville, Maryland 20850**

# CEO 2.0 Program at MCPS





# Community Engagement Officer Program [CEO 2.0]

A Community Engagement Officer (CEO) is a sworn uniformed law enforcement officer trained in emergency preparedness, crisis management, community policing concepts, and problem solving who is designated to work as a liaison to MCPS.



# From SRO to CEO 2.0

## Original SRO Model

- Stationed in high schools full-time
- Limited to no cluster engagement
- Direct line of communication with principal
- Responded to school incidents "whenever possible"
- Shall take lead in death, sexual assault, robbery, arson, hate crime, destructive devices and firearms, distribution of controlled substance

## Current CEO Model

- Designated work station in high schools, not stationed permanently
- Engagement with schools across the entire cluster
- Direct line of communication with school
- **Do not respond to school incidents**
- Shall take the lead in death, sexual assault, robbery, hate crime, physical attack requiring a 911 call, felony theft, firearms, brandishing a deadly weapon, gang-related events

# Safety, Security, and Community Engagement Officer Program

## Community Engagement Officers **WILL:**

Be assigned to a cluster of schools, not a particular location.	Attend state mandated SRO training.	Have access to a private office near the front office, but are NOT permanently assigned to that school.	Serve as uncontrolled units, not otherwise assigned, to handle school service calls (SSCs) while minimizing disruption to the school day	Check in daily at all high schools; they are still assigned to a cluster, not a particular school.	Serve to deliver programs, such as DARE, enhance relationships with elementary and middle school communities.
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## Community Engagement Officers **WILL NOT:**

Enforce MCPS policies, rules, regulations or procedures.	Participate in school discipline procedures including being present at disciplinary meetings.	Have any special law enforcement emphasis while performing their duties and responsibilities.	Be permanently assigned to any school.	Respond to school service calls without being dispatched.	Randomly walk through school hallways.
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Under Consideration:



# **Illegal Activity Outside of School: Reportable Offenses**



# Students who commit an illegal offense off school property

## Reportable Offense:

Offenses that occur off school premises, did not occur at an event sponsored by the school, and are serious criminal offenses.

Within 24 hours of making an arrest or as soon as possible, MCPS Superintendent, Principal, and OSSEM will be notified by the law enforcement agency.

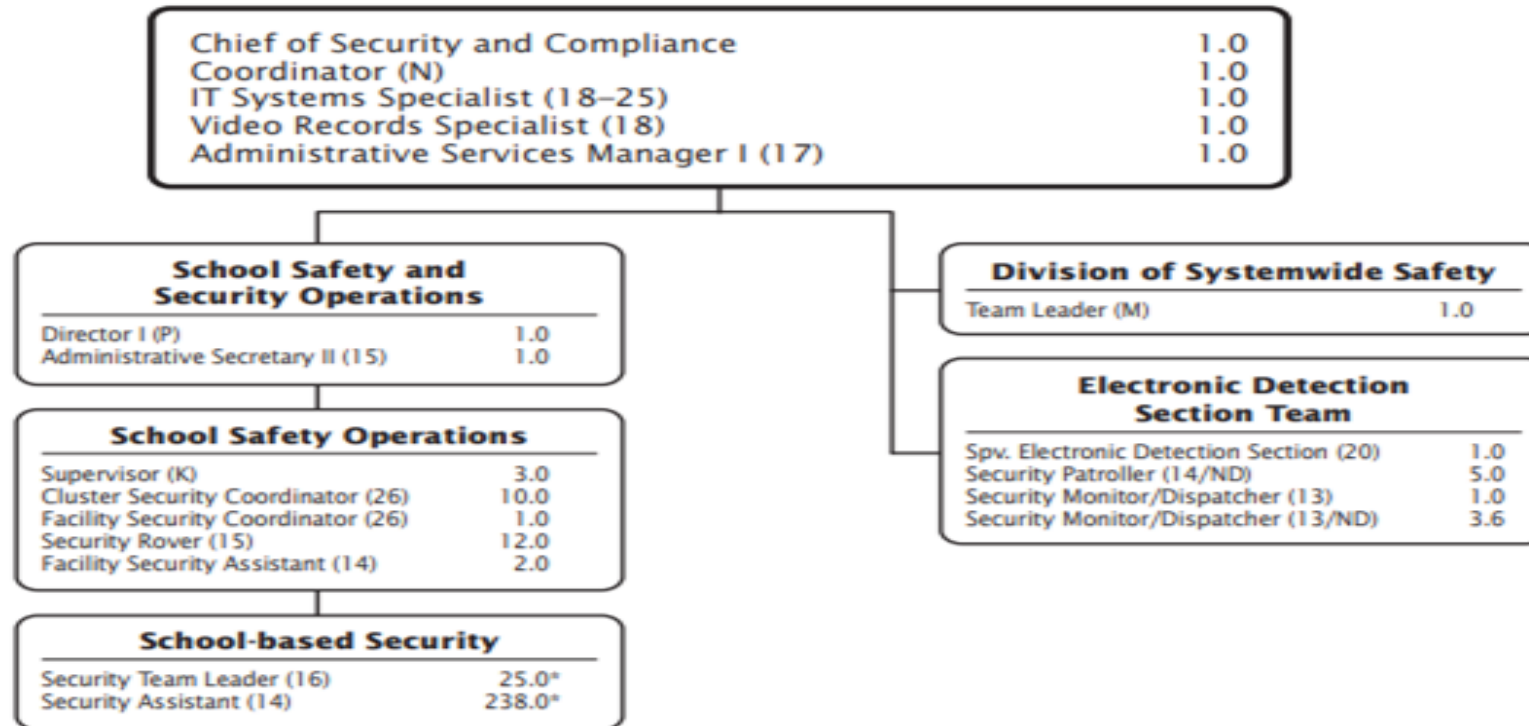


# Examples of Reportable Offenses:

- Murder
- Arson
- Armed carjacking
- Sexual offenses
- Robbery
- Drug trafficking
- Wearing, carrying, or transporting a handgun
- Additionally, offenses that are related to the student's membership in a criminal organization (Gang-related activity)



# Office of Systemwide Safety and Emergency Management Organizational Chart



# **Student Attendance and Engagement**

March 26, 2025



# Key Attendance Definitions

<b>Chronically Absent</b>	<b>A student who misses 10% or more of the days they are enrolled, regardless of reason</b> <b>18 or more days absent in a school year</b> <b>About 2 days absent per month from September to June</b>
<b>Truant</b>	<b>A student who is absent, unexcused, for 20% or more of the days they are enrolled</b>

MCPS is focusing efforts on **chronically absent** students using preventative, problem-solving, and trauma-informed strategies, with an emphasis on family and student engagement, in alignment with Maryland State Department of Education accountability measures.

## Chronic Absenteeism is Persistent; Why?

- The pandemic and online learning platforms **shifted the culture** around the value of in-person attendance.
- Youth **mental health** crisis.
- Some students do not see themselves in their school community; they **do not feel welcome**, do not see themselves in the curriculum, and have **no sense of belonging**.
- Public school is an **antiquated system**; the day-to-day student experience has not really changed in over a hundred years.
- Attending school is a **luxury for some students** - and may involve choosing between learning or supporting their family.

# Chronic Absenteeism is Newly Challenging; Why?

## Current Events

- Immigrant families are fearful for their safety and well-being, as well as that of their children.
- Many families in our school system have one or more parents who work for the federal government.
- Assault on all things Equity-related, making our non-traditional students (LGBTQ) more vulnerable

## **Universal Prevention Strategy**

### **School Connectedness**

- Trusted adult(s) in the building
- Peer relationships
- Involvement in school activities beyond academic classes
- Feeling welcomed for who you are

# Multifaceted Approach to Address Chronic Absenteeism

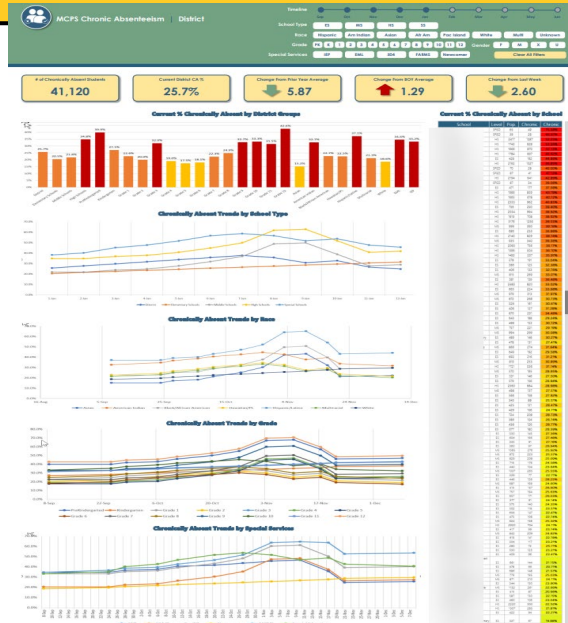
- Positive messaging about the importance of daily school attendance
- Reflection - How do the culture and climate of our schools and classrooms impact student attendance?
- Early Outreach to Families
  - Remind messages through Synergy
- Chronic Absenteeism Data Dashboard
  - Schools review and analyze their data regularly
- Student Well-Being Team Engagement
  - Root cause analysis
  - Targeted interventions

Why do  
**YOU**  
show up?

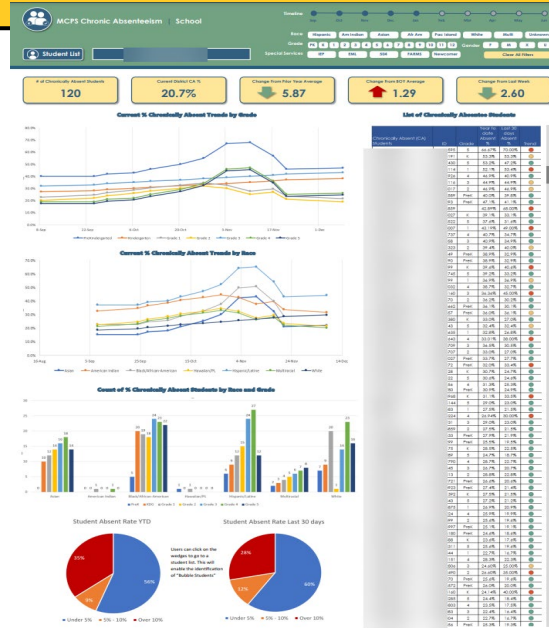
#AttendanceMattersMCPS

# Chronic Absenteeism Data Dashboard

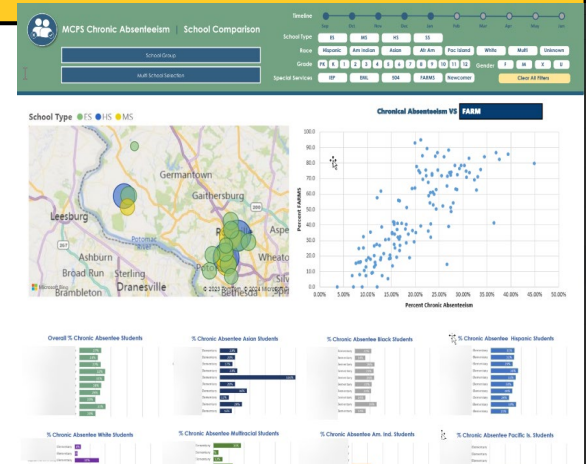
## District View



## District View

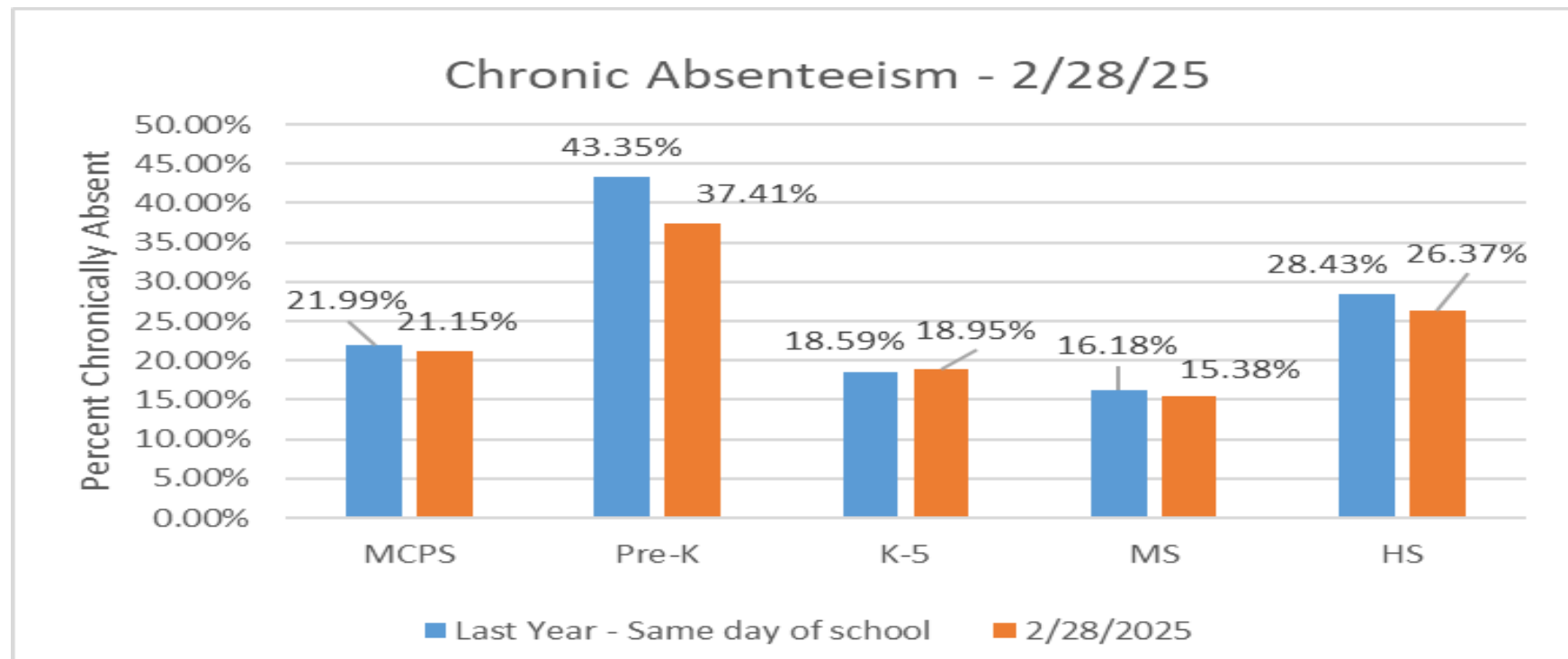


## School Comparison View



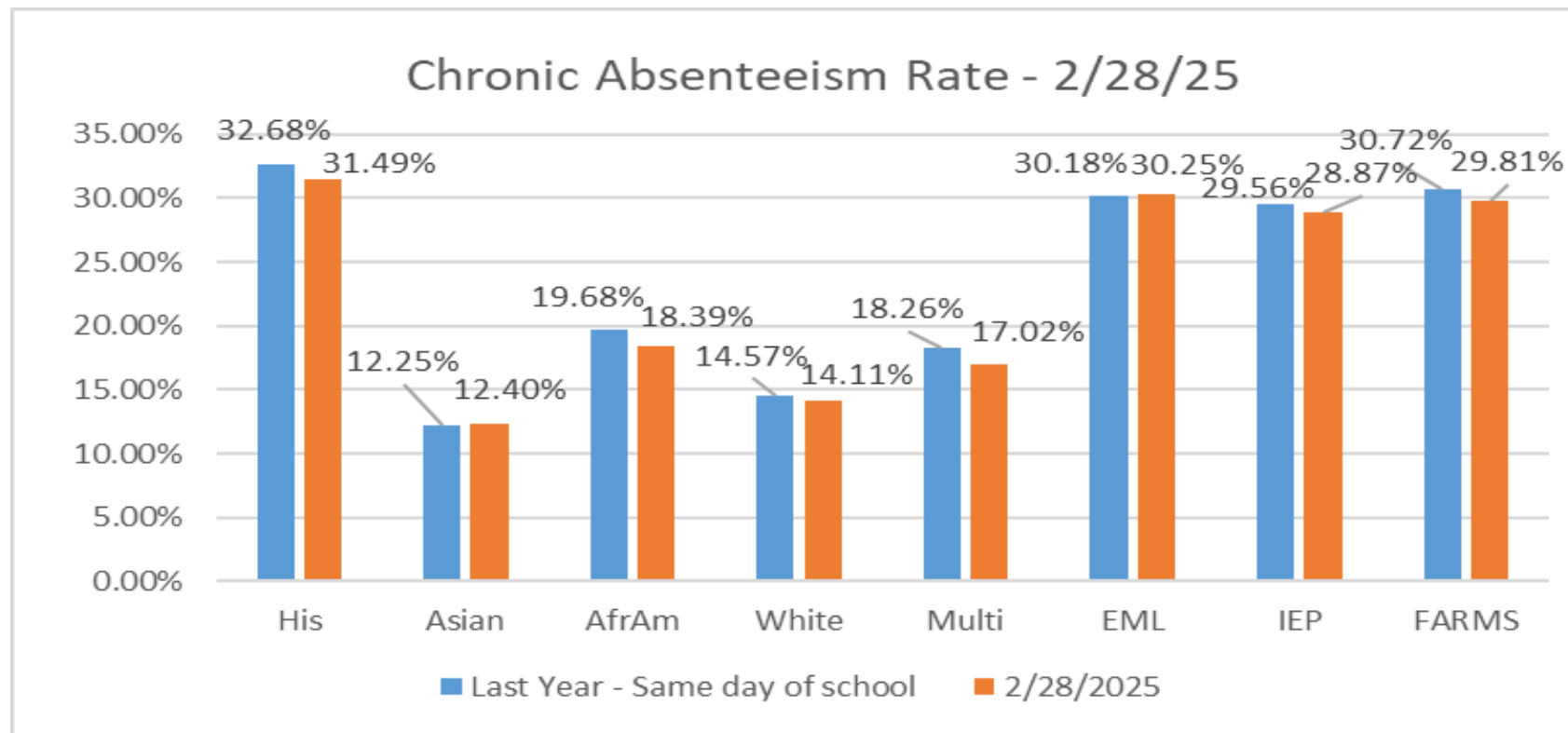
# Where Are We Now?

# Current State

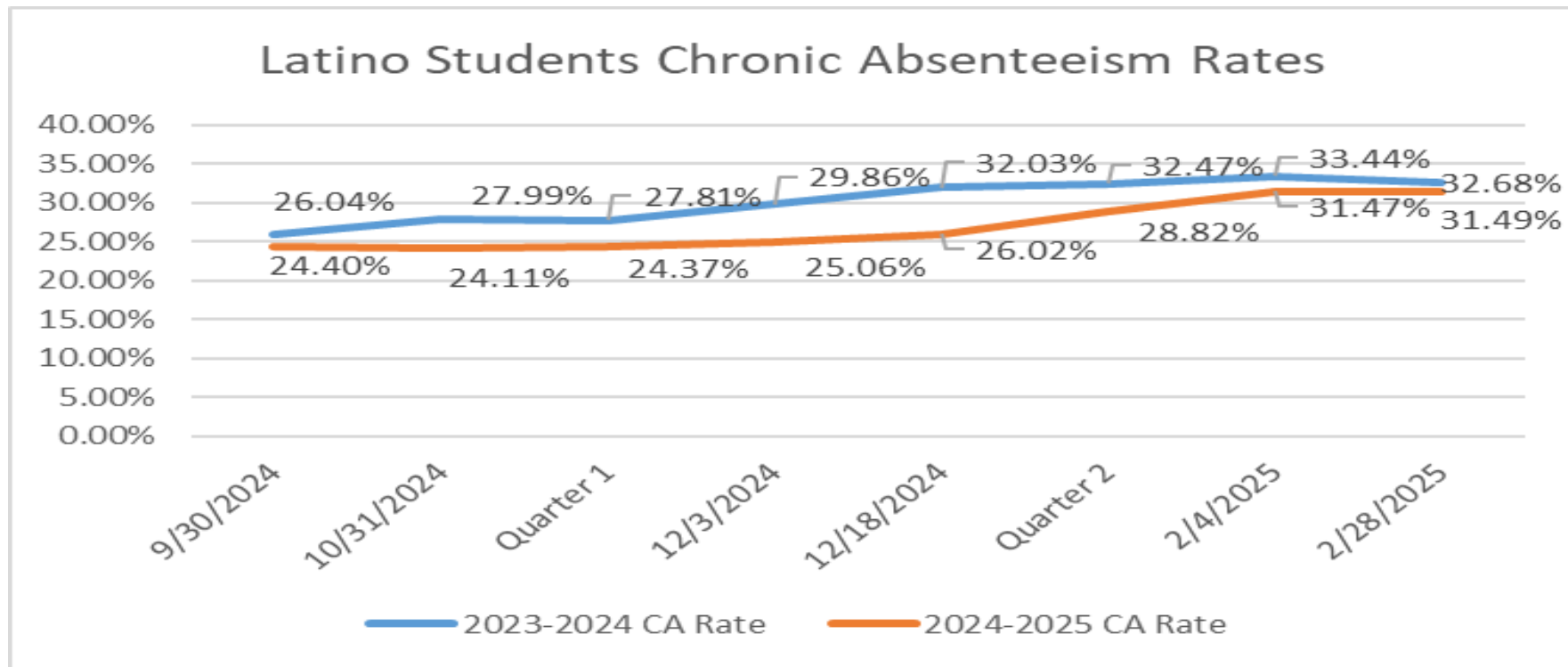




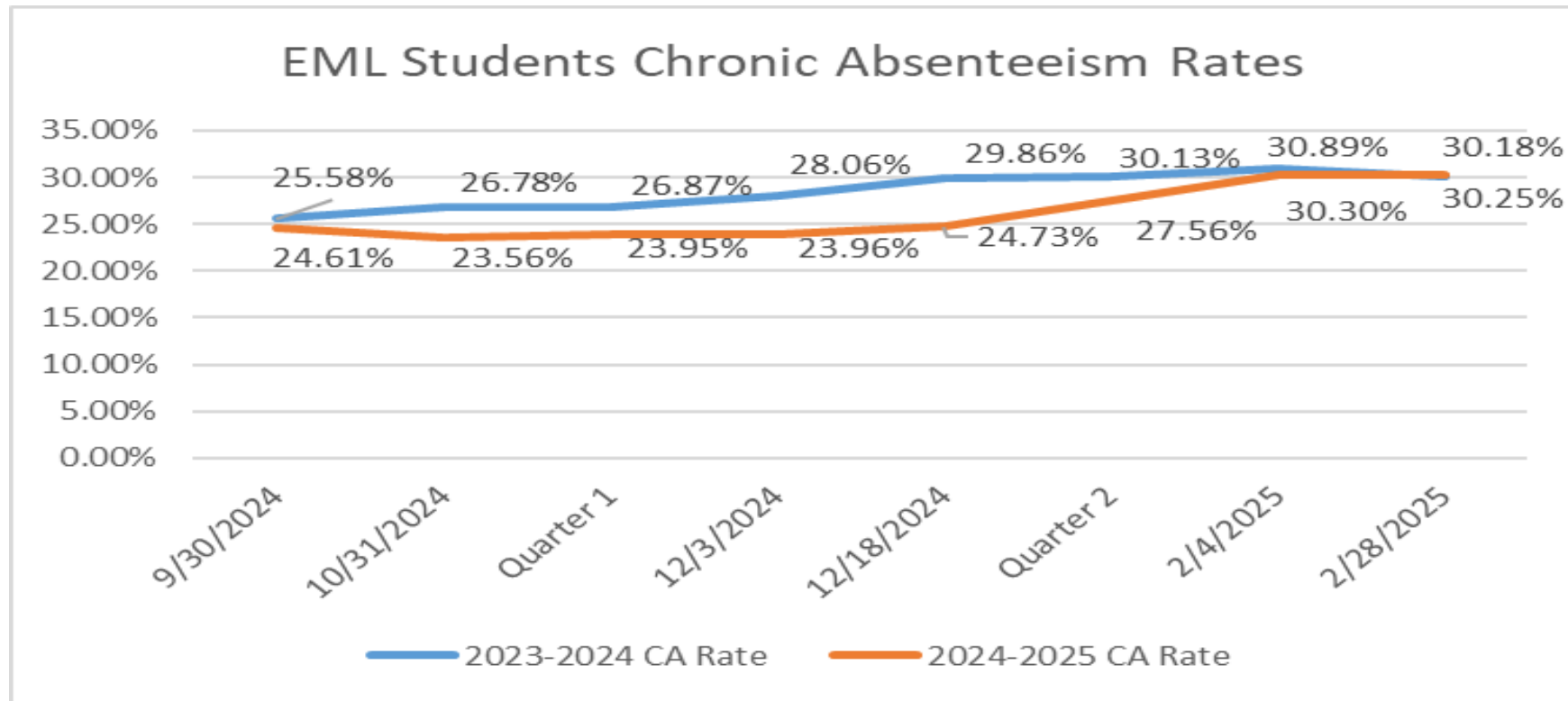
# Current State



# Progress Lost



# Progress Lost



## Where We Need to Go

- Schools as a warm, welcoming, safe space for ALL families
- Flexibility in course offerings for Newcomer students
- Flexibility in scheduling/format for all high school students
  - Advocacy at the state level

**Thank you!**

**Questions?**



# Montgomery County Sheriff's Office

## Court Ordered Evictions

*SHERIFF MAXWELL C. UY*



The Montgomery County Sheriff's Office receives approximately 10,000 warrants of repossessions and writs of possession from the Montgomery County Court each year.

The Evictions Section is comprised of one (1) sergeant, three (3) deputies and one (1) *part-time* Principal Administrative Aide.

	<b>FY2022 Actual**</b>	<b>FY2023 Actual**</b>	<b>FY2024 Actual**</b>	<b>FY2025(YTD) Actual**</b>
<b>Eviction Writs Received</b>	2317	7135	7882	9219
<b>Eviction Writs Scheduled</b>	1592	4007	3850	5013
<b>Eviction Writs Executed</b>	584	1181	1168	856
<b>Percentage of Writs Executed</b>	25.2%	16.6%	14.8%	9.29%





## How does the process get started?

- If a landlord begins an eviction, the tenant will receive an official summons to attend a hearing. The summons will be mailed and posted on the rental property, or it may be served to the tenant.
- If the tenant does not show up for the hearing, the landlord will most likely be awarded the judgment.
- The hearing provides an opportunity for the tenant to be heard in court.



		Eviction Timeline
1		Rent Unpaid
2		Rent Unpaid
3		L&T Case Filed in District Court
4		Notice Mailed to Tenant by Sheriff
5		Notice Posted by Sheriff
6		Hearing Date
7		Judgement is granted
8		Request for Writ of Restitution/Possession
9		Writ is delivered to Sheriff
10		Landlord calls to schedule eviction
11		Sheriff Final Eviction Notice Posted
12		Sheriff conducts eviction on scheduled date



# To schedule an Eviction:

A landlord must file for a warrant of restitution (District Court) or writ of possession (Circuit Court).

Receive a Judge's signed copy of the order from the court. An eviction date cannot be scheduled until the Eviction Section has received the original order from the court.

The plaintiff or authorized representative **must call the Sheriff's Office Eviction Section to schedule**(have the Plaintiff/Landlord/Agent name listed on the court order available when scheduling)

Best times to call are Weekdays (M-F), 10:00 am to 2:00pm .  
*Eviction Section Main Phone# 240-777-7130*

# Montgomery County Sheriff's Office Evictions Section:



- Evictions are currently being scheduled 8-12 *weeks* out.
- Currently we utilize 4 different time slots to execute evictions. 10:00am, 11:30am, 1:00pm and 2:30pm.
- Not all scheduled evictions will go forward. Tenants pay the judgment, move or work out agreements with the landlord.
- The Sheriff's Office currently sends a weekly list of scheduled evictions to the Montgomery County Department of Health and Human Services to allow them to perform outreach to the tenants and possibly prevent the eviction from occurring.

# Tenants:



Prior to an eviction being scheduled, tenants receive a warrant of restitution or a writ of possession. Based on the specifics of the order, the tenants may be required to move or pay a judgment amount to avoid an eviction.



Once an eviction has been scheduled, a courtesy "Final Notice to Vacate Premises" posting (red and white postcard) may be placed on the property.



This notice is posted to make all occupants aware that there is a pending eviction.



Under no circumstances will the Sheriff's Office provide a scheduled eviction date.

# Final Notice to Vacate Premises:



Montgomery County, Maryland

## SHERIFF'S OFFICE

### FINAL NOTICE TO VACATE PREMISES

*You are hereby notified that you are  
scheduled for immediate eviction.*

1. The Sheriff will serve the writ of eviction whether you are present or not, unless all due rent and court costs noted on the court writ are paid. Only cash, money order, or certified check will be accepted for payment. Writs for no right of redemption may go forward at the landlords' discretion, even if payment is made.
2. Writs of Possession and Warrants of Restitution for possession, for issues other than unpaid rent (i.e., breach of lease, tenant holding over, and wrongful detainer) will go forward regardless of any payment.
3. The Sheriff will use whatever force necessary to gain entry into the premises for immediate removal of all persons and property.
4. All of your personal property will be removed onto the nearest public right-of-way by the landlord or their agent.
5. The locks will be changed so that only the landlord may have access to the premises.
6. Any attempt to regain entry to the premises, once the eviction has been completed, could result with you being charged with criminal offenses.
7. The Sheriff and the landlord are not responsible for protecting your property.
8. The State or County Department of Public Works will be notified to remove all property left on the public right-of-way.
9. Information and assistance regarding evictions are available from the Office of Landlord-Tenant Affairs. You may also qualify for other services and programs through the Montgomery County Department of Health and Human Services. Please contact 311 or go to [www.MC311.com](http://www.MC311.com) for contact information.

**AUTHORITY:**

SHERIFF MAXWELL C. UY

M.C.S.O. EVICTION UNIT

240-777-7130

(TRADUCCION EN ESPANOL ATRAS)



These Final  
Notices are  
posted at least  
**10 days prior to**  
the eviction.





# Weather Conditions:

- Evictions will not proceed in the following circumstances:
  - If it is raining or snowing at the start time of the scheduled eviction. If precipitation starts after an eviction has started, the eviction will continue until completion.
  - If the predicted high temperature from the National Weather Broadcast on the scheduled eviction date is 32 degrees or lower, evictions for that day will be rescheduled.
  - If the heat index is or is forecasted to be above 95 degrees, evictions for that day will be rescheduled.



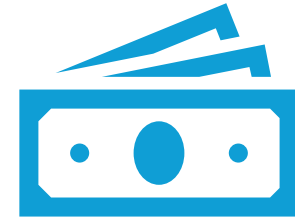
# Eviction Day



Deputies will report to the rental office or other pre-arranged location. If the eviction is being conducted due to non-payment of rent, deputies will ascertain the amount of the rent due and if it has been paid.



Only the amount covered in the warrant or writ will be considered due at the time.



The tenant shall have the right of redemption of the leased premises by tendering in cash, certified check or money order to the property owner or his agent all past due rent and late fees, plus all court awarded costs and fees during the eviction.



# Ejectment



## 01

After a search has been conducted and the premise is secure, deputies will proceed to eject the defendants and all their property.

## 02

If animals are present and the defendant is not there to take custody of them, the deputies will contact Montgomery County Animal Control for assistance.

## 03

All personal property will be removed from the premises and set on public space (*space which is owned by the state, county or city governments*) in an orderly manner. The property will be set on the closest public space to the premises.

## 04

Deputies will supervise the removal of property. After the deputies depart, it becomes the duty of the defendant to take the necessary steps to safeguard his property from damage and theft.

# Conclusion of Eviction



Deputies will ensure that every item belonging to the defendant, his family, agents, servants, or tenants, has been removed from the premises.

When the eviction is completed, the property owner will take possession of the premises and secure them.

- 
- **Sheriff Maxwell C. Uy**
  - **Montgomery County Sheriff's Office**
  - Main - 240-777-7000 (24/7)
  - Evictions Section – 240-777-7130
  - <https://www.montgomerycountymd.gov/sheriff/>
  - [Email: evictions@montgomerycountymd.gov](mailto:evictions@montgomerycountymd.gov)
  - [www.facebook.com/mcso.md](https://www.facebook.com/mcso.md)
- 





# HELP IS AVAILABLE

To find out if you are eligible and to connect with a free lawyer,  
**Call 211 or visit**  
**[www.legalhelpmd.org](http://www.legalhelpmd.org)**

Or scan this code with your phone's camera.



The earlier you reach out, the better, so **call 211 or visit**  
**[www.legalhelpmd.org](http://www.legalhelpmd.org)** today!



## TO READ THIS BROCHURE IN:

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[www.legalhelpmd.org/Spanish](http://www.legalhelpmd.org/Spanish)



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Français  
[www.legalhelpmd.org/French](http://www.legalhelpmd.org/French)



한국어  
[www.legalhelpmd.org/Korean](http://www.legalhelpmd.org/Korean)

русский  
[www.legalhelpmd.org/Russian](http://www.legalhelpmd.org/Russian)



**[www.legalhelpmd.org](http://www.legalhelpmd.org)**

# FREE LAWYERS FOR TENANTS IN MARYLAND

**ACCESS TO COUNSEL  
IN EVICTIONS PROGRAM**







## ACCESS TO COUNSEL IN EVICTIONS PROGRAM

Are you at risk of eviction? Have you been told you may lose your housing voucher or subsidy? You may be eligible for a **free lawyer**. Lawyers with the Access to Counsel in Evictions Program can represent you in these kinds of cases:

- **Failure to Pay Rent:** Landlords file this case when they believe you owe back rent.
- **Breach of Lease:** Landlords file this case when they believe you have violated the lease.
- **Tenant Holding Over:** Landlords file this case when they claim you refuse to leave the property after the lease has ended.
- **Voucher or Other Subsidy Terminations:** The Housing Authority or agency administering your voucher or other housing subsidy starts this case by sending you a termination notice saying you have violated program rules or regulations.

A lawyer might also be able to help if your landlord is pressuring you to move, such as by illegally shutting off utilities.

## TENANTS HAVE RIGHTS - AND A LAWYER CAN HELP!

A landlord **cannot** evict a tenant in Maryland without getting a court order and scheduling the eviction through the Sheriff's Department or, in Baltimore County, the Constable's Office.

Tenants have the right to defend themselves against an eviction or subsidy termination. There are many defenses that tenants can raise to try to stop an eviction, but every case is different.

**A lawyer can help you understand whether any defenses apply, can help you prepare your case, and will represent you at the trial or hearing.**

**A lawyer can also negotiate for:**

- More time for you to move
- Your landlord to make needed repairs
- Other things as appropriate.

If you have received a notice of a scheduled court hearing and you want to defend your case, you must attend the hearing. If you do not go to court, the judge may rule in favor of your landlord.

### The Access to Counsel in Evictions Program

is administered by  
Maryland Legal Services Corporation.

**Call 211 or visit  
[www.legalhelpmd.org](http://www.legalhelpmd.org)  
for more information.**

## ELIGIBILITY

To qualify for a free lawyer, you must be a tenant living in Maryland and have a household income at or below 50% of Maryland's median income. A program representative will help you determine if you are eligible for free legal help.

**Call 211 or visit  
[www.legalhelpmd.org](http://www.legalhelpmd.org)**



## OTHER RESOURCES

### Rental Assistance

For more information and to apply for rental assistance, go to:  
**[dhcd.maryland.gov/pages/evictionprevention](http://dhcd.maryland.gov/pages/evictionprevention)**

### Utility Assistance

For more information and to apply for utility assistance, go to:  
**[dhs.maryland.gov/office-of-home-energy-programs](http://dhs.maryland.gov/office-of-home-energy-programs)**

For more information on the court process, visit:  
**[mdcourts.gov/legalhelp/housing](http://mdcourts.gov/legalhelp/housing)**

**[www.legalhelpmd.org](http://www.legalhelpmd.org)**





Montgomery County, Maryland

## SHERIFF'S OFFICE

# FINAL NOTICE TO VACATE PREMISES

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2. Writs of Possession and Warrants of Restitution for possession, for issues other than unpaid rent (i.e., breach of lease, tenant holding over, and wrongful detainer) will go forward regardless of any payment.
3. The Sheriff will use whatever force necessary to gain entry into the premises for immediate removal of all persons and property.
4. All of your personal property will be removed onto the nearest public right-of-way by the landlord or their agent.
5. The locks will be changed so that only the landlord may have access to the premises.
6. Any attempt to regain entry to the premises, once the eviction has been completed, could result with you being charged with criminal offenses.
7. The Sheriff and the landlord are not responsible for protecting your property.
8. The State or County Department of Public Works will be notified to remove all property left on the public right-of-way.
9. Information and assistance regarding evictions are available from the Office of Landlord-Tenant Affairs. You may also qualify for other services and programs through the Montgomery County Department of Health and Human Services. Please contact 311 or go to [www.MC311.com](http://www.MC311.com) for contact information.

**AUTHORITY:**

**SHERIFF MAXWELL C. UY**

**M.C.S.O. EVICTION UNIT**

**240-777-7130**

**(TRADUCCION EN ESPANOL ATRAS)**



**OFICINA DEL  
SHERIFF**  
del Condado de  
Montgomery

# **AVISO FINAL PARA DESALOJAR LA PROPIEDAD**

***Se le notifica que se ha ordenado  
su desalojo inmediato.***

1. La oficina del Sheriff cumplirá con el mandato judicial de desalojo aunque usted no este presente, amenos que todo el alquiler debido y costos de corte indicados en el mandato sean pagados. Para pagar, solamente dinero efectivo, giro postal o cheque certificado seran aceptado. Los mandatos judiciales de desalojo sin ningun derecho de rescate, pueden proceder a la discrecion de los propietarios, aun si el pago es hecho.
2. Los mandatos judiciales de Posesión y de Restitución para posesión, sin incluir cuestiones de alquiler impagado, irán adelante sin tener en cuenta el pago.
3. La oficina del Sheriff usará cualquier fuerza necesaria para entrar a la propiedad y comenzar el retiro inmediato de todas las personas y bienes personales dentro de la propiedad.
4. Todo sus bienes personales serán trasladados a la via publica por el propietario o su agente.
5. Las cerraduras de la propiedad serán cambiadas y solamente el propietario tendra acceso.
6. Cualquier tentativa de entrada al la propiedad, una vez que el desalojo ha sido cumplido, podría resultar con usted ser acusado de ofensas criminales.
7. La oficina del Sheriff y el propietario no son responsables de proteger su bienes personales.
8. El Departamento de Trabajos Públicos del Condado o el Estado serán notificado para remover todo los bienes personales dejados sobre la via pública.
9. Información y ayuda sobre desalojos, esta disponible en la Oficina de Asuntos de Arren-datario y Propietario llamando. Para determinar si usted puede calificar para ciertos servicios y programas ofrecidos por el Departamento de Salud Pública y Servicios Humanos del Condado de Montgomery puede llamar al 311 o puede ir a [www.MC311.com](http://www.MC311.com) para mas información.

**AUTORIDAD**

**SHERIFF MAXWELL C. UY**

**M.C.S.O. SECCION DE DESALOJOS**  
**240-777-7130**

**(ENGLISH ON REVERSE)**