



**IN THE DISTRICT COURT OF MARYLAND FOR FREDERICK AND WASHINGTON  
COUNTIES (DISTRICT 11)**

**District 11 Administrative Order No. 2025-001**

**(Stay of Evictions in Extreme Weather Conditions)**

WHEREAS, The Office of the Sheriff serves warrants of restitution of residential property in their respective counties: Frederick and Washington County, Maryland;

WHEREAS, Extreme weather conditions may occasionally exist that would impact the service of warrants of restitution of residential property;

WHEREAS, Section 8-401(f)(2)(i) of the Real Property Article of the Maryland Code indicates that "The administrative judge of any district shall stay the execution of a warrant of restitution of a residential property, from day to day, in the event of extreme weather conditions affecting the residential property" under certain conditions.

WHEREAS, Extreme weather conditions can include snow, excessive rain, freezing temperatures, extreme heat, or other weather events.

NOW, THEREFORE, it is this 16<sup>th</sup> Day of January 2025 it is hereby:

ORDERED, that Sheriff of each respective county, or his designee, shall stay the execution of warrants of restitution in cases where evictions have been scheduled based on the existence of extreme weather conditions in their jurisdiction as specifically listed in the statute:

1. A temperature or next day forecasted temperature of 32 degrees Fahrenheit or lower;
2. A winter storm warning or blizzard warning issued by the National Weather Service;
3. A hurricane warning or tropical storm warning issued by the National Weather Service; and
4. An excessive heat warning issued by the National Weather Service.

ORDERED, that that Sheriff of each respective county, or his designee, is authorized to use his discretion to determine whether the execution of a warrant of restitution should be postponed, if on the scheduled date and time, there is precipitation or precipitation is clearly imminent.

ORDERED, that if the execution of a warrant of restitution is postponed due to extreme weather, it should be rescheduled to be completed within 5 days of when better weather conditions prevail.

ORDERED, that priority in rescheduling the execution of warrants of restitution shall be given to those warrants where execution has been stayed because of extreme weather conditions.

ORDERED, that if the Sheriff of each respective county, or his designee, is uncertain if the weather conditions meet the criteria described in this Order, the Sheriff, or the Sheriff's designee, shall contact the Administrative Judge, or his designee, for District 11 immediately, for the Administrative Judge for District 11, or his designee, to make the determination.



**Eric W. Schaffer**

Administrative Judge  
District Court of Maryland  
District 11- Frederick & Washington Counties  
100 W. Patrick St., Frederick, MD 21701  
(301) 600-2005  
[eric.schaffer@mdcourts.gov](mailto:eric.schaffer@mdcourts.gov)

cc: The Honorable John P. Morrissey, Chief Judge, District Court  
Sheriff Charles Jenkins, Frederick County  
Sheriff Brian Albert, Washington County  
Associate Judges of District 11  
Kim Hurd, Administrative Clerk, District 11