



February 17, 2017

The Honorable Bobby A. Zirkin
Judicial Proceedings Committee
2 East, Miller Senate Office Building
Annapolis, MD 21401

RE: SB 247 – Real Property - Notices of Foreclosure Sale and Postponement or Cancellation of Foreclosure Sale – Support

Dear Senator Zirkin:

Senate Bill 247 requires the person authorized to make a foreclosure sale to give written notice of the proposed sale to a specified condominium or homeowners association (HOA) that, at least 30 days before the date of the proposed sale, has recorded a statement of lien against the property. It also requires the trustee, within 14 days after the postponement or cancellation of a foreclosure sale, to send a notice that the sale was postponed or canceled to the record owner. It applies the Act to a foreclosure sale scheduled after the effective date of the Act.

This Bill will allow HOA's a better notification of upcoming foreclosures to prepare for. Any Bill allowing HOA's to operate more smoothly is a positive change.

The Carroll County Chamber of Commerce, a business advocacy organization of over 560 members, supports this bill and asks that you give it a favorable report

Sincerely,

A handwritten signature in black ink that reads 'Mike McMullin'.

Mike McMullin
President
Carroll County Chamber of Commerce

CC: Senator Justin Ready
Delegate Susan W. Krebs