The Washington Post

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Democracy Dies in Darkness

WEDNESDAY, MARCH 4, 2026 · **$4**

Embassies, airports close as violence worsens

STATE DEPT. SCRAMBLES TO AID AMERICANS

Middle East in upheaval as Iran steps up retaliation

BY ADAM TAYLOR, DAN LAMOTHE AND SAMMY WESTFALL

The State Department is scrambling amid the fallout from President Donald Trump's high-stakes military assault on Iran and Tehran's blistering response, with at least three embassies in the Middle East shuttered as of Tuesday as violence worsened and U.S. citizens were left with limited means to escape.

The U.S. government was working to charter flights for American citizens in the United Arab Emirates, Saudi Arabia and Jordan, and seeking to help people stranded elsewhere book tickets on commercial flights, according to the State Department. Speaking to reporters, Secretary of State Marco Rubio said that almost 1,600 Americans were seeking help to leave the region and that the department also was identifying "military flight options."

It was not immediately clear when the flights would become available — or whether they would be arranged for Americans in any of the 11 other countries and territories included in an urgent warning issued by the U.S. government late Monday.

Spokespeople for the State Department did not immediately respond to requests for comment. The Pentagon referred questions to the White House, which did not provide any clarity on the situation.

A U.S. official, speaking like some others on the condition of anonymity to discuss sensitive information, said that some military family members stationed in Bahrain have been flown to safety and that it is possible the military will be asked to do more for stranded Americans elsewhere in coming days but that no evacuation flights were imminent as of Tuesday morning.

American citizens in the Middle East have expressed frustration with what they say has been a lack of clarity from the administration as violence has reverberated across the region in the days since Trump approved the military operation against Iran. Iranian missiles and attack drones have struck Kuwait, Qatar, Israel, the UAE and other locations, including civilian targets.

The U.S. embassies in Kuwait, Lebanon and Saudi Arabia were closed as of Tuesday, and U.S. citizens were told to stay away until further notice.

SEE **AMERICANS** ON **A11**

AFP/GETTY IMAGES

Smoke rises from an Israeli airstrike Tuesday in Beirut. The conflict has spread to Lebanon after Hezbollah fired missiles at Israel.

President and aides have offered varying justifications for the attack

BY WARREN STROBEL, KAREN DEYOUNG, ELLEN NAKASHIMA AND MICHAEL BIRNBAUM

Days into an expanding Middle East war, the Trump administration gave shifting rationales for its decision to attack Iran, even as U.S. officials with access to intelligence reports said they saw no sign the country had posed an imminent threat to the United States.

President Donald Trump and his top national security aides, defending a conflict that has tepid public backing and is incurring escalating risks, emphasized Iran's arsenal of ballistic missiles rather than its nuclear program as the principal threat. But they provided different descriptions of the danger.

At his first public event since the attack began, Trump on Monday never mentioned a key part of his original rationale for the war: deposing Iran's theocratic regime.

Instead, he emphasized that Iran would "soon" have missiles that could hit targets inside the United States.

What Trump had outlined over the weekend as an effort to devastate Tehran's rulers so that the Iranian people could take over was, by Monday, "not a so-called regime change war," in the words of Defense Secretary Pete Hegseth.

Hegseth told reporters at the Pentagon that the Islamic republic was building sophisticated missiles and other conventional weapons to shield its plans for a

SEE **NUCLEAR** ON **A10**

YAMAM AL SHAAR/REUTERS

Syrians living in Lebanon wait at the border Tuesday as they return home to Syria amid the escalating violence. Israel said Tuesday that it had moved additional troops into southern Lebanon.

Shaping opinion: Trump is flooding news outlets with one-on-one calls. **A8**

In Riyadh: The CIA's station at the U.S. Embassy is hit in a drone strike. **A11**

Trump acknowledges economic toll, concedes pump prices likely to rise

BY MICHAEL BIRNBAUM

President Donald Trump acknowledged for the first time on Tuesday the economic toll for Americans of his assault on Iran, saying that oil prices were likely to spike as a result of the fighting in the Persian Gulf but insisting they would eventually dip.

It was a measure of the political consequences of the war as the White House reinforced its effort to justify the surprise attack that started Saturday. The conflict — the largest U.S. military action since the invasion of Iraq in 2003 — is pushing oil prices higher and weighing down the stock market as midterm elections loom later this year.

The president and his allies have offered shifting justifications for the decision to launch the joint attack with Israel, and they have also declared a range of goals for the outcome.

"So if we have a little high oil prices for a little while, but as soon as this ends, those prices are going to drop, I believe, lower than even before," Trump told reporters in an Oval Office appearance alongside German Chancellor Friedrich Merz, after a reporter asked both leaders how worried they were about the rising prices of oil and gas.

Merz offered a more sober assessment of the war's impact, saying that "this is of course damaging our economies. This is true for the oil prices, and this is true for the gas prices as well. So that's the reason why we all hope that this war will come to an end as soon as possible."

SEE **TRUMP** ON **A8**

Father of Ga. shooting suspect guilty of murder

He ignored red flags, gifted rifle used in 2024 massacre, authorities say

BY DANIEL WU

The father of a teenager accused of killing four people at a Georgia high school in 2024 was convicted of second-degree murder Tuesday, a landmark victory for prosecutors in their first-in-the-nation effort to bring murder charges against the parent of an alleged school shooter.

Colin Gray, 55, faces a maximum of 180 years in prison after a Barrow County jury found him guilty on 29 counts, including two counts of second-degree murder and two counts of involuntary manslaughter. The jury deliberated for less than a day following an emotional two-week trial.

Gray took the stand Friday, testifying through tears that he gave his son Colt Gray a rifle as a Christmas gift in 2023 and saw no warning signs it could be used in a mass shooting. Jimmy Berry, an attorney for Gray, said he is a loving parent who struggled at times but was "wired to see the best" in his son.

Prosecutors argued that Gray should be held responsible for failing to secure the weapon he purchased and ignoring clear red flags about his son's deteriorating mental health amid a turbulent home life.

"He was the one person who could have connected all the dots that pointed exactly at what Colt was going to do," Barrow County Assistant District Attorney Patricia Brooks said in closing arguments Monday. "And he was the one person who could have simply taken the rifle away, and he never did."

Gray was silent and looked impassive as the verdict was read

SEE **APALACHEE** ON **A2**

ICE training slashed as hiring surged, files show

STEPHEN B. MORTON

Previously undisclosed records obtained by The Washington Post show that Immigration and Customs Enforcement last year removed about 240 hours from its basic training program.

BY SARAH BLASKEY

Immigration and Customs Enforcement dramatically cut its basic training program amid a hiring spree meant to speed up the Trump administration's deportation efforts, records obtained by The Washington Post show, corroborating a whistleblower's claim.

After former ICE instructor Ryan Schwank testified during a congressional hearing last week, the Department of Homeland Security denied any reduction in the amount or quality of training provided to ICE recruits. The previously undisclosed records obtained by The Post show that, as the whistleblower said, ICE last year removed about 240 hours from its basic training program, or more than 40 percent of instructional time.

The documents also offer new insight into how and when the training program was reduced. The vast majority of the cuts occurred in August, the records show, as the Trump administration

SEE **TRAINING** ON **A16**

IN THE NEWS

Epstein probe Commerce Secretary Howard Lutnick, a former Manhattan neighbor of the convicted sex offender, has voluntarily agreed to testify before a House committee. A2

Law firms targeted In a reversal, the White House will now seek to defend the president's orders sanctioning several law firms. A3

THE NATION

The high court blocked enforcement for now of California policies that discourage educators from telling parents about a student's sexual orientation or identity without consent. A3

THE WORLD

Across Tehran, explosions rang out as the U.S. and Israel continued strikes. Iran and its allies have hit back against Israel, gulf states and targets critical to oil production. A9

THE ECONOMY

As Iran tensions shake markets, here's what you should (and shouldn't) do, Michelle Singletary writes. A12

A sell-off for stocks wrapped around the world, while oil prices climbed even higher due to worries about widening war with Iran. A12

STYLE

The 'Scrubs' reboot on ABC is all about the medicine of nostalgia. Millennial cringe? Sure. So is adult life now. B1

SPORTS

As the Big Ten tournament for women's hoops gets underway, it's top-seeded UCLA — and a chase pack of talent. B7

THE REGION

The Commanders will pay D.C. $1 million to settle a 2022 lawsuit over accusations of misleading fans. B12

FOOD

Are European groceries better and cheaper than American ones? Prices, variety, income and habits factor in.

BUSINESS NEWS....A12
COMICS....B4
OBITUARIES....B15
OPINION PAGES....A13
TELEVISION....B6
WORLD NEWS....A9

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Conviction is a landmark victory for prosecutors

APALACHEE FROM **A1**

out in court before he was led away in handcuffs. Sentencing has not been scheduled.

Gray was taken into custody and charged 36 hours after his then-14-year-old son was accused of opening fire with an AR-style rifle at Apalachee High School in Winder, Georgia, in September 2024, killing two teachers and two students and injuring nine.

Colt Gray faces four counts of felony murder and other charges. He is awaiting trial.

The swift arrest of the elder Gray came months after Michigan prosecutors won convictions against Jennifer and James Crumbley, the first parents of a school shooter to be convicted of involuntary manslaughter, for their role in the Oxford, Michigan, school shooting their son Ethan Crumbley committed in 2021.

Officials in several states have since followed suit in criminally investigating the parents of accused school shooters. Since the Crumbley and Gray cases, prosecutors have levied felony chargers against the father of a school shooter in Wisconsin and a Texas mother accused of buying ammunition for her 13-year-old son.

Gray and his wife, Marcee Gray, struggled with drug addiction and were inattentive to their son's problems as Colt Gray allegedly developed paranoia and a fascination with school shootings, The Washington Post previously reported.

Marcee Gray, who separated from Colin Gray about two years before the school shooting and previously pleaded guilty to a family violence offense, was not charged in relation to the shooting.

ABBEY CUTRER/POOL/ATLANTA JOURNAL-CONSTITUTION/AP

Colin Gray, the father of Apalachee High School shooting suspect Colt Gray, is handcuffed Tuesday at his trial in Winder, Georgia.

Debbie Polhamus, Colt Gray's grandmother, who testified against Colin Gray at his trial, told The Post that Colt Gray was a "thrown-away child." The father did not arrange mental health treatment for his son after the FBI questioned him for allegedly posting in 2023 in a Discord chat that he would commit a school shooting, The Post reported.

In the days before the shooting, prosecutors said, Colin Gray kept the rifle he bought for his son in Colt Gray's bedroom, without a gun lock.

Lutnick to appear before House panel investigating Epstein

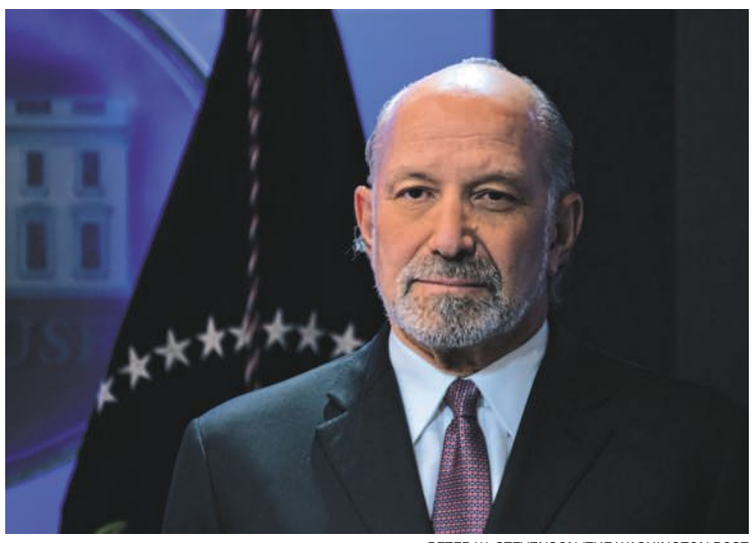
BY MAEGAN VAZQUEZ

Commerce Secretary Howard Lutnick, a former Manhattan neighbor of Jeffrey Epstein, has agreed to voluntarily testify before the House Oversight Committee as part of its investigation into the convicted sex offender, the panel's chairman announced Tuesday.

Lutnick has faced growing bipartisan pressure to testify about his ties to Epstein following the Justice Department's release of a tranche of documents that suggested Lutnick maintained contact with Epstein years after claiming to have distanced himself from him.

"Secretary Lutnick has proactively agreed to appear voluntarily before the House Committee on Oversight and Government Reform," Rep. James Comer (R-Kentucky), the committee's chairman, said in a statement. "I commend his demonstrated commitment to transparency and appreciate his willingness to engage with the Committee. I look forward to his testimony."

Lutnick will soon become the latest participant in a series of high-profile interviews conducted by the committee for its Epstein probe — the most recent of which included former president Bill Clinton and former secretary of state Hillary Clinton. They took part in a pair of contentious, closed-door depositions in New York last week.



PETER W. STEVENSON/THE WASHINGTON POST

Commerce Secretary Howard Lutnick is to be the latest high-profile interview in the House Oversight Committee's Jeffrey Epstein probe.

The Commerce Department did not immediately respond to a request for comment about Lutnick's interview.

"I look forward to appearing before the committee. I have done nothing wrong and I want to set the record straight," Lutnick said in a statement to Axios, which first reported his planned appearance.

Testifying before Congress last month, the commerce secretary said he recalled meeting with Epstein three times over the course of 14 years. Lutnick also said he and his family had lunch with Epstein on his Caribbean island in 2012 — after previously claiming that he and his wife had distanced themselves from Epstein around 2005.

The exchanges made public by the Justice Department show that Lutnick, a former chairman of the financial services firm Cantor Fitzgerald, and Epstein kept communicating years after Epstein pleaded guilty to two charges of soliciting prostitution, including one involving a minor, and was sentenced to 13 months in jail.

Their last known exchange in the Justice Department documents came in 2018, when Lutnick reached out to Epstein about the Frick Collection, a museum near their neighboring homes, planning construction.

"Are you aware as to them building to block our park views," Lutnick wrote in an email that his assistant forwarded to Epstein, "What should we do about it? Time is of the essence." Lutnick also urged Epstein to involve a lawyer, to which Epstein replied, "Will do."

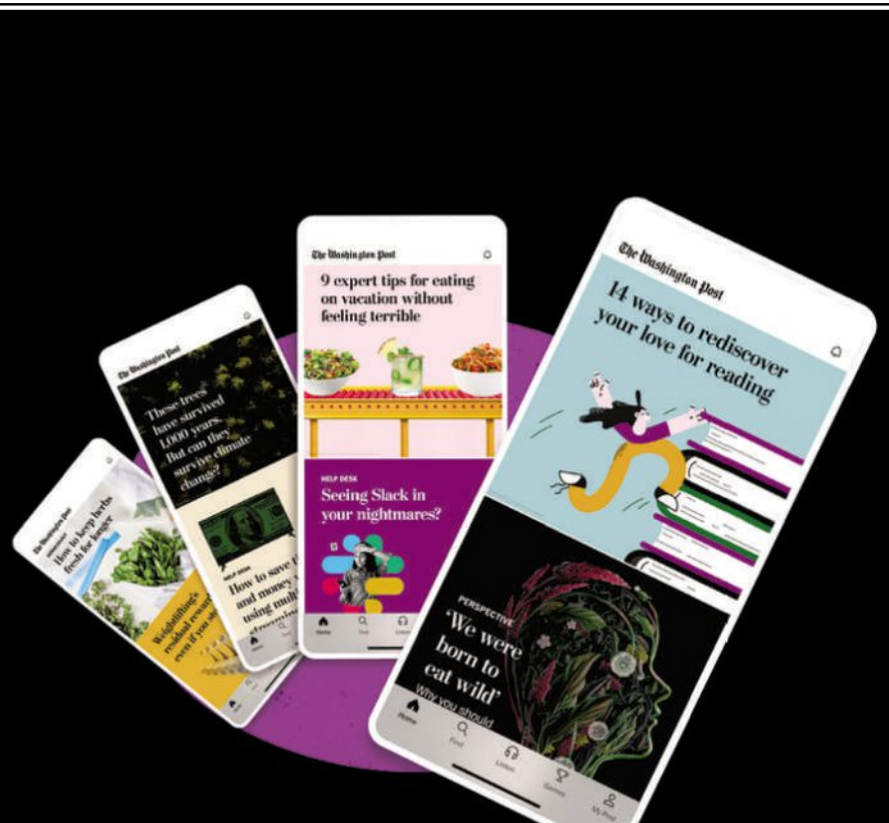
The following year, Epstein was arrested on federal sex trafficking charges and later died in federal custody. His death was ruled a suicide.

Some lawmakers, including Rep. Robert Garcia (California) — the top Democrat on the House Oversight Committee — as well as Rep. Thomas Massie (R-Kentucky), have called for Lutnick to step down over his connection to Epstein. But President Donald Trump last week signaled he remained confident in Lutnick.

"Howard would go in and do whatever he has to say," Trump told reporters on Friday about possible Epstein testimony. "He's a very innocent guy. He's doing a good job."

The Oversight Committee has already scheduled depositions for Darren Indyke and Richard Kahn, the co-executors of Epstein's estate, this month. And Rep. Anna Paulina Luna (R-Florida) has said she plans to ask the committee to bring in "some of the [Epstein] co-conspirators that were given lesser sentences that were known to have trafficked young girls."

Garcia told The Washington Post that if Democrats retake the House in November and become the majority next year, they will "absolutely" pursue an interview with Trump regarding Epstein. "There's a long list of subpoenas that we will be engaged in," Garcia added.



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POLITICS & THE NATION

Christian parents notch victory in fight over trans policies

BY JULIAN MARK

The Supreme Court on Monday blocked enforcement for now of California policies that discourage educators from telling parents about a student's sexual orientation or gender identity without the student's consent, a win for parents who said it violated their freedom of religion and "parental rights."

"The parents who assert a free exercise claim have sincere religious beliefs about sex and gender, and they feel a religious obligation to raise their children in accordance with those beliefs," the court wrote in an unsigned opinion.

The court said the parents were likely to succeed on their constitutional claims and blocked the law as the case continues to play out in lower courts.

The legal battle is the latest clash over transgender issues to reach the high court. The proponents of the law say it protected students' safety and privacy while allowing them time to broach a sensitive subject with their families. Critics say it forced educators to exclude parents from information about their child's upbringing.

The case began in 2023, when educators, and later parents, sued the state in federal court, alleging that the state policies violated their constitutional due-process and religious rights. That year, California passed a law that outright prohibited school policies that require employees to report students' sexual orientation and gender identity to parents.

Two plaintiffs, identified as "John and Jane Poe" in the lawsuit, are Catholic and have religious objections to gender transitioning, according to their court filings. They said their daughter's school did not tell them when the seventh-grader began using a male name and pronouns.

After their child attempted suicide in the eighth grade, they learned from a doctor about the child's gender transition at school, the parents said. At a new school in the ninth grade, the child continued to use a boy's name. Citing the state's policies, teachers used the child's preferred name and pronouns, contrary to the parents' instructions. The child is now under "psychiatric care," the Supreme Court's order notes.

The Poes and the parents of another child who is part of the case are being represented by the Thomas More Society, a conservative legal group.

"This is a watershed moment for parental rights in America," Paul M. Jonna, special counsel at the Thomas More Society and partner at LiMandri and Jonna, said in a statement celebrating Monday's decision.

MATT MCCLAIN/THE WASHINGTON POST

The fight over telling parents about a student's sexual orientation without consent is the latest clash over trans issues to reach the court.

"We remain committed to ensuring a safe, welcoming school environment for all students while respecting the crucial role parents play in students' lives."

The California Attorney General's office, in a statement

The high court's ruling Monday appeared to come along ideological lines, with Justice Amy Coney Barrett writing a concurrence that Chief Justice John G. Roberts Jr. and Justice Brett M. Kavanaugh joined. Justices Clarence Thomas and Samuel A. Alito Jr. noted that they would grant the application in full. Justice Elena Kagan wrote a dissent joined by Justice Ketanji Brown Jackson. Justice Sonia Sotomayor noted that she would deny the application.

In her dissent, Kagan blasted her conservative colleagues for granting the plaintiffs' request on the court's emergency docket. The court's conservative majority has used the emergency docket to allow a wide range of Trump administration policies to move forward in the face of legal challenges, drawing rebukes from the liberal justices.

Kagan chastised the majority for not allowing the case to fully play out before weighing in on what she called "thorny legal issues."

"The Court is impatient: It already knows what it thinks, and insists on getting everything over quickly," she wrote.

Barrett wrote in her concurring opinion that the court was not being impatient. Instead, the high court's decision prevents "irreparable harm to the parents." She emphasized that the court's decision is preliminary.

In December, a federal judge blocked the California law along with the state's related policies, saying they interfered with parents' right to direct their child's education and health care. In January, the U.S. Court of Appeals for the 9th Circuit paused the injunction, prompting the parents to appeal to the Supreme Court.

The California Attorney General's office said it was "disappointed" with the Supreme Court's decision. "We remain committed to ensuring a safe, welcoming school environment for all students while respecting the crucial role parents play in students' lives," the office said in a statement.

The Supreme Court has recently considered other LGBTQ+ issues. This term, the court heard arguments in two cases regarding state bans on trans women playing on women's sports teams — and seemed inclined to leave those bans in place. It also appeared skeptical of a Colorado ban on conversion therapy for gay and trans minors.

Supreme Court blocks redrawing of New York City's only Republican seat

BY JULIAN MARK AND JUSTIN JOUVENAL

The U.S. Supreme Court on Monday granted the bid of a Republican New York congresswoman to stop state officials from redrawing her district in a way that could favor Democrats.

The ruling is a victory for Rep. Nicole Malliotakis, a Republican representing New York's 11th District, ahead of the November midterms. A state trial court ordered the state to redraw the district to include a greater number of Black and Latino voters, which could deliver New York City's only Republican seat to a Democrat.

After a state appeals court denied Malliotakis's request to halt that decision, the congresswoman filed an emergency petition to the Supreme Court saying the trial court's order could throw the city's elections into "chaos."

State officials counter that Malliotakis's appeal to the Supreme Court is premature and intrudes on state court and election processes.

The majority did not explain its decision, but Justice Samuel A. Alito Jr. offered a concurring opinion saying the redistricting violated the Constitution's equal protection clause.

"These cases concern a state-court order that blatantly discriminates on the basis of race," Alito wrote.

Justice Sonia Sotomayor wrote a dissent, which was joined by the court's two other liberal justices.

"Ignoring every limit on federal courts' authority, the Court takes the unprecedented step of staying a state trial court's decision in a redistricting dispute on matters of state law without giving the state's highest court a chance to act," Sotomayor wrote.

The Supreme Court has so far allowed states to redraw congressional districts as they wish. The high court in December cleared the way for Texas to redraw maps that could deliver five House seats to the GOP. In February, the justices similarly allowed a new California map that could deliver five House seats to Democrats.

But Malliotakis's case stands apart because it did not concern an effort by state officials to flip House seats. It was instead a result of a lawsuit that alleged New York's 11th District — which covers Staten Island and parts of southern Brooklyn — excluded Black and Latino voters.

Justice Dept. reverses course, now seeks to defend orders targeting law firms

BY MARK BERMAN

The Trump administration said Tuesday that it still wanted to defend President Donald Trump's executive orders sanctioning several law firms, abruptly reversing course from its position a day earlier.

Judges last year blocked Trump's orders aimed at the firms, which had hired his perceived foes or took on cases he disliked. The Justice Department was appealing those rulings and trying to restore the orders, which demanded that the firms lose access to government contracts and buildings.

On Monday evening, the agency said in a filing that it wanted to abandon the appeals, essentially admitting defeat. The law firms hailed that decision, with one saying the administration "capitulated."

But in a startling turnaround less than 24 hours later, the administration wrote in a brief filing in the U.S. Court of Appeals for the D.C. Circuit that it was seeking to withdraw its motion from a day earlier.

The Justice Department did not explain in the filing why it was backpedaling, stating only that it was its prerogative to keep appealing and adding that the court had not yet granted its request to dismiss the case. The White House declined to comment, referring questions to the Justice Department. A spokeswoman for the agency also declined to comment.

The four law firms involved — WilmerHale, Jenner & Block, Perkins Coie and Susman Godfrey — had all filed lawsuits challenging Trump's sanctions, saying they could devastate their businesses.

Judges sided with all four firms last year, issuing often scathing rulings that rebuked the president's orders as retaliatory and unconstitutional.

"The order shouts through a bullhorn: If you take on causes disfavored by President Trump, you will be punished!" U.S. District Judge Richard J. Leon, who was appointed by President George W. Bush, wrote while blocking sanctions for WilmerHale.

The administration has repeatedly defended the orders as lawful and criticized judges who ruled against them. In court papers and during hearings, the Justice Department has said the orders were not meant as punishment and suggested that the firms' lawsuits infringed on Trump's speech.

The government's contradictory filings this week came ahead of a looming deadline in its appeals. The Justice Department's opening brief in the case is due Friday, while the firms have briefs due in late March.

The firms criticized Trump's executive orders and his administration's reversal alike on Tuesday. The Justice Department "offered no explanation to either the parties or the court for its reversal," Perkins Coie said in a statement.

"Yesterday evening, the Administration told the Court that it gave up and wouldn't even try to defend its unconstitutional executive orders," Susman Godfrey said in a statement. "Today, it reversed course. Regardless, Susman Godfrey will defend itself and the rule of law — without equivocation."

In its filing on Tuesday, the Justice Department said the administration contacted attorneys for the firms and that they all opposed the move.

The filing included a statement attributed to the firms that said they "oppose the government's unexplained request to withdraw yesterday's voluntary dismissal, to which all parties had agreed. Under no circumstances should the government's unexplained about-face provide a basis for an extension of its brief."

PETER W. STEVENSON/THE WASHINGTON POST

President Donald Trump returns to the White House on Sunday after spending the weekend at his Mar-a-Lago resort in Florida.

The New York Times first reported Tuesday that the government would try to continue defending the executive orders.

While the firms involved in the appeals had fought Trump's orders, other legal practices instead sought to avoid such battles. Nine firms struck deals with him to lift or avoid similar penalties, leading to intense upheaval and outrage across the legal industry.

Perry Stein and Emily Davies contributed to this report.

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Scientists launch shadow autism panel to counter RFK Jr.

They aim to provide an alternative to his alleged politicization of research

BY LENA H. SUN

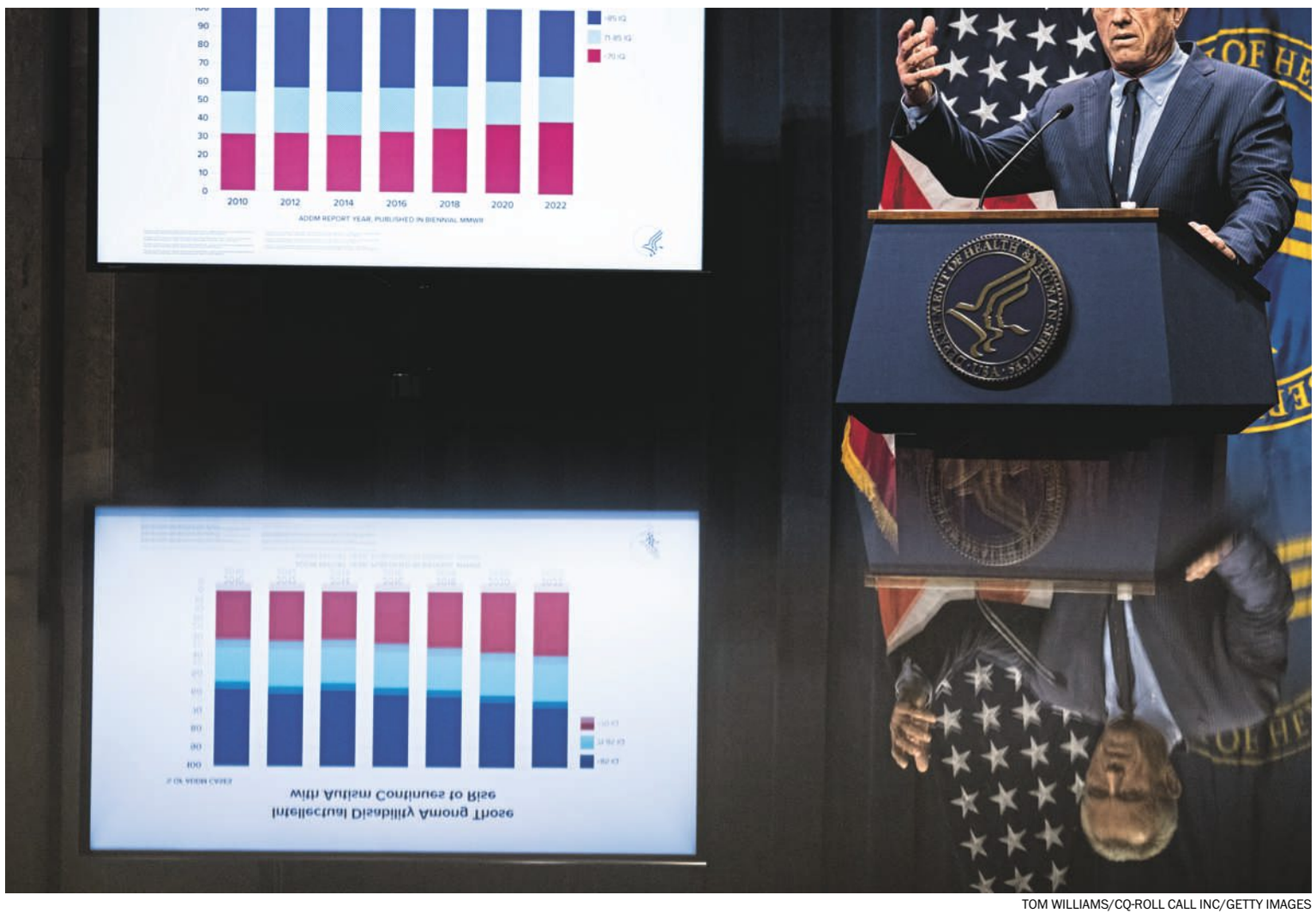
A group of prominent scientists launched an independent autism advisory panel Tuesday over fears that Health Secretary Robert F. Kennedy Jr. has politicized the key federal autism advisory board he oversees.

The shadow committee will focus on developing a coordinated scientific agenda for autism research and will function as a counterweight to the advisory board Kennedy reshaped in January by appointing new members. Many of those members have echoed his controversial views, including promoting debunked claims linking vaccines to autism and advocating for unproven treatments.

The new independent group will do more than speak out against misinformation, Alison Singer, president of the Autism Science Foundation and member of the group, said in a statement Tuesday. The group will create a research agenda that reflects the progress and promise of autism science and report annually on key research advances, including basic research on genes and cells, environmental causes, early detection, therapeutics and services.

The new panel, to be called the Independent Autism Coordinating Committee, includes experienced scientists and advocates who have funded and conducted autism research for many decades, including two past directors of the National Institute of Mental Health, Joshua Gordon and Tom Insel. It is set to hold its first meeting on March 19, the same day as the federal panel.

The federal panel remade by Kennedy — the Interagency Autism Coordinating Committee — was established in 2000 to develop strategic plans for autism research and services. It was also tasked with coordinating collaboration among advocates, people with autism, families, scientists and federal agencies.



TOM WILLIAMS/CQ-ROLL CALL INC/GETTY IMAGES

Health Secretary Robert F. Kennedy Jr. , shown discussing autism at a news conference in April, reshaped the advisory board in January.

Kennedy appointed a new slate of members, which Singer said was an "unprecedented overhaul" with a "striking absence of scientific expertise."

The new members of the federal panel do not represent the breadth of the autism community, "but rather represent a tiny subset of people who, despite all evidence to the contrary, still insist that vaccines cause autism," Singer said.

In a news release announcing the new members, the Department of Health and Human Services said the "appointments reflect the commitment of Secretary Robert F. Kennedy Jr. to support breakthrough innovations in autism research, diagnosis, treatment, and prevention by bringing the nation's understanding of and policies concerning autism into alignment with gold-standard science."

HHS spokesman Andrew Nixon said in a statement Tuesday that the Kennedy-appointed panel "will continue to fulfill President Trump's directive to bring autism research to the 21st century and support breakthroughs in autism diagnosis, treatment, and prevention."

The average American has most probably never heard of the federal autism advisory committee. "But that's what makes it dangerous," Singer said. If a government committee announces that the United States should study whether vaccines cause autism, "as if we never have, that will strike fear in people, most of whom are unaware of the dozens and dozens of studies we've done over the past 20 years that exonerate vaccines as a cause of autism."

That may scare new mothers and lead them to withhold lifesaving vaccines from children, Singer said.

Some HHS officials have raised questions that the new committee creates the appearance of rivalry and could cause confusion for the public.

The new autism panel is the latest example of the deepening rift in the nation's public health infrastructure. Medical and public health experts are increasingly setting up shadow structures as they lose confidence in federal panels reshaped under Kennedy's leadership. What were once respected scientific groups that guided vaccine policy, for example, are now being supplemented — and, in some cases, bypassed — by alternative groups, such as regional state organizations that say they are no longer following some federal vaccine policies and instead are relying on recommendations from medical and professional societies, such as the American Academy of Pediatrics.

In June, Kennedy replaced the entire membership of an independent committee of experts that advises the Centers for Disease Control and Prevention on how and when to vaccinate Americans. Kennedy accused them of being too closely aligned with vaccine manufacturers. He selected new members, some of whom had histories of criticizing vaccine guidance.

In response, the Vaccine Integrity Project at the University of Minnesota's Center for Infectious Disease Research and Policy was launched last year as an independent, science-based initiative. It has conducted systematic literature reviews and publicly presented data on the safety and effectiveness of vaccines for influenza, covid-19 and RSV, or respiratory syncytial virus.

The American Medical Association and the VIP are also teaming up to create a system to review vaccine safety and effectiveness, mirroring a role long played by the CDC. The groups, which will operate independently from the federal government, say their work is needed because the CDC's vaccine review process has "effectively collapsed."

The 12-member independent autism group includes many scientists who previously served on the federal advisory committee. In addition to Singer, Gordon and Insel, members include:

Helen Tager-Flusberg, director of Boston University's Center for Autism Research Excellence and a founder of a coalition of autism scientists

Joseph Joyce, president and chief executive of the Autism Society of America, the nation's largest and oldest grassroots autism organization, and parent of an autistic son

Zachary Williams, an autistic autism researcher and resident physician in psychiatry at UCLA and past chair of the International Society for Autism Research Autistic Researchers Committee

Amy S.F. Lutz, a historian of medicine at the University of Pennsylvania, vice president of the National Council on Severe Autism and parent of a profoundly autistic son

John Walkup, a professor of child and adolescent psychiatry at Northwestern University's Feinberg School of Medicine and president of the American Academy of Child and Adolescent Psychiatry

Kristin Sohl, a pediatrician and member of the American Academy of Pediatrics Council on Children with Disabilities Execu

Noem defends agency's treatment of migrants, blames activists for attacks

ASSOCIATED PRESS

Homeland Security Secretary Kristi L. Noem defended her department's immigration enforcement tactics in front of a Senate committee on Tuesday and pushed back against criticism from Democrats who said she wrongly disparaged two protesters killed by federal officers in Minneapolis earlier this year.

It was Noem's first congressional appearance since the shooting deaths of the two protesters galvanized widespread opposition to how the Trump administration is executing its mass deportation agenda, a centerpiece policy of President Donald Trump's second term. At the time, Noem portrayed the protesters — both U.S. citizens — as agitators, although accounts from local officials and bystander video contradicted assertions from her and other administration officials.

In one exchange, retiring Republican Sen. Thom Tillis of North Carolina called her leadership a "disaster" and skewered her handling of the immigration crackdown and her management of emergency response.

In the hearing, which stretched nearly five hours, Noem defended her agency's treatment of immigrants caught up in enforcement activities, and blamed activists and others for attacks against officers.

"I want to address the dangerous environment that our ICE officers face on the streets today," Noem said. "They are facing a serious and escalating threat as a result of deliberate mischaracterizations of their heroic work and rhetoric that demonizes our law enforcement."

Since the deaths in Minneapolis, the administration has taken steps meant to tone down tensions, including drawing down the operation there. But the administration has continued pressing restrictions against both legal and illegal immigration, and has been buying up warehouses for immigration detention and persisting in federal enforcement in areas around the country. Noem said about 650 investigators remain in Minnesota as part of a broader fraud probe.

The immigration tactics of Noem's department have triggered a clash in Congress over its routine funding, which remains unresolved, although a spending bill passed last year granted it a significant infusion of cash for the Republican administration's mass deportation policy. Noem called the partial shutdown "reckless" and blamed Democrats for a move she said put national security at risk.

Her appearance in front of the Judiciary Committee also comes after a weekend shooting at a bar in Texas that is being investigated as a possible act of terrorism, leading to concerns that the escalating conflict in Iran could have repercussions for security in the U.S.

Noem blames chaotic situation for her characterization of killed protesters

In what was initially billed as an effort to root out fraud in Minnesota, Homeland Security sent hundreds of officers from Immigration and Customs Enforcement and Customs and Border Protection to the state. They were met by protesters who organized marches, patrolled neighborhoods for ICE activity with whistles and ferried food to immigrants too afraid to leave their homes.

Renée Good, a 37-year-old mother of three, was shot and killed by an ICE officer on Jan. 7, setting off intense protests demanding an end to the operation. Then on Jan. 24, Customs and Border Protection officers opened fire on another Minnesota resident, Alex Pretti, who had been filming enforcement operations.

Those deaths led to cries for accountability and transparency. Noem, whose initial comments portrayed both Good and Pretti as the aggressors, has come under withering criticism by Democrats and some Republicans, who have called for her to resign.

Democrats repeatedly questioned Noem about her initial comments and called on her to apologize.

"You and your agency rushed to brand these victims as, quote, domestic terrorists," said Sen. Dick Durbin of Illinois, the top Democrat on the committee. "We have ample video evidence and eyewitness testimony proving you are wrong. Your statements caused immeasurable pain to these families."

Noem said she was relying on information from people on the scene and blamed "violent protesters" for contributing to the chaos officers encountered.

"I was getting reports from the ground, from agents at the scene, and I would say that it was a chaotic scene," she said.

After public outrage over the deaths, Trump sent border czar Tom Homan to Minneapolis to take control of operations. Homan has since announced a drawdown of the ICE and CBP officers who had been sent to Minnesota to carry out what had been dubbed Operation Metro Surge, although he has been adamant that the president's mass deportation agenda will continue.

Noem faced criticism from some Republicans

Republicans largely kept the focus on the large numbers of migrants who came into the country under President Joe Biden, portraying Noem as the leader of a cleanup effort of the former administration's mess.

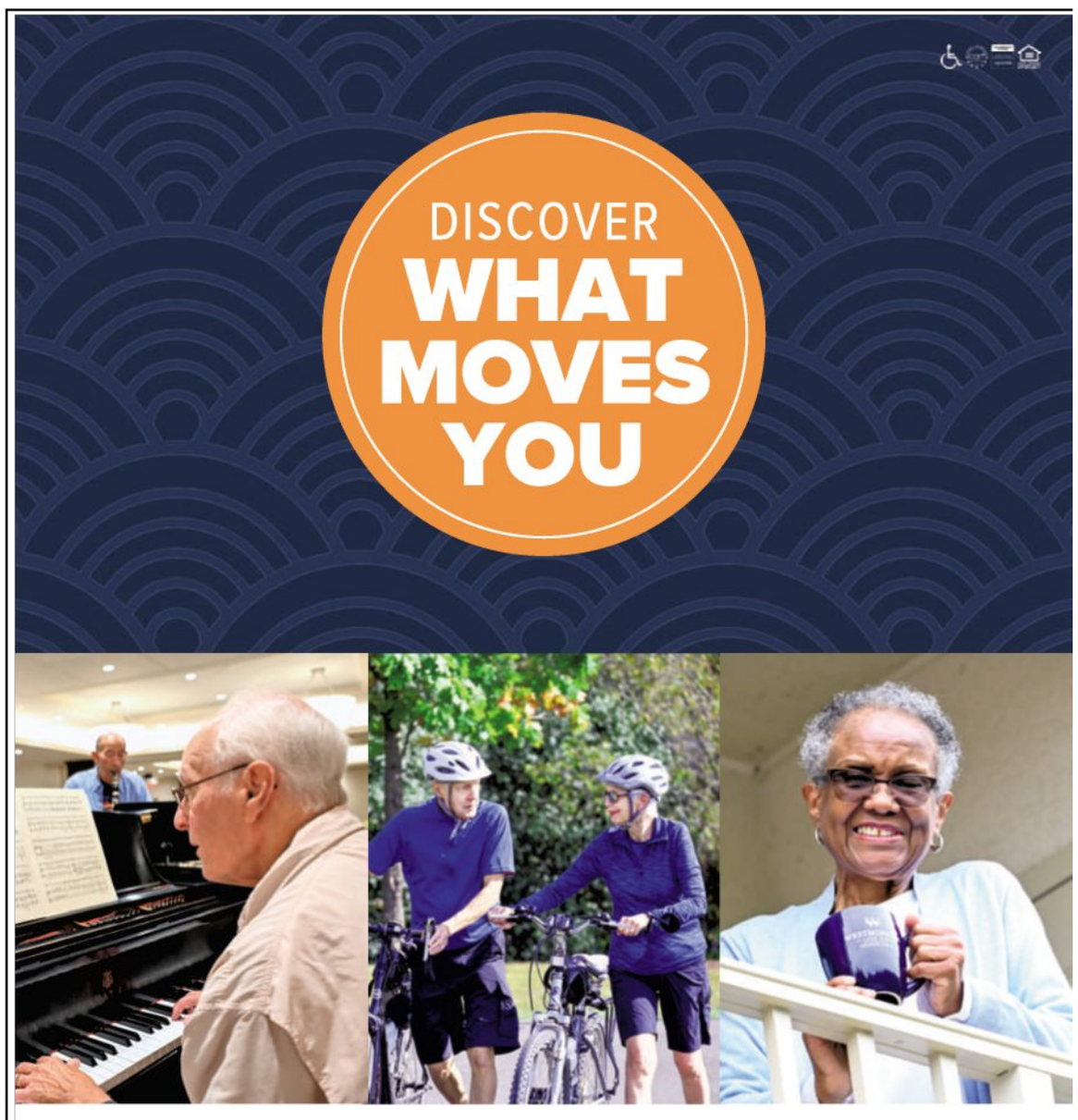
But she did come under some harsh questioning by members of her own party. Tillis, who called on Noem to resign following the shootings in Minneapolis, criticized her for erroneously arresting American citizens, for failures in her disaster recovery agency, and for how she shot her own dog.

"What we've seen is a disaster under your leadership, Miss Noem — a disaster," Tillis said. "What we've seen is innocent people getting detained that turn out are American citizens."

Tillis, who has already announced that he is not running for another term, added: "We're beginning to get the American people to think that deporting people is wrong. It's the exact opposite. The way you're going about deporting them is wrong."

Another Republican, Sen. John Neely Kennedy from Louisiana, also pushed her to explain why her department paid more than $200 million for an ad campaign she appeared in last year encouraging migrants to leave the country voluntarily and questioned whether Trump knew about the price tag ahead of time.

Noem, who is set to appear Wednesday in front of a House committee, defended those ads, saying they were effective and went through the regular department bidding process. "Well, they were effective in your name recognition," Kennedy said.



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Zinke to retire, providing Democrats a possible House opening in Montana

BY MARIANNA SOTOMAYOR

Rep. Ryan Zinke (R-Montana), who served as Interior Secretary during the first Trump administration, announced Monday that he plans to retire from Congress after four terms in the House.

In a letter to constituents, Zinke explained that he made the decision after recognizing that injuries sustained during his 22-year career as a U.S. Navy SEAL — while "not immediately life threatening" — are making it more difficult to serve.

"My judgment and experience tell me it is better for Montana and America to have full-time representation in Congress than run the risk of uncertain absence and missed votes," Zinke writes. "I do not take this decision lightly and have informed President Trump, the Governor, and senior leadership of this difficult but necessary decision."

Zinke's retirement could put Montana's first congressional district in play. President Donald Trump won the district in 2024 by roughly 12 points, while Zinke underperformed his margin, winning it by eight points in 2024.

TOM BRENNER/FOR THE WASHINGTON POST

Rep. Ryan Zinke (R-Montana), seen last year, helped recruit Aaron Flint, a military veteran and talk show host, to run in his place.

House Democrats were already eyeing the seat as one they could possibly flip. House Republicans, however, believe the district will remain squarely in their turf. Zinke helped recruit Aaron Flint, a military veteran and conservative talk show host well-known in Montana, to run in his place ahead of Wednesday's filing deadline. Flint announced his candidacy shortly after Zinke announced his decision, and Flint immediately received an endorsement from Sen. Tim Sheehy (R-Montana).

"Now I'm running for Congress because the oath that I took to defend the Constitution never expires. Donald Trump is doing a great job," Flint said in his announcement video. He added that "radical politicians" such Reps. Alexandria Ocasio-Cortez (D-New York) and Sen. Bernie Sanders (I-Vermont) "have taken over Washington" and are "coming for Montana next."

The Democratic Congressional Campaign Committee, the House Democratic campaign arm, has targeted the Montana seat as one of the 44 districts they are trying to flip this cycle, some of which were handily won by Trump in 2024. Democrats' confidence has been bolstered by Democratic candidates flipping dozens of seats in state special elections since Trump was inaugurated and the president's favorability among voters continuing to lag.

Four Democratic candidates have jumped into the Montana congressional race, all of whom have what Democrats say are the pragmatic and working-class backgrounds of candidates the party has tried to recruit this year.

Sam Forstag, a smoke jumper and union leader, said "Zinke quit because he saw what was coming: all of us . . . who are hungry for real representation and a new generation of leadership." Matt Rains, a rancher and Blackhawk pilot, said Montana now "deserves someone who will stand up for us, end the forever wars, and fight for the safety of our troops."

Christian Martinez, a spokesman at the National Republican Congressional Committee, defended Zinke's record and said, "Delusional Democrats who think this retirement gives them an opening are welcome to torch their campaign cash, because Montana voters have repeatedly rejected their out of touch, radical agenda."

Zinke first entered politics after retiring from the Navy in 2008, winning a state Senate seat that year. He then came to Washington after the 2014 midterm elections, helping keep a GOP-held House seat represented by Sen. Steve Daines (R-Montana).

Trump then tapped Zinke to serve as his Interior Secretary in 2017, and his roughly two years atop the department were plagued by scandals. A Interior Department inspector general found that he broke ethics rules by representing his family's foundation in real-estate negotiations, among other improper dealings. He resigned from the job in late 2018.

Four years later, Zinke ran for Montana's first congressional district during the 2022 midterm elections.

Republican strategists argue they can keep the seat because Zinke continued to win reelection despite voters knowing about his ethics troubles.

Cruz, Scott to Treasury: Bypass Congress to okay a $200 billion tax cut

BY JEFF STEIN

Two leading Republican senators are asking the Trump administration to approve a $200 billion tax cut without congressional approval, as the GOP aims to improve its economic approval rating with voters ahead of the 2026 midterm elections.

Sens. Ted Cruz (R-Texas) and Tim Scott (R-South Carolina) will send a letter to Treasury Secretary Scott Bessent on Tuesday urging him to use executive authority to reduce some of the taxes paid on capital gains — a change that would lower the tax burden on Americans selling stocks, businesses, homes and other assets, according to a copy obtained by The Washington Post ahead of its release. The senators argue the administration does not need congressional approval to make the shift, although some conservative legal experts and Treasury officials have disagreed with that conclusion in the past.

President Donald Trump last year worked with congressional Republicans to approve the "One Big Beautiful Bill" — a sweeping tax package that made permanent many of the 2017 Trump tax cuts and was estimated to cost more than $3 trillion. With that victory secured, some conservatives are pivoting to push for additional tax relief, especially as Trump has appeared to rule out the possibility of getting Congress to approve another tax bill this year.

The plan pushed by Cruz and Scott has been sought by conservatives for many years. Under current law, an investor who bought $100 worth of stock in 1990 and sold it today for $300 would currently owe capital gains taxes on the full $200 in profit. But the $100 investment in 1990 would be worth roughly $230 in today's dollars after accounting for inflation. Under the Cruz-Scott proposal, the investor would only owe taxes on that $70, rather than the full $200. That is why the proposal is known as "indexing capital gains for inflation."

The senators also frame the proposal as a potential solution to the nation's housing market, arguing that many homeowners are choosing to stay in their properties rather than sell and face a steep capital gains bill.

Cruz's office estimated the change would cost roughly $200 billion. Many tax experts have been skeptical of the idea, arguing that more affluent households are the ones who would benefit most from steep reductions in taxes on large stock and home purchases. Cruz's office pointed to analyses by analysts at Moody's and the Cato Institute on the potential upside to the housing market.

"Using your executive authority to ... eliminate an unfair inflation tax on everyday Americans is the single most pro-growth economic action the administration can take unilaterally, and it would boost savings, spur investment, and create jobs nationwide," the senators write in the letter.

The proposal, however, faces significant legal and political headwinds. A 1992 opinion by the Justice Department's Office of Legal Counsel concluded that Treasury does not have the authority to make such a change unilaterally — and that it would require an act of Congress. Any executive action along these lines would likely face immediate legal challenges.

Critics also argue that the benefits would flow overwhelmingly to the wealthy. The Penn Wharton Budget Model found during Trump's first term that the top 1 percent of income earners would receive roughly 86 percent of the benefits from indexing capital gains to inflation, while the bottom 80 percent of earners would receive just 1 percent.

It remains unclear whether Bessent is inclined to pursue the change. The administration has also been lobbied to adopt the measure by Grover Norquist and Stephen Moore, two conservative tax experts. Norquist previously told The Washington Post that he pitched Trump directly about the plan, and that the president seemed receptive.

During Trump's first term, then-Treasury Secretary Steven Mnuchin weighed the option before ultimately concluding that Congress should act instead. Conservative allies of the administration are optimistic Bessent may be more receptive.

"We stand ready to support you in providing relief to everyday Americans who are still reeling from President Joe Biden's historic inflation crisis," Cruz and Scott write.

DEMETRIUS FREEMAN/THE WASHINGTON POST

The office of Sen. Ted Cruz (R-Texas) pointed to analyses at Moody's and the Cato Institute on a potential upside to the housing market.

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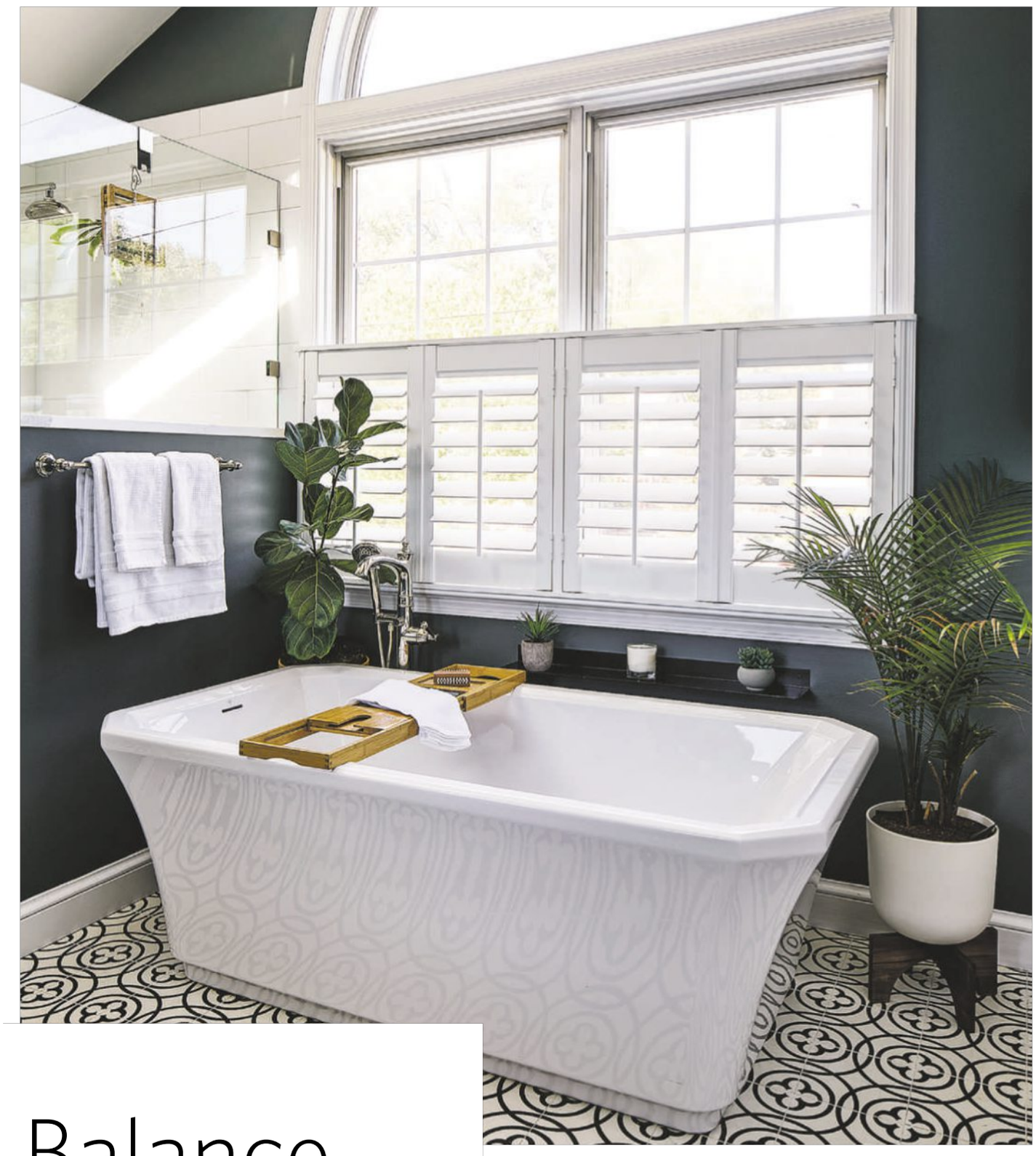

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Trump concedes war may push up oil prices for Americans

TRUMP FROM **A1**

Later in the day, Trump ordered the U.S. International Development Finance Corporation to offer government-backed insurance and guarantees to ships traversing the Persian Gulf, a bid to make it more attractive for oil tankers to risk passing through what is now a war zone. Trump also said that the U.S. Navy would escort oil tankers through the Strait of Hormuz if necessary.

Prices for crude oil and gasoline have jumped in the last two days, with the price of a gallon of regular gas increasing $0.11 on Tuesday, to $3.11 on average across the United States, according to AAA — the highest since mid-October. West Texas Intermediate crude oil futures are up 10 percent since Friday.

Those rising prices marked a shift from the last several months, when declining energy prices helped moderate inflation in the United States.

Trump and his lieutenants have offered multiple reasons for their decision to strike Iran now, rather than continue to engage in diplomacy or push Tehran in ways other than air bombardment.

On Tuesday, senior administration officials said they thought Iranian negotiators in recent weeks weren't serious about giving up the stockpile of enriched uranium that they said offered Tehran a potentially quick path to a nuclear weapon.

One senior official said it could have been possible to strike some sort of nuclear deal reminiscent of the one President Barack Obama reached with Iran in 2015. Trump opposed that agreement, saying it failed to end Iran's nuclear program once and for all, and pulled out of it in his first term as president. Obama and other backers of the deal said at the time that it was a superior alternative to war.

"We came back to the president, we said, 'Look, if you want us to make a deal like an Obama kind of deal, maybe it would be an Obama-plus deal, we could probably get one done,'" a senior administration official said, briefing reporters on the condition of anonymity to speak frankly about the closed-door meetings. Such an agreement might have included strict limits on Iran's enriched uranium.

A deal "would take months," the official said. "These guys definitely were not looking to make a quick deal. And if you're asking us at the end of the day, if we're going to look at you and say we've actually solved the issue … they weren't willing to make the type of deal that President Trump would have been satisfied with."

The focus on Iran's nuclear capabilities was especially notable given that Trump had declared in June, after U.S. and Israeli airstrikes, that the United States had "obliterated" Tehran's nuclear program.

With U.S. troops dead and thousands of Americans trapped in the Middle East or seeking to flee the expanding regional conflict, the pressure is rising on Trump to explain why he decided there was an urgent need to launch an attack on Iran when the United States had not been attacked.

MARK SCHIEFELBEIN/AP

"We were having negotiations with these lunatics, and it was my opinion that [Iranian forces] were going to attack first. If anything, I might have forced Israel's hand. But Israel was ready, and we were ready."

President Donald Trump, responding to a question about whether Israel had forced his hand to attack Tehran

President Donald Trump meets with German Chancellor Friedrich Merz in the Oval Office on Tuesday, where Merz said that "this is of course damaging our economies. … So that's the reason why we all hope that this war will come to an end as soon as possible."

Administration officials' explanations have varied.

Trump on Tuesday undercut the justification offered the previous day by Secretary of State Marco Rubio, who had said that Washington believed that Israel was about to attack Iran and that officials decided to join the operation rather than allowing U.S. troops to be targeted in the Iranian retaliation.

That wasn't the case, Trump said Tuesday when asked about it in the Oval Office.

"We were having negotiations with these lunatics, and it was my opinion that they were going to attack first," Trump said, referring to Iran. "If anything, I might have forced Israel's hand. But Israel was ready, and we were ready," he said, in response to a question about whether Israel had forced his hand to attack Tehran.

Rubio, too, changed his explanation Tuesday. "The president had already made a decision to act," he told reporters before briefing lawmakers on the Hill. "The president acted on the timing that gave us the highest chance of success."

Trump said he had taken at least some inspiration for the Iran attack from the January raid on Venezuelan President Nicolás Maduro, a pinpoint operation that captured a longtime foe of Washington but left the rest of the Venezuelan regime in place, preserving stability although not answering some Venezuelans' call for a democratically elected leader.

"Venezuela was so incredible, because we did the attack, and we kept government totally intact," Trump said, contrasting that with the effort two decades ago to oust Iraqi President Saddam Hussein, in which Iraq's existing military and administration were dissolved following the 2003 U.S. invasion.

"We don't believe in that, so we'll see what happens," Trump said, referring to the events in Iraq, though he said the situation in Iran was evolving differently from what happened in Venezuela.

"Most of the people we had in mind" to run the country "are dead," Trump said. "We had some in mind from that group that is dead, and now we have another group. They may be dead also, based on reports. So I guess you have a third wave coming, and pretty soon we're not going to know anybody."

Merz, whose visit to Washington was planned long before the attack on Iran, told German reporters after the meeting with Trump that "to my knowledge, there is currently no fully developed strategy for the future civilian leadership of Iran."

He said he did not support the idea Trump seemed to float of finding new leaders within the current ranks of Iran's government, as the United States did in Venezuela. "It would make no sense to carry out such a military operation only to be confronted five or 10 years from now with the same regime in a different personnel configuration," Merz said.

Adding to pressure on the Trump administration, the State Department scrambled to evacuate U.S. citizens from the Middle East on Tuesday, after issuing a warning late Monday that Americans should leave 14 countries because they faced "serious safety risks." Democratic lawmakers questioned why the warning was issued more than 48 hours after the attack on Iran started.

The State Department was chartering flights and urging Americans to contact it for assistance. Over 9,000 American citizens have returned from the Middle East in recent days, the department said, including more than 300 from Israel.

Adam Taylor contributed to this report.

Following Iran strikes, Trump floods news outlets with one-on-one calls

BY SCOTT NOVER AND LIAM SCOTT

Since the United States and Israel launched a joint strike against Iran on Saturday, President Donald Trump has taken a blitz of calls, often dubbed "exclusives," with a list of eager reporters.

Among the many interviewers: Natalie Allison of The Washington Post, Zolan Kanno-Youngs of the New York Times, Kristin Welker and Peter Nicholas of NBC News, Jake Tapper of CNN, Bret Baier and Jacqui Heinrich of Fox News, Jonathan Karl and Rachel Scott of ABC News, Barak Ravid of Axios, Michael Scherer of the Atlantic, Nikki Schwab of the Daily Mail, Jon Levine of the Washington Free Beacon, Mychael Schnell and Laura Barrón-López of MS NOW, Steven Nelson of the New York Post, Connor Stringer of the Telegraph, Dasha Burns of Politico, and Libby Blanca Alon of Israel's Channel 14 News.

Although Trump has been known to occasionally call reporters or sometimes pick up his cellphone when they call, the poststrike media offensive differs from the traditional executive office playbook.

Presidents often make the case for military action to the public in a White House speech, a news conference or by sending administration officials to lay out the administration's message on Sunday talk shows. In 2013, President Barack Obama sent Secretary of State John F. Kerry to all five major Sunday shows to make the case for Congress authorizing military intervention in Syria.

The White House described the calls as offering intimate access to the president.

"President Trump is the most transparent and accessible President in American history," White House principal deputy press secretary Anna Kelly wrote in an statement to The Post. "The American people have never had a more direct and authentic relationship with a President of the United States than they have with President Trump."

But Mark Feldstein, a journalism professor at the University of Maryland, said the array of direct interviews offers Trump an opportunity to relay his talking points without being subjected to a cross-examination.

"It's impossible for news outlets to resist playing up the immediacy of an exclusive interview with a president in the midst of battle, no matter how pedestrian his comments may be," Feldstein said. "This tactic allows Trump to be everywhere all at once, without the formality of an Oval Office address or the pushback of obstreperous questions at a news conference."

The calls have largely been quick, leaving little time for interrogation. Kanno-Youngs, the New York Times reporter, wrote that his interview with Trump went for "roughly six minutes." MS NOW had a shorter window — less than a minute. "We were able to ask him a few questions about the strikes in Iran. I'll note the conversation did not go very long, after about a little less than a minute he said he had to go," Schnell, one of the reporters on that call, said on air.

The Post's Allison wrote that her call with the president, which took place shortly after 4 a.m. on Saturday, was "brief."

The variety of exclusive interviews — to outlets on both sides of the aisle — demonstrates the president making a deliberate campaign intended to sell Americans on U.S. military action against Iran, said Allison Prasch, a University of Wisconsin at Madison professor who studies U.S. presidential rhetoric.

"This is one moment in which Trump seems to understand a diverse media landscape that aligns with the U.S. public in ways that I have not seen him do before," Prasch said, noting the inclusion of left-leaning outlets implies an attempt to reach beyond his political base.

Leonard Steinhorn, a professor of history and communication at American University, said Trump is using his preferred method of communicating with the press.

"He tends to be a bit more disciplined in one-on-ones than in news conferences, which could be risky given that he often likes to wing it in news conferences," Steinhorn said.

Prasch said that she's also struck by what's absent: a formal address from the Oval Office. "We know that Trump really embraces the trappings of the White House and all the symbolism that comes with it," Prasch said. "I would also expect that for a major military operation of this scale and scope, Trump would want to be seen as this powerful commander in chief."

According to multiple people familiar with the interviews, who spoke on the condition of anonymity to discuss the high-stakes conversations, reporters have largely called Trump — not the other way around.

One White House reporter, speaking on the condition of anonymity because they were not authorized to speak publicly, said the calls carry an inherent tension: Trump can end them at any moment and move on to the next outlet.

"He's going to end it as soon as he doesn't want to talk to you anymore," said the reporter, who was not among those who interviewed Trump about Iran. "The first question that might put him there — you're reluctant to ask, because you want to get as much as you can before you get to the difficult ones."

The dynamic has played out on live air. In 2022, Trump abruptly hung up on NPR host Steve Inskeep mid-interview after Inskeep pressed him on election fraud claims.

"So Steve, thank you very much. I appreciate it," Trump said. Immediately, the line went dead.

"That was wild. A live interview — and he hung up because he wasn't going to talk about it," the White House reporter recalled. "He's known to do that. He will do it. He's done it."

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THE WORLD

Strikes escalate across the Middle East

VAHID SALEMI/AP

A woman walks past a damaged building in Tehran on Tuesday. Across Tehran, explosions rang out overnight.

NIR ELIAS/REUTERS

The scene Tuesday in Bnei Brak, Israel, after an Iranian missile barrage.

Associated Press

Iran struck the U.S. Embassy in Saudi Arabia's capital with a drone early Tuesday, as it continued to target areas around the region.

Across Tehran, explosions rang out overnight as the U.S. and Israel pounded Iran with airstrikes since killing its supreme leader, Ayatollah Ali Khamenei, on Saturday. Iran and its allies have hit back against Israel, neighboring gulf states, and targets critical to the world's oil and natural gas production.

Airstrikes by the United States and Israel have killed at least 787 people in Iran since the start of the war, the Iranian Red Crescent Society said Tuesday.

The conflict has also spread to Lebanon, where the Iranian-supported militant group Hezbollah fired missiles at Israel on Monday, prompting Israel to retaliate. On Tuesday, the Israeli military hit Beirut with more airstrikes and said it had moved additional troops into southern Lebanon and taken new positions on several strategic points close to the border.

Here is the latest:

'Zero tolerance' for violating Israel's military censor

A correspondent and cameraman with CNN's Turkish-language affiliate were reporting Tuesday outside Israel's military headquarters in Tel Aviv when police detained them on live television. Israeli police said they were held "on suspicion of documenting a security facility" and later released.

Israeli officials vowed to crack down on reporters who allegedly "expose sensitive locations" while Iran strikes the country.

Israel's military censor requires media outlets to submit certain security-related information for review and in 2025 expanded its authority to mandate prior approval before publishing the locations of missile strikes.

In a statement after the arrests, National Security Minister Itamar Ben Gvir and Communications Minister Shlomo Karhi pledged to "intensify the fight against foreign media broadcasting in violation of censorship directives."

"We will not allow broadcasts that assist the enemy," Ben Gvir said, warning that journalists would face a "determined and forceful police response."

Press freedom groups, including the Committee to Protect Journalists, criticized Israel's military censor during last year's 12-day war with Iran, accusing it of suppressing an unfiltered view of the war.

Burhanettin Duran, the head of Turkey's Communications Directorate, called Tuesday's detentions "an attempt to conceal the truth."

Trump upbraids U.K.: 'This is not the age of Churchill'

The president revived his complaints about Britain's deal to hand sovereignty of the Chagos Islands to Mauritius, despite his administration previously supporting the move. The remote Indian Ocean archipelago is home to a strategically important American naval and bomber base.

"The U.K. has been very, very uncooperative with that stupid island that they have," he said.

He also criticized the British for their windmills and immigration policies and said they need to open up drilling in the North Sea.

Trump claims oil prices will drop once Iran conflict ends

The president acknowledged that oil and gas prices were going to rise as the U.S. remains engaged in the ongoing Middle East conflict — yet argued that prices would drop once the war ended.

"We have a little high oil prices for a little while, but as soon as this ends, those prices are going to drop, I believe, lower than even before," Trump told reporters in the Oval Office.

The average price for a gallon of gasoline jumped 11 cents overnight Tuesday to about $3.11 in the United States, according to AAA.

Democrats question war's cost, justification, planning

Ahead of a briefing by Trump administration officials to Congress, senior House Democrats are questioning what the costs of the Iran strikes will be and what impact they will have on the U.S. stockpile of munitions.

"The American people are entitled to clear answers including why this conflict began, what objectives justify continued military engagement, and what guardrails are in place to prevent a broader or protracted regional war," said the five Democrats, who hold top positions on committees overseeing national security, in a letter to the Trump administration.

Lawmakers were scheduled to be briefed later Tuesday as Trump tries to win over support for his campaign.

Trump says 'we don't want anything to do with Spain'

Trump said he wants to "cut off all trade with Spain" over NATO spending, adding "we don't want anything to do with Spain." Trump cited his ability to impose an embargo on Spain, based on the recent Supreme Court decision over the president's ability to set tariffs.

Treasury Secretary Scott Bessent agreed with the president's claim that he could end trade with Spain.

Trump says U.S. has 'massive amounts of ammunition'

He said his predecessor, former president Joe Biden, "gave away a lot" but said "we have plenty."

He added that the U.S. had an "unlimited" supply of "middle and upper ammunition, which is really what we're using in this war."

Trump denies Israel forced U.S.'s hand against Iran

"If anything, I might have forced Israel's hand," Trump told reporters at the start of the Oval Office meeting with Merz.

The Trump administration's shifting rationale for launching joint strikes with Israel against Iran is spurring criticism, including some from Trump's MAGA base, that the White House was dragged into the conflict by Israel.

Some prominent allies of Trump have stepped up their criticism that the U.S. was following Israel's lead after Secretary of State Marco Rubio said on Monday that the U.S. decided to strike because "we knew that there was going to be an Israeli action."

"And we knew that if we didn't preemptively go after them before they launched those attacks, we would suffer higher casualties," Rubio added.

Merz says he's happy to speak with Trump

"We are on the same page in terms of getting this terrible regime in Tehran away," Merz said during a visit to the White House on Tuesday.

The German chancellor said he also wants to talk with Trump about "our trade agreement, which I would like to be in place as soon as possible," and the Ukraine war.

"There are too many bad guys in this world, actually," Merz added.

War disrupts U.S. presidency of U.N. Security Council

Russia and China have blocked approval of the Trump administration's program of work as it took over the rotating presidency of the U.N. Security Council for March because it included a meeting on Iran, three diplomats familiar with the negotiations said Tuesday.

Traditionally, ambassadors from the 15 council nations meet on the first day of the presidency to approve work planned for the month and the president then holds a news conference to present it. That hasn't happened.

The diplomats spoke on the condition of anonymity to discuss private council negotiations.

The dispute was over a U.S.-proposed meeting on sanctions on Iran, which Russia and China claim were illegally reimposed last year, one diplomat said.

As the U.S. and Israel struck Iran, first lady Melania Trump presided over an approved Security Council meeting Monday on children in conflict.

Trump says U.S. has 'knocked out' Iranian forces, systems

The president made the comment at the White House while meeting with German Chancellor Friedrich Merz.

"They have no navy. It's been knocked out. They have no air force. It's been knocked out," Trump said.

He added about Iran: "They have no air detection, that's been knocked out. Their radar has been knocked out. And just about everything has been knocked out."

Trump floats 'someone from within' Iranian regime as best choice to take power

The U.S. president told reporters that "someone from within" the Iranian regime might be the best choice to take power once the U.S.-Israel military campaign is completed.

In an exchange in the Oval Office Tuesday, Trump said Reza Pahlavi, the exiled son of Iran's last shah, is not someone that his administration has considered in depth to take over leadership in Iran.

"He looks like a very nice person, but it would seem to me that somebody that's there that's currently popular, if there's such a person ... we have people like that," Trump said.

Trump noted that although "some people like" Pahlavi, he was not someone the administration had thought about too much as Iran's next ruler.

Trump says 'the big-scale hitting goes now' in Iran

Trump said the U.S. would continue its campaign in Iran during his Oval Office meeting with Merz. "The big-scale hitting goes now."

"They're going to be in for a lot of hurt," Trump said. "First, we have to finish off the military."

Trump says the leaders 'we had in mind' for Iran are dead

The president told reporters at the White House that in addition to that group of people he said the U.S. had been eyeing for leadership, "We have another group. They may be dead also."

Trump said there is a "third wave" coming in but that "we don't know those people."

The president said: "I guess the worst case would be do this, and then somebody takes over who's as bad as the previous person, right? That could happen. We don't want that to happen."

Governments scramble to get their citizens home

From Romanian religious pilgrims to tourists and diplomats' families, tens of thousands remain stranded across the Middle East as the war spreads and continues to disrupt air travel.

Gulf airspace is largely closed, cruise ships can't pass through the Strait of Hormuz, and major airlines have canceled flights.

The State Department says it has evacuated nonemergency personnel and families in six nations, adding the United Arab Emirates to its list on Tuesday, while governments including Russia, Germany and France also scrambled to arrange repatriation flights.

Some evacuees described fear and relief. "We called our children at 3 a.m. to ask forgiveness because we might die," Romanian pilgrim Mariana Muicaru said.

In Germany, after his flight from Dubai landed Tuesday in Frankfurt, Wassim Mahlas said he was happy to be home: "I'm breathing German air again."

U.S. Embassy in Lebanon closes 'until further notice'

The embassy says it is closed to the public "due to ongoing regional tensions."

The State Department has advised Americans to leave Lebanon and avoid travel to the tiny Mediterranean nation on Israel's northern border.

Iran-backed militant group Hezbollah fired rockets into Israel late Saturday in solidarity with Iran, sparking ongoing retaliatory strikes across Lebanon.

Elsewhere in the Mideast, U.S. bases and diplomatic missions have been targeted in attacks by Iran and its proxies in Iraq.

U.S. embassies and consulates in conflict zones often close to the public for consular services like visa and passport applications and renewals, but they remain operational even after nonessential staffers are ordered to leave for security reasons or remaining personnel work remotely.

Since the onset of the war with Iran, only the U.S. Consulate in Karachi, Pakistan, has completely suspended operations.

Drone damages roof of U.S. Embassy in Saudi Arabia

According to an internal State Department memo, the strike on the U.S. Embassy in Riyadh caused part of its roof to collapse, although there were no reported deaths or injuries to staff.

In Kuwait City, there were also no deaths or injuries after the vicinity of the embassy was hit by two drone strikes that caused no damage to the facility, it said.

U.S. senators grill top defense official over Iran war plans

Sen. Angus King, an independent from Maine, said it's "very disturbing" that Trump took the U.S. to war because Israel wanted to bomb Iran.

Netanyahu has been "egging for an invasion of Iran for 20 years," the senator said, and past U.S. presidents "have consistently said no."

Senators grilled Defense official Elbridge Colby during an Armed Services Committee hearing on the administration's shifting rationale for the attack and warned against deploying U.S. boots on the ground.

Colby told senators the president has directed the military campaign to destroy the missile threat from Iran and deny the country a nuclear weapon.

"The president made the decision," Colby said.

Satellite images show damage to Iran's Natanz facility

Satellite images taken on Monday show several damaged buildings at Iran's Natanz nuclear facility, compared with imagery from the previous day, along with additional damage across the complex.

Vantor, an imaging company based in Colorado, released the images showing the damage that it said affected vehicle entrances to the underground fuel enrichment complex and buildings that house personnel.

Earlier Tuesday, the United Nations' nuclear watchdog said that Iran's Natanz nuclear enrichment site sustained "some recent damage" amid a U.S.-Israeli airstrike campaign.

It said "no radiological consequence" was expected from it.

The nuclear facility at Natanz is nearly 135 miles southeast of Tehran and is Iran's main enrichment site. It had been targeted by airstrikes in the 12-day war between Iran and Israel in June.

Netanyahu threatens further strikes against Iran, Hezbollah

Israeli Prime Minister Benjamin Netanyahu said his military plans to respond with even more force against projectiles from Iran and Lebanon on Tuesday during a visit to an Israeli air force base.

"Our pilots are over the skies of Iran ... and over the skies of Lebanon. Hezbollah made a very big mistake when it attacked us," he said.

He added that the Lebanese government and Lebanese people should understand that Iran-backed Hezbollah is "dragging them into a war that is not theirs, just because of the death of that mass murderer that they have nothing to do with."

A senior Hezbollah official said that after more than a year of abiding by a ceasefire while Israel launched near-daily strikes in Lebanon, the group's patience had ended.

Americans in Israel must find their own way home

If you're an American in Israel looking for a way to leave the country, get a bus to Egypt or, if you must, to Jordan. But don't expect the U.S. Embassy to help.

That's according to Mike Huckabee, the U.S. ambassador to Israel. In a lengthy post Tuesday on X, Huckabee said the U.S. Embassy is directing all U.S. government employees and their family members in Israel to shelter in place "until further notice" as Iran fires missiles into the country.

"The U.S. Embassy is not in a position at this time to evacuate or directly assist Americans in departing Israel," he wrote, adding information about bus service as a courtesy "as you make your own security plans."

The Israeli Tourism Ministry, he said, began running shuttles to the Taba Border Crossing with Egypt and requires prospective passengers to register via the ministry's evacuation form.

Passengers who wish to cross to Jordan, he said, shuttle to Eilat in southern Israel and continue by taxi to the Yitzhak Rabin Border Crossing. Flights out of Jordan are harder to get than those out of Cairo, Huckabee wrote.

YASSER AL-ZAYYAT/AFP/GETTY IMAGES

Mourners carry the flag-draped body of a Kuwaiti service member killed in an Iranian strike.

Trump administration's rationale for war keeps shifting

NUCLEAR FROM **A1**

nuclear bomb. "Iran had a conventional gun to our head as they tried to lie their way to a nuclear bomb," he said.

Secretary of State Marco Rubio offered a third line of reasoning. The United States, he said, knew Israel was going to strike Iran, which would lead to counterattacks against U.S. forces and potential casualties, and decided to strike first to minimize the risk.

Iran's voluminous missile arsenal, which was thinned by U.S.-Israeli strikes last June but still considered dangerous, consists mostly of short-range missiles threatening U.S. bases and allies in the Middle East. Over the last two years, Iran has fired those missiles in response to attacks on its territory or interests, but not preemptively.

As for an intercontinental ballistic missile capable of directly reaching the United States, the Pentagon's Defense Intelligence Agency reported last year that Iran could have that weapon by 2035 "should Tehran decide to pursue the capability."

Meanwhile, days into the conflict and after more than a thousand airstrikes, U.S. and Israeli weapons so far have largely left Iran's main nuclear installations untouched, suggesting those sites — significantly damaged last June — are not currently seen as a priority threat.

The White House's shifting public goals for the war, and questions about the intelligence behind them, have contributed to a lack of clarity about when Trump might declare an end to the largest military operation since the 2003 invasion of Iraq.

VAHID SALEMI/AP

A man walks by a picture of the late Ayatollah Ali Khamenei along the side of a mosque in Tehran on Monday.

As the war widened across the Middle East, Trump said operations against Iran could go on for four to five weeks, or longer. In an interview with the New York Post, the president said he would not rule out sending in U.S. ground troops, but added that they are "probably" not needed.

Republican lawmakers have largely backed Trump's decision to strike Iran, citing its long record of terrorism against the United States and its allies, and its nuclear ambitions.

But Rubio's decision to pin the justification for the attack on Israel angered prominent MAGA commentators and conservative pundits, who said an operation of this magnitude should be done squarely in the interests of the United States.

"My own feeling is no one should have to die for a foreign country. I don't think those four service members died for the United States," said Trump advocate and podcast host Megyn Kelly, referring to the first four acknowledged U.S. deaths in the war, a toll that later rose to six. "I think they died for Iran or for Israel."

In a social media post Monday night, Iranian Foreign Minister Abbas Araghchi piled on. "Mr. Rubio admitted what we all knew: U.S. has entered a war of choice on behalf of Israel. There was never any so-called Iranian 'threat,'" he wrote.

This week, the House and Senate are poised to vote on measures that would attempt to halt further military attacks in Iran without lawmakers' approval, as Democrats frame the conflict as an "illegal war" launched without a clear rationale or an authorization from Congress.

A Washington Post flash poll found that 52 percent of Americans oppose the strikes "strongly" or "somewhat," while 39 percent support them.

Even as the administration's public case for war shifted, several U.S. officials with access to classified intelligence assessments said there was no information before the strikes began indicating Iran has made sudden, worrisome progress in its missile or nuclear programs.

"There was no imminent threat to the United States of America by the Iranians. There was a threat to Israel," Sen. Mark R. Warner (D-Virginia), the vice chair of the Senate Intelligence Committee, told reporters Monday.

Others said Iran's weakness, amid severe economic problems and protests that challenged the regime, provided an opportunity to strike.

A former U.S. intelligence official said American spy agencies were concerned by the speed with which Iran reconstituted its missile program after the 12-day war in June. "If you wait a year from now, maybe the regime will have stabilized, the missile program will be more populated and federated," said the former official, who spoke before the strikes began and requested anonymity to discuss a sensitive subject.

With Trump a potentially lame duck president in a year's time, "right now is the sweet spot," he said.

ATTA KENARE/AFP/GETTY IMAGES

An Iranian flag next to a destroyed residential building near Ferdowsi Square in Tehran on Tuesday.

Multiple legal experts argued that none of the administration's public explanations for the attacks appeared to constitute a legitimate rationale to enter into such a major conflict, especially without authorization from Congress.

"Having a weapons capacity is not the same thing as presenting an imminent threat of an armed attack," said Tess Bridgeman, a former senior lawyer on the National Security Council during the Obama administration.

The first days of U.S. and Israeli airstrikes appeared focused on decapitating Iran's leadership and blunting its ability to retaliate by destroying missile infrastructure and disrupting its military command network.

Rafael Mariano Grossi, head of the International Atomic Energy Agency, said Monday that the U.N. nuclear watchdog agency has seen no "major military activity targeting the nuclear facilities" in Iran since the U.S.-Israeli attacks began early Saturday. That assessment, he said, is based on information from Iran as well as multiple satellite images, including those provided "by the U.S. and others."

Grossi's assessment came as Tehran charged there was an attack on its Natanz enrichment facility and as Israel warned civilians to evacuate areas around Isfahan, a major center of Iran's nuclear program.

Satellite imagery of Natanz captured Monday showed damage to three buildings on the site, damage that Grossi indicated was fairly minor. Vehicle and personnel entrances to underground portions of the facility where centrifuges are kept appear to have been hit, according to the imagery.

The United States and Israel have long accused Iran of seeking to build a nuclear weapon under the cover of enriching uranium for civilian purposes. Last year's strikes targeting Iran's uranium enrichment facilities and other sites significantly delayed the program, U.S., Israeli and IAEA officials said. Trump and Hegseth said Iran's nuclear ambitions had been "obliterated."

In a report produced before those strikes, the Defense Intelligence Agency assessed that since 2019, in the wake of Trump leaving a nuclear deal with Iran that limited its nuclear program, the nation had boosted uranium enrichment and expanded its stockpiles to the point that the time required to produce sufficient weapons-grade uranium for a first nuclear device had fallen to "probably less than one week."

The actual time to produce a weapon ranged from two to four months, the agency estimated, according to people familiar with the assessments who spoke on the condition of anonymity because of the matter's sensitivity.

The June strikes targeted Iran's main enrichment plants at Natanz and Fordow. But the Iranians had been manufacturing centrifuge cascades long before the strikes and likely were storing them at other locations, the people said. "So their ability to do a breakout may or may not have been dependent at all" on the sites that were bombed, one person said.

Poststrike, the DIA and other U.S. intelligence agencies determined that the time Iran now needed to produce enough weapons-grade uranium to build a warhead in extremis — without rebuilding the damaged sites — had lengthened to between four and eight months, people familiar with the matter said.

Uncertainties about Iran's nuclear program are heightened by the fact that IAEA inspectors left the country last July and haven't returned.

"The return of the IAEA inspectors will be further delayed as a result of the renewed conflict, and without effective IAEA monitoring, the whereabouts and security of Iran's highly-enriched uranium will now become even more uncertain," said Daryl Kimball, executive director of the Arms Control Association think tank.

In the meantime, Kimball said, "there hasn't been any sign that Iran is rebuilding anything."

Susannah George, Noah Robertson, John Hudson and Jarrett Ley contributed to this report.

DIGEST

TRINIDAD AND TOBAGO

State of emergency declared over crime

Trinidad and Tobago declared a state of emergency Tuesday, only about a month after the end of the previous one, as authorities in the Caribbean nation continue to grapple with high levels of violent crime.

Prime Minister Kamla Persad-Bissessar cited credible reports of attacks planned against law enforcement officers in reimposing the emergency, which grants the government additional powers, including to make arrests and conduct searches without warrants.

Trinidad and Tobago has spent roughly 10 of the last 14 months under an emergency, with the last one ending Jan. 31. Bissessar said the country's National Security Council has noted that ongoing crime has led to "multiple deaths due to mass shootings and that the continuance of reprisal shootings amongst criminal gangs, if left unchecked, would endanger public safety."

The state of emergency has an initial duration of up to 15 days, but the government can extend it if needed. Government officials did not immediately announce any plans for a curfew. The latest move to curb crime is expected to have a negative impact on tourism revenue.

The twin-island nation has already recorded 63 killings so far this year, just one killing shy of the count for the same period last year. The country's main opposition slammed the newest state of emergency, accusing the government of failing in its attempts to address the crime situation.

— Associated Press

COLOMBIA

122 suspects arrested in national crackdown

Colombian police on Tuesday announced the capture of 121 people charged with kidnapping and extortion in a massive operation that was conducted in various cities and provinces targeted by drug traffickers and rebel groups. The deployment known as "Operation Jade" targeted members of several illegal groups including the Gulf Clan, the National Liberation Army and the Venezuelan gang Tren de Aragua.

The arrests were carried out in large cities including Bogotá, Medellín and Cartagena, as well as in smaller cities in the provinces of Choco, Huila and Cesar.

Colombia's government has struggled to contain drug traffickers and rebel groups that are now fighting over territory abandoned by the nation's largest guerrilla group, the Revolutionary Armed Forces of Colombia, following its 2016 peace deal with the government.

These groups often finance themselves by taxing local businesses and kidnapping civilians for ransom. In 2025 the Ministry of Defense registered 651 cases in which people were kidnapped for ransom, a 108 percent increase from the previous year.

— Associated Press

ARGENTINA

Officers on trial for sinking of submarine

The trial of four former high-ranking officers of the Argentine navy began Tuesday for their alleged responsibility in the sinking of the ARA San Juan submarine in 2017 that resulted in the deaths of its 44 crew members.

A court in the southern province of Santa Cruz is presiding over a trial where the defendants face charges of dereliction of duty, breach of official obligations and aggravated negligent destruction — all of which carry prison sentences. All the defendants maintain their innocence.

Although the military officers face trial, no high-level political figures — including the president at the time or a Cabinet member — have been prosecuted for the November 2017 disaster.

On Nov. 15 of that year, the German-built submarine disappeared in the South Atlantic with 44 crew members on board. It was traveling from Ushuaia, in Argentina's far south, to its base in Mar del Plata — 248 miles south of Buenos Aires — following a training exercise. Earlier that day, the vessel reported a malfunction caused by water entering the batteries through the snorkel, though it later stated the issue had been resolved. Hours later, an explosion was detected in the area where contact was lost.

The judicial investigation concluded that the submarine suffered from operational deficiencies before its Oct. 25, 2017, departure from Mar del Plata.

Prosecutors told the court Tuesday that since its 2015 midlife overhaul, the submarine had "numerous technical defects" which were "documented by the various captains who served over the years."

— Associated Press

A civilian helicopter made an emergency landing Tuesday in a grassy clearing near a village east of the Philippine capital, killing two people and injuring the three others onboard. It was not immediately clear what caused the forced landing in clear weather about 164 feet from the nearest cluster of houses in a village in Pililla town in Rizal province, the Civil Aviation Authority of the Philippines and other officials said. The Bell 505 helicopter took off from Manila and was en route to Quezon province, more than 248 miles southeast of the capital, when it made a forced landing, aviation officials said. One person died instantly from the impact of the landing and another died in a hospital. The three others, including the pilot, were brought to a hospital with injuries, Pililla town Mayor John Masinsin and the provincial police told reporters.

British rapper Ghetts was jailed for 12 years on Tuesday for killing a Nepali student in a hit-and-run while driving dangerously and over the drink-drive limit. The award-winning artist, whose real name is Justin Clarke-Samuel, pleaded guilty in December to causing the death of 20-year-old Yubin Tamang in north London last year. Clarke-Samuel, 41, also admitted an additional charge of driving his BMW M5 dangerously before the fatal incident. Ghetts was nominated for the 2024 Mercury Prize for his fourth studio album "On Purpose, with Purpose" and won best male act at Britain's MOBO Awards in 2021. The rapper has also collaborated with high-profile artists, including Ed Sheeran. Clarke-Samuel sat in the dock at London's Old Bailey as prosecutor Philip McGhee said he had been drinking before driving home dangerously, running red lights and driving on the wrong side of the road. He was driving at nearly 70 miles per hour when he hit Tamang, causing catastrophic injuries and severe damage to the windscreen.

— From news services

A rush to aid the stranded

AMERICANS FROM **A1**

A State Department alert reviewed by The Washington Post said the embassy in Riyadh was hit multiple times in drone attacks and that its main building was "contaminated with smoke," with "part of its roof collapsed." One drone hit a CIA station at the embassy, according to two people familiar with the incident.

In Kuwait City, a warehouse was set ablaze and the main building's windows were damaged, according to another notification.

The decision to close the U.S. compound in Beirut was made because of "ongoing regional tensions," officials said.

The closure of key diplomatic sites stands to further upend efforts to assist U.S. citizens who wish to leave the Middle East. That warning issued late Monday applies to 14 countries and territories and cites "serious safety risks."

Rubio told reporters on Capitol Hill, where he spoke to lawmakers about the situation, that "our embassies and our diplomatic facilities are under direct attack." He also confirmed that the U.S. Consulate in Dubai had been targeted, sparking a fire in an adjacent parking lot. Rubio said that all personnel there were accounted for.

Trump made brief mention of the stranded Americans during an Oval Office meeting. "Well, because it happened all very quickly," he said when asked why there wasn't an evacuation plan.

"I thought we were going to have a situation where we were going to be attacked," the president added, without offering any evidence that Iran was seeking to strike the United States ahead of the U.S. assault, which began Saturday. The administration has offered varying rationales for attacking Iran — from regime change to preemption to eliminating its nuclear program and ballistic missiles.

The situation facing Americans overseas has been made more perilous by the apparent targeting of tourist sites by Iranian forces, including hotels and airports. The State Department has encouraged U.S. citizens to flee using commercial transportation, where available, but widescale airspace closures have made a quick exit difficult, if not impossible, in many places.

Trump's ambassador to Israel, Mike Huckabee, wrote on social media early Tuesday that for Americans living in or visiting the Jewish state, "there are VERY LIMITED options," as Ben Gurion Airport in Tel Aviv remained closed and there was no indication when it may reopen.

He recommended people take a tourist bus to Egypt and seek a flight from there, saying travel through neighboring Jordan was not advised, as "flights are not consistent." The U.S. Embassy is "not in a position at this time" to evacuate or directly assist Americans in departing Israel.

At least eight countries have completely closed their airspace, at least temporarily, since the start of hostilities, including Kuwait, Bahrain, Qatar and Israel, according to an online flight tracker, Flightradar24.

Qatar Airways said Tuesday that its flights remain suspended. Huckabee said that even once Ben Gurion Airport reopens, "there will be VERY limited flights," with priority given to people already were ticketed by El Al, Israel's national carrier. "Doubtful," he added, "that other airlines will fly in/out for a while."

The State Department convened what it called an Iran task force on Saturday to "assist American citizens and support diplomatic efforts," according to a statement released to reporters. Officials have urged news organizations and media networks to share phone numbers and websites that U.S. citizens can use to alert authorities to their location and situation.

"It all starts by knowing that you're there," Rubio said on Capitol Hill. Americans have to "register with us," he added, so that they can be contacted as options to leave open up.

Alex Horton, John Hudson, Meryl Kornfield and Ellen Nakashima contributed to this report.

HUSSEIN MALLA/AP

MOHAMMED ZAATARI/AP

U.S. urges Americans to depart 14 countries in the Middle East

Airspace closures as of March 3.

Source: U.S. State Department, FlightAware24

JÚLIA LEDUR / THE WASHINGTON POST

FROM TOP: A rescue worker checks a site where several buildings were hit by Israeli airstrikes in southern Beirut on Tuesday. Displaced civilians fleeing Israeli airstrikes in southern Lebanon sit in traffic along a highway toward Beirut on Tuesday.

CIA station in Saudi capital hit in drone attack as Iran lashes out at U.S. sites

BY ELLEN NAKASHIMA AND JOHN HUDSON

A suspected Iranian drone attack hit the CIA's station at the U.S. Embassy in Saudi Arabia on Monday, in what would amount to a symbolic victory for the Islamic republic as it lashes out at U.S. targets and personnel across the Middle East, according to two people familiar with the matter.

The U.S. and Saudi governments confirmed that two drones hit the U.S. Embassy complex in Riyadh but did not disclose that America's spy hub was hit in the attack.

No CIA personnel were wounded. The agency declined to comment.

The drone attack came three days into a conflict launched early Saturday by the United States and Israel on Iran. The waves of strikes that killed Iran's supreme leader and scores of its senior military and political command have prompted fierce retaliation by the Islamic republic against U.S. and Israeli targets in the region, as well as those of Gulf partners.

An internal State Department alert obtained by The Washington Post said the drone attack "collapsed" part of the embassy's roof and "contaminated" the inside with smoke. The notice said the embassy sustained "structural damage" and personnel "continue to shelter in place."

-/AFP/GETTY IMAGES

The U.S. Embassy in Riyadh on Tuesday. Iran is hitting back at targets across the Middle East.

The extent of the damage to the station, which was on the embassy's top floor and is one of the largest in the region, was not immediately clear.

The U.S. Embassy in Riyadh and embassies in Lebanon and Kuwait were closed as of Tuesday, and U.S. citizens were told to stay away until further notice.

While the attack amounts to a minor setback for the spy agency's presence in Saudi Arabia, it may find significance to an embattled Iranian regime that has long viewed the CIA as its ultimate foe, given Washington's covert support for the 1953 military coup that ousted Iran's elected prime minister.

Saudi Arabia was among the Gulf countries publicly pushing for a diplomatic solution to avert war in January, but privately, Saudi Crown Prince Mohammed bin Salman made multiple phone calls to President Donald Trump over the past month, advocating a U.S. attack, The Post reported Saturday.

Mohammed's position was reinforced by his brother, Saudi Defense Minister Khalid bin Salman, who held closed-door meetings with U.S. officials in Washington in January and warned about the downsides of not attacking, The Post reported.

That month, Trump named Saudi Arabia a major non-NATO ally, conferring military and financial privileges, especially in defense trade and security cooperation. The kingdom is one of Washington's most important partners in the Middle East because of its oil wealth and significant influence across much of the Arab world.

Former CIA officers who have worked in the region say that the loss of the station is a disruption but that there are work-arounds.

"Drawdowns are a part of the business," said one former officer who served in the Middle East, who, like others, spoke on the condition of anonymity to discuss the clandestine agency. "The local liaison relationship is so tight I think the Saudis will roll out the red carpet" to accommodate the spy agency personnel. "There's a lot of redundancy built into these things."

A second former CIA officer who served in the region said "the agency has had a lot of experience with this over the years … so having a drone strike destroy the office is much less disruptive than having a takeover of an embassy," as happened in Tehran in 1979.

Since the U.S. and Israel carried out strikes on Iran early Saturday, with the U.S. hitting what U.S. Central Command said were more than 1,250 targets, Iranian missile and attack drones have struck Kuwait, Qatar, Israel, the United Arab Emirates and other locations, including civilian targets.

On Tuesday evening, the Pentagon released the names of four U.S. soldiers killed in a drone attack in Kuwait on Sunday. They are Sgt. 1st Class Nicole Amor, 39; Sgt. Declan Coady, 20; Capt. Cody Khork, 35; and Sgt. 1st Class Noah Tietjens, 42. They were each with the 103rd Sustainment Command, an Army Reserve unit with headquarters in Des Moines.

Two additional U.S. soldiers were killed in the same attack and recovered from wreckage later. The Pentagon is expected to release their identities later this week.

Dan Lamothe contributed to this report.

ECONOMY & BUSINESS

Avoid panic-driven trades to weather this jumpy market

Michelle Singletary
THE COLOR OF MONEY

WASHINGTON POST ILLUSTRATION; ATTA KENARE/AFP/GETTY IMAGES; MICHAEL M. SANTIAGO/GETTY IMAGES

On the first trading day after deciding to strike Iran, President Donald Trump discussed White House decor and his "spectacular" and "most beautiful ballroom."

"There's your entrance to it right there," Trump said Monday during a Medal of Honor ceremony. "In fact, it looks so nice. I think I'll save money on the doors."

To show how frugal he is, Trump said he may also keep the curtains he chose during his first term. "I always like gold," he said, eliciting laughter from some attendees. "But I think we can save a lot of money."

While the president jokes about saving on golden curtains and a ballroom door, many of us are watching news reports out of the Middle East and are concerned about the escalating conflict. With oil prices surging and the stock market acting jumpy, you might also be worried and wondering if your retirement fund is about to become a casualty of war.

However, history suggests that for most investors — whether you are new to investing or leaning into retirement — the key to weathering a jumpy market is avoiding making fear-driven trades, according to Christine Benz, director of personal finance and retirement planning for Morningstar. She is also the author of "How to Retire: 20 Lessons for a Happy, Successful, and Wealthy Retirement."

"One of the biggest traps investors can fall into is using current events to drive their investment strategies," Benz said. "They often overreact to news of geopolitical strife and make changes that they later regret."

"Most people shouldn't do anything in response to short-term market events," she advised. "I much prefer the strategy of checking up on a portfolio on a regular, predetermined basis, once or twice a year or every quarter, at the most."

She suggested using an investment policy statement (IPS) to outline your goals, target asset allocation and timing for portfolio changes.

"It just makes you a more disciplined investor," Benz said. "You don't want to be reactive, [because] you're playing against professionals. It's not like you're playing against your neighbor in a tennis game. You're playing against Serena Williams or a lot of machines at this point."

Reviewing your portfolio on a preset schedule helps ensure that you're not just responding to market volatility and uncertainty.

How should investors from different age groups think about recent events — or a potentially protracted conflict? Here is Benz's advice, by generation:

For people in their 20s and 30s

Stick with a stock-heavy portfolio or use a target-date fund.

A target-date fund automatically adjusts its asset mix, shifting from aggressive growth (stocks) to conservative income (bonds) as you approach a specific retirement year.

At this life stage, a target-date fund will have about 90 percent in stocks.

"Market volatility is your friend, so increase your contributions when stocks are down if you have the funds to put to work, and also plan to boost your contributions when you get a raise," she said.

If you have shorter-term financial goals that you're investing for, such as a home down payment, make sure that portion of your portfolio isn't all in stocks. If you have a time horizon of fewer than 10 years, and certainly if it's under five years, you should be mostly in cash and bonds.

Make sure your portfolio is globally diversified to protect against a domestic market slump, she added. Avoiding international stocks can leave your portfolio exposed if the U.S. market underperforms its global peers.

In 2025, the S&P 500 returned 16 percent but still lagged several foreign stock markets, Kevin Bahr, chief analyst with the Center for Business and Economic Insight at the University of Wisconsin at Stevens Point, wrote in a blog post this year. Neighboring Canada and Mexico posted returns of 29 percent and 25 percent, respectively.

For people in their 40s and 50s

"These are peak earnings years for many investors, so this is a good life stage to max out your contributions to your retirement accounts if you possibly can," Benz said.

If you're over 50, especially, start taking some risk out of your portfolio, because the average retirement age is 62.

"People are often knocked out of the workforce for reasons they didn't foresee, such as layoffs or health issues," she said.

Target-date funds can also be a good choice for this age group and can serve as a check on whether your risk-taking is appropriate. The typical target-date fund for someone retiring in 2040 is 70 percent stocks.

For people five to 10 years from retirement

This is also a great life stage to max out your retirement plan contributions — and, if you can, take advantage of catch-up contributions — while also looking hard at your in-retirement budget.

"Your allocation to safer assets, especially bonds, should be growing," Benz said.

The typical 2035 target-date fund has about 65 percent of its assets in stocks and the rest in bonds.

As you get closer to retirement, you should look at all your sources of income and where you can pull money if there is a significant market downturn.

"You don't want to have to pull your living expenses from stocks after they've fallen," Benz said. "Safer assets have performed worse than stocks over long time frames, but their potential for big losses is also much lower."

For retirees

Benz said you should absolutely hold a "bulwark" of safe assets in your portfolio.

Ideally, you aim for about five to 10 years' worth of anticipated portfolio withdrawals in a combination of cash and high-quality bonds, she said.

"That way, you could use those funds for spending money and not have to touch the stocks when they're down," she said.

My final take after my conversation with Benz: Historically, the math of the market stays the same. The investors who get hurt the most in a crisis aren't the ones who stayed the course, but the ones who panicked and made decisions based on their fear.

Dow pares losses from deeper plunge, sheds 400 points as oil prices spike

ASSOCIATED PRESS

NEW YORK — A sell-off for stocks wrapped around the world and hit Wall Street on Tuesday, while oil prices climbed even higher on worries about the widening war with Iran. But the big moves that rocked markets in the morning eased substantially as the day progressed.

By the end of trading, the S&P 500 had sunk 0.9 percent. That would be a solid loss on a typical day, but the index had been down as much as 2.5 percent in the morning because of worries that the war may do more sustained damage to the economy than feared.

The Dow Jones Industrial Average dropped 403 points, or 0.8 percent, after plunging more than 1,200 points earlier in the morning. The Nasdaq composite pared its loss to 1 percent.

Just a day earlier, U.S. stocks opened the morning with a sharp loss, only to recover all of it and end the day with a tiny gain. Helping to drive that rebound was a record showing that past wars and conflicts in the Middle East have not usually meant long-term pain for U.S. stocks.

But that was with the caveat that oil prices did not jump too high, like above $100 per barrel. Oil prices rose again on Tuesday, raising more alarms.

The moves showed that oil prices, and how much they're set to worsen inflation, are among the central fears for investors. More expensive fuel will mean less money for households to spend. It would also raise expenses for companies worldwide, which would likewise hurt their profits. And corporate profits are the lifeblood of stock markets.

Tuesday's climb for oil prices came after Iran struck the U.S. Embassy in Saudi Arabia, part of a widening of targets that also includes areas critical to the world's oil and natural gas production. Worries are particularly high about the Strait of Hormuz off the coast of Iran, a narrow passageway where roughly one-fifth of the world's oil passes.

Iranian Brig. Gen. Ebrahim Jabbari, an adviser to the paramilitary Revolutionary Guard, vowed that any ships that passed through the strait would be set on fire.

The fears about oil prices ebbed a bit later in the day as President Donald Trump said the U.S. Navy could begin escorting tankers through the strait "if necessary" to "ensure the FREE FLOW of ENERGY to the WORLD."

Making things uncertain for markets is the question about how long this war might continue.

Some professional investors said Tuesday they don't think this is the beginning of a long-term down market and that stocks could rebound if the war doesn't last that long. But they acknowledge it could take a while for that to become clear, and Tuesday's market swings show how uncertain things are.

On Wall Street, nearly three out of every four stocks within the S&P 500 dropped. Unlike a day before, influential Big Tech stocks weren't able to prop up indexes, and Nvidia fell 1.3 percent. Among the winners was Target, which rose 6.7 percent after the retailer reported a better profit for the latest quarter than analysts expected.

All told, the S&P 500 fell 64.99 points to 6,816.63. The Dow Jones Industrial Average dropped 403.51 to 48,501.27, and the Nasdaq composite sank 232.17 to 22,516.69.

DIGEST

RETAIL

Best Buy seeks relief from tariff rates

Best Buy is rushing to import computers and other electronics and work with suppliers to deal with soaring memory prices, even as it sees potential relief from declining U.S. tariff rates, the retailer said on Tuesday.

It reported a strong holiday quarter and some prospects of growth this year, relieving some investors and sending shares up 7 percent in afternoon trading amid a slump in the broader market.

Company executives on Tuesday acknowledged that the soaring prices for memory chips — stemming from a supply shortage caused by the tech industry racing to build out artificial intelligence capacity — have added to their costs.

The company also joined Swiss sportswear On Holding in signaling a lower U.S. tariff rate following the Supreme Court's decision to strike down the government's emergency levies but has not modeled "major impacts" from the change in this year's outlook.

Best Buy, which imports about 55 percent of products from China, said it has been negotiating costs, diversifying its supply chain and adjusting assortments to mitigate the tariff impact. The retailer said it would make price adjustments as a last resort.

— Reuters

DIGITAL MEDIA

Ziff Davis sells division for $1.2 billion

Ziff Davis has agreed to sell its Connectivity division, which houses Ookla's Speedtest app and Downdetector outage tracker, to Accenture for $1.2 billion in cash. The sale, which also includes Ekahau and RootMetrics, will allow Ziff Davis to focus on enthusiast websites like IGN and Mashable, as well as Everyday Health and iBuyNewCar.

Shares of Ziff Davis rose more than 60 percent in early trading, while Accenture was flat.

The sale builds on a streamlining push under CEO Vivek Shah since 2017 through moves like the 2021 Consensus Cloud spin-off and 2022 Policygenius insurance brokerage sale. Proceeds from the transaction are expected to be used for general corporate purposes and capital allocation activities, in line with the firm's debt agreements, Ziff Davis said.

Connectivity traces its roots to bolt-on acquisitions such as Ookla for $15 million in 2014 and RootMetrics in 2016.

— Reuters

TECHNOLOGY

Chip start-up raises $500 million

Nvidia-backed Ayar Labs, which develops chips that transmit data using light, said on Tuesday it has raised $500 million in a series E round at a valuation of $3.75 billion.

The latest round, which brings the company's total funding to $870 million, was led by investment firm Neuberger Berman and involved new investors including ARK Invest, Qatar Investment Authority and 1789 Capital. Chipmaker Advanced Micro Devices is among Ayar's existing backers.

Investor appetite in the AI ecosystem has remained strong as venture and private-equity firms bet on the technology to upend traditional workflows, driving steady funding into companies building the infrastructure.

— Reuters

ALSO IN BUSINESS

Sequoia Capital-backed Grow Therapy has raised $150 million in fresh funding, valuing the mental health start-up at $3 billion, it said on Tuesday. The Series D round, which brings its total funding to $328 million, was led by existing investors TCV and Goldman Sachs Alternatives' growth equity business, with new investors BCI and Menlo Ventures joining. Rising rates of anxiety and mood disorder diagnoses among teens and young adults have pushed mental health to the forefront in recent years, with U.S. national surveys showing high levels of sadness and related challenges among young people.

Anduril Industries is seeking to raise about $4 billion from venture capital firms Thrive Capital and Andreessen Horowitz, a person familiar with the matter said Tuesday. The financing will see the start-up's valuation almost double, the source said, asking not to be named since the deliberations were not public. Anduril was valued at $30.5 billion in a funding round in June last year. Thrive Capital declined to comment, while a16z and Anduril did not respond. The availability of abundant private capital has enabled companies to raise larger funding rounds and remain private for longer, helping them avoid the current volatility in public markets.

— From news services

WEDNESDAY OPINION

This wilderness is paradise — and the wrong place for a copper mine

BY BRAD GAUSMAN AND COLLIN O'MARA

If you paddle far enough into the Boundary Waters Canoe Area Wilderness in Minnesota, the noise of the modern world falls away. In its place, you hear the call of a loon, the slap of a beaver's tail and a silence that has remained unchanged since the glaciers receded.

For those of us who hunt, fish and love the outdoors, the Boundary Waters is 1.1 million acres of the most pristine backcountry on the planet — the kind of place where you drink water straight from the lake and track white-tailed deer through woods that have never known a saw.

But in Washington, the Senate is expected to vote on a resolution that would pave the way for a Chilean conglomerate to turn much of this paradise into an industrial zone. The resolution proposes an unprecedented use of the Congressional Review Act (CRA) that would dismantle the last remaining safeguards against a massive mining project in the wilderness's headwaters.

The Boundary Waters and nearby U.S. Forest Service lands have been safeguarded since 2023 by a 20-year mineral withdrawal, which limits mining activity in the area. This protection prevented Twin Metals Minnesota, a subsidiary of Chilean conglomerate Antofagasta plc, from developing two hard rock mining leases, which were first issued in the 1960s.

SALWAN GEORGES/THE WASHINGTON POST

An environmental activist at Hegman Lake, a part of the Boundary Waters Canoe Area Wilderness, in Ely, Minnesota, in 2019.

Minnesotans are being asked to risk damaging a $1 billion American outdoor economy that supports 17,000 jobs for a speculative venture.

The resolution uses the CRA — which enables Congress to review and overturn certain federal actions — to undo the mineral withdrawal, opening the door for the mining project to move forward.

For hunters and anglers — and that includes us — opposing this project isn't about being "anti-mining." Our state is home to the Iron Range. Many Minnesotans grew up with the taconite industry and support American mining and mineral development when it can be done safely and responsibly. But Ted Stevens, the Republican senator from Alaska who died in 2010, put it best when he fought to protect Bristol Bay in 2008: "I am not opposed to mining, but it is the wrong mine for the wrong place."

That same logic applies to the Boundary Waters.

The proposed mine would not be tucked away in some remote corner; it would sit directly upstream of the interconnected lakes and streams that make the wilderness a natural treasure. And unlike the iron mining that built Minnesota, this project would dig for copper in sulfide-bearing ore. When that waste rock hits air and water, it creates sulfuric acid.

The geography of the Rainy River Basin makes the ecological risks dire. The Boundary Waters sits on the Canadian Shield, a massive slab of granite with almost no limestone to neutralize acid. The water is "soft" and has virtually no defenses. If acid mine drainage leaks — and the Environmental Protection Agency's own data shows that nearly every copper mine of this type eventually spills — the sulfuric acid and other toxic pollutants will inevitably ride the current downstream.

An acid spill could mean the collapse of the Boundary Waters food chain. Acidification kills the zooplankton and minnows upon which the rest of a lake depends. When the baitfish die, the native lake trout and trophy walleye follow.

Minnesotans are being asked to risk damaging a $1 billion American outdoor economy that supports 17,000 jobs for a speculative venture. The copper concentrate mined in Minnesota would likely be shipped overseas to feed smelters in China. An iconic American wilderness would be scarred to supply the global market, with the profits flowing to Santiago, Chile, and the strategic benefits going to foreign competitors rather than helping secure U.S. mineral independence.

The procedural precedent would be even more concerning. The CRA was built to check federal regulatory overreach, not to micromanage a specific state's backyard. In the nearly 30 years since Congress enacted the law, no resolution addressing a specific project in a specific state has passed the Senate without the support of the home-state senators. And yet Congress is barreling ahead despite the opposition of both Minnesota senators.

The Senate should honor the wishes of Minnesota's senators and acknowledge that this project would simply be the wrong mine for the wrong place. The Boundary Waters deserves to be kept wild, clean and exactly as it has been for thousands of years.

Brad Gausman is executive director of the Minnesota Wildlife Federation. Collin O'Mara is president and CEO of the National Wildlife Federation.

RFK JR.'S WAR ON VACCINES IS COMING FOR THE ELDERLY

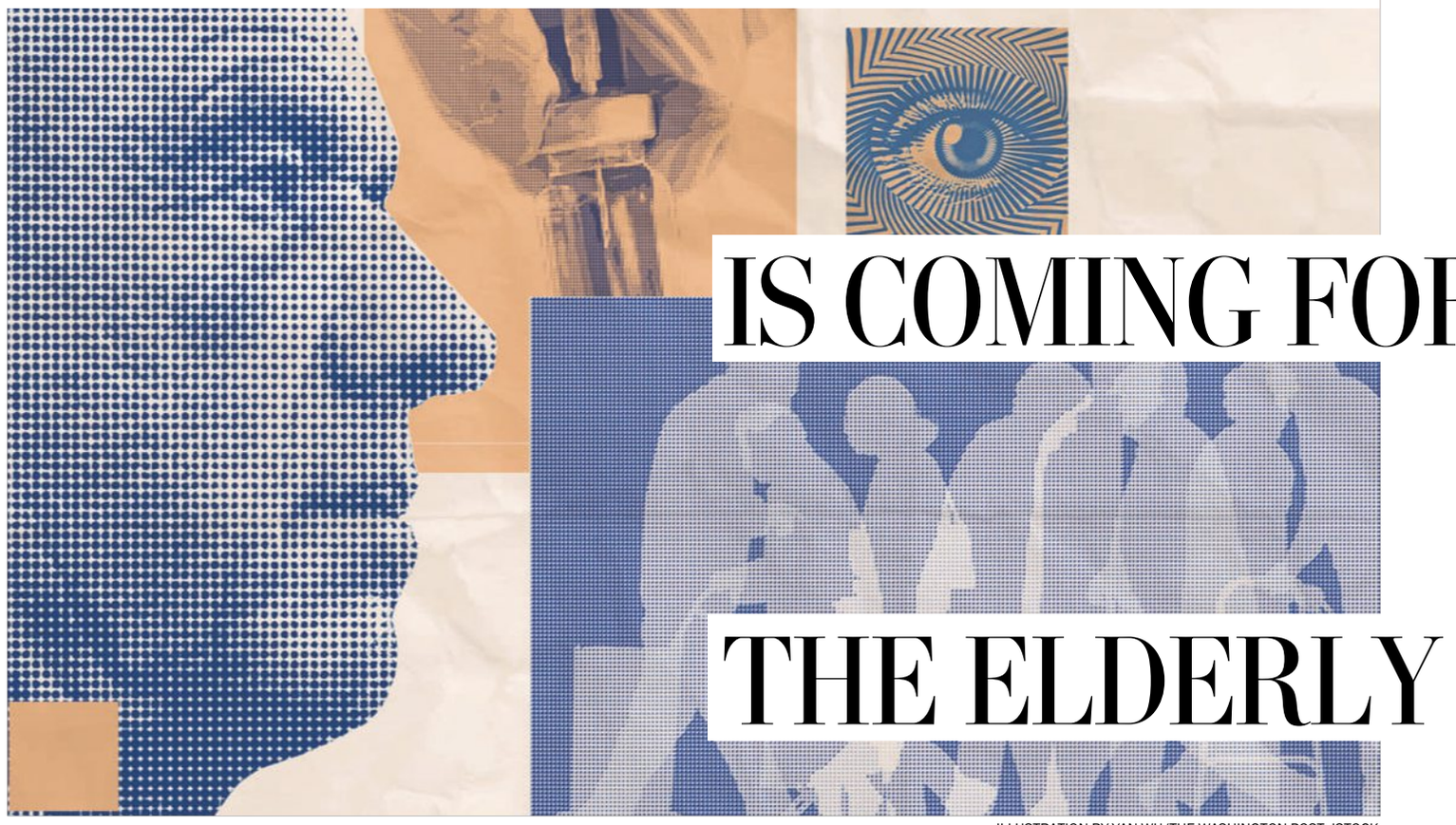

ILLUSTRATION BY YAN WU/THE WASHINGTON POST; ISTOCK

BY DONALD G. MCNEIL JR.

Robert F. Kennedy Jr. is waging a multifront war on vaccines, and confidence in them is waning. His main victims, of course, are kids — more than 3,000 measles cases have been reported since he took office, about 75 percent of them in children. But he is also threatening us older Americans.

We may be fairly measles-proof, but we are still susceptible to many infections. By propping up our fading immune systems, study after study has found, vaccines can make our declining years longer and happier.

In 1954, the year Kennedy and I were born, the life expectancy of an American male was 66.7 years. It's now 76.5, and most of us who reach 65 can expect to see our 80s.

Whether those extra years are lively or miserable is partly up to us. Lifestyle choices that Kennedy sensibly endorses can help: Don't smoke, don't drink too much alcohol, do avoid obesity, get exercise, eat healthfully, and get screened for cancer and heart disease. It's also partly up to luck: Parkinson's, multiple sclerosis, muscular dystrophy, Lou Gehrig's disease, arthritis, hard-to-detect cancers and crippling falls can strike with little warning.

But vaccines increasingly play a role. Before the 1970s, shots were almost never offered to adults, except during emergencies like the 1947 New York City smallpox outbreak.

Now we have a smorgasbord of adult vaccines against shingles, pneumococcal disease, respiratory syncytial virus, flu and covid, along with regular tetanus/diphtheria/whooping cough boosters and, for those at risk, hepatitis A and B shots. Many more are in development, including ones for arthritis, breast cancer, Lyme disease and norovirus.

I welcome this. As a former foreign correspondent, I was a grateful pincushion. I sought every shot available: yellow fever, typhoid, hepatitis, rabies, Japanese encephalitis, polio boosters, others I've forgotten. The only side effects I ever had were sore arms and sometimes a few hours of nausea. Having interviewed victims of a few of those diseases, I would *always* choose the needle over the risk.

When you're young, getting sick and recovering can strengthen your immune system. But in later life, infections that were once minor can cascade into lethal ones.

For example, we typically estimate that between 20,000 and 50,000 Americans die of flu each year. Only a few of those — usually in the dozens to low hundreds — are children. Most are seniors killed by complications. If you're bedridden and can't clear your lungs, pneumonia may set in. If you have diabetes or cardiac issues, flu's inflammation can trigger a stroke or heart attack.

That's why "senior" flu shots are four times as powerful as normal ones: Old immune systems need a bigger kick in the B and T immune cells to produce protective antibodies.

In January, a study of about 332,000 older Danes followed for three flu seasons found that those who got the "senior" shot were less likely to be hospitalized or have a heart attack.

More recently, an analysis of 15 Chinese studies encompassing 23 million seniors found that those who had gotten *any* flu shots were 18 percent less likely to have heart attacks.

Flu is by no means our only risk. Those of us lucky enough to have grandchildren know that they are adorable vectors for everything circulating in kindergartens, which can include whooping cough or RSV.

Both of those cause hacking and breathlessness, which is especially dangerous for adults with asthma or chronic obstructive pulmonary disease. Inflamed airways may develop secondary pneumonia, sometimes with the antibiotic-resistant bacteria that loiter in hospitals and nursing homes.

And don't forget what is perhaps the most excruciating scourge of old age: shingles. It can last for weeks, and victims say it's agonizing. In the days before antiviral drugs, one of my uncles died blind in one eye from it; the blisters sprouting along his inflamed nerves spread across his head and into his eyeball.

But this new era of adult vaccines is teaching us something unexpected: The miseries of age are more linked to late-life infections than we'd realized. Preventing those infections may have marvelous side effects.

Remarkably, shingles shots, for example, appear to be strongly protective against dementia, which we all fear. Exactly why is not clear, but two studies among elderly residents of Wales and Australia found that vaccine recipients were 20 percent less likely to develop it. Those with early signs seem to progress more slowly. A study in Canada had similar results, and a recent study among Kaiser Permanente members in Southern California found an even greater effect: Two vaccine doses made them 50 percent less likely to get a dementia diagnosis within three years. Another large study also found fewer heart attacks and strokes among those vaccinated.

Another surprise is that covid shots appear to protect against Type 2 diabetes (once called "adult-onset" diabetes), which can lead to heart disease, dialysis, blindness and even amputations of toes and feet.

A recent study of the medical records of 2 million Canadians who had coronavirus tests during the pandemic found that those who tested positive had an 18 percent higher chance of getting a diabetes diagnosis during the follow-up period of two-plus years. Patients hospitalized with covid had nearly double the diabetes risk, and those who had been in intensive care had triple. Covid-vaccinated Canadians — even those only partially vaccinated — had no increased risk.

And a recent study of 15 million American Medicare recipients found that RSV shots were almost 80 percent effective at preventing the blood clots that the virus can trigger, causing strokes and heart attacks.

Kennedy and his advisory panel have not actively attacked the CDC's recommendations for adult vaccines, but there are plenty of hints that they could.

In the past, Children's Health Defense, which Kennedy founded, has tried to make the shingles vaccine sound unsafe because of an adjuvant — an immune booster — it contains.

In December, his advisory panel announced that it would ask for more safety data on RSV shots for children — even though those shots were safety-tested for years in studies enrolling hundreds of thousands of kids. That could put both toddlers and their grandparents at risk.

Kennedy has repeatedly attacked flu shots. In a USA Today interview, he said he hadn't had one since 2005 and speculated that they were "a potential culprit" for his vocal spasms. (He told a skeptical reporter that dystonia was a known risk of flu vaccines, though that defies common sense and is not true for any vaccine approved before 2005, according to an analysis by MedPage Today.) In a CBS interview, he agreed that he had made it harder for children to get flu shots, adding "maybe that's a better thing." Last year, he canceled the CDC's pre-winter campaign reminding Americans to get flu shots.

In the past, he has called mRNA-based covid vaccines "the deadliest vaccines ever made," when in fact immunologists consider them the safest, because they do not contain whole weakened or killed viruses or bacterial toxins, as most others do. Once in office, he canceled $500 million in federal grants for mRNA research, which experts consider our best hope for countering any future pandemic and an ideal platform for potential new vaccines against cancers, rare diseases, avian flu and other threats.

In his relentless undermining of vaccines, Kennedy is working to make our lives shorter and harder. Congress should pay attention. One-third of the Senate is over 70, and almost one-third of the House is over 65. But Kennedy is a danger to younger politicians, too — on Election Day. Babies don't vote, but we geezers do.

Donald G. McNeil Jr., a former global health reporter for the New York Times, is the author of "The Wisdom of Plagues: Lessons From 25 Years of Covering Pandemics."

Even our favorite team has a human rights sportwashing problem

BY GEOFFREY MILLS AND JOHN PRENDERGAST

As lifelong friends from opposite sides of the Atlantic, we're united by our devotion to Arsenal, our favorite soccer club in the English Premier League. As it is for many other Arsenal fans around the world, rooting for the team is our shared escape.

Unfortunately, Arsenal and some other Premier League teams have a sordid secret: They are one step removed from human rights abuses unfolding in Africa.

The "Emirates: Fly Better" slogan emblazoned on the front of Arsenal's jersey promotes the state-owned airline in the United Arab Emirates. The UAE regularly utilizes partnerships with athletic teams and leagues to "sportswash" its connection to human rights abuses. Most blatantly, the UAE reportedly provides arms and other support to the Rapid Support Forces, a militia responsible for widespread atrocities in Sudan's brutal civil war — a relationship unaddressed by Arsenal and denied by Abu Dhabi.

The UAE royal family's investment in soccer is not limited to Britain. They own teams across Europe, and New York City FC is primarily owned by Sheikh Mansour bin Zayed al-Nahyan, a deputy prime minister and member of Abu Dhabi's royal family, through his holding company. Beyond soccer, the UAE's extensive commercial branding deal with the National Basketball Association is drawing increased pressure from human rights organizations.

Sportswashing, whether for domestic consumption or international reputation buffing, is not new. The Roman Empire relied on gladiatorial combat and chariot races. Twentieth-century dictatorships hosted the Olympics and World Cups. Modern authoritarian states have learned the same lesson: Sports can distract from repression and war.

Alongside "Fly Emirates," Arsenal's jersey features another troubling partnership: the "Visit Rwanda" sleeve sponsorship. Rwanda is often cited as a miraculous post-genocide turnaround story. After the devastation of 1994, the government oversaw a dramatic rebound through disciplined investments, little tolerance for corruption and commitment to public services. In that context, it's understandable why Arsenal accepted Rwanda's money.

But there is a darker side to this story. Rwanda's economic success has been underwritten in part by raw materials acquired through repeated incursions into the neighboring Democratic Republic of Congo. Since 1996, Rwanda has invaded Congo multiple times, initially to pursue those responsible for the 1994 genocide, but increasingly to loot gold, tin, tantalum and tungsten. Its most recent invasion has led to one of the world's largest humanitarian crises, in eastern Congo.

An effective fan-led coalition named Gunners for Peace (Arsenal players are called Gunners) has worked to educate supporters about this unsavory relationship. Their belief was straightforward: Removing "Visit Rwanda" from the jersey's sleeve would end Arsenal's association with human rights abuses in Congo, and the logo could be easily replaced with another sponsorship. And Arsenal has shown that change is possible. In November, the club decided to end its relationship with the Rwandan organization at the conclusion of this season. The decision followed similar action by German club Bayern Munich and demonstrated something long dismissed as unrealistic in modern soccer: Sustained fan pressure can make a real difference.

Which brings us back to the UAE and its reported support for the Sudanese militia. The Emirati royal family has an ownership stake in Manchester City, one of the world's most famous clubs. And 85 percent of Newcastle United is owned by Saudi Arabia's Public Investment Fund. Saudi Arabia is backing the other side in Sudan's war, the Sudanese Armed Forces, which has also been accused of committing atrocities.

There are encouraging signs of accountability on this front. In 2022, Roman Abramovich — a Russian oligarch with financial ties to President Vladimir Putin — was forced to sell Chelsea Football Club in the Premier League after Russia's invasion of Ukraine. That decision established an unmistakable standard: Ownership and sponsorship are not morally neutral when mass violence is involved.

In March 2023, Premier League clubs unanimously approved an expansion of their "Owners' and Directors' Test" to include disqualification of any owner found to have committed human rights abuses. Yet glaring double standards persist. Financial and strategic relationships appear to shield certain actors, like the Emirati royal family, from the accountability imposed on others.

Given the lack of consequences for Premier League teams with deep ties to the UAE and Saudi Arabia and the precedent of Arsenal, under fan pressure, ending its relationship with Rwanda, it is left then to supporters to demand that their teams hold to basic standards of human decency in their financial affairs.

This pressure is just beginning. Sudanese activists recently gathered outside Manchester City's stadium, holding soccer balls signed by Sudanese refugees with messages calling for an end to the war. They're collecting fan signatures to petition the Premier League to hold Mansour accountable for his country's role in prolonging and profiting from the conflict. Gunners for Peace are considering pivoting from its successful Rwanda campaign to one focused on the UAE. And Newcastle United Fans Against Sportswashing has taken aim at Saudi ownership.

Ending Arsenal's relationship with Rwanda removed a thorn from the consciences of fans like us, signaling that complicity in abuses in Congo should not be tolerated. The role of the UAE and Saudi Arabia in sports like soccer and basketball is a much bigger thorn. But change is possible with fan pressure and a stiff backbone.

Geoffrey Mills is a financial services executive. John Prendergast is co-founder of the investigative organization the Sentry.

OPINION

The Washington Post
AN INDEPENDENT NEWSPAPER

EDITORIALS

Hotter heads prevail at Trump's Justice Department

THE PRINCIPLE that lawyers can't be punished by the government for clients they represent or causes they take on is too deeply embedded in the American legal system to be expunged by a single president. The Justice Department was ready to belatedly acknowledge that foundational truth but changed course on Tuesday.

Last year, President Donald Trump imposed sanctions on law firms he perceived as hostile, in part because of who they employed and which cases they took on. One executive order said Jenner & Block "engages in obvious partisan representations to achieve political ends," and another complained that Covington & Burling provided pro bono representation to former special counsel Jack Smith.

Trump sought to scare away their clients. He wanted to deny lawyers at targeted firms access to government buildings and security clearances they needed to do their jobs. He ordered that Covington lose any government contracts. Other firms faced secondary sanctions, meaning that government *contractors* were ordered to disclose any business they did with them. "Big Law" makes most of its money working for big companies, many of which have contracts with the government.

These sanctions interfered with the firms' First Amendment right to free association, and everyone who challenged them in court was victorious. U.S. District Judge John D. Bates, for example, ruled that Trump's sanctions against Jenner & Block sought "to chill legal representation the administration doesn't like, thereby insulating the Executive Branch from the judicial check fundamental to the separation of powers."

ALEX BRANDON/AP

Attorney General Pam Bondi at the White House on Feb. 20.

It also distorts the economy if a president can arbitrarily pick individual businesses to punish. Employers — whether they're law firms or manufacturers — should be focused on delivering for customers, not avoiding the wrath of politicians. Companies should also be able to hire the right legal representation for them without worrying about the law firm's political orientation.

Nine firms struck deals with Trump to avoid a hit to their business or a protracted legal fight. That subjected them to internal and external criticisms for caving to presidential bullying. In many cases, the symbolism was worse than the concessions. Law firms such as Kirkland & Ellis agreed to devote more of their pro bono work to causes Trump favors, though these were vaguely defined. Some firms that made accommodations lost clients and partners. The episode also had a chilling effect on entities that weren't targeted because taking on certain cases risked drawing the president's ire.

After the firms that challenged the executive orders won in lower courts last year, the Justice Department appealed. Its brief at the U.S. Court of Appeals for the D.C. Circuit is due Friday. On Monday, it looked like cooler heads might have finally prevailed. Associate Attorney General Stanley E. Woodward Jr. filed a motion to stop defending the law firm sanctions. But higher-ups in the administration apparently couldn't abide the publicity from a tacit admission of defeat. On Tuesday, the Justice Department reversed itself again, with Woodward filing a new motion to withdraw what he submitted the day before.

Are government lawyers paid enough to withstand such embarrassments? The legal fight might drag on, but Trump's executive orders are still probably dead in the water — and the latest flip-flop suggests the Justice Department knows it. Trump felt he had a free hand in his first year to govern by executive order, but the Constitution's constraints are catching up.

The U.S. has oil insurance

OIL TANKERS have mostly stopped entering or exiting the Persian Gulf as Iran threatens to block the Strait of Hormuz amid an ongoing war with the United States that has killed its supreme leader and led to retaliatory strikes against Arab energy infrastructure.

If anyone from the 1950s through around 2010 read that sentence, they'd assume the price of oil had gone through the roof and the world economy was spiraling into recession. That would have been a reasonable guess.

But the world looks very different since the U.S. shale revolution began. Oil prices have risen in the past few days, but they're nowhere near historic highs. The U.S. benchmark price rose 6.3 percent on Monday, the 121st largest daily increase on record.

Past shocks were much larger. Strikes during the protests in the runup to the 1979 Iranian Revolution took 7 percent of the world's oil off the market, and prices went up 57 percent. The price of oil doubled during the 1991 Persian Gulf War.

A big part of the difference now is expanded U.S. production due to the widespread adoption of fracking and horizontal drilling. Oil prices were 36 percent lower in 2018 than if the shale revolution had not happened, according to research from the Federal Reserve Bank of Dallas in 2020. The same study found that long-run price volatility is 50 percent lower.

IT'S CALLED THE FREE MARKET.

This isn't a story of economic retrenchment and autarky increasing security. Despite U.S. crude oil production being near record highs, the U.S. is still a net crude importer, to the tune of 2 million barrels per day. And the federal government in 2015 repealed the crude oil export ban that had been adopted to help insulate the U.S. from the world market in the 1970s.

Of course, the U.S. embargo on Iranian oil is one major policy that restricts free markets. But oil is traded globally, so it hardly affects the global price. And American oil buyers have changed the composition of imports away from the Middle East as a whole anyway.

Canada is by far the largest foreign source today, accounting for over half of all U.S. imports. Mexico is second. In 2023, the U.S. imported more crude oil from Mexico than from the entire Persian Gulf. Imports from Saudi Arabia fell by around 75 percent between 2012 and 2024.

There was no order from the federal government to stop buying from the Middle East and prefer Canada instead. Market forces pushed American buyers in that direction as our northern neighbor opened its oil reserves for private development. Canadian crude is carried south on private railroads and through private pipelines.

Having insurance doesn't eliminate hardship, and oil prices could still rise more depending on how the conflict progresses.

For the U.S. shale sector, high prices are the solution to prevent even higher prices. There are swaths of U.S. oil deposits that become economically viable to produce if prices rise, and fracking is a very flexible production method. Letting prices rise eliminates the need for rationing, which is what politicians tried in the 1970s.

Iran's command economy illustrates what happens when politicians crush markets. The mullahs have managed to create an energy shortage in a country sitting on one of the world's largest reserves of oil. Between 2000 and 2023, while U.S. annual crude production increased by about 120 percent, Iran's declined by 25 percent, even as China continues to buy it.

The U.S. could have had its own energy retreat if some politicians and activists had gotten their way. Many wanted the federal government to more heavily regulate or even prohibit fracking. Environmentalists and refiners alike opposed the repeal of the crude oil export ban.

Yet U.S. crude oil production has been on an upward trajectory since Barack Obama's first term and broke records under Donald Trump and Joe Biden. The U.S. participates more fully in global oil markets than ever before, and that's why there won't be gas lines.

Free trade trumped tariffs in 2025

AGAINST ALL odds, world trade grew at a faster rate last year. Yet the resiliency of free markets cannot be taken for granted, and America risks being left behind if it continues its protectionist trajectory.

President Donald Trump embraced tariffs like no American leader in a century. By the end of 2025, the average effective tariff rate on goods coming into the United States from abroad was 7.7 percent, up from 2.5 percent in 2024. Those tax hikes increased revenue to $264 billion for the year, up from $79 billion in 2024. Yet these roadblocks to trade didn't stop the rest of the world from embracing the upside of global commerce.

Total international exchange of goods still increased 4.4 percent in 2025, according to the CPB Netherlands Bureau for Economic Policy Analysis. That compared with a 2.5 percent growth rate the previous year. A United Nations study in December estimated that a record $35 trillion worth of goods and services were traded around the globe last year.

The artificial intelligence boom helped. So did the decision by most Asian countries not to retaliate against Trump's tariffs. When the U.S. market dried up for a few months amid a trade war, China found buyers for its goods elsewhere. Other countries like India sought to expand bilateral trade agreements.

The Supreme Court's decision last month to limit Trump's tariff power could offer a boost in 2026, but the White House is using other tools to reimpose import taxes. The World Trade Organization predicts that trade will grow worldwide this year by a meager 0.5 percent, and that estimate was issued before the war with Iran.

Trump continues to wield trade as a sword to advance noneconomic goals. On Tuesday, for example, he threatened to "cut off all trade with Spain" after its socialist president blocked the U.S. from using its military bases to bomb Iran. Following through would hurt American consumers and companies as much as Spaniards.

Imagine what might be achieved if such arbitrary barriers stopped getting in the way of what is clearly an instinctive human preference for free markets?

LETTERS TO THE EDITOR

MANDEL NGAN/AFP/GETTY IMAGES

President Donald Trump boards Air Force One in West Palm Beach, Florida, on Sunday.

Trump's strikes on Iran renew an old question

George F. Will's March 2 op-ed, "At last, the credibility of U.S. deterrence is being restored," made a strong case in endorsing U.S. military action in Iran. And he was correct in saying "Donald Trump's administration has chosen not to wager U.S. safety on Iran's abandoning its multidecade pursuit of nuclear weapons, or on Iran's acquiring them but not really meaning 'Death to America.'"

The problem is that the foundation of the system we are supposed to be living under is that no such "wagers" are to be made by any president alone.

I would have thought that given Will's previous critique of Trump's exercise of executive power, he would have acknowledged the danger of not obtaining congressional authorization.

James Hyatt, *Germantown*

The debate over President Donald Trump's strikes on Iran has quickly turned into a familiar ritual. Members of Congress are demanding to know why he did not seek prior authorization. Those concerns are serious. But they are not new, and they are not unique to this president.

President Barack Obama ordered military action in Libya in 2011 without a specific vote from Congress, arguing that the operation did not rise to the level of "hostilities" under the War Powers Resolution. During his tenure, hundreds of counterterrorism strikes in Yemen, Somalia and Pakistan proceeded under the broad 2001 Authorization for Use of Military Force rather than fresh congressional approval.

President Joe Biden also authorized repeated strikes against Iran-backed militias in Syria and Iraq and against Houthi targets in Yemen without seeking new authorization beforehand, citing Article II powers and existing authorizations for use of military force.

If Congress believes presidents are stretching their authority, it has tools beyond news releases and posts on X. It can pass a new authorization, repeal outdated ones or use its power of the purse.

War powers should not expand or contract depending on which party controls the White House. Constitutional consistency matters more than selective outrage.

Andrew Logan Lawrence,
Savannah, Georgia

I am writing out of profound concern over President Donald Trump's decision to strike Iran — a move that the March 1 front-page article "Push from Saudis, Israel helped move Trump to attack Iran" described as a "war of choice."

Trump has pledged for years to keep the United States out of new wars. Yet this action appeared to occur without clear evidence of an imminent Iranian attack on the U.S. or its allies.

If Iran's nuclear capability had been "obliterated," as claimed by Trump, the rationale for further escalation demands clarification. The American public deserves transparency regarding the necessity, legality and long-term consequences of such serious military action, which has destabilized much of the Middle East.

Jagjit Singh, *Los Altos, California*

Listen to Iranians

The March 1 Metro article "Hundreds gather near White House, other D.C. sites to protest attack" was incomplete. It prominently covered "hundreds" of anti-war protesters, but it ignored a far larger and more revealing gathering in Georgetown, where several thousand people — most of them Iranian — celebrated and expressed support for the attacks and for the end of the Islamic regime.

The much larger Georgetown crowd waved the old imperial Iranian flag alongside American and Israeli flags. That contrast was central to understanding the moment, yet it went unmentioned in the Metro article.

Millions of Iranians around the world were celebrating. That was the story of the day.

Geoffrey Brand, *Washington*

Save Social Security

Ramesh Ponnuru's Feb. 26 op-ed, "Don't save social security," deserves credit for elevating Social Security's urgent financial challenge and offering constructive ideas to address it. But it's far from clear that "few Americans would design [Social Security] as it currently is" if they could build the program from scratch.

Social Security's fundamental structure is sound. The program is both redistributive, providing the highest benefits relative to income to those retirees with the lowest lifetime earnings, and individually fair, with benefits closely tied to lifetime contributions to the program.

After more than 40 years without reform, Ponnuru's observation that Congress should thoughtfully pursue program updates that reflect the nation's evolving demography and economy is correct. As Ponnuru observed, the highest benefits Social Security provides are larger than needed, while the lowest should be strengthened. Major demographic shifts in recent decades mean workers must ultimately contribute somewhat more to Social Security during their careers.

But none of this requires a new program design. What's needed is the kind of reform Congress undertook regularly throughout the 20th century: straightforward, bipartisan adjustments to ensure Social Security continues as the backbone of retirement security for generations to come.

Emerson Sprick, *Washington*
The writer is director of retirement and labor policy at the Bipartisan Policy Center.

If the income cap on paying into Social Security were eliminated — if people earning more than $184,500 in 2026 continued to pay into the fund after that amount — the present system could continue for more than 40 years, according to an estimate from the Social Security Administration's Office of the Chief Actuary.

The problem isn't benefits. The problem is the amount of money that is paid in. Higher earners should pay their fair share.

Robert Byron, *Simsbury, Connecticut*

Common sense on poverty

The March 2 news article "Conservatives want schools to teach their formula to beat poverty" noted my research with Ron Haskins showing that if everyone simply got a decent education, worked full-time and did not have children before they were married (or in a committed relationship), there would be very little poverty (and also, we found, a large majority who would be middle-class). Our findings have been verified by others, including studies showing that the relationship is causal and not just correlational.

I don't think this is just a conservative message. It's an American view. I have found it resonates strongly with most middle- and working-class individuals in focus groups and surveys. Moreover, it's what most of us teach our own children.

I served in the Clinton administration and saw how powerful it was to talk about these values with ordinary Americans, and I think Democrats should embrace such values. I do worry about legislators telling teachers what to teach. But these messages are not conservative; they are just plain common sense and could help reduce poverty and revive the American Dream.

Isabel Sawhill, *Washington*
The writer is a senior fellow emeritus at the Brookings Institution.

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OPINION

JOHN MCDONNELL/AP

President Donald Trump arrives at Joint Base Andrews in Maryland on Sunday.

JIM GERAGHTY

If you saw what Trump sees, I bet you'd become a hawk, too

Much like adolescence, when a man becomes president, he goes through some intense changes.

Any previously expressed fears about excessive executive power and "the imperial presidency" tend to dissipate. After all, the power of the presidency is now in the hands of someone he trusts completely: himself. Belief in the War Powers Act, and its restrictions upon the president's authority to use military force, usually disappears.

A president often grows more hawkish as his term progresses.

As the Cold War ended, Arkansas Gov. Bill Clinton ran for president in 1992, warning that President George H.W. Bush's foreign policy failed to justify American engagement abroad and was "reactive, rudderless and erratic." He also hit Bush's reluctance to use trade sanctions against China. Clinton went on to approve "Most Favored Nation" trade status for China, and the governor who aimed to prioritize domestic issues ended up using his war powers authority more than any other president. Clinton's most notable military operations included an air campaign against the Serbs in Kosovo, the bombing of the El Shifa pharmaceutical factory in Sudan and a failed operation to bomb Osama bin Laden.

Throughout the 2000 presidential campaign, George W. Bush criticized the Clinton administration's foreign policy for nation-building missions involving deploying U.S. military forces in places such as Haiti and Somalia. At least three times in a debate with Vice President Al Gore, Bush emphasized the need for the U.S. to be a "humble" nation. You can think of many words to describe Bush's foreign policy, but "humble" is not one of them. Whatever foreign policy Bush intended to enact, the 9/11 attacks changed his philosophy.

Barack Obama rose through the Democratic Party in part because of his early opposition to the Iraq War — a perception that was the dovish antithesis to Bush. Obama did withdraw the majority of U.S. troops from Iraq. But he also sent 30,000 additional troops into Afghanistan in 2009, deployed military assets for airstrikes and supported international intervention in Libya in 2011, authorized the mission in Pakistan that killed bin Laden in 2011 and sent troops back into Iraq to fight the Islamic State, alongside Special Operations forces in Syria in 2015. He also had a "kill list" of terrorists to be executed through drone strikes; he authorized 542 drone strikes that killed an estimated 3,797 people. At least one, Anwar al-Awlaki, was an American citizen — and a committed al-Qaeda Islamist militant.

The last few presidents genuinely believed they surely could get enemies of the U.S. to see reason. And then they sat down behind the Resolute Desk and gradually realized the world was a far more dangerous place than it appeared during those campaign rallies.

(No wonder the Nobel Peace Prize selection committee was reluctant to give the award to Trump. The last American president who got one killed a lot more people after receiving his award than before.)

And then there's Donald Trump, who famously claimed he always opposed the Iraq War (he really didn't) and lashed out at Bush for that decision but also insisted that if he had been in charge, he would "take the oil." Often in the same speech, Trump would pledge to end "forever wars" and also pledge to bomb the s-word out of the Islamic State.

President Joe Biden brought the troops home from Afghanistan but also authorized airstrikes in Syria, strikes against the Houthis in Yemen and the Red Sea, a drone strike that killed Ayman al-Zawahiri in Kabul, and transfers of U.S. military weapons to Ukraine to fight the Russians.

Fast forward to 2024, and Trump is running again, with his hawkish Reaganite running mate Mike Pence replaced by the distinctly noninterventionist JD Vance, which the Republican Party touted as "the pro-peace ticket." Well, perhaps Ayatollah Ali Khamenei is resting in peace.

Today, Trump has Vance, and fellow noninterventionist Tulsi Gabbard as his director of national intelligence. Maybe those two internally oppose the U.S. effort to topple the mullahs' regime, but I notice no one is resigning in protest.

More likely, the last few presidents believed what they said on the campaign trail. After all, they didn't think of themselves as raging warmongers like the guy they sought to replace. They genuinely believed that because they were reasonable, they surely could get enemies of the U.S. to see reason, too. And then they sat down behind the Resolute Desk in the Oval Office and gradually realized the world was a far more dangerous place than it appeared during those campaign rallies.

The public doesn't know precisely what's in the presidential daily brief; they've only been declassified up to Jan. 20, 1977. But we can take a good guess at the gist, which is that lots of bad people around the world are trying to harm Americans. Just about every day, some new threat, some new weapons system is being developed, some new extremist faction is convinced it can get what it wants by blowing up an airliner or a U.S. Embassy or a car bomb in Times Square.

If you see that sort of intelligence every day … how dovish can you remain? Would you rather be the president accused of being a warmonger, or be remembered as the president who hesitated as the threat grew closer? This many consecutive presidents being more hawkish than they intended suggests it's not just a pattern in the character of the men who get elected. It's just the nature of a violent world where many malevolent men think the answer to their problems is to attack Americans.

MARC A. THIESSEN

The Trump Doctrine is here. It ends forever wars.

Critics say President Donald Trump's decision to strike Iran is a violation of his promise not to engage in "forever wars." In fact, the opposite is true. Trump is not starting a forever war in Iran; he's *ending* one.

For 47 years, the Iranian regime has been waging war against the United States. That war began in 1979, when Iran seized the U.S. Embassy in Tehran, taking more than 50 Americans hostage for 444 days. The war continued as Iran orchestrated the 1983 bombings of the U.S. Embassy and Marine barracks in Beirut that killed 258 Americans, followed by the 1996 bombing of the Khobar Towers in Saudi Arabia that killed 19 Americans. It continued in 1998, when Iran provided "direct assistance" to al-Qaeda for the bombings of the U.S. Embassies in Kenya and Tanzania, training its "operatives about how to blow up buildings," according to a ruling by the U.S. District Court for the District of Columbia.

After the 9/11 attacks, Iran provided sanctuary to senior leaders of al-Qaeda fleeing U.S. forces in Afghanistan, and allowed the group to use Iranian territory as a pipeline to move money, facilitators and operatives from across the Middle East. (It still harbors Saif al-Adel, successor to Osama bin Laden and Ayman al-Zawahiri as leader of al-Qaeda, in Tehran.) Iran also provided training and bomb-making equipment to insurgents in Iraq, including "explosively formed penetrators" that killed and maimed thousands of American troops.

On Oct. 7, 2023, Iran's proxy Hamas slaughtered more than 1,200 innocent people — including 46 Americans — and took 12 Americans hostage. The Iranian regime has also attempted terrorist attacks on U.S. soil, including a 2011 plot to set off a bomb in Cafe Milano in Washington to kill the Saudi ambassador, a plot to kill former secretary of state Mike Pompeo and other senior U.S. officials, and a plot to assassinate Trump himself. And the regime that did all this was pursuing nuclear weapons and refused Trump's repeated demands to peacefully disarm.

Now, Trump is taking decisive action to bring this reign of terror to an end. If he succeeds, the impact will be profound, opening up the possibility of enduring peace in the Middle East and beyond.

The Iranian threat is a primary reason the U.S. has to spend billions on large deployments in the Middle East. If that danger is eliminated, and a new government — one whose mantra no longer is "Death to America" — takes power in Tehran, the United States can finally draw down those forces, execute the long-promised "pivot" to the Indo-Pacific and focus on defending American interests in our own hemisphere.

From Caracas to Tehran, the president is using sanctions, tariffs, diplomacy and other tools to impose America's will on its adversaries.

As important as what Trump is doing is *how* he's doing it. With Operation Epic Fury, we are witnessing the birth of a new doctrine to guide U.S. global leadership in the 21st century: the Trump Doctrine.

When Trump came to office, he faced a situation similar to the one Ronald Reagan inherited in 1981. In the wake of the Vietnam War, Americans had no appetite for sending U.S. troops to fight in distant lands. Reagan had to find a new way to lead on the world stage. So, he forged the "Reagan Doctrine," supporting anti-communist freedom fighters across the globe to roll back the tide of Soviet Communism. That strategy helped win the Cold War.

Today, after the wars in Iraq and Afghanistan, there is similarly no popular appetite for U.S. boots in foreign hot spots. So, Trump, too, is pioneering a new way to lead. From Caracas to Tehran, he is using sanctions, tariffs, diplomacy and other tools to impose America's will on its adversaries. If those adversaries don't yield, then he is employing military force to decapitate regimes that threaten the American people. And he is controlling events on the ground through his willingness to strike those regimes again and again until leaders emerge who will work with America.

At this moment, the U.S. is striking Iran from the air — eliminating the regime's leadership, its retaliatory capabilities, its nuclear program and its infrastructure of repression. Expect this campaign to last for weeks, not days. After that, what happens will be up to the Iranian people. As Trump proclaimed on Saturday: "To the great, proud people of Iran, I say tonight that the hour of your freedom is at hand. … When we are finished, take over your government. It will be yours to take."

In other words, there is no need for a U.S. invasion force. The Iranian people are the boots on the ground, and the fate of the country is in their hands. And if things do not turn out as we hope, and a government emerges that resumes its hostile posture toward America and its pursuit of nuclear weapons, Trump can eliminate it as well.

This much is certain: Donald Trump is making history. There have been just 45 presidents since the founding of our republic. Of those, only a handful truly transformed the world. In the modern era, Franklin D. Roosevelt defeated Nazi fascism and Ronald Reagan defeated Soviet communism. If he succeeds in defeating Islamic radicalism in Iran, Trump will take his place alongside them as one of the most consequential presidents in U.S. history.

LEANA S. WEN

The CDC is in chaos. But here's where it's devastating.

The Centers for Disease Control and Prevention has been without a permanent director since the removal of Susan Monarez in August. Its recently installed acting director, Jay Bhattacharya, is also running the National Institutes of Health, located hundreds of miles from the CDC's headquarters in Atlanta. The CDC has also lost scores of senior staff and shuttered key programs, including those focusing on tobacco control and injury prevention.

A study published in Annals of Internal Medicine in January offers a chilling illustration of the agency's unraveling: It found nearly half of the CDC's routinely updated databases were paused without explanation between May and October 2025. Most of the affected systems tracked vaccinations and the spread of infectious diseases.

Although some of the databases have since been restored, a few remain in limbo. One tracking how many infants are protected against respiratory syncytial virus, either because their mothers were vaccinated during pregnancy or because the babies received preventive shot themselves, has been sitting idle since May. Before vaccines were made available in 2023, RSV was the leading cause of hospitalization among infants. Monitoring uptake is essential to understanding whether babies are adequately protected.

Another system that appears to be on hold tracks weekly influenza vaccination coverage among pregnant women. Influenza is particularly dangerous during pregnancy and is linked to complications including pregnancy loss and preterm birth. Without up-to-date data, health officials cannot identify gaps or direct education and outreach where they are most needed.

Philip Huang, director of the Dallas County health department, told me he is very concerned about whether federal surveillance programs will continue to collect and update data. These systems are the foundation of day-to-day public health work, as they allow health officials to track trends, identify which communities are most affected and assess whether interventions are working.

"Without data, we are blind," Huang told me. He noted that local health departments generate much of the underlying data, and sustaining those efforts is critical. But local reporting alone is not enough.

When federal funding is withdrawn at this scale, local and state governments have little realistic prospect of replacing it.

"You need the centralization so we can make comparisons across other states and detect emerging threats somewhere else that may be coming towards us," he said. He pointed to covid-19, which first surged in New York City before spreading nationwide. A coordinated national system, he added, "gives that visibility and benchmarking for all of us."

Beyond the data gaps, Huang described deep funding shortfalls that have hampered his department's ability to provide core services. After the Trump administration rescinded covid-related support for local and state health departments, Dallas County lost $4 million that had already been allocated and built into its operating plans. The money was being used to support measles vaccination efforts during Texas's largest measles outbreak in decades and to strengthen laboratory and surveillance capacity to prepare for future threats. "The chaos with funding has created a lot of difficulties with our ability to keep operations going," Huang said.

When federal funding is withdrawn at this scale, local and state governments have little realistic prospect of replacing it. They operate within tight fiscal constraints and face many competing demands, and public health has historically depended on federal support. Huang noted nearly 90 percent of his department's budget comes from federal dollars.

Even if some of the money is eventually restored through litigation, the damage may be difficult to undo. Huang recently learned that the administration halted a major public health infrastructure grant, some of which was designated for community-based organizations contracted to deliver services. Many of these small groups will have to let people go as a result, he said.

Rebuilding that capacity is no simple matter, even if the funding is reinstated. "We don't have ways to just hire people back right away," Huang told me. "You totally disrupt and destroy the system." When asked about these funding cuts, Andrew Nixon, a spokesperson for the Department of Health and Human Services, said the grants were being terminated because "they do not reflect agency priorities."

Beyond the turmoil surrounding funding and data, Huang also highlighted uncertainties around vaccine policy. The growing divergence between federal recommendations and those of major medical organizations has fueled confusion and increased hesitancy. Moreover, evolving federal positions have emboldened state lawmakers to weaken school vaccine requirements and expand opt-out provisions. Each additional hurdle makes vaccination less accessible, resulting in lower coverage rates and higher risks that measles and other infectious diseases return.

Yet the danger these diseases pose will be harder to see quickly, because the warning systems themselves are being dismantled. Public health infrastructure, already fragile before the pandemic, is being steadily eroded. Local health leaders are already seeing the effects; it is only a matter of time before the public experiences the devastating consequences.

Deep ICE training cuts corroborate whistleblower's claims

TRAINING FROM **A1**

pushed ICE to double the number of officers in the field by the end of 2025.

The initial cuts eliminated more than 100 hours dedicated to hands-on instruction and practice scenarios, including half the 56 hours once spent on firearms training, the records show. Fitness training time was almost entirely cut. Also eliminated were dozens of hours of classroom learning on such topics as case processing and deportation officers' legal authority.

With further cuts later that fall, the records show, ICE had eliminated three-quarters of the hours once dedicated to evaluating recruits' practical skills, including firearms handling. The agency eliminated time for driving tests and cut all 26 hours previously allotted for evaluating recruits' grasp of skills specific to immigration enforcement and deportation operations.

As of Jan. 1, records show, more than 900 ICE officers had completed a shortened version of basic training and were destined for field offices across the country. That is more than three times the total number of graduates in the 12 months before August, when the program was first cut.

Asked about The Post's findings, ICE acknowledged that the program has been accelerated by increasing the daily training time and adding an extra day of training each week but insisted that there had been no cuts to overall training hours, requirements or subject matter.

"ICE officers go through a rigorous on-the-job training and mentorship," the agency said in a statement. It said new officers take what they learn at the academy and "apply it to real-life scenarios while on duty, preserving ICE's reputation as one of the most elite law enforcement agencies not only in the U.S., but the entire world."

Concerns about the quality of immigration officers' training have been mounting for months amid reports of violent arrests and heavy-handed crowd-control tactics, along with two high-profile killings of U.S. citizens by federal immigration agents during protests in Minneapolis this year.

On Feb. 23, Schwank, a lawyer who recently resigned from his teaching position at the ICE academy, testified that the agency had removed so many essential courses from the program that "even in the final days of training, the cadets cannot demonstrate a solid grasp of the tactics or the law required to perform their jobs."

That same day, congressional Democrats made public DHS documents indicating that ICE last year removed courses that were once part of its basic training program. The records obtained by The Post were not among those released by the Democrats and did not come from the same source.

The records obtained by The Post include four training program outlines, dated between July 2025 and January 2026, that break down the hours allocated to instructional topics. The records also track student outcomes and time at the academy. They reveal a steep decline in the graduation rate as DHS ramped up recruitment, part of President Donald Trump's goal to double the number of ICE officers to 20,000 and deport an unprecedented 1 million people each year.

"Students must meet all requirements, otherwise they will not be made law enforcement officers," ICE told The Post, citing the lower graduation rate as evidence that the academy has not lowered standards.

ICE made slight adjustments to the basic training program after the sweeping cuts last year, the records show. After initially cutting the training time dedicated to use of force by three hours, for instance, ICE later added five hours on that subject. Asked about the change, ICE told The Post that the agency "increased de-escalation training for recruits to ensure they are prepared for attacks from ICE agitators."

Before the changes last summer, ICE basic training was a 72-day program held at the headquarters of the Federal Law Enforcement Training Centers, a sprawling campus in southeastern Georgia. ICE never formally announced changes to the program but told reporters on a media tour in August that it had been streamlined to eight weeks.

Pushed for specifics at the time, the agency said it had eliminated a Spanish-language requirement. But Spanish instruction was not part of the ICE basic training program. It was a separate course for recruits who could not pass a Spanish fluency test. The records obtained by The Post show cutting the language requirement eliminated only four hours from the basic training program — the time previously set aside for that test.

Since the August media tour, officials have given conflicting accounts about training time. In the past month, they have stated at different times that the basic training last 47 days, 42 days and 56 days.

The DHS records obtained and analyzed by The Post show that the program was first cut to 47 days in August and further reduced in September to 42 days. Since then, all trainings have been on a 42-day schedule, the records show.

DHS and ICE officials have repeatedly said that no training time has been lost, in part because the academy increased daily instruction from eight hours to 12 hours. The Post's analysis of the records shows that as recently as January, students were receiving about eight hours of daily instruction. That hadn't changed as of February, according to a DHS official who spoke on the condition of anonymity because they were not authorized to talk to the media.

Asked about the discrepancy, ICE repeated the claim about 12-hour days and added that those hours include "personalized independent training." The statement emphasized in bold: "It's the same hours of training officers have always received."

ICE also said graduates of the academy go on to receive "an average of 28 days of on-the-job training."

Policing expert Marc Brown, an instructor at the University of South Carolina's law school, told The Post that "training on the job doesn't replace training at the academy, especially in a law enforcement career."

From 2019 to 2024, Brown taught physical techniques, including the use of handcuffs and defensive tactics, at the ICE basic training program. Incoming deportation officers need time to practice their new skills in safe, controlled environments before going into the field, Brown said, "so that if mistakes are made or there are things you could do better, you have a chance to make that mental correction."

Slightly more than 230 new deportation officers began ICE basic training in 2024, records show. In 2025, that same number had started at the ICE academy by the beginning of August. This followed a midsummer recruitment boom spurred by the passage of Trump's sweeping tax-and-spending legislation, which tripled the agency's enforcement and deportation budget to about $30 billion.

To boost the number of applicants, ICE lifted age restrictions, offered student loan forgiveness and $50,000 signing bonuses, and held recruitment events where some prospective agents were told they could receive tentative offer letters on the spot. By the end of September, cohorts of up to 48 trainees were arriving at the facility in Georgia almost daily, records show.

In the past, all new deportation officers were required to attend the academy. Now, only recruits who have no law enforcement experience are sent to the academy. Recruits with law enforcement experience, including "arrest authorities," are instead required to take an online course, and then they, too, "receive in-person on the job training," ICE said.

The records obtained by The Post show that more than 1,400 ICE recruits attended a shortened version of basic training in Georgia between August and Jan. 1. Those students failed or dropped out at high rates, and the 2025 graduation rate plummeted from around 80 percent among recruits who went through the full-length training to around 60 percent for those in shortened versions.

One in every four recruits destined for field offices by the end of the year flunked out of the shortened training program, records show. Among those who fell short, the majority failed written exams. Most of the remainder failed the physical abilities assessment, which requires recruits to complete a timed run and an obstacle course. Only three people failed that test in the first half of 2025 before ICE loosened certain enrollment standards and slashed more than 40 hours of preparation time.

Brown attributed the low graduation rate in part to the reduced hours of instruction, which he said don't provide new officers enough time to absorb material or practice difficult skills one-on-one with instructors in remedial workshops. He said it also appeared ICE's hiring spree pulled in more than the usual number of recruits who weren't suited for or capable of the job.

STEPHEN B. MORTON

Instructors deploy from a tactical armored vehicle training in a mock city at Federal Law Enforcement Training Centers on Aug. 21, 2025 in Brunswick, Georgia.

Forget about superfoods — rediscover the super foods at your grocery store

BY MICHAEL J. COREN

In 1995, blueberries were merely a fruit.

But after executives at the Wild Blueberry Association of North America received a government study ranking the berry near the top of a new federal index measuring "antioxidant capacity," a potential weapon against cancer and heart disease, a superfood was born.

The industry association soon launched a marketing campaign promoting the fruit in Japan, boosting exports of the "superfruit" tenfold within five years. As the health halo floated back across the Pacific, Americans began snapping up the berries at premium prices.

Superfoods are now everywhere. One 2023 study categorized more than 136 examples: quinoa from the Andes, teff from Ethiopia, chia seeds from Central America and more familiar foods from spinach to salmon. The label commands a premium. Turmeric, a bright yellow spice that costs pennies per serving in South Asian dishes, sells for more than $100 per bottle in supplements.

Although $190 billion is spent annually on superfoods that promise to make us healthier, the word has no legal or scientific definition. "Superfood is strictly a marketing term," said Marion Nestle, a nutrition expert and professor emerita at NYU. "It has no nutritional meaning. All fruits and vegetables have vitamins, minerals, phytochemicals and fiber with health benefits of one kind or another. That makes every one of them a superfood."

ISTOCK

Consumers spend $190 billion every year on superfoods, but the word has neither a legal nor a scientific definition.

Bananas, first marketed as a cheap and convenient snack in the early 1900s, may be the original superfood. The United Fruit Co. touched off a craze for its biggest import by switching its marketing strategy to highlight doctors' (ultimately unproven) claims for treating diseases from celiac to diabetes with the new fruit. It soon became a staple in the American diet.

One culture's cheap staple is another's luxury superfood. The active ingredient may just be exoticism. In China, walnuts are a revered brain-health food, while Americans scarf down goji berries, an ordinary pantry staple in China (many nuts and berries offer similar nutrients).

It's not that superfoods aren't healthy. Most are. But expecting them to deliver health benefits over a standard, balanced diet has no scientific backing, said David Katz, a doctor, medical researcher and founding director of the Yale-Griffin Prevention Research Center. "It's really a way to satisfy the popular cravings for quick fixes and silver bullets," he said.

The most important thing you can do for your health and wallet is to stop buying geography, and rediscover the everyday secret superfoods found in any grocery store.

Evolution of superfoods

Over the decades, there have been three generations of superfoods. In the early 2000s, foods such as goji, açaí, and chia were plucked from the pantry of other, often Indigenous, cultures. A second generation featured "functional" food and beverages such as chaga mushroom coffee, turmeric lattes, bone broth, kefir and kombucha. The most recent fad is stacking multiple superfoods into a single product such as "greens," protein powders and supplements, making it even harder to disprove health claims. One, a green powder called AG1 sold by Athletic Greens, blends "75+" ingredients.

Many superfoods can point to some legitimate scientific evidence. Bone broth has some nutrients. AG1 is basically a $99 per month multivitamin shake. Turmeric (like many foods) does contain potent antioxidants.

But showing that these have special powers to improve human health in the real world is far more difficult.

Take wild blueberries. The fruit *is* remarkably high in antioxidants, which the body uses — both from our bodies and diet — to mop up reactive molecules known as free radicals. When those float around the body, they can damage our cells, much like rust corrodes metal.

High levels of antioxidants in fruits such as blueberries were assumed to boost health. The Agriculture Department even produced an index, known as ORAC, ranking foods by their capacity to neutralize free radicals in the lab — and blueberries scored near the top.

But in 2012, USDA pulled this index, citing evidence the raw antioxidant capacity itself had "no relevance" to human health and was "routinely misused by food and dietary supplement manufacturing companies to promote their products."

Eating a diverse set of antioxidants is important. Eating the rainbow remains good advice. But that isn't as sexy — or profitable — as selling premium superfoods.

The reality, said Dariush Mozaffarian, a Tufts University cardiologist and director of its Food is Medicine Institute, is that we miss the forest for the trees by obsessing over a handful of nutrients rather than our broader diet.

Mozaffarian recommends thinking of superfoods as just one part of a healthy diet that nourishes us (and the 38 trillion organisms in our microbiome). Adding blueberries to a side of bacon doesn't cut it. "There are foods that really seem to be potent for good health, but all fruits and vegetables are good," he said. "We don't want these foods to be get-out-of-disease-free cards."

Eating more whole foods, of any kind, is the first step for the average American, who consumes more than half of their calories as ultra-processed foods. "In practice, we're not comparing kale to blueberries to apples," Mozaffarian said. "We're comparing those foods to Frosted Flakes or goldfish crackers. They're all superfoods compared to that."

Luckily, the nutrients found in superfoods are sprinkled liberally across the grocery aisles.

Walnuts, for example, have the highest concentrations of alpha-linolenic acid (ALA), a plant-based omega-3 linked to brain health, among any tree nuts. But you can get the same quantity of ALA at roughly one-tenth the price from ground flaxseeds (they actually contain more per gram).

"If you have access to these super-nutrient-dense foods, then go for it," said Tara Schmidt, a registered dietitian at the Mayo Clinic. "But not every person that I meet can afford first-press olive oil, chia seeds, or even berries in the middle of winter. … As a dietitian, I want all fruits and vegetables to be considered superfoods."

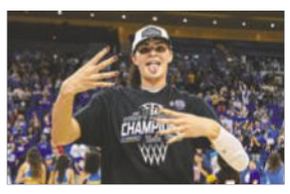
Even as the roster of fashionable superfoods changes, Katz said, what we should eat should not.

"The most important news about diet is that there is no news about diet, and there never will be," Katz said. "Obviously, we can learn more … but none of that changes the fundamental requirement for the kind of animal we are."

Katz said his 850-page nutritional textbook with 20,000 scientific citations boils down to the same seven words of advice Michael Pollan gave in his book "In Defense of Food": "Eat food. Not too much. Mostly plants." Katz even suggests dropping "not too much," since a minimally processed, plant-forward diet means you naturally feel full before overeating.

That advice seems unlikely to disrupt the $190 billion superfood industry. "It's incredibly simple," he said. "People just don't want to accept the simplicity."

SPORTS
As Big Ten tourney starts, all eyes are on Lauren Betts and No. 2 UCLA. **B7**



METRO
A mayoral candidate aims to make D.C. "most affordable" city in U.S. **B12**

WEATHER
Cloudy skies continue with possible showers and highs in the 50s. **B16**

The Washington Post
Style

WEDNESDAY, MARCH 4, 2026 EZ RE **B**

RESIDENT EVIL REQUIEM
★★★½

Game is more of a symphony than dirge

BY GENE PARK

"Resident Evil Requiem," the ninth chapter in a series now celebrating 30 years, is easily the most confident entry in the past decade. I should know, I've finished this thing nine times like it's a peer-reviewed study and I'm up for tenure.

It doesn't mean the game is an unassailable masterpiece. Like much of the series, it loses its footing in the back half, while its opening stretch does the heavy lifting and lingers longest in memory. But what an opening stretch! The Rhodes Hill Chronic Care Center is the strongest level the series has produced since the original trilogy at the turn of the century.

Its layout isn't radical on paper: a two-winged structure anchored by a central hall, with symmetrical staircases fanning outward like a rib cage. The architecture leans hard into gothic Victorian excess and institutional dread. But what makes it special is how completely it commits to being a puzzle box. Every room feeds the same oppressive purpose, every locked door and looping corridor reinforcing the sense that this place was designed to keep people inside.

Released Friday on PC and console platforms including the Nintendo Switch 2, "Requiem" is the continuation of the longest-running horror series in video games. Resident Evil occupies a unique space in pop culture. Creator Shinji Mikami was famously assigned the project because he was a big scaredy cat. Unburdened by genre clichés, he had a fresh perspective that helped resurrect the zombie genre in the early 2000s, dragging it out of cult obscurity and back into the mainstream by turning shambling horror into a global, interactive obsession. Mikami has since retired, but Capcom still has enough yellow-bellied people working on the game to secure the series legacy.

"In Japan, although it's less common now, there was a time

SEE **RESIDENT EVIL** ON **B3**

DARKO SIKMAN/DISNEY

Donald Faison and Zach Braff as doctors Turk and J.D., respectively, the real love story of "Scrubs," now as before.

With reboot of the quirky 'Scrubs,' a relapse of millennial cringe

BY MONICA HESSE

Twenty-six years ago, a young doctor named John Doris was approached by his former classmate Bill Lawrence, then a television writer, who proposed a sitcom based on Doris's life as an inexperienced intern. Doris said yes, with the stipulation that his fumbles and errors would all be anonymous; Lawrence agreed to the stipulation and then promptly named the main character John Dorian, or J.D.

"Scrubs" premiered in 2001 with Zach Braff as the lead. It was quirky, it was slapstick, it was "Grey's Anatomy" for dorks who weren't above laughing at a hospital sign changed from Sacred Heart to Sacred Fart. Then after nine seasons, which was approximately three too many, it was canceled. Until now, when its recent relaunch has forced me to scrutinize 21-minute increments of feel-good fantasy and try to figure out what, exactly, we're looking for in a reboot of an old show we once adored.

A love letter? A diversion? A reflection of our current culture, or a pixelated model for it? A Snuggie?

The answer is always: a time machine. Back to the Connors' crocheted living room. Back to Paul and Jamie Buchman's New York apartment. Back to full houses and X-files, back to whomever you were when you watched the show the first time, optimistic and hydrated, feeling like life was complicated while having no

SEE **SCREENS** ON **B2**

Guess who's coming to dinner?

Trump will attend his first White House correspondents' gala as president

BY SCOTT NOVER

President Donald Trump will attend the White House Correspondents' Association's annual dinner for his first time in office, ending a boycott over the gathering of journalists he has repeatedly derided as unfair and biased against him.

In a Monday post on Truth Social, Trump said the WHCA asked him "very nicely" to be the honored guest at the dinner and he accepted. While he attended these dinners in the past before first taking office in 2017, he has declined to do so as president, casting the press as adversarial and saying he would not attend while coverage remained hostile.

The WHCA has hosted the dinner — an event celebrating journalism that draws high-profile guests — since 1921.

"In honor of our Nation's 250th Birthday, and the fact that these 'Correspondents' now admit that I am truly one of the Greatest Presidents in the History of our Country, the G.O.A.T., according to many, it will be my Honor to accept their invitation, and work to make it the GREATEST, HOTTEST, and MOST SPECTACULAR DINNER, OF ANY KIND, EVER!" Trump wrote.

Trump has long accused the news media of treating him unfairly and often portrayed journalists as political adversaries. "Because the Press was extraordinarily bad to me, FAKE NEWS ALL, right from the beginning of my First Term, I boycotted the event, and never went as Honoree," he wrote.

In a statement, WHCA president Weijia Jiang wrote that she is glad that the president accepted the invitation.

"For more than 100 years, the journalists of the White House Correspondents' Association have enjoyed an evening with the

SEE **WHCA DINNER** ON **B3**

President Donald Trump posted on social media Monday that he will be attending this year's White House Correspondents' Association dinner in April. In his first term, Trump declined to participate in the Washington gala.

ANNABELLE GORDON/FOR THE WASHINGTON POST

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Is platonic female friend killing my chances at love? Hax readers give advice.

Carolyn Hax

We asked readers to channel their inner Carolyn Hax and answer this question. Some of the best responses are below.

Dear Carolyn: I'm a straight man, and I've known my closest friend, a straight woman, for the past two years. We started off as fellow regulars in some neighborhood groups, became friends, and we flirted with becoming more about a year ago. However, eventually we settled into a close platonic friendship.

Not that there's an offer on the table, but I have reasons I don't think we should go out. She doesn't want kids and I do is the easiest reason to never try to convince myself otherwise. She also drinks more than I think is healthy and has a history of infidelity (nothing while I've known her). And she has some strange emotional habits. I hope she can get it together for a relationship, but it would be a leap of faith to be her test case!

Nevertheless, she's been a consistent source of fun and hilarity, community-making and weird, delightful conversations. Lately, she's been the person I've talked to about a health scare, when I have an extra ticket for things, etc. I brought her soup and flowers when she was sick. You get the idea.

I'm wondering if I'm filling up space that should be taken up by an actual relationship? I'm in my mid-30s, and would love to settle down and have kids. I don't want to look back at this period and realize I missed my chance at forming a family by settling into an asexual friendship. But now, I'd be lonely without her. I'm broadly happy as it is, and I don't want to "break up" with her.

Last year, I had a relationship that didn't work out — I feel confident I evaluated it on its own terms, to be clear. More recently, I've had a couple of dating disappointments. It feels like the dating world has been one disappointment after another, and this friendship has been a surprising, consistent delight. What are your thoughts?

— Too Friendly

Too Friendly: The most valuable mantra I found when dating was, "I am finite." My time is finite. My energy is finite. Budget your resources to align with your goals. It doesn't have to be either/or, but if your goals aren't to settle into a relationship with this friend, then investing your resources so fully into this friendship may well be causing you to miss other opportunities.

— Just Budget It

Too Friendly: As a straight woman, I would look pretty favorably upon a man who knows how to be a good friend to a man *or* a woman, and who lives his life fully instead of sitting around waiting for a marriage and kids to fall into his lap. Plus, the fact that you're not deluding yourself into thinking that somehow your friend will want kids one day or that you can get over wanting them? *Chef's kiss*.

— Other Side

Too Friendly: How about asking your friend to get involved in your search for a romantic partner? Her fun personality could make the process easier. Show her the ones who make you want to swipe right. Ask for her input on your date outfits and locations. In other words, have her put her hilarious energy into your potential dating life. That's what friends are for!

— Leah

Too Friendly: It seems like you're still trying to convince yourself that a romantic relationship that isn't going to happen *really* isn't going to happen, so the first step is to move past that. It's hard to commit to someone else romantically when you're still mentally playing "will we, won't we" with someone you know is a "won't."

You're friends! I realize it may feel different because you are a straight man and she is a woman, but this sort of emotional connection is how a lot of friendships feel. I tell my friends about my health scares. I invite them to things when I have extra tickets, because I like them and want to spend time with them.

People have both a spouse and close friends all the time, and I think what is most important there is to figure out how to move your friend in your brain from "could have been if things were different" to "friend." Once she's no longer "could have been," then she stops being a mental alternative or competition and becomes an ally in working toward your goal of finding a spouse.

— You Really Can Have Both

Too Friendly: As the former platonic friend, I would say be careful. My great guy friend found a girlfriend while we were in a very platonic relationship, and he dropped me. He found everything I had to offer him, plus romance, in another person. I felt very much like I had been a placeholder for him while he was waiting for someone else to come along. I don't feel like his friendship wasted my time, but I do feel used.

I didn't see him as a person to hang out with until I found someone else, but it's looking like that's kind of how you see your friend. Is that fair to her?

— It Happened To Me

Too Friendly: I've found my two-year, close platonic friendship with a neighbor and colleague helps rather than hinders my dating life. Why? When we are lonely we are less attractive to potential romantic partners and also perhaps a bit less selective in who we date. It doesn't seem your friendship has impeded you from dating, as you reference dating relationships that have occurred during this friendship.

My friend and I share a lot of laughs, have similar interests and tastes, but, for several reasons, we would never be good life partners. And it's a blessing to have friendship at all stages of life, especially while we are single. I hope you enjoy this friendship for all it offers.

— Blessing

Every week, we ask online readers to answer a question submitted to Carolyn Hax's live chat or email. New questions are typically posted on Thursdays, with a Monday deadline for submissions. Responses are anonymous unless you choose to identify yourself and are edited for length and clarity.

Write to Carolyn Hax at *tellme@washpost.com*. Get her newsletter delivered to your inbox each morning at *wapo.st/gethax*.

Join the discussion live at noon Fridays at *washingtonpost.com/live-chats*.

The 'Scrubs' reboot is all about the medicine of nostalgia

SCREENS FROM **B1**

idea, you babe in the woods, how rough things could get.

In the premiere of the latest iteration of "Scrubs," we learn that for the past decade or so, J.D. has been coasting as a concierge doc for wealthy patients — one of whom has a health scare that lands her in the hospital where J.D. started his career. Sacred Heart is still staffed by his surgeon best friend, Turk; Turk's nurse wife, Carla; J.D.'s physician ex-wife, Elliot; and his old mentor, Dr. Cox, who almost immediately announces that he's ready to retire and wants J.D. to tap in.

Soon we're in a familiar lope: J.D. and Elliot bicker, J.D. and Carla banter, J.D. and Turk are the true love story all along. Storylines resolve in ways that are both acerbic and comfy. In one episode, the doctors work to reunite an estranged elderly couple, hoping that their rediscovered love will convince the dying wife to accept treatment. Instead it turns out these two clowns genuinely hate one another — but the wife decides she'll stay alive just to spite her ex.

Variety deemed the new show "millennial cringe," which isn't entirely wrong. Jokes about a younger doctor's TikTok obsession read like they were written by someone who had to Google TikTok; the main characters are performatively adorkable and adulting. Like a lot of reboots lately, the new version seems self-conscious about what it did wrong the first time around. Now, when a character tells a trademark off-color joke, an HR rep played by Vanessa Bayer suddenly appears telling them to tone it down. Neat trick, to find a way to say the queasy thing and then pretend you're above saying the queasy thing.

But the show is also what it looks like when your older self is forced to explain to your younger self that you will disappoint them, again and again. You will not live happily ever after with the person you promised you would. You will occasionally snap at underlings who do not deserve it. You will feel the kind of tired that no amount of sleep can cure.

In my favorite episode of the four I previewed — it's already aired, but this is a spoiler if you're not caught up — J.D. encourages one of his interns to go above and beyond in lobbying an insurance company to cover a patient's pricey medication, but then realizes that the time-consuming kindness is going to torpedo the hospital's patients-per-hour quota. J.D. is the boss now. The buck stops with him, and he cannot afford to do the right thing.

MARIO ANZUONI/REUTERS

From left, actors Zach Braff, Sarah Chalke and Donald Faison reprise their roles from the early-2000s sitcom "Scrubs."

Time machines go two ways, after all. A reboot like "Scrubs" can do more than teleport you back to someplace you once were; it can also provide a glimpse into where you might go. Who you might be.

It's heavy material for a half-hour sitcom, and it's the space in which "Scrubs" has always excelled: making it clear that even for manic pixie dream doctors, idealism will eventually be headbutted by reality. Sometimes things are so bad you have to laugh, but sometimes things are so bad you really do have to cry.

I watched that episode the same day that I received requests for three different GoFundMes — what passes for our country's social safety net these days. I watched it the same week that I saw dear friends struggling with job loss, health scares, economic anxiety — just so much adulting.

And it meant something, to check back in with these familiar characters of Sacred Heart. To see them struggle to maintain their optimism, even as their optimism acquired sciatica, to see them figure out how to fight the man when, somewhere along the way, they had become the man.

In the episode mentioned above, J.D.'s exhausted conscience makes a third-act appearance. His intern cannot chip through insurance bureaucracy in time to make the patient's prescription affordable before his refill runs out. But does a hideously broken system mean that a man should die? J.D. makes an end-run. He calls in chits from all the Big Pharma contacts he made in his concierge practice and ends up with a bag of free samples, enough to medicate the patient for a few months while the insurance battle rages on.

It's a patchwork solution, not a perfect one. The kind of feeble offering you can provide in middle age, when victory sometimes just looks like scraping yourself off the floor to show up again.

Time machines go two ways, after all. A reboot like "Scrubs" can do more than teleport you back to someplace you once were; it can also provide a glimpse into where you might go. Who you might be. A decade or two later, some of your dearest loved ones are still your co-stars, while others have moved on to spin-offs and new projects. But there you are, returning to Sacred Fart, to fight the good fight with a little more gray.

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Cheating ex returns and asks for a second chance but wants to keep apartment

Asking Eric

R. ERIC THOMAS

Dear Eric: I was married for several years to a woman who unbeknownst to me cheated. Frankly, we probably shouldn't have been married in the first place. I divorced her.

After a number of months, she called me out of the blue and wanted to come over. She admitted to cheating and said it was over with the married man and asked for forgiveness.

However, I question her commitment as she wants to keep her apartment. Do I forgive and take her back (I have no trouble getting dates) or just move on? There is a possibility of a job in a new city that is appealing to me.

— Either This or That

Either: To quote the song from the musical "Sunday in the Park with George," move on. The biggest clue, for me, is in your second sentence. You wrote, "frankly, we probably shouldn't have been married in the first place." If that's how you feel, there's no need to make the same mistake twice.

Infidelity is not always unforgivable nor is it something that can't be worked through. But what I don't see in your letter is a strong reason why it might be different this time. It doesn't bode well that her most recent ex is apparently still married either.

When getting back with an ex, it's healthy to be able to acknowledge what didn't work before and to be able to communicate clearly about how you're both going to change things for better outcomes in the future. It doesn't sound like that's happening. It's fine to leave the past in the past.

Dear Eric: I lost my hearing in one ear and my nephew who's an audiologist suggested a cochlear device might help get some of my hearing back. It was a successful surgery. Now I wear my hair a little longer than I would normally to try to cover it.

The device helps me be able to hear along with a hearing aid in my other ear. The issue I have is adults I don't know coming up to me and bluntly asking, "What is that?"

I don't mind explaining what a cochlear device is, but I was brought up not to point out people with visible differences/disabilities, etc. I just wish people who think it's okay to ask a stranger "what is that?" would stop and think, is it kind? Or will my asking make the person feel better? Or do I really need to ask this?

I wanted to say "Why would you ask me that?" to the last person who asked me at a funeral. I wasn't there to be a poster person for cochlear devices.

How do I say politely, none of your business?

— Please Don't Ask

Please: You're right — you don't have to be a spokesperson for cochlear devices or anything else that's going on with your body or happening in your life. People sometimes forget (or ignore) the fact that one person's curiosity doesn't demand another person's response. With regard to politeness, you don't need to bend over backward to preserve a stranger's feelings (or even a friend's). The next time you're asked about something related to your appearance or your abilities, it's fine to say, "I'd rather not talk about it" and leave it at that.

Dear Eric: I was reading a column of yours where a senior couple was asking about downsizing and distributing the many articles (art, antiques, furnishings et cetera) they have collected over the years in their home.

I actually work with some companies that do exactly that. Our profession is called "Senior Move Managers" and there is now actually an association called National Association Of Senior Move Managers.

I am a retired nurse who loves working with seniors, and I am always a little surprised when I tell people what I do (part time) that they have never heard of the service. Believe me, I will definitely be using such a service myself in the not-too-distant future!

Moving is always difficult, and especially so for seniors. It really becomes overwhelming with all the decisions to be made and what to do with all their belongings. Many managers can pre-sort, give or ship items to family members, use donation centers, help lay out a floor plan for the new residence, pack them and unpack them. I just wanted to give you that information because I think it is a very much needed service, especially for seniors!

— Senior Move Manager

Manager: Thanks for sharing this resource. Personally, I've had wonderful experiences with senior move managers. And I often get letters from children struggling to help their parents downsize and other seniors facing life transitions. I think a lot of readers will appreciate knowing about this possibility, whether for themselves or for a loved one.

Send questions to R. Eric Thomas at *eric@askingeric.com* or P.O. Box 22474, Philadelphia, PA 19110. Follow him on Instagram and sign up for his weekly newsletter at *rericthomas.com*.

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'Resident Evil Requiem' begins strong but stumbles a bit

RESIDENT EVIL FROM **B1**

when so-called supernatural phenomenon TV shows were very popular," says Masato Kumazawa, the game's producer. "I wasn't particularly good with that kind of content myself."

The zombies bring this chapter to life. Earlier games flirted with this idea, but in "Requiem," many of the undead retain the faint outlines of the people they once were. The care center is staffed by the dead: doctors, nurses, janitors, kitchen workers — familiar roles turned hostile. These zombies are smarter than ever, able to move between rooms, follow sounds and reappear where you least expect them.

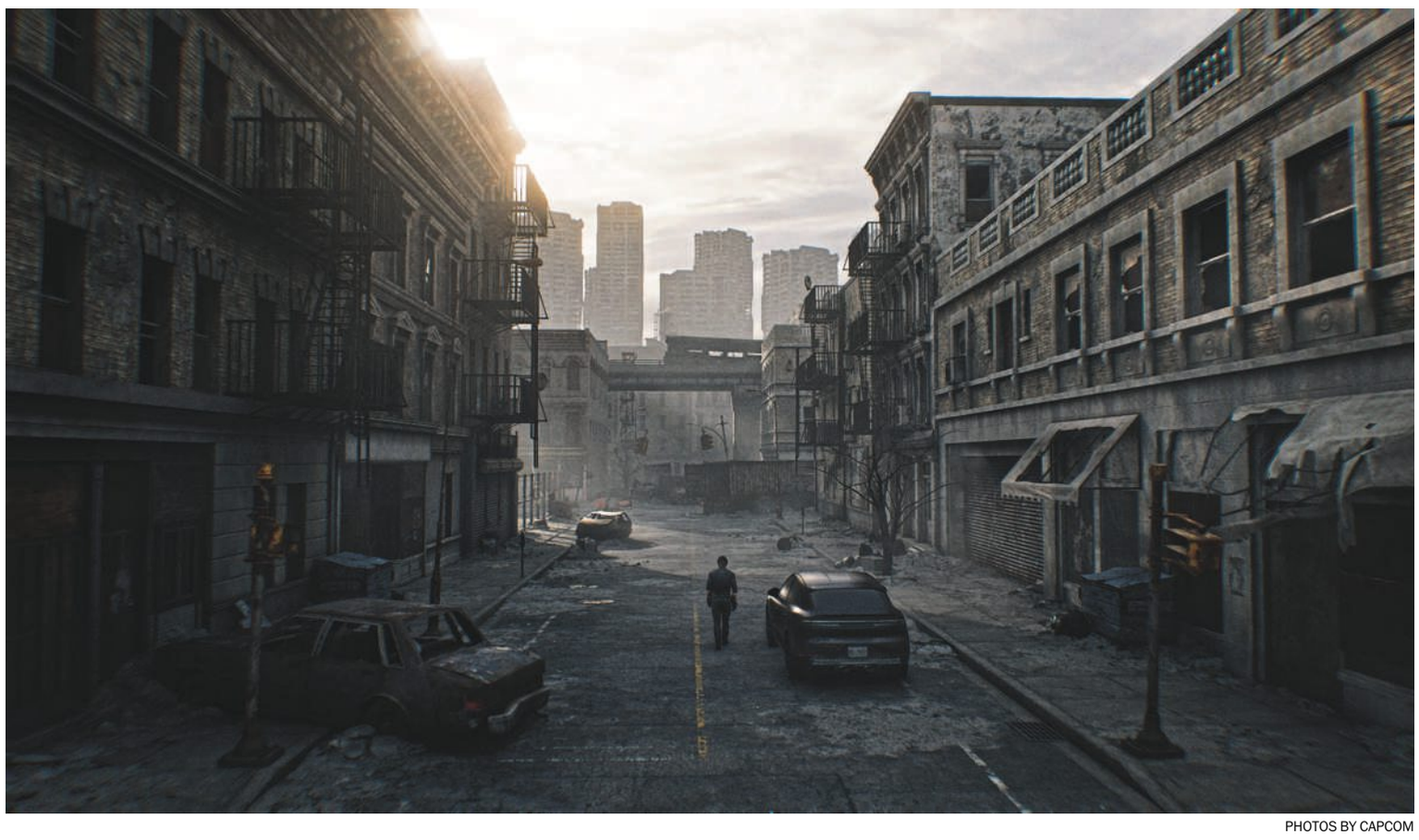
Rather than relying on a single towering pursuer — marquee monsters like Mr. X of "RE2," built to stalk you across entire maps — "Requiem" disperses that tension across its entire cast. Groups converge. Stragglers wander in at the wrong moment. Here, the connection between monsters and environment is at its most unsettling: creatures fumble with light switches, clamber over furniture with grim familiarity and rely on quiet digital sleight of hand that convinces you they know exactly where they are, and where you are, too. Blood splatters from your past fights stain the walls and ceilings of the care center in probably the most visually impressive re-creation of gore ever committed to a game. Larger threats will often pin you against smaller mobs of foes, resulting in constant, low-grade panic attacks.

As "Requiem" opens, the FBI assigns analyst Grace Ashcroft to investigate a homicide at the same hotel where her mother was murdered, a tragedy that left her traumatized and prone to panic attacks. She makes an impressive debut leading the slower-paced puzzle box segments, drawing blood from corpses and bloodied floors to concoct helpful items, another example of how this game deepens environmental interaction. While investigating linked deaths tied to survivors of the doomed 1998 Raccoon City zombie outbreak, she heads to the care center and bumps into fellow federal agent Leon Kennedy, the series' long-running heartthrob and Raccoon City's most famous survivor, now older, broader and inexplicably hotter for having endured hell.

Resident Evil has centered on multiple protagonists since its 1996 debut, sometimes to its detriment as with the much-maligned sixth game. Leon's first game, "Resident Evil 2," which offered two different game scenarios in one story, remains the series highlight. "Requiem" is another highlight, a showcase of what developer Capcom has learned since revitalizing the series, pairing Grace's arc with 2017's slow-burn seventh game, "Biohazard," and updating Leon's action gameplay.

The new game benefits from the franchise's most costly misstep. "Resident Evil 6" tried to tell a single, sweeping story across wildly different play styles, forcing players through rigid funnels and wrecking its own pacing in the process. "Requiem" takes the opposite approach under director Koshi Nakanishi, who sets a pace that serves the game's demands.

"By having the two characters specialize separately in horror and action, the balance between the two creates an unprecedented rhythm of tension and release," Nakanishi says. "If the action becomes too prominent, the sense of horror fades. If the horror is too intense, the game can become exhausting to play. We always strive for the right balance between the two."



PHOTOS BY CAPCOM

Longtime "Resident Evil" hero Leon Kennedy returns to Raccoon City for the first time since the first zombie outbreak.

FBI analyst Grace Ashcroft explores the Rhodes Hill Chronic Care Center in the richly designed game.

"By having the two characters specialize separately in horror and action, the balance between the two creates an unprecedented rhythm of tension and release."

Koshi Nakanishi, director of "Resident Evil Requiem"

Through his stewardship of past games in the series, including the milestone "Biohazard," which rejuvenated the franchise in recent years, Nakanishi has become an expert on different styles of horror. He describes Eastern horror as beholden to grudges and curses, while the West prefers creature features.

"That said, isn't the fear of death at its core something shared by all humanity?" he says, adding that a lack of information or limited means to fight back heightens awareness of one's fragility. "Even if the object of fear differs, as long as it evokes the idea of death, people will fear. Incidentally, I think that since around the 2000s, horror films have increasingly blended Eastern and Western approaches."

"Resident Evil" may be drenched in gore, but much of its creative team are devotees of detective fiction, including Kumazawa. That blend of influences shapes the best moments of "Requiem," where fresh horrors are filtered through Grace's curious, searching eye.

"It's scary but you're also left wanting to know what happens next," Kumazawa said. "There's a sense of mystery, and there is also a strong sense of accomplishment when you overcome that fear."

Unfortunately, the game falters once Leon takes center stage and returns to Raccoon City, which was reduced to rubble by a nuclear strike in 1998. The series has long thrived on visually distinctive spaces, but Capcom does surprisingly little with the idea of nuclear fallout. Leon's sections are dominated by dusty, bombed-out buildings stripped of personality and surprise. This is a familiar problem for every game in the series, as each opens with remarkable confidence only to have the level of design and encounter quality taper off as it goes on.

Yes, the city was erased by a bomb, but this is a series defined by ornamented excess. In a world so comfortable with the fantastical, Raccoon City could have been reimagined as something stranger, more grotesque. Even the zombies feel diminished, drained of all personality and reduced to familiar targets. They remain satisfying to dispatch — Leon's melee flourishes, now freely executable with the R trigger and his hatchet, see to that. But the encounters lack the texture and tension that made the care center feel so alive.

The puzzle-box design is also unwound dramatically for action funnels that at least offer some interesting scenarios, including Leon and his enemies fighting atop glass ceilings that crack under their weight for vertical action. It's not that Leon's segments are bad; this game's weaker second half is stronger than most in the series. But the writing never fully conveys the narrative weight of Leon's return. There are hints of a deeper character arc, but as so often with this franchise, those ideas stop at suggestion, never pushing far enough to feel truly consequential.

This is where it matters that I've played the game nine times. "Resident Evil" games are built for replay, a series tradition that rewards familiarity as much as fear. I beat this game in many of the traditional ways I've done over the last 30 years. I did a run without healing or crafting. I did a run on the hardest difficulty setting. I even shaved my original completion time of 12 hours down to 2½. I can confirm that "Requiem" is as great as any Resident Evil game can be.

Even with my reservations about Leon's section and an ending that doesn't quite stick the landing, I always find myself drifting back to Grace and the extraordinary care center, now forearmed with knowledge, shortcuts, and hard-earned instincts. At that point, finishing the game becomes less about survival than ritual. The tension softens into rhythm. Routes are memorized, dangers anticipated, mistakes managed instead of feared. It's the same cognitive satisfaction as solving a Rubik's Cube that you already understand, the comfort of mastery, achieved again and again.

The game's replayability is amplified by the choice between first- and third-person perspectives for both characters. Each perspective comes with its own animation set, giving fights and movement a distinct sense of weight. Playing Grace in the third person evokes the feel of a long-lost classic, while experiencing Leon in first person transforms the game into a strange hybrid, part "Call of Duty"-style shooter, part punchy, kinetic melee system. "Requiem" almost feels like four games in one, so why not play it at least four times — or nine?

"Requiem" isn't flawless, but it doesn't need to be. Its levels breathe, its mechanics reward mastery and like good zombies, its creatures never stop moving. Fear, strategy and ritual coexist here in a way few games achieve, and even after nine playthroughs, it continues to surprise, challenge and delight. For a series built on tension and curiosity, this is a return that feels alive and impossible to put down.

WHCA president: 'We're happy the president has accepted our invitation'

WHCA DINNER FROM **B1**

president, a dinner that celebrates the First Amendment while supporting the work we do including awards honoring excellent journalism and scholarships to help the next generation of reporters who someday will be the ones asking the questions at the White House," she wrote. "We're happy the president has accepted our invitation and look forward to hosting him."

This year's event will take place at its usual venue, the Washington Hilton, on April 25. While a comedian has traditionally emceed the gathering, the WHCA disinvited comic Amber Ruffin last year after a Trump administration official publicly criticized her and called her "hate-filled."

"At this consequential moment for journalism, I want to ensure the focus is not on the politics of division but entirely on awarding our colleagues for their outstanding work and providing scholarship and mentorship to the next generation of journalists," then-WHCA president Eugene Daniels wrote to members at the time.

This year, instead of a comedian, the WHCA invited mentalist Oz Pearlman to perform.

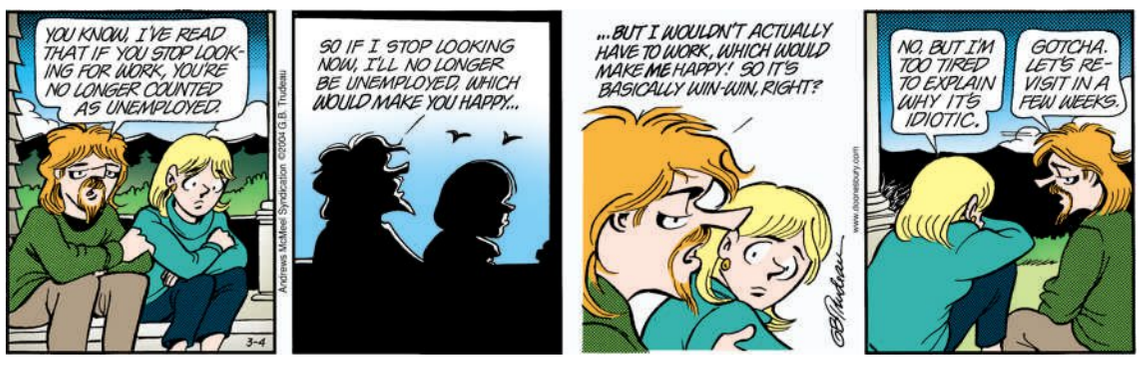
Trump has continuously warred with the press since beginning his political career, often calling journalists the "enemy of the American people" and suing news organizations for disfavored or damaging coverage.

He's also taken aim at specific White House reporters, such as former CNN correspondent Jim Acosta, who successfully sued the government after his White House credential was revoked during Trump's first term. And at the start of his second term, Trump booted the Associated Press from the White House for refusing to call the Gulf of Mexico the "Gulf of America"; however, the news organization sued and regained some access.

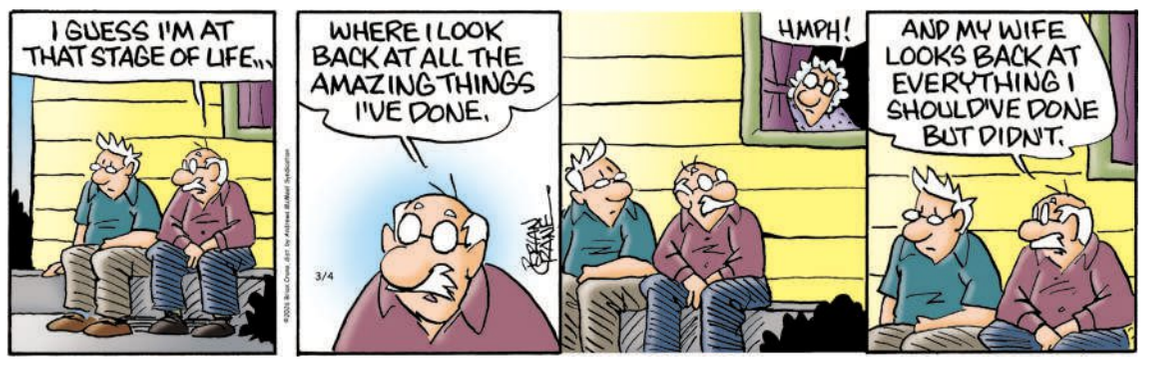
The administration has also worked to elevate "new media" outlets more aligned with Trump, announcing the creation of a dedicated seating section for nontraditional outlets and restoring credentials to 440 individuals it said were "wrongly revoked by the previous administration." Taken together, the moves reflect a broader effort not just to spar with individual journalists but to reshape the composition and culture of the White House press corps.

In 2011, dinner host and comedian Seth Meyers homed in on the future president, who was in attendance. "Donald Trump has been saying he will run for President as a Republican, which is surprising since I just assumed he was running as a joke," Meyers said. He later claimed that his roast that night was the reason Trump ran for president.

CLASSIC DOONESBURY GARRY TRUDEAU

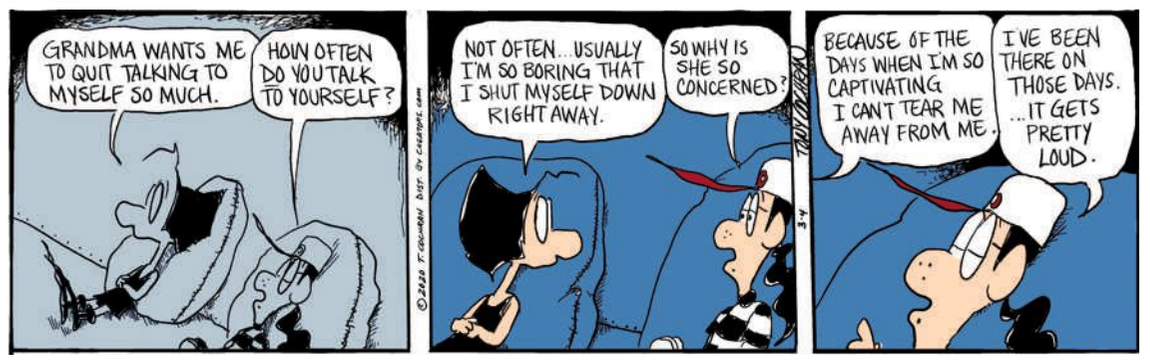


PICKLES BRIAN CRANE



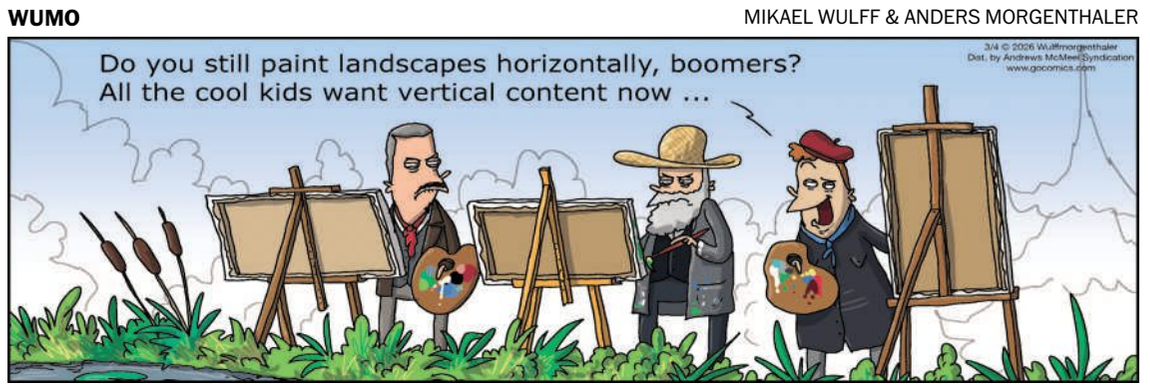
RED AND ROVER BRIAN BASSET

AGNES TONY COCHRAN



FRANK AND ERNEST TOM THAVES

WUMO MIKAEL WULFF & ANDERS MORGENTHALER

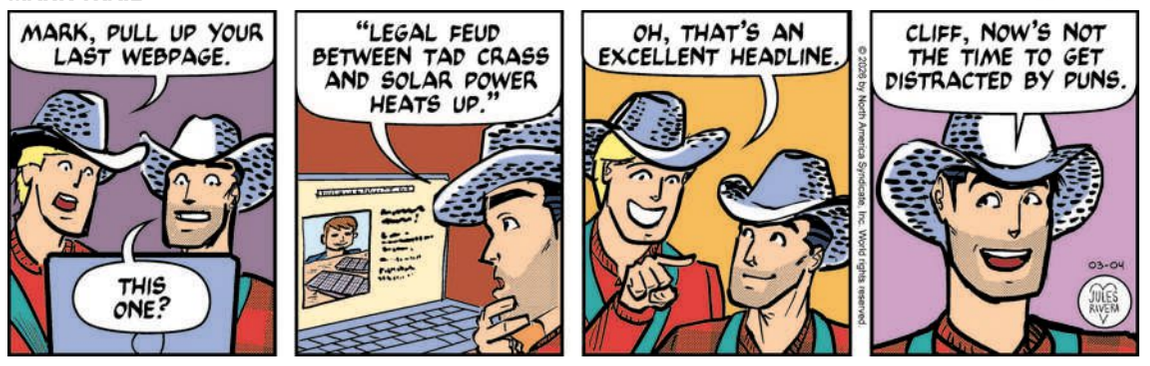


CLASSIC PEANUTS CHARLES SCHULZ

CRABGRASS TAUHID BONDIA

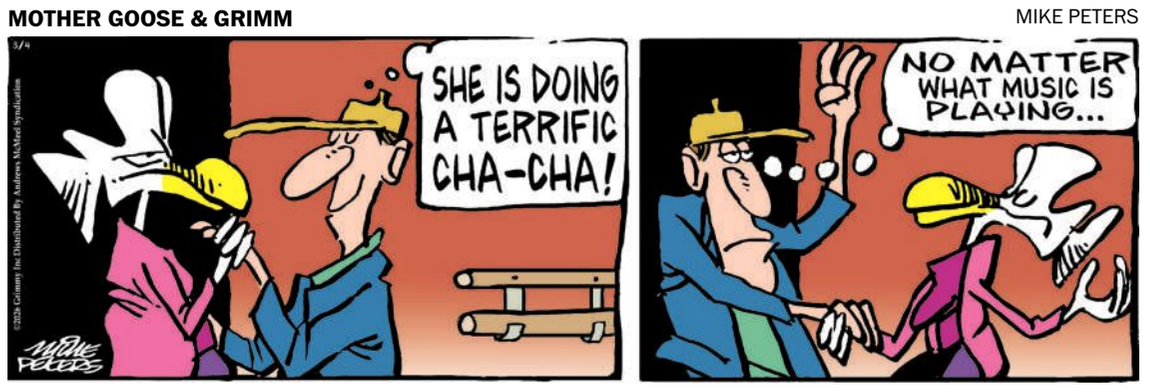
RHYMES WITH ORANGE HILARY PRICE

MARK TRAIL JULES RIVERA



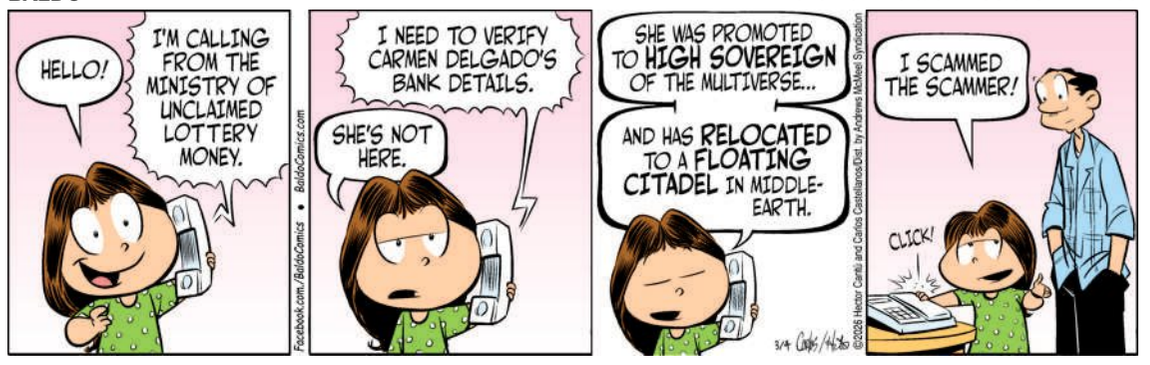
LIO MARK TATULLI

MOTHER GOOSE & GRIMM MIKE PETERS



HAGAR THE HORRIBLE CHRIS BROWNE

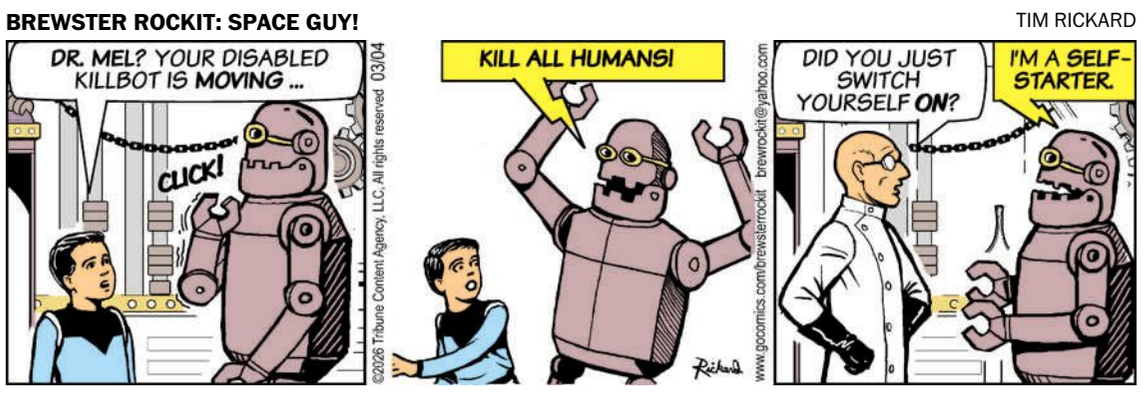
BALDO HECTOR CANTU & CARLOS CASTELLANOS



BLONDIE DEAN YOUNG & JOHN MARSHALL

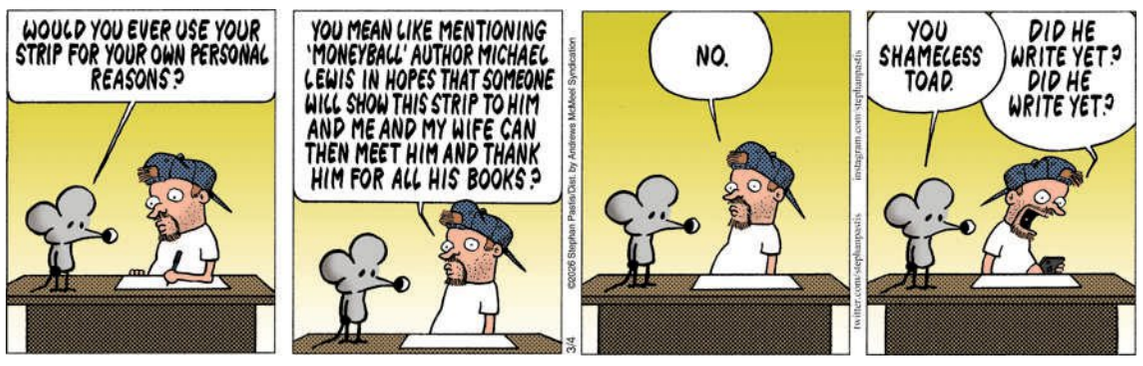
SALLY FORTH FRANCESCO MARCIULIANO & JIM KEEFE

BREWSTER ROCKIT: SPACE GUY! TIM RICKARD

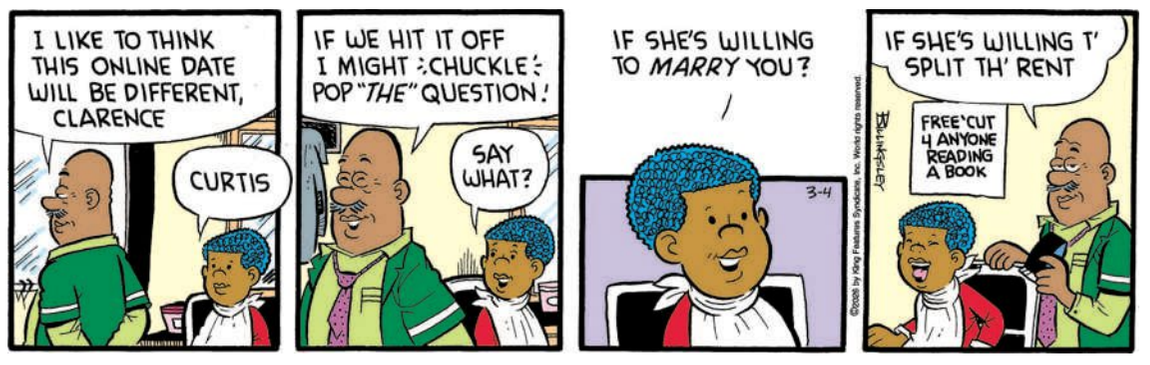


SHERMAN'S LAGOON JIM TOOMEY

PEARLS BEFORE SWINE STEPHAN PASTIS



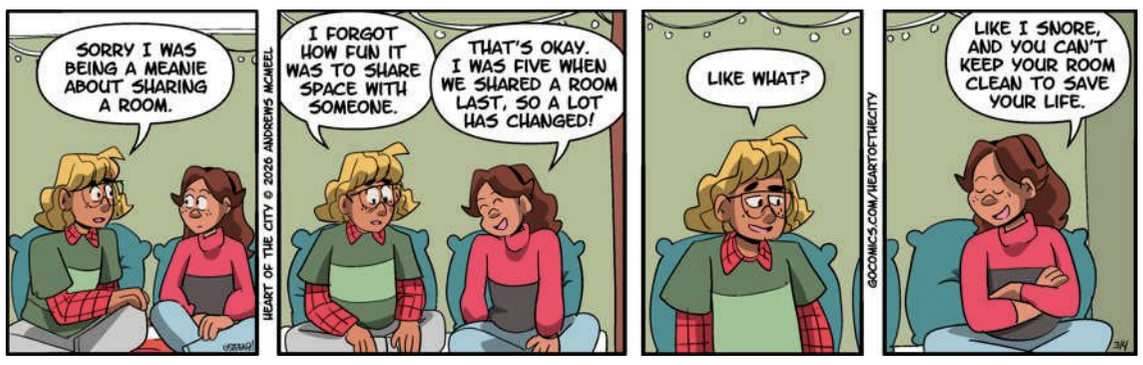
CURTIS RAY BILLINGSLEY



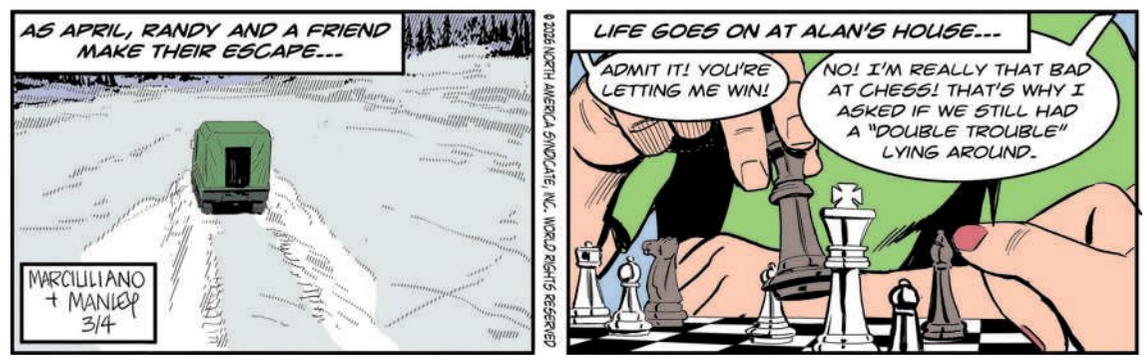
MUTTS PATRICK McDONNELL

ZITS JERRY SCOTT & JIM BORGMAN

HEART OF THE CITY STEENZ

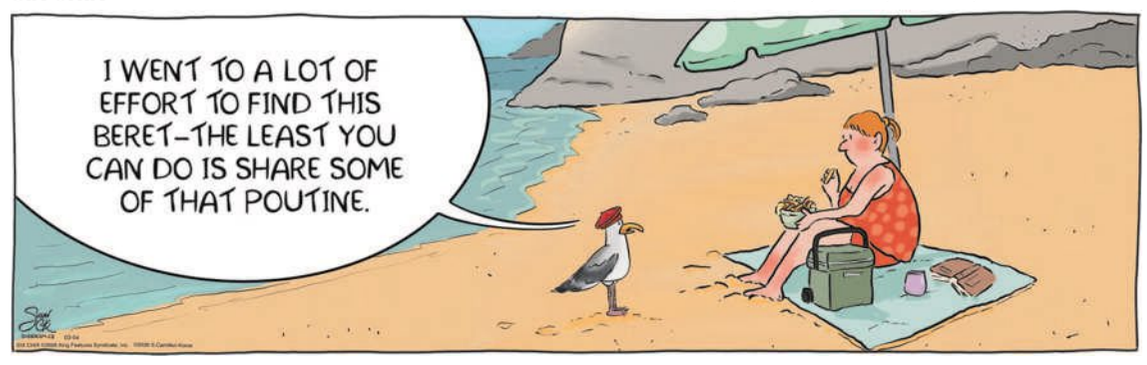


JUDGE PARKER FRANCESCO MARCIULIANO & MIKE MANLEY



FRAZZ JEF MALLETT

SIX CHIX BANNERMAN, XUNISE, KONAR, LAWTON, PATRINOS & PIRO

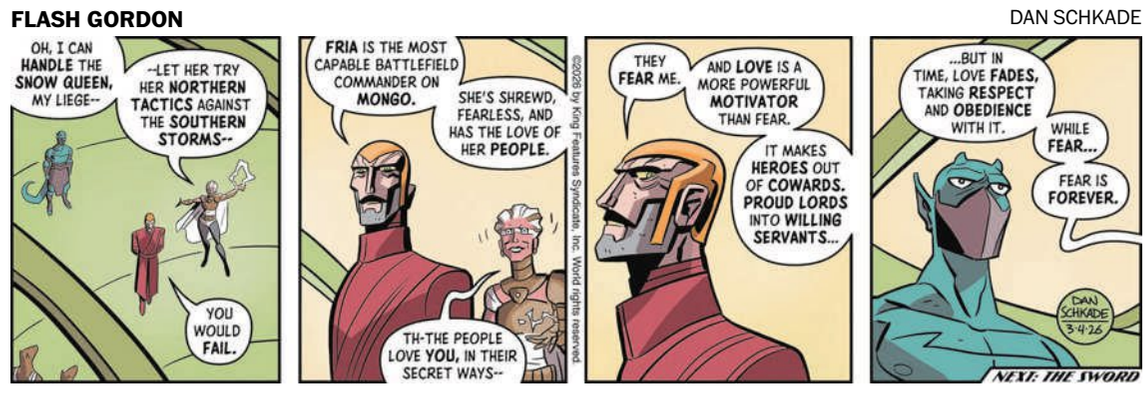


GARFIELD JIM DAVIS

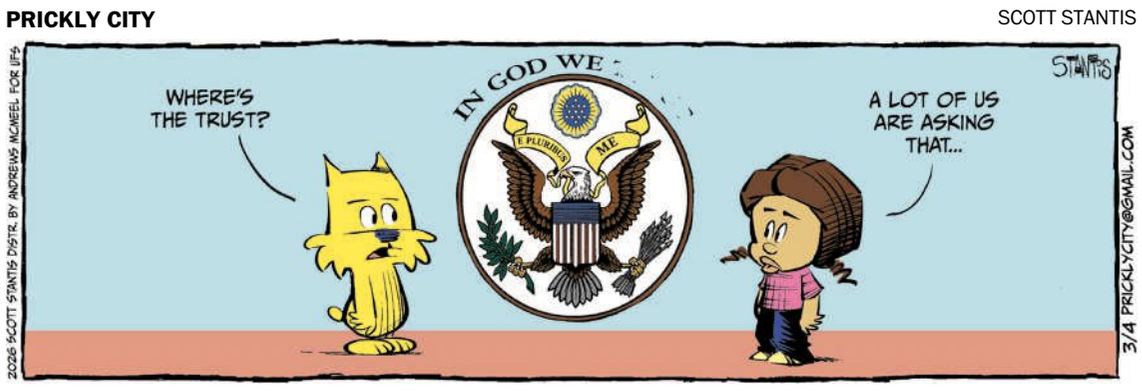
BARNEY AND CLYDE WEINGARTENS & CLARK

DUSTIN STEVE KELLEY & JEFF PARKER

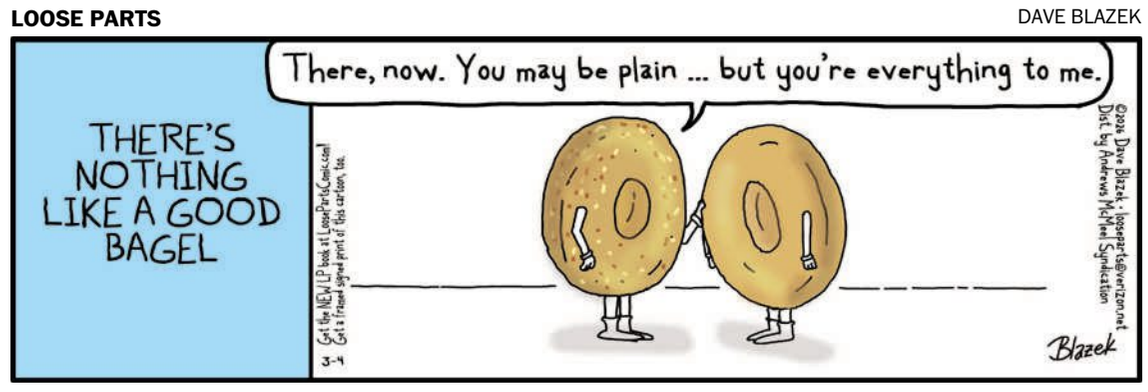
FLASH GORDON DAN SCHKADE



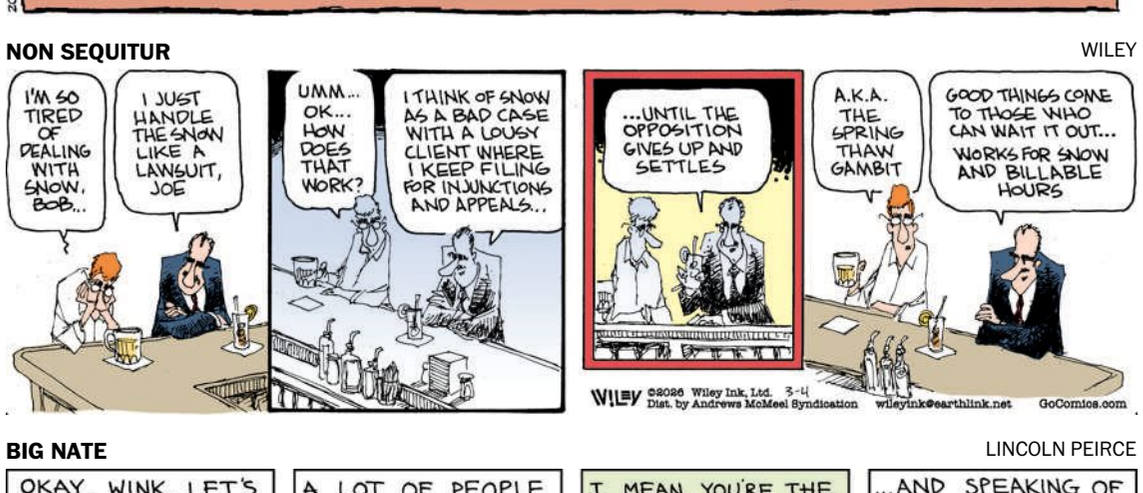
PRICKLY CITY SCOTT STANTIS



LOOSE PARTS DAVE BLAZEK



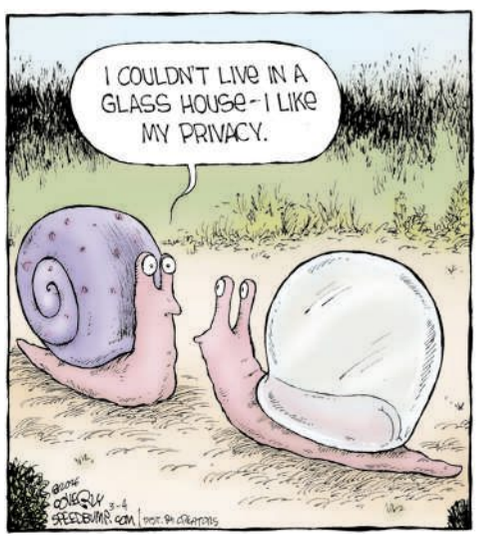
NON SEQUITUR WILEY



BABY BLUES RICK KIRKMAN & JERRY SCOTT

BIG NATE LINCOLN PEIRCE

SPEED BUMP DAVE COVERLY



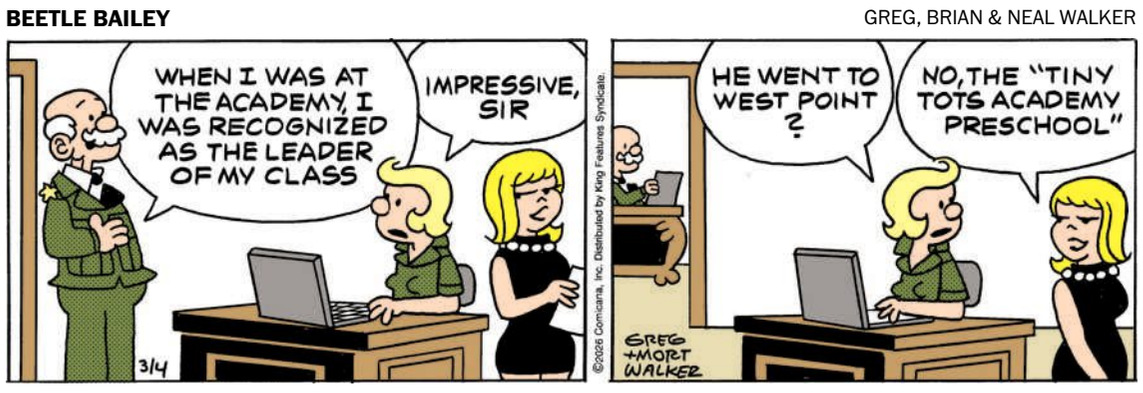
DENNIS THE MENACE H. KETCHAM

ON THE FASTRACK BILL HOLBROOK

FAMILY CIRCUS BIL KEANE

REPLY ALL LITE DONNA A. LEWIS

BEETLE BAILEY GREG, BRIAN & NEAL WALKER



TELEVISION

3/4/26	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00
4.1 WRC (NBC)	◆ **NBCNe**..	◆ News4..	◆ **Chicago Fire**		◆ **Chicago Med**		◆ **Chicago P.D.**		◆ **NEWS**..
4.2 WRC (IND)	King	King	King	King	King	King	George	George	George
5.1 WTTG (Fox)	◆ **Fox 5**	◆ **TMZ**	◆ **The Masked Singer**		◆ **Fear Factor**		◆ **Fox 5 at 10**		◆ **Fox 5**
7.1 WJLA (ABC)	◆ **Wheel**	◆ **Jeopard**..	◆ **Scrubs**	◆ **Abbott**	◆ **The Greatest**		◆ **Shark Tank**		◆ **News**
9.1 WUSA (CBS)	◆ InsideEd.	◆ **ET**	◆ **Survivor**			◆ **America's Culinary Cup** (P)			◆ **9 News**
14.1 WFDC (UNI)	◆ **Rosa**		◆ **Mi verdad oculta**		◆ **Mi rival**		◆ **Monteverde**		◆ Noticias
20.1 WDCA (MNTV)	◆ Family	◆ Family	◆ **Fox 5 News**		◆ Family	◆ Family	◆ Dateline		◆ Dateline
22.1 WMPT (PBS)	◆ Milk	◆ MotorW..	◆ Nature			◆ NOVA			◆ 60s 70s
26.1 WETA (PBS)	◆ **PBS News Hour**		◆ Nature			◆ Great Performances			
32.1 WHUT (PBS)	◆ Memory Makeover With Daniel Amen, MD				◆ Broadchurch		◆ Luther		◆ BBCNe..
50.1 WDCW (CW)	◆ Friends	◆ Friends	◆ **Police 24/7**		◆ Police 24/7		◆ **DC News Now**		◆ Neighbor
66.1 WPXW (ION)	◆ Law & Order: SVU		◆ Law & Order: SVU		◆ Law & Order: SVU		◆ Law & Order: SVU		◆ Law-SVU
A&E	Alaska-Trooper		**Alaska-Trooper**		**Ozark Law**		**Desert Law**		Troopers
AMC	(5:00) Movie: Jack Reacher ★★ (2012)		Movie: The Fugitive ★★★ (1993) An innocent man must evade the law as he pursues a killer.						Movie: Rock (1...
Animal Planet	Work on the		Work on the		**Work on the**		Crikey! It's the Irwins		Irwins
BET	Neighbor	Neighbor	**Payne**	**As. Living**	**Tyler Perry's Sistas**		**The Coach Vick**		**This-UFC**
Bravo	Southern Charm		**Southern Charm**		**Southern Hospitality**		**Watch What**	Vanderpump Rules	
Cartoon Network	Burgers	Burgers	Burgers	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy	Rick Morty
CNN	**E. B. OutFront** (Live)		**Cooper 360** (Live)		**The Source** (Live)		**CNN** (Live)		**Laura**
Comedy Central	South Park	South Park	**This Is UFC**		Family Guy	Family Guy	Family Guy	Family Guy	**DailyShow**
Discovery	Expedition X		Expedition X		**Expedition X**		**Mysteries of**		**Mysteries**
Disney	Big City	Big City	Big City	Big City	Big City	Big City	Kiff	Kiff	Ladybug
E!	The Office	The Office	The Office	The Office	**Dirty Rotten**		**Dirty Rotten**		Dirty
ESPN	**NBA Basketball** Oklahoma City Thunder at New York Knicks (Live)					(:35) **NBA Basketball** Atlanta Hawks at Milwaukee Bucks (Live)			
ESPN2	**College Basketball** Texas at Arkansas (Live)				**College Basketball** Baylor at Houston (Live)				**SportCtr** (Live)
Food Network	Guy's Grocery Games		Guy's Grocery Games		**Flavortown** (P)		Tournament of Champions		
Fox News	**Ingraham** (Live)		**Jesse Watters** (Live)		**Hannity** (Live)		**Gutfeld!**		**Fox News**
Freeform	(6:25) Movie: Hotel Transylvania 2 ★★ (2015)			(:25) Movie: Haunted Mansion ★★ (2023) A woman hires spiritual experts to rid her home of ghosts.					**The 700 Club**
FX	(5:30) Movie: Guardians of the Galaxy Vol. 3 ★★★ (2023)				**The Beauty**	(:50) **The Beauty** (SF)		(:45) The Beauty	
Hallmark	(6:00) Movie: The Real West (2024)		Movie: Romance at Hope Ranch (2026)				Golden Girls	Golden Girls	Golden Girls
Hallmark M&M	(6:00) Morning Show Mysteries		Morning Show Mysteries				Murder, She Wrote		Murder ...
HBO	(:20) Last Week To.		DTF St. Louis	(:55) Movie: Everything Everywhere All at Once ★★★ (2022)					(:15) Industry
HGTV	(6:00) Takeover		Hunters	Hunters	**Neighbor**	**Neighbor**	**Hunters**	**Hunters**	Hunters
History	Pawn Stars		**Swamp People**			(:35) **Pawn Stars**		(:35) Pawn Stars	
Lifetime	The Rookie		The Rookie		The Rookie		(:05) The Rookie		(:05) The Rookie
MASN	MLB Baseball Houston Astros at Baltimore Orioles					Jai Alai	SportsWrap		Sports
Monumental	**College Basketball**				**NHL Hockey**				Basketball
MSNBC	**The Weeknight** (Live)		**All in With Chr.** (Live)		**The Briefing** (Live)		**Last Word** (Live)		**The 11th**
MTV	Ridiculous	Ridiculous	**Ridiculous**	**Ridiculous**	**Ridiculous**	**Ridiculous**	This Is UFC		Ridiculous
Nat'l Geographic	To Catch a Smuggler		To Catch a Smuggler		**Catch a Smuggler**		**Inside the CIA:**		Catch..
Nickelodeon	Friends	Friends	Friends	Friends	Friends	Friends	Big Bang	BigBang	BigBang
NWSN	**Vargas Report**		**Cuomo**		**On Balance**		**Katie Pavlich**		**JesseWeb**
Paramount	(6:00) Movie: Forrest Gump ★★★★ (1994) A slow-witted Southerner experiences 30 years of history.					Movie: Forrest Gump ★★★★ (1994)			
Paramount+Sho	(5:55) Movie: Almost Famous (2000)		Movie: Forrest Gump ★★★★ (1994) A slow-witted Southerner experiences 30 years of history.					Movie: Top Gun ★★★ (1986)	
Syfy	(6:30) Movie: The Equalizer ★★ (2014) A former commando champions the helpless.					Movie: The Equalizer 2 ★★ (2018)			
TBS	Big Bang	Big Bang	**All Elite Wrestling: Dynamite** (Live)				Jokers	Jokers	Jokers
TCM	(6:00) Movie: Night of the Iguana (1964)		Movie: The Best Years of Our Lives ★★★★ (1946) Three World War II veterans come home.						Movie: Sweet B...
TLC	World's-Meet Jyoti		**Body Bizarre**		**Body Bizarre**		**Save My Skin**		Save-Skin
TNT	(6:30) **SheBelieves Cup** USA vs. Canada (Live)			**Postgame** (Live)	**Unrivaled** (Live)	**Unrivaled Basketball** Championship: Teams TBA (Live)			**Unrivaled** (Live)
Travel	Paranormal Cam.		Paranormal Cam.		Paranormal Cam.		Paranormal Cam.		Paranor..
TruTV	(6:30) **SheBelie** USA vs. Canada			**Postgame**	**Unrivaled**	**Unrivaled Basketball**			**Unrivaled**
TV Land	Raymond	Raymond	Raymond	Raymond	(:20) Raymond		Raymond	Raymond	King
TV One	CosbySh..	CosbySh..	GoodTimes	GoodTimes	GoodTimes	GoodTim..	GoodTim..	GoodTim..	GoodTim..
USA Network	9-1-1		**League One Volleyball**				Movie: Harry Potter & the Deathly...		
VH1	My Wife	My Wife	Movie: Little ★★ (2019)					Movie: B.A.P.S (1997)	
WNC8	Skincare	Paid Prog.	7News at..	Paid Prog.	**SportsTalk**	**WorldNe**..	**WJLANe**..	Closet	**National**

LEGEND: Bold indicates new or live programs ◆ High Definition
Movie Ratings (from TMS) ★★★★ Excellent ★★★ Good ★★ Fair ★ Poor No stars: not rated

SUDOKU

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.

		1			2	3	9	
		4		3			1	
	3	8		6		7		
							7	6
		5	9	2	6	8		
8	2							
		7		4		1	6	
	1			8		9		
	5	2	3			4		

3/4

DIFFICULTY RATING: ★★★☆☆

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PREVIOUS SUDOKU SOLUTION

9	4	7	6	2	1	5	3	8
1	2	6	3	8	5	7	4	9
5	8	3	4	9	7	1	2	6
7	5	2	1	4	9	6	8	3
8	3	9	2	5	6	4	1	7
4	6	1	7	3	8	2	9	5
3	1	5	9	6	2	8	7	4
2	9	8	5	7	4	3	6	1
6	7	4	8	1	3	9	5	2

SCRABBLEGRAMS

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E1	I1	U1	T1	N1	C3	F4	RACK 1
A1	I1	H4	M3	G2	G2	N1	RACK 2
A1	E1	F4	R1	G2	N1	T1	3rd Letter Double — RACK 3
A1	O1	U1	D2	L1	B3	S1	Triple Word Score — RACK 4

PAR SCORE 150-160 **BEST SCORE 218**

FOUR RACK TOTAL **TIME LIMIT: 20 MIN**

DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. "Blanks" used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. **SOLUTION TOMORROW**

For more information on tournaments and clubs, email NASPA - North American SCRABBLE Players Association info@scrabbleplayers.org. Visit our website - www.scrabbleplayers.org. For puzzle inquiries contact scrgrams@gmail.com

03-04

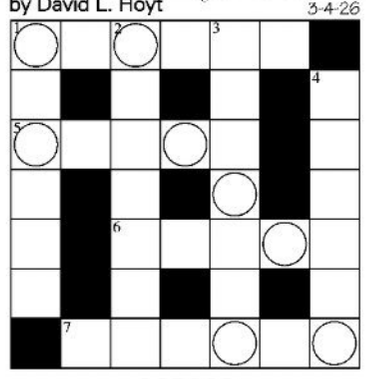
PREVIOUS SCRABBLEGRAMS SOLUTION

G2	I1	G2	A1	T1	O1	N1	RACK 1 =	63
G2	U1	I1	L1	T1	Y4		RACK 2 =	10
T1	W4	O1	F4	O1	L1	D2	RACK 3 =	78
P3	R1	O1	G2	R1	A1	M3	RACK 4 =	62

PAR SCORE 145-155 TOTAL 213

JUMBLE CROSSWORDS

by David L. Hoyt 3-4-26



ACROSS

CLUE	ANSWER
1. Pulled with effort	ULHDEA
5. Corrupt incentive	RBBIE
6. ___ circle	NRINE
7. Capital of Lebanon	BIRETU

DOWN

CLUE	ANSWER
1. Capital of Tasmania	BRTHAO
2. Make use of	EITUZIL
3. ___ Roosevelt	LONEREA
4. Wish undone	EGRRTE

CLUE: He led the American League in home runs 12 times.

BONUS

How to play: Complete the crossword puzzle by looking at the clues and unscrambling the answers. When the puzzle is complete, unscramble the circled letters to solve the BONUS.

ANSWERS: 1A-Hauled 5A-Bribe 6A-Inner 7A-Beirut 1D-Hobart 2D-Utilize 3D-Elanor 4D-Regret 5D-Babe Ruth

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Send comments to DLHoyt@HoytInteractiveMedia.com

HOROSCOPE

BIRTHDAY | MARCH 4: You are gentle, sensitive and forever curious. You have a rich imagination and great powers of concentration. This year you will reap the benefits of your previous hard work. Kudos, awards and acknowledgment will be yours. You might attain power and leadership. Expect the spotlight to shine on you.

Moon Alert: Avoid shopping (except for food and gas) or major decisions from 9:30 a.m. to 2:15 p.m. today. After that, the Moon moves from Virgo into Libra.

ARIES
(March 21-April 19)
This is a feel-good day! You have a warm feeling in your tummy. However, you might feel mildly stressed, or perhaps excited. Slow down and take a moment to catch your breath. Figure out what's nagging you in the back of your mind.

TAURUS
(April 20-May 20)
A friend or a member of a group might throw you a curveball today. Be ready for this. Or perhaps you will meet a real character today — someone intriguing and different. Whatever happens, give yourself a moment to process things before you respond.

GEMINI
(May 21-June 20)
This is a tricky day because authority figures might surprise you. ("Busted!") Fortunately, you look good in their eyes, which will help you deal with the unexpected. Whatever happens, don't respond in a knee-jerk reaction. Take a minute to think about your best interests.

CANCER
(June 21-July 22)
Travel plans might change today. Similarly, school schedules also might change. These changes might impact publishing, medicine and the law. They could be significant, or they might be as minor as meeting someone new from another culture or far away.

LEO
(July 23-Aug. 22)
Keep an eye on your banking and anything to do with shared property, taxes and debt. Something unexpected could impact these areas. It might be something important you don't want to overlook. (You snooze, you lose.) Or an unexpected favor or gift might come your way. Yeah!

VIRGO
(Aug. 23-Sept. 22)
Today a partner, spouse or close friend will surprise you in some way. They might say or do something that you least expect, or they might introduce you to someone who is unusual and exciting. Stay flexible and keep an open attitude. Who knows? (The Shadow knows.)

LIBRA
(Sept. 23-Oct. 22)
Something pleasant related to your job, medical workers or something to do with a pet might please you today. Someone might do a favor for you. Or you might receive an unexpected gift or help from someone. Pet owners would be wise to keep an eye on their pets.

SCORPIO
(Oct. 23-Nov. 21)
Because unexpected things could happen today, this is an interesting day for you! Unexpected invitations might come your way. Your kids might surprise you in some fashion. Sports events, the arts, the theater and social outings might thrill you. New romance is possible!

SAGITTARIUS
(Nov. 22-Dec. 21)
Your home routine might be interrupted today. You might buy something high-tech or exciting. A gift from a family member might delight you. A real estate opportunity might present itself. Stock the fridge; you might spontaneously entertain.

CAPRICORN
(Dec. 22-Jan. 19)
This could be an exciting day. You might meet new faces and see new places. You also might come up with an exciting, even brilliant, idea. Your daily routine might change. This is why you need to be on your toes and aware of what's going on.

AQUARIUS
(Jan. 20-Feb. 18)
This could be a bountiful day for you. Gifts, money or financial advantages might come your way unexpectedly. Admittedly, the reverse might happen, and you might spontaneously buy yourself something that pleases you. You might get a better paying job, a raise or praise.

PISCES
(Feb. 19-March 20)
This is the perfect day to seek an exciting break from your daily routine. New friends who are fascinating and interesting might appear. You might suddenly socialize with someone or attend a party, or you might buy yourself something exciting to wear. (We like!)

— Georgia Nicols

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BRIDGE

N-S VULNERABLE

NORTH (D)
♠ K J 10 5
♥ 7 6 4
♦ A K Q 10 3
♣ 6

WEST
♠ A 9
♥ A Q 8 2
♦ 8 6
♣ 10 9 8 4 3

EAST
♠ Q
♥ J 10 9
♦ 9 7 5 4
♣ K Q 7 5 2

SOUTH
♠ 8 7 6 4 3 2
♥ K 5 3
♦ J 2
♣ A J

The bidding:

NORTH	EAST	SOUTH	WEST
1 ♦	Pass	1 ♠	Pass
2 ♠	Pass	3 ♠	Pass
4 ♠	All Pass		

Opening lead — ♣ 10

"Do you put any stock in feminine intuition?" a club player asked me.

"It may have some basis in fact," I replied cautiously.

"Well, my wife's is so highly developed that she can tell I'm wrong before I even open my mouth."

My friend and his wife were playing against another couple, and he was declarer at four spades. West led the 10 of clubs: six, queen, ace.

"I led a trump next," declarer said, "and when West followed with the nine, I played the 10 from dummy. East produced the queen and led the jack of hearts, and I lost three hearts and went down two."

"I was about to insist that I had taken the percentage play in the trump suit, but my wife said 'You're wrong' before I could speak up."

Declarer's play would gain if West had all three missing trumps, but there was an overriding consideration: Declarer didn't want East to get in since a heart shift through the king might be fatal. South's best chance is to play dummy's king on the first trump.

DAILY QUESTION

You hold:
♠ K J 10 5 ♥ 7 6 4
♦ A K Q 10 3 ♣ 6

Neither side vulnerable. The dealer, at your right, opens one heart. What do you say?

ANSWER: Most players would act. If your partnership uses "equal-level conversion," double. Then if partner responds two clubs, you bid two diamonds without promising great strength. With no such understanding, overcall two diamonds. If the next player raises to two hearts, and two passes follow, you can double.

— Frank Stewart

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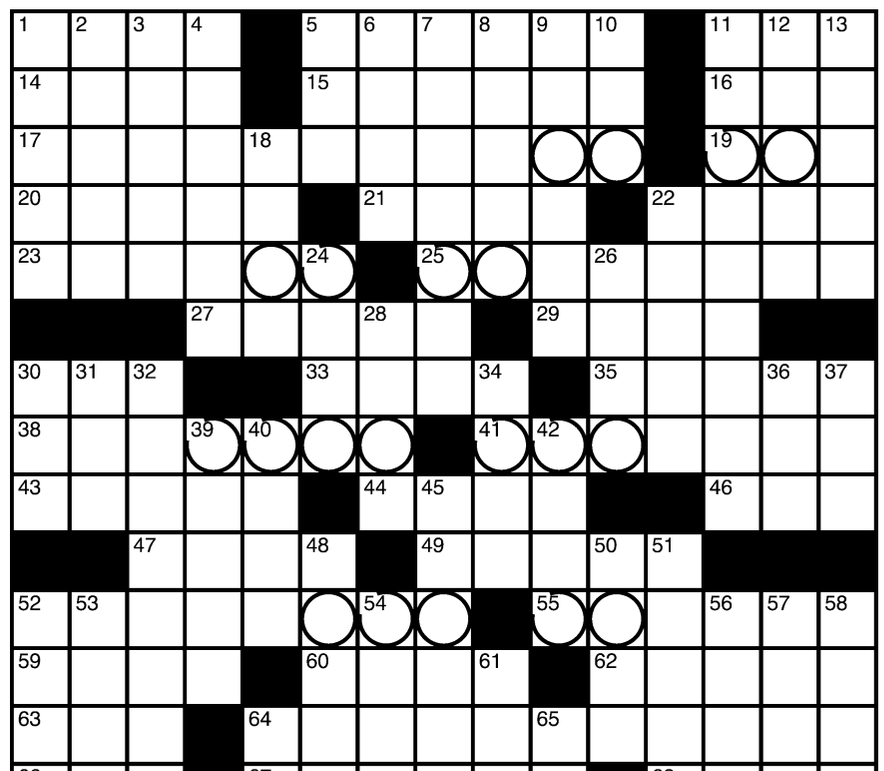
LA TIMES CROSSWORD

By Jacob Reed



ACROSS

1 Dept. of Labor div.
5 Clinks with drinks
11 Loop in on the DL
14 Tangible
15 The great outdoors
16 WC
17 Like many theme park puppets
19 School URL ending
20 Off
21 Award season oversight
22 Barter
23 Dating app that went public in 2022
25 Apple Store purchase
27 Coat with, as melted chocolate
29 Dining table extender
30 __ and cheese
33 Running jokes
35 Hurled
38 Not for
41 Pays to play
43 World Heritage Site in Jordan
44 Huge production
46 "Wheels down" hr.
47 Shoe brand known for a checkerboard design
49 Butch Cassidy or the Sundance Kid
52 Rum cocktail
55 Sundial need
59 Grocery chain that requires a deposit for a shopping cart
60 Darn
62 Upscale Honda
63 "Emilia Pérez" Oscar winner Saldaña
64 Midmorning respite, or what can be found four times in this puzzle
66 Musician Brian who co-developed the Oblique Strategies creative process
67 Like disposable products
68 Diminutive suffix
69 __ Moines, Iowa
70 Camelot figure
71 Female deer

DOWN

1 Chimp kin
2 Man of La Mancha
3 Wyclef Jean's birth country
4 Amaretto flavor
5 Letters on red Minecraft blocks
6 Rower's pair
7 Performing acts of contrition
8 Vampire's bedtime
9 Of a clan
10 Jiffy
11 Flew off the handle
12 Musical finales
13 Sedan alternative
18 "__ Mack": Disney Channel series featuring seventh graders
22 Beaufort __
24 D&D et al.
26 Artful
28 "Already had a bite"
30 World view?
31 Information conveyed by tree rings
32 Social media posts by some pet owners
34 Breeze (by)
36 Trail mix morsel
37 Dean's list fig.
39 Mosul resident
40 Half of Mork's farewell
42 Procedural that spun off from "JAG"
45 Throbbing
48 Olympian Biles who wears a goat necklace
50 Starbuck's boss
51 Revered
52 Seeing stars
53 Without help
54 Send to a specialist
56 Because of
57 Go on the stump
58 Rouses from sleep
61 Lydic of "The Daily Show"
64 Rom follower
65 Velvet finish?

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TUESDAY'S LA TIMES SOLUTION

A	L	B	U	M	■	S	U	M	S	■	S	Y	N	C
D	O	U	S	E	■	T	R	I	P	■	C	O	E	D
A	C	R	I	D	■	I	S	E	E	■	R	U	T	S
M	O	R	N	I	N	G	A	N	C	H	O	R	■	■
■	■	■	G	U	A	M	■	■	I	D	L	E	S	■
A	T	M	■	M	E	A	T	B	A	L	L	S	U	B
F	O	O	D	S	■	■	E	E	L	■	B	O	R	E
L	E	N	O	■	W	I	N	G	S	■	A	B	E	S
A	T	O	N	■	H	O	T	■	■	O	R	A	T	E
C	A	P	T	A	I	N	H	O	O	K	■	D	O	T
■	P	O	L	L	S	■	■	P	A	S	S	■	■	■
■	■	L	E	T	T	H	A	T	S	I	N	K	I	N
A	R	I	A	■	L	O	K	I	■	G	O	O	S	E
L	I	E	V	■	E	P	I	C	■	N	O	B	L	E
L	O	S	E	■	S	I	N	S	■	S	P	E	E	D

The Washington Post
SPORTS
WEDNESDAY, MARCH 4, 2026

MELINA PIZANO/GETTY IMAGES

The crucible begins

As the Big Ten tournament opens, it's top-seeded UCLA — and a chase pack of talented teams

BY MICHAEL MAROT
Associated Press

INDIANAPOLIS — No. 2 UCLA has spent the past year celebrating one net-cutting ceremony after another.

The Bruins won their first conference tournament title in nearly two decades last March, then reached their first Final Four in nearly half a century and on Sunday completed the Big Ten's first perfect conference season since 2014-15 with a victory at longtime rival Southern California.

Now they begin another potentially historic quest — winning the program's first national title — and bringing home the first back-to-back conference tournament crowns in school history.

"We've had a joke all year, since the summer, [assistant coach] Tasha [Brown] always says, 'March is happening now' like the reps now matter for March, but March is happening now," Bruins Coach Cori Close said after Sunday's victory. "But I truly believe the key to this team is playing its best basketball in the most pressurized moments. They have broken almost every single record. It's a pretty darn fun team to coach."

JESSIE ALCHEH/ASSOCIATED PRESS

Lauren Betts (51, top) and top-seeded UCLA enter the Big Ten tournament having won 21 straight conference games. Indiana and high-scoring Shay Ciezki, above, will be among those aiming to knock off the Bruins.

Finding flaws with UCLA (28-1, 18-0) is a real challenge for seemingly everyone but Close, who has acknowledged this is the best team she has ever coached.

All-American center Lauren Betts leads a team that boasts six WNBA prospects and ranks among the top 10 nationally in scoring, rebounding, assists and is 26th in points allowed. Still, Close knows her team needs to do more if it wants to extend its 22-game winning streak and 21-game conference winning streak that began with last year's Big Ten tourney run.

But the Bruins realize this year's pathway could be more daunting. Of the 15 teams in Indianapolis, nearly half are ranked in the top 20 — No. 8 Michigan, No. 9 Iowa, No. 11 Ohio State, No. 14 Maryland, No. 18 Michigan State and No. 19 Minnesota. USC and Nebras-

SEE **BIG TEN** ON **B10**

Today's Big Ten first round: Indiana vs. Nebraska, 3:30 | Wisconsin vs. Illinois, 6 | Purdue vs. Oregon, 8:30 (all games on Peacock)
Maryland plays winner of Purdue-Oregon on Thursday, 9 p.m. (approximately), BTN

'Dear Blue Jays': For Scherzer, return to Toronto was letter-perfect

Pitcher fulfills daughter's Christmas plea for another run with AL champs

ASSOCIATED PRESS

DUNEDIN, FLA. — Max Scherzer says the note his daughter composed asking the Toronto Blue Jays to re-sign the three-time Cy Young Award winner arose as his kids were writing letters to Santa Claus in December.

After Scherzer agreed last week to a $3 million, one-year contract to return to the Blue Jays, his wife posted on Instagram the handwritten note from their 8-year-old daughter, Brooke.

"It's the cutest thing you can possibly imagine when you read that, how much it meant to her to be in Toronto," Scherzer told reporters Tuesday after his deal was finalized.

Scherzer said his kids were writing letters expressing what they wanted from Santa when Brooke approached him and his wife, Erica May-Scherzer. The 8-year-old asked for a stamp and then put it on a sealed envelope that she handed to her parents.

After Brooke went to bed, her parents opened the letter to see what she had written.

"Dear Blue Jays," the note began, "I am so sorry that you didn't win the World Series. I hope that you win next time. I hope my dad is back on the team. My whole family loves spending time in Toronto with our dad. We loved the aquarium, the (CN) Tower and of course the stadium. I am looking forward to come back next season. Love, Max Scherzer daughter."

Scherzer noted he and his wife didn't send the letter to the Blue Jays.

"That's a bad negotiating tactic," Scherzer said with a laugh.

Scherzer, 41, wanted to return to Toronto after the Blue Jays came so close to winning the World Series last season. The Blue Jays led in the ninth inning of Game 7 before falling, 5-4, to the Los Angeles Dodgers in the 11th.

"Obviously we came as close as you possibly can to winning the whole thing — something you can never get over, forget or anything of that nature," said Scherzer, who won World Series rings with Washington in 2019 and Texas in 2023. "That was a huge reason why I wanted to come back. This team can win. I wanted to be a part of it."

SEE **SCHERZER** ON **B9**

JASON MILLER/GETTY IMAGES

Max Scherzer described the letter his daughter wrote to the Blue Jays organization as "the cutest thing you can possibly imagine."

Capitals succumb to Utah at home

MAMMOTH 3, CAPITALS 2

Bad bounce contributes to Washington's defeat

BY NOAH TRISTER
Associated Press

JJ Peterka scored in the second period on a bizarre bounce, and the Utah Mammoth beat the Washington Capitals, 3-2, on Tuesday night at Capital One Arena.

Dylan Guenther and Mikhail Sergachev scored for the Mammoth, which took an early 2-0 lead and held off the Capitals in a matchup of teams fighting for playoff spots. Utah entered the night tied with Edmonton for the top wild card in the Western Conference.

Pierre-Luc Dubois and Ryan Leonard scored for Washington, which fell four points behind Boston for the second wild card in the East. The Bruins, who host the Capitals on Saturday, also have three games in hand on the Capitals.

The Capitals have been hoping to add a forward before Friday's trade deadline, and with Aliaksei Protas out for personal reasons Tuesday, they struggled to apply consistent pressure in the Utah zone until they were down two in the third. It's not clear whether Washington's position in the standings — and losses to Montreal and the Mammoth in its past two games — will alter the team's approach to the deadline.

Guenther scored his 28th goal of the season in the first period, then Sergachev made it 2-0 on the power play. Dubois scored for the Capitals in the final minute of the first period.

SEE **CAPITALS** ON **B10**

Capitals at Bruins
Saturday, 12:30 p.m., ABC

Bench-thin Wizards drop their sixth in row

MAGIC 126, WIZARDS 109

ASSOCIATED PRESS

ORLANDO — Paolo Banchero equaled a season high with 37 points, Desmond Bane scored 25, and the Orlando Magic eased to a 126-109 victory over the short-handed Washington Wizards on Tuesday night.

Banchero went 15 of 21 from the field as Orlando shot 55.3 percent and dominated with its starters on the floor to end a two-game skid. The Magic (32-28) are seventh in the Eastern Conference.

Rookie Will Riley scored 19 points and Jaden Hardy added 18 off the bench for the Wizards (16-45), who had nine healthy players available and lost their sixth straight.

Jett Howard scored 12 points and Jalen Suggs, Jevon Carter and Moritz Wagner had 10 apiece for an Orlando team that was missing injured regulars Anthony Black, Wendell Carter Jr. and Franz Wagner.

Angel Reese of the WNBA's Chicago Sky was in attendance to watch her brother, Washington's Julian Reese, make his second career start. The 6-foot-9 rookie out of Maryland had nine points and eight rebounds in 33 minutes.

The Wizards led briefly in the second quarter and kept it within single digits until early in the third, when Suggs put the Magic ahead 66-56. The lead was double digits the rest of the way.

Jazz at Wizards
Thursday, 7 p.m., Monumental

THE DAY IN SPORTS

PRO FOOTBALL

Colts use transition tag on quarterback Jones

The Indianapolis Colts placed a transition tag on quarterback **Daniel Jones** and the New York Jets used the franchise tag on running back **Breece Hall** as teams beat the deadline Tuesday to place tags on potential free agents.

The Colts opted to use the $37.8 million transition tag instead of the $43.9 million franchise tag, opening up the possibility that he could still leave Indianapolis without compensation. Jones can sign an offer sheet with another team once free agency officially starts March 11, with the Colts having five days to match or allow him to leave.

Hall got the $14.3 million franchise tag from New York, meaning the Jets would get two first-round picks as compensation if they didn't match any potential offer sheet.

Dallas wide receiver **George Pickens** and Atlanta tight end **Kyle Pitts** had the franchise tags placed on them well before the deadline. ...

The Washington Commanders signed offensive lineman **Andrew Wylie** to a contract extension.

Wylie, an eight-year veteran, played in 45 games, including 33 starts, for Washington the past three seasons. He began his career with the Kansas City Chiefs, starting at guard and tackle. ...

Chicago Bears Pro Bowl center **Drew Dalman** is retiring after five seasons, a person with knowledge of his decision told the Associated Press.

The 27-year-old Dalman played a key role in solidifying the interior of the offensive line after signing a $42 million, three-year contract last March. ...

The New York Giants informed veteran linebacker **Bobby Okereke** they are releasing him, a person with knowledge of the decision said.

Cutting Okereke saves the Giants $9 million against the salary cap next season, instead of him carrying a $14.5 million cap number.

Okereke, who turns 30 on July 29, led New York with 143 tackles, including 78 solo, last year and was tied for the team lead in interceptions with two. ...

The Falcons will play in the NFL's second regular season game in Madrid this season.

Their opponent will be confirmed when the full schedule is released later in the year. The Falcons are expected to be the home team at Real Madrid's Santiago Bernabeu Stadium.

SOCCER

Wolverhampton rises with upset of Liverpool

Last-place Wolverhampton stunned defending Premier League champion Liverpool with a 2-1 win at Molineux Stadium.

Brazilian midfielder **Andre** struck a deflected winner in the fourth minute of stoppage time to deliver a blow to Liverpool's hopes of securing a spot in the Champions League next season.

"It is Liverpool Football Club. It doesn't matter the position we are in at the moment, whenever you beat them, you have to enjoy them moments," said Wolves Manager **Rob Edwards**, who charged down the touchline in celebration after Andre's strike brought rare joy to a season that looks destined to end in relegation.

A dramatic end to the game saw **Mohamed Salah** score in the 83rd minute — ending his 10-game league goal drought — to equalize for Liverpool soon after **Rodrigo Gomes** put Wolves ahead in the 78th.

As both teams went in search of a winner, Andre's long-range effort deflected off **Joe Gomez** and left Liverpool goalkeeper **Alisson** wrong-footed.

Elsewhere, Everton secured a rare win at its new stadium by beating relegation-fighting Burnley 2-0. ...

Brazil international **Rodrygo** will miss the rest of Real Madrid's season and the World Cup because of a torn ACL and meniscus in his right knee.

The 25-year-old winger was injured in Madrid's 1-0 loss to Getafe on Monday, when he came on as a substitute after having sat out nearly a month because of tendinitis.

Rodrygo called it "one of the worst days of my life." ...

Cristiano Ronaldo suffered a hamstring injury, his club Al Nassr said without giving a timeline for the Portugal star's return.

Ronaldo, a five-time Champions League winner is preparing to take part in his sixth World Cup.

COLLEGES

No. 13 Virginia outlasts Wake Forest at home

Thijs De Ridder scored 16 points and No. 13 Virginia outlasted Wake Forest, 75-70, in Charlottesville to secure the No. 2 seed and a double-bye in the ACC men's basketball tournament.

Jacari White added 14 points and **Johann Grunloh** had 12 points, nine rebounds and two blocks as the Cavaliers (26-4, 14-3) beat the Demon Deacons for the 14th time in 16 meetings.

Mekhi Mason scored 26 points and **Juke Harris** had 21 for the Demon Deacons (15-15, 6-11), who kept the outcome in doubt until the final seconds. ...

Zuby Ejiofor scored 23 points, **Joson Sanon** added 15 off the bench — all after halftime — and No. 18 St. John's rallied from 12 points down in the second half to beat skidding Georgetown, 72-69, in New York.

With a gritty comeback on Senior Night at Madison Square Garden, the Red Storm (24-6, 17-2 Big East) tied No. 4 Connecticut atop the conference standings with one regular season game remaining.

Kayvaun Mulready had 20 points to lead the Hoyas (13-17, 5-14), which lost their seventh straight. ...

Kory Mincy scored a game-high 18 points and **Riley Allenspach** added 17, but George Mason (22-8, 10-7 Atlantic 10) succumbed to VCU, 70-65, in Richmond.

Terrence Hill Jr. scored 16 points off the bench to pace the Rams (23-7, 14-3). ...

Tennessee Tech fired men's basketball coach **John Pelphrey** after his seventh straight losing season ended with the Golden Eagles failing to qualify for the Ohio Valley Conference tourney.

Pelphrey, 55, posted a 79-138 record that included a 13-18 mark this season. Tennessee Tech's season ended Saturday with an 89-73 loss to Southeast Missouri State. ...

Tennessee Tech was the third coaching stop for Pelphrey, who owns an overall record of 228-264 in 16 seasons. He posted an 80-67 record at South Alabama from 2002-07 and went 69-59 at Arkansas from 2007-11 before his seven-year run at Tennessee Tech. ...

Mitch Barnhart, the longest-serving athletic director in the Southeastern Conference, will retire in June and take on a new role with Kentucky, university President Eli Capilouto announced.

Barnhart, 66, was named Kentucky's 10th athletic director in 2002, succeeding **Larry Ivy**. Kentucky won six NCAA championships under Barnhart, including men's basketball in 2012. ...

Pittsburgh fired women's basketball coach **Tory Verdi**, ending a three-year tenure in which the Panthers struggled to find success on the court and Verdi potentially ran into trouble off it.

Athletic Director **Allen Greene** announced the decision shortly after the Panthers missed the ACC women's tournament after going 8-23, including a 1-17 mark in conference play.

The decision comes just weeks after former Pitt players filed a lawsuit against Verdi and the university, alleging they were subject to Verdi's abusive coaching methods and their pleas for the university to intervene went unheard. The school has denied the allegations.

Verdi went 29-66 with the Panthers, who hired him in 2023 following a lengthy run at Massachusetts. ...

Olivia Miles was named the Big 12 player of the year and newcomer of the year after helping lead No. 10 TCU to its second straight outright regular season conference championship. ...

Iowa State is ending its women's gymnastics program.

The decision, announced by Athletic Director **Jamie Pollard**, comes not long after the school canceled the remainder of its 2026 season because of what Pollard described as "unresolvable" issues between players, coaches and parents.

Pollard said the school will replace gymnastics with another women's sport that "provides equal or additional participation opportunities" for female athletes.

Members of the coaching staff, including Coach **Ashley Miles Greig**, will not have their contracts renewed.

GOLF

Rahm: European Tour 'extorting' LIV players

Jon Rahm tore into the European tour over its offer for him and other LIV Golf players to rejoin, claiming the tour was "extorting players" by forcing them to play additional tournaments.

Rahm, competing this week in LIV Golf Hong Kong, spoke publicly for the first time since the European tour announced a deal that would require LIV players to pay previous fines for not getting releases and to compete in additional events designated by the tour.

Eight players from LIV, including **Tyrrell Hatton**, accepted the deal. Rahm did not.

"I don't know what game they're trying to play right now," Rahm said. "But it just seems like in a way they're using our impact in tournaments and fining us and trying to benefit both ways from what we have to offer. In a way, they're extorting players like myself and young players that have nothing to do with the politics of the game.

"So I don't like the situation and I'm not going to agree to that."

Players are required to play four tournaments, not including the majors, to keep membership on the European tour. Rahm said the deal would have required LIV members to play six events.

"And they dictate where two of those have to be, among other things that I don't agree with," Rahm said. "I've been a dual member my whole career — PGA Tour and DP World Tour. ... Never once have I been asked for a release to play either one of those tours. So why is it now that we need to be offering this and there's all these penalties?

"I just don't like the situation," he said. "I think we should be able to freely play where we want and have the choice to play where we want and not be dictated what we do."

— From news services

LINNEA RHEBORG/GETTY IMAGES

Come on, light my fire

Torchbearers light the cauldron as part of the torch relay arrival at the Paralympic Winter Games in Cortina D'Ampezzo, Italy.

SPOTLIGHT: NFL

Cardinals reportedly set to release Murray

Two-time Pro Bowl QB poised to become a free agent

By David Brandt

TEMPE, ARIZ. — The Arizona Cardinals informed two-time Pro Bowl quarterback Kyler Murray that they plan to release him at the beginning of the new league year on March 11, a person familiar with the decision told the Associated Press.

The person spoke to the AP on the condition of anonymity because the move can't be officially announced until next week.

Murray, the No. 1 overall pick in the 2019 draft, will be free to sign with any team once he's released. He is owed $36.8 million in guaranteed money in 2026.

The 28-year-old posted a goodbye message to Arizona's fans on social media, expressing regret that he couldn't have had more success with the franchise. He led the team to the playoffs just once during his seven-year tenure — a first-round loss in 2021.

"To everyone that supported me and showed kindness to my family and I during my time in AZ, from the bottom of my heart, thank you," Murray posted. "I wanted nothing more than to be the one to end the 77-year drought for this organization, I am sorry I failed us. I wish this community and my brothers nothing but the best."

He continued: "I am no stranger to adversity, I am prepared for whatever's next. I trust in God and my work ethic. I truly believe my best ball is in front of me and I look forward to proving it. Godspeed."

Murray played in just five games last season — throwing for 962 yards, six touchdowns and three interceptions — before suffering a foot injury against the Tennessee Titans. The Cardinals initially thought Murray would only miss a few weeks, but backup Jacoby Brissett played well in his absence, creating a quarterback controversy.

Murray was eventually placed on injured reserve and missed the rest of the season. The Cardinals finished 3-14 and fired coach Jonathan Gannon.

Murray arrived in Arizona with huge expectations after winning the Heisman Trophy at Oklahoma in 2019, and at times he delivered.

He was the AP offensive rookie of the year, providing multiple electrifying highlights such as the so-called "Hail Murray" in 2020 , when he connected with DeAndre Hopkins for a game-winning touchdown against the Buffalo Bills on the final play of the game.

The pinnacle of his Cardinals' tenure came in 2021, when the team jumped out to a 10-2 record by early December. But Arizona faded down the stretch, losing four of its final five games before getting bounced by the Los Angeles Rams, 34-11, in the first round.

The Cardinals signed Murray to $230.5 million, five-year deal in 2022 with $160 million guaranteed, but the honeymoon after that commitment was short-lived. A few weeks after signing the deal, the franchise removed a strange clause in his contract, which mandated four hours of "independent study" during game weeks.

The kerfuffle called into question Murray's work ethic, and his relationship with the franchise was never quite the same.

Murray tore his right ACL against the New England Patriots in 2022, which caused him to miss the rest of that season and a big chunk of the 2023 schedule. Kliff Kingsbury was fired as coach after the 2022 season and Gannon was hired to replace him.

The Gannon-Murray relationship showed some promise in 2024 when the Cardinals improved to 8-9 and were in the playoff hunt until the final few weeks of the season.

But 2025 fell apart quickly, hastening the end of Murray's time in the desert.

— Associated Press

TELEVISION AND RADIO

NBA

7 p.m.	**Oklahoma City at New York** » ESPN
9:30 p.m.	**Atlanta at Milwaukee** » ESPN

PROFESSIONAL BASEBALL

1 p.m.	**MLB spring training: Houston vs. Baltimore** » MASN
1 p.m.	**MLB spring training: New York Yankees vs. Boston** » ESPN
2 p.m.	**MLB spring training: Detroit (split squad) at Dominican Republic** » MLB Network
10 p.m.	**World Baseball Classic, pool play: Taiwan vs. Australia** » Fox Sports 1

WOMEN'S PROFESSIONAL BASKETBALL

9:30 p.m.	**Unrivaled playoffs, final: Phantom vs. Mist** » TNT

MEN'S COLLEGE BASKETBALL

6 p.m.	**Creighton at Butler** » Fox Sports 1
6:30 p.m.	**Minnesota at Indiana** » Big Ten Network
7 p.m.	**St. Bonaventure at George Washington** » Monumental Sports Network
7 p.m.	**Miami at SMU** » ACC Network
7 p.m.	**California at Georgia Tech** » ESPNU
7 p.m.	**Texas at Arkansas** » ESPN2
8 p.m.	**Maryland at Wisconsin** » Fox Sports 1, WTEM (980 AM)
8 p.m.	**Loyola Chicago at Saint Louis** » CBS Sports Network
8:30 p.m.	**Purdue at Northwestern** » Big Ten Network
9 p.m.	**Florida State at Pittsburgh** » ACC Network
9 p.m.	**Stanford at Notre Dame** » ESPNU
9 p.m.	**Baylor at Houston** » ESPN2
10 p.m.	**Colorado State at New Mexico** » CBS Sports Network
10:30 p.m.	**USC at Washington** » Big Ten Network

WOMEN'S COLLEGE BASKETBALL — CONFERENCE TOURNAMENTS

11 a.m.	**ACC, first round: Stanford vs. Miami** » ACC Network
11 a.m.	**SEC, first round: Arkansas vs. Kentucky** » SEC Network
1:30 p.m.	**ACC, first round: Wake Forest vs. California** » ACC Network
1:30 p.m.	**SEC, first round: Mississippi State vs. Florida** » SEC Network
4 p.m.	**ACC, first round: Florida State vs. Georgia Tech** » ACC Network
6 p.m.	**SEC, first round: Auburn vs. Texas A&M** » SEC Network
8:30 p.m.	**SEC, first round: Missouri vs. Alabama** » SEC Network

GOLF

11 p.m.	**LPGA Tour: Blue Bay, first round** » Golf Channel
Midnight	**LIV Golf: Hong Kong, first round** » Fox Sports 2
1 a.m. (Thursday)	**LIV Golf: Hong Kong, first round** » Fox Sports 1

SOCCER

2:30 p.m.	**English Premier League: Chelsea at Aston Villa** » USA Network
3 p.m.	**French Cup, quarterfinal: Toulouse at Marseille** » Fox Sports 2
3:30 p.m.	**SheBelieves Cup, group stage: Argentina vs. Colombia** » TruTV, Universo
6:45 p.m.	**SheBelieves Cup, group stage: Canada at United States** » TNT, Universo
8 p.m.	**Concacaf men's U-20 Championship, group stage: Nicaragua vs. Canada** » Fox Sports 2

TENNIS

2 p.m.	**ATP/WTA: Indian Wells Open, early rounds** » Tennis Channel

PROFESSIONAL VOLLEYBALL

8 p.m.	**League One: Houston at Madison** » USA Network

WOMEN'S COLLEGE GOLF

2:30 p.m.	**Darius Rucker Intercollegiate, final round** » Golf Channel

MLB NOTES

U.S. flexes some offensive muscle in preparation for WBC

NORM HALL/GETTY IMAGES

Alex Bregman, right, Cal Raleigh and Team USA brought the lumber during a 19-hit, 15-run eruption in an exhibition win over the Giants on Tuesday in Scottsdale, Arizona.

Associated Press

The United States wasted little time showing how potent its roster could be at the upcoming World Baseball Classic.

The Americans needed just three batters to take a 2-0 lead in the first inning of their exhibition game against the San Francisco Giants on Tuesday in Scottsdale, Arizona, after Bobby Witt Jr. singled, Bryce Harper doubled and three-time American League MVP Aaron Judge hit a two-run single.

The U.S. won, 15-1, with a 19-hit performance in the 10-inning contest. Roman Anthony hit a two-run homer, Alex Bregman added a solo shot and Gunnar Henderson had a two-run double.

"We've got a great group of guys," Harper said. "Bobby Witt starting it at the top, being a table-setter up there for us. Obviously, one through nine we've got a pretty good dynamic. We've just got to continue to be good."

National League Cy Young Award winner Paul Skenes had a solid outing, giving up one run and one hit while striking out four over three innings. The right-hander gave up a leadoff double to Willy Adames, who scored on a groundout.

The 23-year-old retired his final nine batters.

"It's a spring-training game, but it's still surreal," Skenes said. "It's going to be exciting when we get to Houston and it's the real deal."

Left-hander Matthew Boyd followed Skenes, striking out four over 2⅔ scoreless innings.

The U.S. will play one more exhibition game in Arizona on Wednesday against the Colorado Rockies before traveling to Houston on Thursday to prepare for the group stage.

Giants ace Logan Webb will start the opener against Brazil on Friday.

• **BRAVES:** Atlanta outfielder Jurickson Profar was suspended for the 2026 season by Major League Baseball following his second positive test for a performance-enhancing drug.

Profar tested positive for exogenous testosterone and its metabolites, the commissioner's office said, which means testosterone that was not produced by his body. Because it was a second offense, the length of Profar's suspension is 162 games.

The players' association filed a grievance at Profar's request to appeal to baseball's independent arbitrator, Martin F. Scheinman, a person familiar with the process told the Associated Press. The person spoke on the condition of anonymity because no announcement had been made.

An all-star in 2024, Profar was suspended for 80 games last March 31 following a positive test for Chorionic Gonadotrophin (hCG), a hormone that helps production of testosterone. He issued a statement then saying: "I would never willingly take a banned substance, but I take full responsibility and accept MLB's decision."

His agent, Dan Lozano, did not immediately respond to a request for comment.

The Braves released a statement that they "were incredibly disappointed" about the failed drug test.

• **PHILLIES:** Outfielder Johan Rojas is contesting a possible 80-game suspension following an alleged failed test for a performance-enhancing substance, a person familiar with the process told the Associated Press.

The person spoke on the condition of anonymity because the positive test had not been announced.

A 25-year-old who made his major league debut in 2023, Rojas was dropped from the Dominican Republic's World Baseball Classic roster, team general manager Nelson Cruz told reporters Monday.

• **DODGERS:** Right-hander Gavin Stone won't throw for the next couple of weeks as he deals with a discomfort in his throwing shoulder.

Dodgers Manager Dave Roberts told reporters that a scan showed inflammation but no structural damage, an encouraging sign in Stone's comeback.

• **METS:** Right-hander Nolan McLean says he's feeling better as he prepares to join the U.S. in the World Baseball Classic after experiencing vertigo-like symptoms.

"I'm definitely feeling better these last couple of days," McLean told reporters Tuesday. "I haven't missed any days of throwing. I kind of grinded through a little bit last week, still feeling the vertigo symptoms, but this week I'm feeling really good."

• **RED SOX:** Second baseman Brendan Rodgers, who suffered a shoulder injury Feb. 25, is probably headed for surgery.

"What type of surgery? I don't know," Manager Alex Cora said. "We'll wait and see what he has to say, but that's probably what's going to happen."

Rodgers, who played his first six seasons at Colorado and last year at Houston, had hoped to win the starting job at spring training.

NATHAN DENETTE/ASSOCIATED PRESS

Three-time Cy Young Award winner Max Scherzer got a one-year, $3 million deal to return to Toronto.

Scherzer fulfills his daughter's request

SCHERZER FROM **B7**

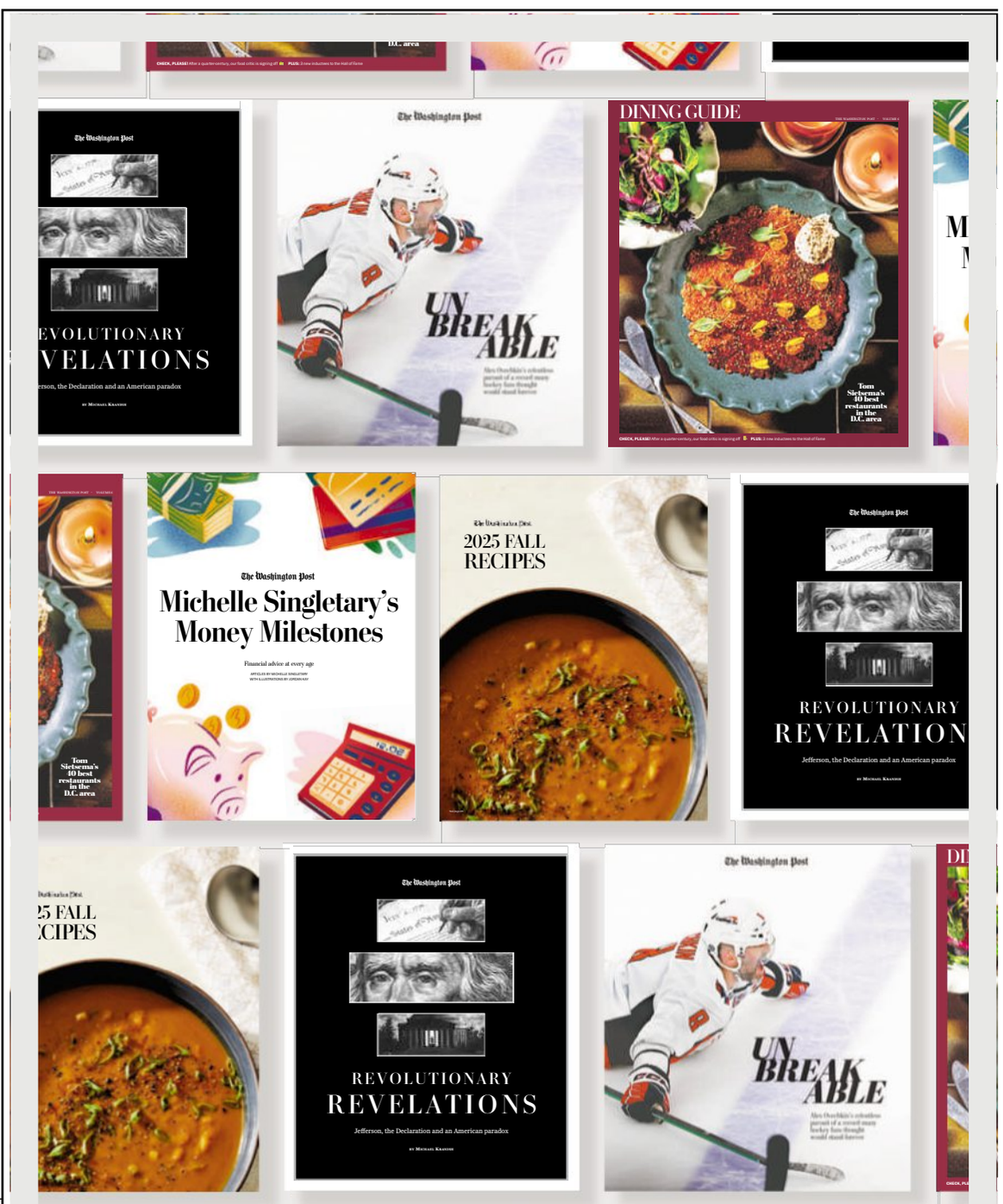
Scherzer said he's right on schedule for the start of the season after dealing with a thumb injury for much of last year.

"I feel healthy," Scherzer said.

Scherzer went 5-5 with a 5.19 ERA in 17 regular season starts last year. He also was the winning pitcher in Game 4 of the American League Championship Series with Seattle and made two starts in the World Series.

He wanted to return to Toronto but understood the uncertainty that comes with being a free agent. His deal with the Jays includes $10 million in available performance bonuses for innings,

"Free agency is a weird animal," Scherzer said. "I've been through it many times. You think it's going to go one way and it goes another way. I kind of knew not to get my hopes up, but like I said, I was going to be picky about where I went. I wasn't just going to sign with anybody. There was only a couple of teams I'd sign with at this point in time, and obviously Toronto was one of them."



A deep Big Ten takes tournament aim at a sizzling UCLA

BIG TEN FROM **B7**

ka also appear in the NET's top 25, giving the Big Ten nine teams in that grouping.

"Being battle tested and just kind of getting that experience — basically half of our team is sophomores so we have that year under out belts," Michigan guard Macy Brown said. "So being able to play those teams in the Big Ten, it's always helpful."

UCLA opens play Friday against either USC, last year's tourney runner-up, or Washington. A victory would set up a semifinal contest probably against Minnesota, Nebraska or Ohio State and a potential title game rematch with yet another ranked team.

Tough? Yes. But it may be just what the Bruins need to sharpen their game if they want to become the first Big Ten national champ since Purdue in 1999.

Who's in, who's out

Twelve of the 15 teams had already clinched tourney spots heading into the final week of the regular season.

Indiana (17-13, 6-12) won its final three games to clinch the No. 13 seed while Purdue (13-16, 5-13) won its regular season finale over Northwestern to claim the No. 14 seed. Wisconsin (13-16, 5-13) earned the final spot despite losing nine straight.

The three teams that did not qualify for the tournament are Penn State, Rutgers and Northwestern with outgoing longtime coach Joe McKeown.

JAIME CRAWFORD/GETTY IMAGES

Smooth-shooting Maryland guard Yarden Garzon (12) is connecting at better than 40 percent from beyond the three-point arc in Big Ten play.

Key players

In addition to Betts, Gabriela Jacquez and Kiki Rice of UCLA (and Sidwell Friends), the tourney features two of the nation's top 10 scorers — Ohio State guard Jaloni Cambridge (23.4 points) and Indiana guard Shay Ciezki (23.2 ppg.). Big Ten co-runner-up Michigan (24-5, 15-3) is powered by guard Olivia Olson (19.6 ppg.). First-year players Jazzy Davidson of Southern Cal (17-12, 9-9) and Cearah Parchment of 10th-seeded Illinois (19-10, 9-9) are among the top freshmen.

Maryland is led by junior Oluchi Okananwa, a 5-foot-10 guard from Boston who is averaging 19.7 points in Big Ten play. Senior guard Yarden Garzon, an Israeli native, is the Terrapins' second-leading scorer at 13.4 points in conference play. She is shooting 40.5 percent from beyond the three-point arc in the Big Ten.

Coming in hot

Iowa (24-5, 15-3) has won six straight to finish in a second-place tie, a streak powered by the combination of Ava Heiden (17.6) and Hannah Stuelke (13.9). Minnesota (22-7, 13-5) might be the biggest surprise, winning 10 of its past 11 to earn a No. 4 seed and double-bye. Traditional power Maryland (23-7, 11-7) is a No. 6 seed. The Terrapins had won six straight before losing their regular season finale to Michigan.

The schedule

Wednesday's first-round games feature 12th-seeded Nebraska (18-11, 7-11) against Indiana, 10th-seeded Illinois against Wisconsin and 11th-seeded Oregon (20-11, 8-10) against Purdue.

Washington and USC open play Thursday and will be followed by fifth-seeded Ohio State (24-6, 13-5) against either Indiana or Nebraska, sixth-seeded Michigan State (22-7, 11-7) against either Illinois or Wisconsin, and Maryland against Oregon or Purdue.

The top four seeds — UCLA, Iowa, Michigan and Minnesota — open play in Friday's quarterfinals. The semifinals will be played Saturday, with the championship game set for Sunday afternoon.

JAMIE SABAU/GETTY IMAGES

Utah's Barrett Hayton screens Capitals goaltender Logan Thompson on a first-period goal with the Mammoth on power play.

Puck luck is not on Caps' side in loss to Mammoth

CAPITALS FROM **B7**

Peterka's 21st goal put the Mammoth up 3-1. With Utah on the power play, his shot from near the slot bounced off the post and off goalie Logan Thompson. When Thompson swept his glove hand back behind him, he knocked the puck into the net.

Washington's power play — a sore spot for much of this season — produced both of its goals in this game, but after Leonard pulled the Capitals within one with 13:29 remaining, they were unable to find an equalizer.

CAPITALS' NEXT THREE

at Boston Bruins		
Saturday	12:30	ABC
vs. Calgary Flames		
Monday	7	Monumental
at Philadelphia		
March 11	7:30	TNT

Radio: WJFK (106.7 FM), WFED (1500 AM)

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SCOREBOARD

PRO BASKETBALL

NBA

EASTERN CONFERENCE	W	L	Pct	GB
Detroit	45	15	.750	—
Boston	41	20	.672	4½
New York	40	22	.645	6
Cleveland	39	24	.619	7½
Toronto	35	26	.574	10½
x-Philadelphia	33	27	.550	12
Orlando	32	28	.533	13
Miami	33	29	.532	13
Charlotte	31	31	.500	15
Atlanta	31	31	.500	15
Milwaukee	26	34	.433	19
Chicago	25	37	.403	21
Washington	16	45	.262	29½
Brooklyn	15	46	.246	30½
Indiana	15	46	.246	30½

WESTERN CONFERENCE	W	L	Pct	GB
Oklahoma City	48	15	.762	—
x-San Antonio	43	17	.717	3½
Houston	38	22	.633	8½
x-Minnesota	38	23	.623	9
Denver	38	24	.613	9½
x-L.A. Lakers	36	24	.600	10½
x-Phoenix	34	26	.567	12½
Golden State	31	30	.508	16
L.A. Clippers	29	31	.483	17½
Portland	29	33	.468	18½
x-Memphis	23	36	.390	23
Dallas	21	40	.344	26
x-New Orleans	19	43	.306	28½
Utah	18	43	.295	29
x-Sacramento	14	48	.226	33½

x-Late game

MONDAY'S RESULTS

Houston 123, at Washington 118
Boston 108, at Milwaukee 81
Denver 128, at Utah 125
L.A. Clippers 114, at Golden State 101

TUESDAY'S RESULTS

at Orlando 126, Washington 109
at Charlotte 117, Dallas 90
at Cleveland 113, Detroit 109
New York 111, at Toronto 95
at Miami 124, Brooklyn 98
Oklahoma City 116, at Chicago 108
Memphis at Minnesota, late
San Antonio at Philadelphia, late
New Orleans at L.A. Lakers, late
Phoenix at Sacramento, late

WEDNESDAY'S GAMES

Oklahoma City at New York, 7
Charlotte at Boston, 7:30
Utah at Philadelphia, 7:30
Portland at Memphis, 8
Atlanta at Milwaukee, 9:30
Indiana at L.A. Clippers, 10:30

THURSDAY'S GAMES

Utah at Washington, 7
Dallas at Orlando, 7
Brooklyn at Miami, 7:30
Golden State at Houston, 7:30
Detroit at San Antonio, 8
Toronto at Minnesota, 8
Chicago at Phoenix, 9
L.A. Lakers at Denver, 10
New Orleans at Sacramento, 10

FRIDAY'S GAMES

Dallas at Boston, 7
Miami at Charlotte, 7
Portland at Houston, 8
New Orleans at Phoenix, 9
New York at Denver, 9
L.A. Clippers at San Antonio, 9:30
Indiana at L.A. Lakers, 10:30

WIZARDS' NEXT THREE

vs. Utah Jazz

Thursday 7 Monumental

at New Orleans Pelicans

Sunday 7 Monumental

at Miami Heat

Tuesday 7:30 Monumental

Radio: WTEM (980 AM) or WDCH (99.1 FM) or WJFK (106.7 FM)

Magic 126, Wizards 109

Washington	24	30	27	28	— 109
Orlando	27	30	40	29	— 126

WASHINGTON	MIN	FG	FT	O-T	A	PF	PTS
Coulibaly	24:10	3-12	0-0	0-6	3	3	6
Riley	33:22	8-13	1-3	0-3	5	3	19
Reese	32:35	4-6	1-4	3-8	3	3	9
Carrington	31:39	4-8	0-1	1-3	5	3	11
Johnson	23:52	3-12	3-4	0-0	1	3	9
L.Black	30:35	3-8	2-2	4-9	1	3	8
Champagnie	22:34	6-9	1-1	4-8	1	2	13
Hardy	21:37	7-13	3-4	0-2	1	2	18
Cooper	19:36	5-11	5-6	1-3	3	2	16
TOTALS	240	43-92	16-25	13-42	23	24	109

Percentages: FG .467, FT .640. **3-Point Goals:** 7-32, .219 (Carrington 3-4, Riley 2-5, Cooper 1-3, Hardy 1-6, Champagnie 0-2, L.Black 0-2, Johnson 0-4, Coulibaly 0-6). **Team Rebounds:** 15. **Team Turnovers:** 2. **Blocked Shots:** 6 (Champagnie 3, L.Black 2, Johnson). **Turnovers:** 12 (Hardy 3, Johnson 3, Carrington 2, Cooper, Coulibaly, Reese, Riley). **Steals:** 4 (Carrington, Champagnie, Reese, Riley). **Technical Fouls:** None.

ORLANDO	MIN	FG	FT	O-T	A	PF	PTS
Banchero	31:53	15-21	6-7	1-5	6	3	37
da Silva	27:26	3-6	0-0	0-9	1	3	8
Bitadze	21:28	2-3	5-8	0-6	2	2	9
Bane	33:04	7-10	8-8	1-2	4	2	25
Suggs	26:29	5-9	0-0	0-3	9	3	10
Carter	30:07	3-9	1-2	0-3	6	2	10
Penda	19:01	1-2	3-3	0-5	1	0	5
M.Wagner	15:33	2-6	6-6	1-3	0	2	10
Howard	13:31	4-6	3-3	0-1	2	1	12
Richardson	12:59	0-3	0-0	0-0	2	2	0
Isaac	4:20	0-0	0-0	0-1	0	1	0
Cain	4:09	0-1	0-0	0-0	0	1	0
TOTALS	240	42-76	32-37	3-38	33	22	126

Percentages: FG .553, FT .865. **3-Point Goals:** 10-25, .400 (Bane 3-5, Carter 3-7, da Silva 2-4, Banchero 1-2, Howard 1-2, M.Wagner 0-1, Richardson 0-2, Suggs 0-2). **Team Rebounds:** 4. **Team Turnovers:** 1. **Blocked Shots:** 6 (Penda 2, Suggs 2, Bitadze, da Silva). **Turnovers:** 8 (Banchero 2, Suggs 2, Bitadze, Penda, Richardson, da Silva). **Steals:** 3 (Suggs 2, Richardson). **Technical Fouls:** None.
A: 16,894 (18,846).

Hornets 117, Mavericks 90

DALLAS	23	25	24	18	— 90
CHARLOTTE	31	26	35	25	— 117

DALLAS: Middleton 4-11 1-1 9, Washington 4-11 4-6 13, Gafford 5-8 0-0 10, B.Williams 4-10 10-11 18, Christie 4-15 2-2 11, Martin 3-7 3-8 9, Powell 3-5 6-8 12, Johnson 0-1 2-2 2, Nembhard 1-4 3-4 6, Poulakidas 0-2 0-0 0. **Totals** 28-74 31-42 90.

CHARLOTTE: Bridges 3-13 4-7 11, Knueppel 6-14 0-1 13, Diabate 3-4 1-1 7, Ball 5-19 1-1 15, Miller 6-10 3-3 17, G.Williams 4-6 0-0 12, Salaun 0-1 0-2 0, Kalkbrenner 4-4 2-2 10, Connaughton 2-3 2-2 8, Green 4-6 0-0 11, James 5-8 0-0 13, Mann 0-0 0-0 0. **Totals** 42-88 13-19 117.

Three-point Goals: Dallas 3-22 (Nembhard 1-2, Washington 1-4, Christie 1-9, B.Williams 0-1, Johnson 0-1, Poulakidas 0-1, Martin 0-2, Middleton 0-2), Charlotte 20-51 (G.Williams 4-6, Ball 4-13, Green 3-5, James 3-6, Connaughton 2-3, Miller 2-5, Bridges 1-5, Knueppel 1-7, Salaun 0-1). **Fouled Out:** None. **Rebounds:** Dallas 42 (Middleton 9), Charlotte 49 (Diabate, James 8). **Assists:** Dallas 19 (Nembhard 4), Charlotte 31 (Ball 9). **Total Fouls:** Dallas 19, Charlotte 31. **A:** 19,519 (19,077)

Cavaliers 113, Pistons 109

DETROIT	27	21	32	29	— 109
CLEVELAND	25	29	35	24	— 113

DETROIT: Harris 6-12 6-7 19, Thompson 7-11 2-4 16, Duren 7-9 10-14 24, Cunningham 4-16 2-2 10, Robinson 2-6 2-2 8, Holland II 3-4 0-0 8, Stewart 2-4 0-0 4, Green 5-7 0-0 13, Jenkins 2-4 0-0 5, LeVert 1-4 0-0 2. **Totals** 39-77 22-29 109.

CLEVELAND: Mobley 5-9 6-8 18, Tyson 8-15 1-3 22, Allen 4-7 0-2 8, Harden 5-17 6-6 18, Merrill 3-10 0-0 9, Bryant 2-5 3-3 9, Ellis 2-5 3-3 7, Porter Jr. 3-8 0-0 7, Schroder 6-10 1-1 15. **Totals** 38-86 20-26 113.

Three-point Goals: Detroit 9-24 (Green 3-5, Holland II 2-3, Robinson 2-5, Jenkins 1-1, Harris 1-3, Thompson 0-1, Cunningham 0-3, LeVert 0-3), Cleveland 17-46 (Tyson 5-12, Merrill 3-7, Schroder 2-3, Bryant 2-4, Mobley 2-4, Harden 2-9, Porter Jr. 1-4, Ellis 0-3). **Fouled Out:** Detroit None, Cleveland 1 (Ellis). **Rebounds:** Detroit 44 (Duren 14), Cleveland 38 (Porter Jr. 8). **Assists:** Detroit 29 (Cunningham 14), Cleveland 27 (Harden 7). **Total Fouls:** Detroit 23, Cleveland 20. **A:** 19,432 (19,432)

TRANSACTIONS

NFL

Washington Commanders: Signed OL Andrew Wylie to a contract.
Seattle Seahawks: Tendered S Ty Okada and RB George Holani.

Knicks 111, Raptors 95

NEW YORK	32	36	19	24	— 111
TORONTO	31	27	24	13	— 95

NEW YORK: Anunoby 5-6 3-4 15, Hart 6-7 0-2 12, Towns 10-17 0-0 21, Bridges 4-7 2-2 11, Brunson 10-22 4-4 26, Diawara 3-6 0-0 8, Sochan 0-0 0-0 0, Robinson 1-1 0-0 2, Hukporti 0-0 0-0 0, Alvarado 2-4 0-0 4, Kolek 0-0 0-0 0, McCullar Jr. 0-0 0-0 0, Shamet 5-11 0-0 12. **Totals** 46-81 9-12 111.

TORONTO: Barnes 5-9 3-3 14, Ingram 11-20 6-7 31, Poeltl 4-6 1-1 9, Barrett 9-13 1-2 20, Quickley 4-14 2-2 13, Battle 0-0 0-0 0, Jackson-Davis 0-0 0-0 0, Mogbo 0-0 0-0 0, Mamukelashvili 1-6 2-2 4, Dick 0-1 0-0 0, Lawson 0-0 0-0 0, Martin 0-1 0-0 0, Shead 1-4 2-2 4, Walter 0-3 0-0 0. **Totals** 35-77 17-19 95.

Three-point Goals: New York 10-29 (Anunoby 2-2, Diawara 2-4, Brunson 2-7, Shamet 2-7, Bridges 1-2, Towns 1-4, Hart 0-1, Alvarado 0-2), Toronto 8-28 (Ingram 3-5, Quickley 3-10, Barnes 1-3, Barrett 1-3, Mamukelashvili 0-1, Martin 0-1, Shead 0-2, Walter 0-3). **Fouled Out:** None. **Rebounds:** New York 43 (Towns 12), Toronto 28 (Poeltl 7). **Assists:** New York 32 (Brunson 10), Toronto 24 (Quickley 12). **Total Fouls:** New York 17, Toronto 15. **A:** 19,800 (19,800)

Heat 124, Nets 98

BROOKLYN	28	26	21	23	— 98
MIAMI	34	35	22	33	— 124

BROOKLYN: Clowney 4-8 8-9 17, Porter Jr. 3-17 3-4 9, Claxton 2-7 0-0 4, Mann 3-5 2-2 8, Traore 5-12 2-2 14, Minott 0-2 0-0 0, Nelson 0-0 3-4 3, Williams 3-10 8-9 16, Wilson 0-1 0-0 0, Wolf 5-10 0-0 11, Sharpe 5-6 0-0 10, Agbaji 0-1 0-0 0, Saraf 3-7 0-0 6. **Totals** 33-86 26-30 98.

MIAMI: Larsson 1-5 1-2 3, Wiggins 5-9 2-2 13, Adebayo 11-24 0-0 23, Herro 8-15 5-5 22, Mitchell 3-5 0-0 8, Fontecchio 3-6 3-3 12, Gardner 1-1 0-0 3, Ware 5-8 0-0 11, Jakucionis 2-4 4-4 9, Jaquez Jr. 6-13 6-8 20, Young 0-1 0-0 0. **Totals** 45-91 21-24 124.

Three-point Goals: Brooklyn 6-32 (Traore 2-4, Williams 2-5, Wolf 1-3, Clowney 1-4, Agbaji 0-1, Mann 0-1, Wilson 0-1, Minott 0-2, Saraf 0-2, Porter Jr. 0-9), Miami 13-36 (Fontecchio 3-6, Jaquez Jr. 2-3, Mitchell 2-3, Gardner 1-1, Jakucionis 1-3, Ware 1-3, Herro 1-4, Wiggins 1-4, Adebayo 1-7, Larsson 0-2). **Fouled Out:** None. **Rebounds:** Brooklyn 38 (Sharpe 8), Miami 46 (Ware 13). **Assists:** Brooklyn 24 (Wolf 5), Miami 28 (Jakucionis 5). **Total Fouls:** Brooklyn 19, Miami 19. **A:** 19,700 (19,600)

Thunder 116, Bulls 108

OKLAHOMA CITY	26	29	32	29	— 116
CHICAGO	22	32	22	32	— 108

OKLAHOMA CITY: Dort 2-6 0-0 4, Wiggins 8-17 2-2 18, Holmgren 4-10 4-6 12, Joe 7-15 3-4 19, Wallace 6-13 4-4 17, Jay.Williams 6-11 2-2 17, K.Williams 0-3 1-2 1, Barnhizer 0-0 0-0 0, Caruso 2-9 4-4 8, McCain 8-15 0-0 20. **Totals** 43-99 20-24 116.

CHICAGO: Buzelis 3-9 3-4 11, Okoro 1-9 2-2 4, Yabusele 7-14 0-1 18, Giddey 5-12 1-2 14, Jones 5-10 2-2 15, Miller 3-5 0-0 8, Olbrich 0-1 0-0 0, Richards 6-9 0-2 12, Dillingham 3-7 0-0 6, Sexton 6-14 5-6 20. **Totals** 39-90 13-19 108.

Three-point Goals: Oklahoma City 10-42 (McCain 4-9, Jay.Williams 3-7, Joe 2-10, Wallace 1-3, Holmgren 0-2, Caruso 0-3, Dort 0-3, Wiggins 0-5), Chicago 17-49 (Yabusele 4-10, Jones 3-5, Giddey 3-7, Sexton 3-8, Miller 2-4, Buzelis 2-5, Olbrich 0-1, Richards 0-1, Dillingham 0-3, Okoro 0-5). **Fouled Out:** None. **Rebounds:** Oklahoma City 51 (Jay.Williams 16), Chicago 53 (Richards 13). **Assists:** Oklahoma City 23 (Jay.Williams 6), Chicago 27 (Giddey 9). **Total Fouls:** Oklahoma City 13, Chicago 22. **A:** 18,561 (20,917)

NBA LEADERS

Entering Tuesday's games.

SCORING	G	AVG
Doncic, LAL	48	32.5
Gilgeous-Alexander, OKC	51	31.8
Edwards, MIN	51	29.5
Maxey, PHI	58	29.1
Brown, BOS	54	29.0
Jokic, DEN	46	28.7
Mitchell, CLE	55	28.5

SOCCER

MLS

EAST	W	L	T	Pts	GF	GA
New York	2	0	0	6	3	1
Nashville	1	0	1	4	4	1
New York City FC	1	0	1	4	3	2
Chicago	1	1	0	3	4	2
Cincinnati	1	1	0	3	2	1
D.C. United	1	1	0	3	1	1
Inter Miami CF	1	1	0	3	4	5
Columbus	0	1	1	1	4	5
Charlotte FC	0	1	1	1	1	4
Philadelphia	0	2	0	0	1	3
Orlando City	0	2	0	0	3	6
Toronto FC	0	2	0	0	2	6
New England	0	2	0	0	1	5
Atlanta	0	2	0	0	0	4
CF Montreal	0	2	0	0	0	8

WEST	W	L	T	Pts	GF	GA
San Diego FC	2	0	0	6	7	0
Los Angeles FC	2	0	0	6	5	0
San Jose	2	0	0	6	5	0
Vancouver	2	0	0	6	4	0
LA Galaxy	1	0	1	4	4	1
Austin FC	1	0	1	4	3	2
FC Dallas	1	0	1	4	3	2
Minnesota United	1	0	1	4	3	2
Seattle	1	1	0	3	3	2
Colorado	1	1	0	3	2	2
Real Salt Lake	1	1	0	3	2	2
Portland	1	1	0	3	3	4
Houston	1	1	0	3	2	3
St. Louis City SC	0	1	1	1	1	3
Sporting KC	0	1	1	1	2	5

SATURDAY'S RESULTS

at New York 1, New England 0
at Chicago 3, CF Montreal 0
at Colorado 2, Portland 0
at Minnesota 1, Cincinnati 0
at Real Salt Lake 2, Seattle 1
at San Jose 2, Atlanta 0
Nashville 0, at FC Dallas 0
Los Angeles FC 2, at Houston 0
Columbus 2, at Sporting KC 2
at Vancouver 3, Toronto FC 0
at LA Galaxy 3, Charlotte FC 0

SUNDAY'S RESULTS

at Austin FC 1, D.C. United 0
New York City FC 2, at Philadelphia 1
Miami 4, at Orlando City 2
at San Diego FC 2, St. Louis City SC 0

SATURDAY'S MATCHES

Miami at D.C. United, 4:30
Houston at New England ppd.
Orlando City at New York City FC, 2:30
Real Salt Lake at Atlanta, 7:30
Austin FC at Charlotte FC, 7:30
Chicago at Columbus, 7:30
San Jose at Philadelphia, 7:30
San Diego FC at Sporting KC, 8:30
Minnesota at Nashville, 8:30
Seattle at St. Louis City SC, 8:30
LA Galaxy at Colorado, 9:30
FC Dallas at Los Angeles FC, 10:30
Vancouver at Portland, 10:30

SUNDAY'S MATCHES

CF Montreal at New York, 4:30
Toronto FC at Cincinnati, 7

HIGH SCHOOLS

TUESDAY'S RESULTS
BOYS' BASKETBALL
MARYLAND

Bowie 60, Crofton 52
CMIT Academy 74, Patuxent 59
Fairmont Heights 61, Douglass 43
Largo 70, Potomac (Md.) 55

PRIVATE

Clinton Grace 73, DeMatha 63
Takoma Academy 84, Saint James 83

VIRGINIA

Handley 70, Broad Run 62
Heritage 66, E.C. Glass 57
Landstown 65, Patriot 59
Manchester 78, Gainesville 58
Petersburg 102, Meridian 45
Stone Bridge 73, Albemarle 59
Westfield 72, Edison 37

GIRLS' BASKETBALL
MARYLAND

Chesapeake 52, Northeast 49 (OT)
Churchill 70, Bethesda-Chevy Chase 42
Clarksburg 69, Seneca Valley 41
Damascus 47, Magruder 29
Douglass 56, Surrattsville 32
Eleanor Roosevelt 64, Paint Branch 15
Huntingtown 52, Westlake 43
Richard Montgomery 57, Blake 37
Severna Park 57, Mergenthaler Vocational Tech 17
Thomas Stone 50, Calvert 35
Whitman 55, Gaithersburg 40
Wootton 64, Rockville 23

PRIVATE

Bishop McNamara 82, Riverdale Baptist 45

VIRGINIA

Glen Allen 60, Stone Bridge 40
Heritage 50, Charlottesville 44
Manchester 48, Gainesville 40
Oakton 53, South County 47
Osbourn Park 54, L.C. Bird 27
Salem 69, Woodgrove 38
West Potomac 56, Centreville 54

HOCKEY

NHL

ATLANTIC	GP	W	L	OT	Pts	GF	GA
x-Tampa Bay	58	38	16	4	80	209	153
Buffalo	61	36	19	6	78	209	183
Detroit	61	35	20	6	76	182	183
x-Montreal	59	33	17	9	75	208	193
Boston	60	34	21	5	73	202	188
x-Ottawa	59	29	22	8	66	197	188
Toronto	61	27	24	10	64	195	211
Florida	61	30	28	3	63	186	205

METROPOLITAN	GP	W	L	OT	Pts	GF	GA
Carolina	60	38	16	6	82	208	171
Pittsburgh	60	31	16	13	75	204	175
N.Y. Islanders	61	35	21	5	75	182	172
Columbus	60	31	21	8	70	192	191
Washington	63	31	25	7	69	199	189
Philadelphia	60	28	21	11	67	177	188
New Jersey	61	30	29	2	62	156	183
N.Y. Rangers	60	23	29	8	54	160	190

CENTRAL	GP	W	L	OT	Pts	GF	GA
x-Colorado	59	40	10	9	89	225	148
x-Dallas	60	37	14	9	83	206	164
x-Minnesota	61	35	16	10	80	204	179
Utah	61	32	25	4	68	193	169
Nashville	61	27	26	8	62	179	210
x-Winnipeg	59	23	26	10	56	168	184
x-Chicago	60	23	28	9	55	161	192
St. Louis	60	22	29	9	53	156	208

PACIFIC	GP	W	L	OT	Pts	GF	GA
Vegas	61	28	19	14	70	201	194
x-Anaheim	59	33	23	3	69	199	206
Seattle	60	29	22	9	67	171	176
x-Edmonton	61	29	24	8	66	215	206
x-San Jose	58	29	25	4	62	179	202
Los Angeles	60	24	22	14	62	155	179
x-Calgary	59	24	28	7	55	148	175
Vancouver	60	18	35	7	43	153	224

x-Late game

MONDAY'S RESULTS

Detroit 4, at Nashville 2
Columbus 5, at N.Y. Rangers 4 (OT)
Philadelphia 3, at Toronto 2 (SO)
at Seattle 2, Carolina 1
Dallas 6, at Vancouver 1
Colorado 4, at Los Angeles 2

TUESDAY'S RESULTS

Utah 3, at Washington 2
at Boston 2, Pittsburgh 1
at New Jersey 5, Florida 1
at Buffalo 3, Vegas 2
at Columbus 3, Columbus 2
Chicago at Winnipeg, late
Dallas at Calgary, late
Ottawa at Edmonton, late
Tampa Bay at Minnesota, late
Colorado at Anaheim, late
Montreal at San Jose, late

WEDNESDAY'S GAMES

Toronto at New Jersey, 7
Vegas at Detroit, 7
Carolina at Vancouver, 10
N.Y. Islanders at Anaheim, 10
St. Louis at Seattle, 10

THURSDAY'S GAMES

Buffalo at Pittsburgh, 7
Florida at Columbus, 7
Toronto at N.Y. Rangers, 7
Utah at Philadelphia, 7
Boston at Nashville, 8
Tampa Bay at Winnipeg, 8
Ottawa at Calgary, 9
N.Y. Islanders at Los Angeles, 9:30

FRIDAY'S GAMES

Florida at Detroit, 7
Colorado at Dallas, 8
Vancouver at Chicago, 8:30
Carolina at Edmonton, 9
Montreal at Anaheim, 9
Minnesota at Vegas, 10
St. Louis at San Jose, 10

SATURDAY'S GAMES

Washington at Boston, 12:30
N.Y. Rangers at New Jersey, 3
Nashville at Buffalo, 5:30
Philadelphia at Pittsburgh, 5:30
Tampa Bay at Toronto, 7
Utah at Columbus, 7
Vancouver at Winnipeg, 7
Montreal at Los Angeles, 7
Carolina at Calgary, 10

Utah 3, Capitals 2

UTAH	2	1	0	— 3
WASHINGTON	1	0	1	— 2

FIRST PERIOD

Scoring: 1, Utah, Guenther 28 (Schmaltz, Keller), 11:12. 2, Utah, Sergachev 10 (Guenther, Keller), 13:23 (pp). 3, Washington, Dubois 4 (Sandin), 19:27 (pp).

SECOND PERIOD

Scoring: 4, Utah, Peterka 21 (Cooley, Durzi), 18:24 (pp).

THIRD PERIOD

Scoring: 5, Washington, Leonard 11 (Strome, Chychrun), 6:31 (pp).

SHOTS ON GOAL

UTAH	9	8	6	— 23
WASHINGTON	6	7	11	— 24

Power-play opportunities: Utah 2 of 2; Washington 2 of 2. **Goalies:** Utah, Vejmelka 29-16-2 (24 shots-22 saves). Washington, Thompson 21-17-4 (23-20). **A:** 17,387 (18,277). **T:** 2:25.

Bruins 2, Penguins 1

PITTSBURGH	1	0	0	— 1
BOSTON	2	0	0	— 2

FIRST PERIOD

Scoring: 1, Pittsburgh, Karlsson 5 (Rust), 0:42. 2, Boston, Khusnutdinov 13 (Eyssimont), 5:10. 3, Boston, Mittelstadt 13 (Zadorov, Zacha), 6:00.

SHOTS ON GOAL

PITTSBURGH	7	15	13	— 35
BOSTON	12	11	5	— 28

Power-play opportunities: Pittsburgh 0 of 4; Boston 0 of 3. **Goalies:** Pittsburgh, Skinner 19-13-6 (28 shots-26 saves). Boston, Swayman 23-13-3 (35-34). **A:** 17,850 (17,565). **T:** 2:25.

Devils 5, Panthers 1

FLORIDA	1	0	0	— 1
NEW JERSEY	1	2	2	— 5

FIRST PERIOD

Scoring: 1, New Jersey, Gritsyuk 10 (Brown), 12:10. 2, Florida, Lundell 17 (Balinskis, Rodrigues), 14:37.

SECOND PERIOD

Scoring: 3, New Jersey, Hamilton 9 (Bratt, J.Hughes), 1:35. 4, New Jersey, Glass 14 (Hameenaho, Hamilton), 8:13.

THIRD PERIOD

Scoring: 5, New Jersey, Mercer 14, 16:23 (en). 6, New Jersey, Nemec 9 (J.Hughes, Brown), 19:20 (en).

SHOTS ON GOAL

FLORIDA	12	7	2	— 21
NEW JERSEY	10	11	12	— 33

Power-play opportunities: Florida 0 of 3; New Jersey 0 of 2. **Goalies:** Florida, Bobrovsky 22-19-1 (31 shots-28 saves). New Jersey, Markstrom 17-14-1 (21-20). **A:** 15,080 (16,514). **T:** 2:30.

Sabres 3, Golden Knights 2

VEGAS	0	2	0	— 2
BUFFALO	1	2	0	— 3

FIRST PERIOD

Scoring: 1, Buffalo, Zucker 16 (McLeod, Dahlin), 4:02.

SECOND PERIOD

Scoring: 2, Buffalo, Power 5 (Ostlund), 0:46. 3, Buffalo, Thompson 33 (Dahlin, Tuch), 5:44. 4, Vegas, Barbashev 18 (Theodore, Eichel), 6:50. 5, Vegas, Dorofeyev 29 (Smith), 8:27.

SHOTS ON GOAL

VEGAS	7	16	8	— 31
BUFFALO	11	12	5	— 28

Power-play opportunities: Vegas 0 of 1; Buffalo 0 of 1. **Goalies:** Vegas, Schmid 16-8-6 (28 shots-25 saves). Buffalo, Lyon 16-8-3 (31-28). **A:** 19,070 (19,070). **T:** 2:28.

Blue Jackets 3, Predators 2

NASHVILLE	1	1	0	— 2
COLUMBUS	1	0	2	— 3

FIRST PERIOD

Scoring: 1, Columbus, Fantilli 17 (Marchenko, Marchment), 14:23. 2, Nashville, Forsberg 27 (Evangelista, Stamkos), 19:32 (pp).

THIRD PERIOD

Scoring: 3, Columbus, Monahan 12, 1:52 (sh). 4, Columbus, Coyle 16 (Mateychuk, Severson), 6:07.

SHOTS ON GOAL

NASHVILLE	10	7	7	— 24
COLUMBUS	9	10	7	— 26

Power-play opportunities: Nashville 1 of 2; Columbus 0 of 4. **Goalies:** Nashville, Annunen 6-8-2 (27 shots-24 saves). Columbus, Greaves 19-12-7 (22-21). **A:** 16,526 (18,500). **T:** 2:39.

Flyers 3, Maple Leafs 2 (SO)

Late Monday

PHILADELPHIA	1	0	1	1	— 3
TORONTO	1	0	1	0	— 2

PHILADELPHIA WON SHOOTOUT 2-1
FIRST PERIOD

Scoring: 1, Toronto, Joshua 7 (Maccelli), 15:22. 2, Philadelphia, Dvorak 13 (Cates, Barkey), 18:38 (pp).

THIRD PERIOD

Scoring: 3, Philadelphia, Cates 12 (Brink), 14:42. 4, Toronto, Nylander 20 (Knies, Tavares), 17:30 (pp).

SHOOTOUT

Philadelphia 2 (Michkov G, Zegras G), Toronto 1 (Nylander G, Matthews NG, Domi NG).

SHOTS ON GOAL

PHILADELPHIA	14	4	5	2	— 25
TORONTO	7	11	9	4	— 31

Power-play opportunities: Philadelphia 1 of 3; Toronto 1 of 3. **Goalies:** Philadelphia, Vladar 19-9-6 (31 shots-29 saves). Toronto, Stolarz 7-8-2 (25-23). **A:** 18,255 (18,819). **T:** 2:43.

Kraken 2, Hurricanes 1

Late Monday

CAROLINA	0	1	0	— 1
SEATTLE	0	2	0	— 2

SECOND PERIOD

Scoring: 1, Seattle, Kakko 8 (Larsson), 3:22. 2, Seattle, Meyers 6 (Larsson, Gaudreau), 8:48. 3, Carolina, Ehlers 16 (Walker, Martinook), 18:30.

SHOTS ON GOAL

CAROLINA	13	14	9	— 36
SEATTLE	7	6	2	— 15

Power-play opportunities: Carolina 0 of 1; Seattle 0 of 3. **Goalies:** Carolina, Andersen 8-11-5 (15 shots-13 saves). Seattle, Daccord 18-13-5 (36-35). **A:** 17,151 (17,100). **T:** 2:28.

Avalanche 4, Kings 2

Late Monday

COLORADO	2	0	2	— 4
LOS ANGELES	1	1	0	— 2

FIRST PERIOD

Scoring: 1, Colorado, MacKinnon 41 (Landeskog, Necas), 4:27. 2, Colorado, Landeskog 8 (Necas, Burns), 10:13. 3, Los Angeles, Clarke 8 (Kopitar), 17:20 (pp).

SECOND PERIOD

Scoring: 4, Los Angeles, Booth 1 (Dumoulin, Kempe), 8:32.

THIRD PERIOD

Scoring: 5, Colorado, Toews 2 (Makar, MacKinnon), 15:05. 6, Colorado, Necas 26 (Landeskog), 19:58 (en).

SHOTS ON GOAL

COLORADO	9	14	17	— 40
LOS ANGELES	8	5	8	— 21

Power-play opportunities: Col

The Washington Post
METRO
WEDNESDAY, MARCH 4, 2026 EZ RE

Commanders, D.C. agree to settle lawsuit

BY JENNY GATHRIGHT

The Washington Commanders have agreed to pay D.C. $1 million to settle a 2022 lawsuit that accused the team's previous owner, Daniel Snyder, of misleading fans about an investigation into sexual harassment and a hostile work environment.

The settlement — in which the Commanders and Snyder admitted no fault — came together because the involved parties "wish to resolve this dispute amicably, without the time, cost, and inconvenience of litigation," the agreement said.

The resolution of the years-old lawsuit comes as the city's relations with the team have gone from frosty under Snyder to cozy under new ownership.

Snyder sold the team to Josh Harris in 2023, and last year, D.C. Mayor Muriel E. Bowser (D) announced a $3.7 billion deal with the organization to build a football stadium and housing and retail at the long-languishing RFK site. As part of the stadium deal approved by the D.C. Council, the team will receive more than $1 billion in D.C. taxpayer funds and more than $1 billion in city tax breaks — a level of public funding applauded by supporters as a smart investment and derided by critics as a giveaway to billionaires.

FILING CLAIMED THAT TEAM MISLED FANS

Resolution regarding probe into harassment claims

Snyder and the Commanders did not respond to requests for comment on the settlement.

In 2020, The Washington Post reported on the accounts of 15 women who said they were sexually harassed during their time working for the team.

The allegations spanned most of Snyder's decades-long tenure as team owner and prompted the team to hire an attorney to conduct an investigation of the matter. Then, The Post reported, despite prior promises to cooperate with that investigation, Snyder's attorneys tried to prevent the investigator from speaking to a woman who had made a sexual misconduct allegation against him. Snyder and his attorney denied attempting to silence the accuser.

Former D.C. Attorney General Karl A. Racine filed the lawsuit in 2022 under the city's consumer protection law, alleging that Snyder interfered with investigations into the team's toxic workplace and lied about his role in a culture of sexual harassment.

As a result, the attorney general's office alleged, Snyder misled D.C. consumers who bought tickets and merchandise.

The lawsuit also named the team, the NFL and NFL Commissioner Roger Goodell as defendants.

SEE COMMANDERS ON B13

A gentle blanket

MAXINE WALLACE/THE WASHINGTON POST

Snow falls at Farragut Square in downtown Washington on Monday afternoon. Although the minor weather event didn't leave behind any accumulation, it did prompt a few area school systems to opt for a two-hour delay Tuesday morning.

McDuffie rolls out mayoral policy plan

Former D.C. Council member is focused on affordability issues

BY MEAGAN FLYNN

D.C. mayoral candidate Kenyan R. McDuffie rolled out a policy platform Tuesday in which he pledged to lower the costs of housing, utilities and child care while diversifying the economy, bringing the key issues in the city's marquee 2026 election into sharper focus.

Both McDuffie and his chief opponent in the June Democratic primary, D.C. Council member Janeese Lewis George (D-Ward 4), are pitching voters on policies centered on affordability — a quickly emerging theme of the mayoral race as residents face higher costs of living, including soaring energy bills.

But the two candidates are taking dueling approaches to tackling those issues. As Lewis George pitches a number of big-ticket D.C. policy changes, such as creating social housing — publicly owned and subsidized mixed-income housing — and universal subsidized child care, McDuffie's platform promises enhancements and new ideas that are largely within the District's existing programs and services.

In an interview, McDuffie, who spent 13 years on the D.C. Council before his resignation in January to run for mayor, sought to position himself as the most experienced candidate who would offer practical, achievable policy ideas that deliver "change but not chaos."

Voters, he said, "want a mayor that delivers a city that is more affordable, that ushers in opportunity, especially in places where residents have been marginalized and people are living in the shadows," McDuffie said. "I'm going to fight to bring those residents out of the shadows into the light and make Washington, D.C., the most affordable city in the United States."

Among the proposals in McDuffie's eight-page platform are: an expansion of an existing down payment assistance program for first-time home buyers;

SEE MCDUFFIE ON B16

TODAY'S WEATHER

8 a.m.	Noon	4 p.m.	8 p.m.
49°	53°	55°	51°

High today at approx. 3 p.m.: **56°**
Precip: **85%** Wind: **NNE 4-8 mph**

For weather news, go to B16

CAPITAL WEATHER GANG

The potential for severe weather has ticked up for some parts of the U.S. B14

VIRGINIA

An offshore wind farm is among 5 back in business after a legal victory. B14

MARYLAND

A bill has been introduced aimed at protecting state inspectors general. B13

Despite the theft of guitar, Music Land and its fans still work in harmony

Incident involving expensive instrument hasn't ruined Maryland shop's inclusive spirit, which has always thrived on trust

BALTIMORE SUN

BALTIMORE — Eleven years ago, Larry Noto took the reins of one of Harford County's oldest music institutions. Since 2015 Noto has turned his father's passion — Music Land on Gateway Drive in Bel Air — from a sole proprietorship to a corporation with a full-time staff of about a dozen, about 12 music teachers and additional part-timers.

The store hosts open mic nights once a month, offers music lessons, has a repair shop, sells a wide variety of musical instruments and equipment, and has a consignment program that has brokered some interesting items, such as a $15,000 Martin guitar that was stolen from the shop in early February.

Noto said Music Land has operated on trust, with the goal of delivering a welcoming environment for everyone, and that the theft will not impact that.

"There are some practical changes to monitor the room a little better, put locks on hooks because I don't want everything behind cages," Noto said. "But this is the place you want people to try music and play music, and I don't want to lose that. We want people to touch the instruments because that's what you can't get buying on the internet."

Larry's father, Joe, was the founder of Music Land — the store's legacy dates back to the mid-1960s when, at age 26, Joe Noto opened a music shop in Baltimore's Govans neighborhood, 10 years after he moved to America from his home in Sicily.

In the evenings, Joe Noto made appearances at local restaurants,

SEE MUSIC ON B13

Guitar theft at Md. music shop doesn't kill the vibe

MUSIC FROM B12

clubs and other venues, playing the piano or accordion alongside his jazz band with a tobacco pipe hanging from his mouth. Noto became well-known in the state's music scene.

"Everywhere we would go, someone would know my father," Larry Noto said. "People come in the store to this day with stories of him and receipts signed by him."

Joe Noto's shop operated in Baltimore until 1971 when he moved it to a small house on Bond Street in Bel Air, where he officially named the store Music Land. Less than a decade later, Music Land moved to Harford County and then Joe Noto bought a lot of land in Bel Air and built the store's current location in 1989.

He ran the store with no digitized inventory, website or digital payroll system. His customers would come in and were offered recommendations based on what Joe Noto knew that specific customer liked in terms of music equipment.

"If you were a Music Land customer, you knew your instrument came from Music Land because it would smell like Captain Black [tobacco]," Larry Noto said. "He was known for his pipe and people loved it."

Joe Noto was diagnosed with Stage 4 throat cancer that later spread to his tongue, and died in 2015.

At the time, Larry Noto had been serving as the director of marketing for the National Aquarium in Baltimore. After meeting with his father to convert the business, Larry Noto went home where he watched his life's work take a turn as riots broke out in Baltimore City following Freddie Gray's death from injuries suffered while in police custody.

"My work was telling people Baltimore is safe and a great place to visit, and now there are images of the city burning on the worldwide news," Noto said. "I think I knew that night what I was supposed to do."

Some of Larry Noto's best memories with his father came from the family's annual trip to Disney World. Noto would joke that the annual Disney trip was the only thing that got his father to leave Music Land since he wouldn't leave work even to go to lunch.

Due to his family's love for Disney World, Noto said he was inspired to name the business's corporation Joe Noto's Music Land — a sort of homage to Walt Disney World's naming in honor of Walt Disney, who died before the park was built.

"It was very important for me when I took over to send a message to the community that we were going to move forward," Noto said. "Everything Disney does is forward moving, but they remember their history."

Noto's father died about a week after converting the shop to a corporation at the age of 72, and Noto took over the business while continuing his role at the National Aquarium for a few months before transitioning full time to running Music Land.

Despite his father's passion for music, Noto did not grow up as musically inclined as his father and had really no idea about the intricacies of instruments. He leaned on the connections his father had in the instrument manufacturing community and expanded the store's staff to maintain the level of customer service his father delivered.

Noto's evolution of the store also included the implementation of technology for everything from payroll to a website that allows staff to process orders from around the world. Outside of business operations, Noto expanded the store to 8,000 square feet by converting storage space that was formerly home to two other businesses, into a live music area.

"When I was talking to my team, I said we need to build a destination here because a guitar is a guitar and you can buy the same one online but people want that old-school music store where you can come and talk music, play music and celebrate music," Noto said.

Looking back on the store's 55-year history, Noto said Music Land has been through a lot since he took over 11 years ago, but he is honored to continue his father's legacy.

"It hits me every now and again that is really an awesome responsibility, not just because it's an opportunity to carry on my father's legacy, but I know what this store has meant to a lot of people," Noto said. "Fifty-five years is a great legacy."

JONATHAN NEWTON/THE WASHINGTON POST

Ex-Washington Commanders owner Daniel Snyder and the team admitted no fault in the settlement over workplace allegations.

Commanders agree to pay $1M to settle suit

COMMANDERS FROM B12

The defendants denied the allegations in the lawsuit, calling them factually baseless. At the time, the team's lawyers argued that the Snyders had acknowledged mistakes and apologized for overseeing an "unacceptable" workplace culture.

The lawsuit had not entered discovery. It had instead been in a legal holding pattern for years as the parties awaited a judge's decision about whether it belonged in federal or local court. By the time the judge made the decision to place the case in D.C. Superior Court, it had been years since the case's filing and Snyder was long-removed from the organization.

D.C. Attorney General Brian Schwalb said in a news release announcing the settlement that the football team, after years under its new leadership, had undergone a significant culture change.

"The Commanders' current owners have commendably opened a new chapter in the team's history, committing to ensure all employees are protected from abuse and treated with dignity.

"Every business operating in the District has an obligation to provide honest information to its customers, and the Commanders' loyal fan base deserves no less. I want to thank the victims for coming forward to tell their stories — without their bravery, none of this would have come to light."

MARYLAND

Proposed bill would protect inspectors general

BALTIMORE SUN

Two Maryland lawmakers introduced legislation Thursday aimed at protecting the independence of inspectors general and ensuring they can access records needed for official investigations.

GOP Del. Ryan Nawrocki and Democratic Del. Vaughn Stewart said Thursday that current rules allow agencies under investigation delay or block oversight by forcing inspectors general to submit public information requests rather than obey lawful subpoena orders.

"That means the subject of an investigation can control the evidence," Nawrocki said in a statement posted to his social media. "That's not accountability. That's bureaucracy protecting itself."

Stewart echoed that in a statement on his own social media accounts.

"When the subject of an investigation controls access to the evidence, accountability suffers," Stewart said. "That's not oversight. That's a loophole."

The bill comes two days after Baltimore's inspector general, Isabel Mercedes Cumming, sued the city, alleging officials have blocked subpoenas and recast them as public information requests. Cumming filed in Circuit Court, seeking recognition of her office's independence and authority to enforce subpoenas.

She also asked for an injunction blocking city officials from interfering with investigations and the watchdog's confidential systems.

Baltimore officials, meanwhile, have defended putting limits on the inspector general's access, saying they were following guidance sent in a letter from the Maryland attorney general's office.

GRAEME SLOAN/SIPA USA VIA REUTERS CONNECT

The office of Attorney General Anthony G. Brown had to clarify the advice given in a Feb. 10 letter.

Maryland Attorney General Anthony G. Brown clarified that letter on Feb. 10, calling it "fairly boilerplate advice" and not an opinion about whether the city's oversight office is acting "within or out of bounds."

Other localities have questioned an inspector general's authority to look into different agencies, such as education.

The bill introduced Thursday clarifies that inspectors general are not subject to standard Maryland Public Information Act, or MPIA, restrictions when conducting official inquiries. It also removes conflicting legal interpretations over IG authority in cities and counties.

"So grateful to the legislators who rose to fight for the inspector generals," Cumming wrote in a statement posted to her social media on Thursday.

In addition, inspector general offices in Montgomery, Howard and Baltimore counties all support the proposal.

MARYLAND

House passes bills to restrict ICE sites

BALTIMORE SUN

The Maryland House of Delegates passed two bills Thursday to restrict the spread and impact of immigration detention facilities in the state, amid work by the Department of Homeland Security (DHS) and private companies to set up immigration detention centers. The legislation now goes to the State Senate.

One bill, HB 1017, that passed 98-36 require specific local zoning for private immigration detention centers, and another, HB 1018, that passed 98-37, would place minimum standards on all immigration detention centers and correctional facilities in the state. The two bills would immediately become law if signed by the governor. The Senate versions do not have hearings scheduled.

"We had those two bills today, HB 1017 and 1018, they're really all about accountability," House Government, Labor and Elections Committee Chair Del. Melissa Wells, a Baltimore City Democrat, said. "The intent is that we want to make sure that when we have facilities in our state, with regard to how they're housing people that are in detention or incarcerated, that they're meeting minimum standards and that we're aware of any of the impacts it could have on the local community."

House Republicans, including Minority Leader Del. Jason Buckel of Allegany County, said that the legislation imposing minimum standards on immigration detention centers would go against the Constitution's Supremacy Clause, which says that federal law outweighs state law. He added that the part of the legislation on minimum standards could not be used against a federal immigration facility. "I don't want anyone in this room to think that you have the power and the ability to do the things that you're telling the activists and the advocates, on Lawyer's Mall, that you're going to do," Buckel said.

There are several ICE-related bills being considered by the General Assembly. The first bill passed by the Maryland General Assembly in the 2026 session was to end formal agreements between local law enforcement agencies and ICE. The Senate has passed a bill to prohibit all law enforcement agents from wearing face coverings, which is awaiting a vote in the House of Delegates.

MAXINE WALLACE/THE WASHINGTON POST

The House of Delegates' twin bills would restrict the spread and impact of ICE detention centers.

HB 1018, sponsored by Montgomery County Democrat Del. Vaughn Stewart, would require the minimum care and condition standards applicable to incarcerated people in the state to also apply to detainees in immigration facilities. Facilities would have to have reliable utilities, functioning heat control, and an emergency power system. The legislation would also require reporting by health care workers and security guards if certain regulations are not being followed. If an immigration detention facility or other correctional facility is found to have life-threatening or health-endangering conditions, the legislation would allow the Maryland Commission on Correctional Standards to close the facility.

In a confidential letter from Maryland Assistant Attorney General Natalie Bilbrough shared with The Baltimore Sun by the House Republican Caucus, Bilbrough argued that HB 1018 legislation is "not clearly unconstitutional," but could present "significant legal risk" if the legislation is enforced on federal agencies, including ICE.

Stewart said in an interview with the Sun that the legislation does not specifically target the federal government, instead just includes immigration facilities under policies monitoring safety and energy use in all correctional institutions. He said that while the Washington County facility was one reason for the bill, as was general concerns about the impacts on the power grid and healthcare system caused by any large correctional center.

The zoning bill, sponsored by Wells, would require specific local zoning for private immigration detention centers to operate or be approved. The legislation was supported by Howard County Executive Calvin Ball, who argued in a hearing that the legislation allows local government to have more oversight into incoming facilities that could have a major impact on their communities.

"We want to make sure that moving forward, if folks want to have the detention center, that that local jurisdiction is aware that it will be coming and that they have expressed zoning established for that purpose." Wells said in an interview with the Sun.

The bills come as the U.S. Immigration and Customs Enforcement (ICE) attempts to increase its presence in the state.

In January, the Department of Homeland Security has purchased a warehouse in Washington County to turn into an immigration detention center housing up to 1,500 detainees.

The Washington County Board of County Commissioners voted on Feb. 10 in support of DHS and Immigration and Customs Enforcement (ICE) activity in the county. Maryland Attorney General Anthony Brown sued the Trump administration on Monday to stop the warehouse from being turned into an immigration detention center.

The Howard County Council stopped a private detention center from attempting to set up in Elkridge last month through emergency legislation. The Baltimore County Council passed a bill on Feb. 17 to ban private immigration detention centers after reports said an ICE field office was coming to the county.

A processing facility in Baltimore City has been the subject of two tours by members of Congress after a viral video showed crowded conditions in the facility during the January snowstorm.

State Senate President Bill Ferguson has not specifically endorsed either bill, but said on Tuesday during a reporter roundtable that he anticipates moving forward with legislation related to immigration detention centers.

Ferguson said there are methods the state government can take to regulate the facilities, especially through health and safety standards, that does not violate the supremacy of federal laws over state laws.

The Guide to Offers
The Washington Post

Enter for the chance to win a pair of tickets to The DMV's Ultimate 00's Live Band Dance Party March 13, 2026

Step into a time machine and experience The DMV's Ultimate 00's Live Band Dance Party, featuring an unforgettable performance by So Fetch and a high-energy DJ set from DJ Blackberri. This one-of-a-kind event brings the biggest hits of the 2000s back to life performed live with the energy, sound, and crowd interaction that made the era iconic. Come ready to dance, sing at the top of your lungs, and relive the soundtrack of a generation.

See details at https://www.washingtonpost.com/entertainment/events/lists/388

VIRGINIA

5 East Coast offshore wind projects restart construction

TRIBUNE NEWS SERVICE

The five East Coast offshore wind projects that recently won court victories over the Trump administration have restarted construction, but they make up just a small fraction of Atlantic states' ambitious plans for offshore wind. And the dozens of projects that have yet to start construction have little chance of advancing while Trump remains in office.

"If you were going to make the best estimate of what's going to happen, it would be that no other projects other than these five are going to move forward over the next three years," said Warren Leon, executive director of the Clean Energy States Alliance, a nonprofit coalition of state energy agencies.

State leaders have been relying on these projects to underpin their transitions to clean electricity and to meet their growing energy needs, largely driven by data centers and artificial intelligence. But Trump's hostility toward offshore wind has shown the political vulnerability of an industry that operates in federal waters and relies on the government as a landlord.

Trump has opposed offshore wind for years, making false claims that it harms whales, is unreliable and drives up energy costs. He seems to have adopted that stance following the construction of an offshore wind farm near his golf course in Scotland, viewing the turbines as an eyesore.

In trying to halt the five East Coast projects, the Trump administration cited classified national security threats. But judges reviewed the classified materials and ruled that those concerns were not sufficient to stop work. They also noted the irreparable economic losses from delays and the likelihood that the developers' lawsuits could eventually succeed.

Some analysts have noted that Trump's long-standing campaign against wind may make it difficult for federal lawyers to convince the courts that the stop-work orders were not politically motivated.

If completed, the five projects will produce nearly 6 gigawatts of electricity to East Coast states, enough to power roughly 2.5 million homes. Offshore wind advocates say the projects will provide a massive boost to the region's energy stability.

TED SHAFFREY/AP

An American flag flaps on the back of a ferry as it passes the Block Island Wind Farm in the Atlantic Ocean off the coast of Rhode Island.

Projects move ahead

In December, federal officials issued a stop-work order for the five offshore wind projects currently under construction, off the coasts of Connecticut, Massachusetts, New York, Rhode Island and Virginia. Developers and states sued to block the orders.

In a ruling earlier this month, Judge Royce Lamberth of the U.S. District Court for the District of Columbia granted an injunction blocking the federal order for the Sunrise Wind project off New York. He cited the four previous cases in which offshore wind developers had prevailed against the feds.

"Every court to review this question has now found that the loss of specialized vessels and resulting delays amounts to irreparable harm," Lamberth said from the bench, according to the East End Beacon. "I agree."

The Empire Wind project, off the coast of New York, is expected to provide enough electricity to power 500,000 homes.

"We absolutely need this energy, and we need it yesterday," said state Sen. Andrew Gounardes, a Democrat. "The fact that now we are back on track and anticipating energy to start coming through by the end of this year is enormously exciting and enormously beneficial."

Sam Salustro, senior vice president of policy and market affairs with Oceantic Network, an industry lobbying group for offshore wind energy, noted that many states have seen surging electricity demands in recent years, adding to the urgency of completing the projects.

"These projects are so close to the finish line and putting electricity on the grid," he said. "Every single time we get another turbine up, it gets harder to justify stopping the industry from moving forward."

Some Republicans have joined Trump in challenging offshore wind and clean energy. But nine U.S. House Republicans wrote a letter to federal officials last month questioning Trump's efforts to halt construction on the projects.

"America's energy policy should be grounded in facts, fiscal responsibility, and the national interest — not ideology or politics," the lawmakers wrote, according to E&E News.

While developers resume work, some observers have noted the rulings were specific to the construction phase on the projects, not their operation. Some expect Trump to mount a fresh challenge once turbines are actually spinning.

"This administration has had fervent and frequent opposition to offshore wind and has demonstrated a retaliatory posture when they lose in court," said Timothy Fox, managing director at ClearView Energy Partners LLC, an independent research firm. "We could see the administration trying to stop these projects again."

Backers note that the projects have already undergone extensive, years-long reviews in consultation with federal agencies that found no national security concerns.

Officials with the federal Bureau of Ocean Energy Management declined a Stateline interview request, citing ongoing litigation.

Larger plans stalled

Across the East Coast, eight states have committed to building more than 45 gigawatts of offshore wind energy by 2040 — enough to power more than 30 million homes. Those states have also invested heavily in upgrading their ports to handle specialized vessels and giant turbines, building manufacturing facilities, expanding transmission infrastructure and training an offshore wind workforce.

While no states have yet abandoned their commitments to offshore wind, even industry backers say their timelines will be nearly impossible to reach after Trump's attacks on the industry.

"You're going to have to change the time frame," said New Jersey state Sen. Bob Smith, the Democratic chair of the Senate Environment and Energy Committee. "I don't think there's any way you can avoid that."

Since taking office, Trump has halted permits and leases for other planned offshore wind projects, canceled $679 million in funding to support manufacturing and ports, ended clean energy tax credits and announced plans to cancel the approval of a Maryland offshore wind project.

Maryland state Del. Lorig Charkoudian, a Democrat who has been a key backer of offshore wind, said the state's commitment of 8.5 gigawatts by 2035 is "probably not going to happen."

Trump's administration has said it will revoke the permit for a pending project in federal waters off Maryland, but Charkoudian expressed hope that it will survive legal challenges and move toward construction. But in two other lease areas that Maryland was counting on to meet its target, developers have been thwarted by Trump's halt on new permits.

States still committed

Despite the setbacks, state lawmakers say they still believe in the long-term future of offshore wind.

Smith, the New Jersey legislator, said it's a matter of basic economics. He pointed to the country's rapidly increasing energy demands, and the massive amounts of power offshore wind can provide.

"The more wind farms that are up and the more they're providing electricity for America, the more they prove the value of the concept," he said. "My bet is that in two years and 11 months [when Trump is out of office] we're going to have a very robust wind program in the U.S."

Smith is pushing for improvements to the state's transmission infrastructure, so new projects can be added quickly in the future.

Massachusetts Democratic state Sen. Jamie Eldridge said he also believes offshore wind can outlast Trump.

"Massachusetts is facing high utility bills, brownouts and blackouts as energy use goes up," he said. "Offshore wind is a very dependable source of energy, and projects coming online will provide assurances for that power in times when there's significant energy needs on the grid."

In Maryland, state leaders are focused on building more battery energy storage facilities as they wait for wind to catch up.

"I don't want to downplay the damage that this administration is causing, but we're resilient," Charkoudian said. "We'll be a couple of years delayed for sure, but we do have a path forward."

But some analysts say Trump has exposed the political vulnerability of offshore wind, which could make developers and investors wary even if a new administration takes office. Fox, with the energy research firm, said that the best case for offshore wind may actually be a more traditional Republican winning the presidency.

"A Democratic administration could revert right back, but if you saw a pivot among the Republican Party to a more traditional all-of-the-above energy ethos, favoring state rights, that could provide the four-plus year stability that may be necessary to rebuild this industry," he said.

2023 PHOTO BY SETH WENIG/AP

A generator and its blades are prepared for transport to the open ocean for the South Fork Wind farm in New London, Connecticut.

CAPITAL WEATHER GANG

Tornado season is coming: Stormy weather may be brewing in some of U.S.

BY MATTHEW CAPPUCCI

The potential for severe weather has ticked up this week, as we turn into meteorological spring. There are four coming days beginning Wednesday that forecasters are tracking with the potential for severe thunderstorms — particularly in central states — and there's even the chance of a couple of tornadoes.

The National Weather Service's Storm Prediction Center has already highlighted every day Wednesday through Saturday as having a severe storm risk. The most widespread and potentially significant storms are expected Friday, some of which may be rotating supercells.

March is typically when we see a sudden ramp-up of storminess as the retreating cold of winter clashes with insurgences of warm, humid springtime air from the gulf. By April, we're in the thick of tornado season, which peaks in May and continues strong into June.

Typically, the Deep South sees its nastiest weather early in the season. Then storms spread farther north into the southern and central Plains and eventually the High Plains and Rockies by the start of meteorological summer in June.

The upcoming pattern

The jet stream — a river of swiftly moving winds in the atmosphere — is about to dip over the western United States. That allows frigid air aloft to spill south over the Rockies. Pockets of cold air, low pressure and spin pinch off from this blob of upper-level cold; we call each one a *shortwave*.

Individual shortwaves will eject east toward the Plains and Midwest. Ahead of them, warm, humid gulf air wafting northward will make for instability, or thunderstorm fuel. Each approaching shortwave encourages the air ahead of it to rise, generating thunderstorms. And with strong jet stream winds aloft, there's plenty of wind energy to tap into. That's why some of the storms could produce damaging gusts as they mix momentum to the surface. A few tornadoes are possible where changing winds with height help storms to rotate.

Daily details: Wednesday

A slight (Level 2 out of 5) risk of severe weather has been drawn for northeast Texas, including the Dallas-Fort Worth metroplex and Paris; southeast Oklahoma, including Idabel; and western Arkansas, including Texarkana and the Interstate 30 corridor. Low pressure over Missouri will drag a cold front east into a moisture-rich air mass, causing a few individual supercells to blossom by midafternoon. Initial discrete (isolated) storms will pose the threat of hail up to ping-pong-ball size; there's a marginal, but non-zero, risk of an isolated tornado.

By mid-evening, thunderstorms will likely merge into windy lines and clusters as they push east-northeast into the Ozarks.

Thursday

A slight (Level 2 out of 5) risk encapsulates West Texas, including Midland, Lubbock, Amarillo and the Panhandle; western Oklahoma, including Lawton, Elk City and Woodward; and southwest Kansas, including Liberal.

Low pressure in southeast Colorado will drag a dryline eastward, representing where dry, desert air impinges on moist gulf air.

That may make for a few late-day supercells after 4 p.m. or 5 p.m. with some risk for hen-egg-size hail, damaging gusts or a couple of tornadoes.

A caveat is the mid-level flow; about a mile up, winds are out of the south, parallel to the dryline. That means there won't be steering winds to push storms off the dryline. The result? Storms may move along it and merge into clusters after a couple of hours, reducing the tornado threat but increasing the risk of damaging winds.

Friday

An enhanced (Level 3 out of 5) risk has already been drawn by the Storm Prediction Center four days in advance; it stretches from Missouri's St. Joseph and Kansas City to Tulsa, Oklahoma City and Ardmore in Oklahoma. A broader slight (Level 2 out of 5) risk spans from Chicago and La Crosse, Wisconsin, all the way to Dallas, Waco and Abilene in Texas; and also includes Springfield, Missouri; Wichita, Kansas;, Omaha and Lincoln, Nebraska; and Springfield, Illinois.

That covers a large amount of area. Low pressure over Sioux Falls, South Dakota, will draw an expansive warm sector northwards meaning there is a broad area where storms can form ahead of an approaching frontal system. And with changing winds with height associated with a robust jet stream dip approaching, confidence is increasing in the potential for some tornadic supercells.

It's also probable that storms will continue into the first half of the overnight, feeding off a low-level jet stream (strong southerly winds a mile above the ground) that will ramp up around nightfall. Storms may also move repeatedly over the same areas, dumping heavy rain.

Saturday

That same front will probably get hung up along Interstate 30 from Dallas to Texarkana. It may touch off a few additional storms with wind or hail, but confidence in the position of the front, and subsequently any expected hazards, is low.

NOTABLE DEATHS

Kara Braxton, 43

Kara Braxton, who won two WNBA championships during a 10-year career, died Feb. 21.

"It is with profound sadness that we mourn the passing of 2x WNBA Champion Kara Braxton," the WNBA said in a statement Sunday. "Our thoughts are with her family, friends, and former teammates at this time."

Ms. Braxton was involved in a single-car crash in Georgia.

Born in Jackson, Michigan, along with twin sister Kim, Ms. Braxton played high school basketball at Jackson High for one season and at Westview High in Portland, Oregon, for three seasons.

Ms. Braxton, a 6-foot-6 center-forward, played at the University of Georgia from 2001 to 2004, earning SEC freshman of the year and first-team all-conference honors in 2002. She averaged 15.4 points and 7.3 rebounds a game during her three seasons with the Bulldogs.

"Rest in peace Kara," Georgia basketball posted on X.

Ms. Braxton was selected by the Detroit Shock at No. 7 overall in the 2005 draft. She spent five seasons with the team, winning the WNBA championship in 2006 and 2008 and earning her only all-star nod in 2007. She also played for the Phoenix Mercury from 2010-11 and the New York Liberty from 2011-14, finishing with career averages of 7.6 points and 4.7 rebounds a game.

"We mourn the loss of Kara Braxton, a former Liberty player whose presence and passion left a lasting impact on our organization and the women's game," the Liberty wrote Sunday on X. "Our hearts are with her family, friends, teammates, and all who were touched by her spirit. Her impact will not be forgotten."

Ms. Braxton is survived by her husband, Jarvis Jackson, and two sons, Jelani Thurman and Jream Jackson.

Thurman, a tight end who played three seasons at Ohio State before transferring to North Carolina last month, posted a number of tributes to his mother on his Instagram Story, including a photo of her kissing him as a baby at a Shock media day photo shoot.

"imma miss my queen," Thurman wrote to accompany another photo, which appears to show him as an older child wearing his mother's No. 45 jersey to school.

Thurman also posted video of an interview from around the time Ohio State won the 2024 national championship in which he was asked what lessons he learned from his mother that helped get him to that point.

"Man, she taught me always go hard," Thurman said. "There's one goal, you know what you need to go to do."

ELAINE THOMPSON/AP

Kara Braxton, center, won two WNBA titles during her career. Ms. Braxton was a center-forward.

Sondra Lee, 97

Sondra Lee, a dancer and actor discovered by the legendary choreographer-director Jerome Robbins and originated the role of Tiger Lily on Broadway in "Peter Pan" and played Minnie Fay in the original production of "Hello, Dolly!," died Feb. 23 in New York City, according to her friend and colleague, the Rev. Joshua Ellis, a former Broadway press agent.

After her dancing days, Ms. Lee taught at Stella Adler's Conservatory and New York University. She also was a consultant to such films as "Places in the Heart" with Sally Field, "The Last of the Mohicans" with Daniel Day Lewis and "The Morning After" starring Jane Fonda, Jeff Bridges and Raul Julia.

In her 2009 memoir, "I've Slept With Everybody," she recounted meeting Robbins at the Shubert Theatre. She had just missed his audition for "High Button Shoes" and did not know who he was.

"Oh," she told him. "I just auditioned for 'Allegro' and they found I was too short so they let me go. So I'm going home to commit suicide." Robbins replied: "Don't go home and commit suicide, come over here and dance for me." She did and got the job, actually two comic roles in the show.

Robbins would become her champion and also gave her a nickname: "Peanuts," from the Charles Shultz cartoon strip. "I had been given a gift and I ran with it," she writes.

Other career highlights included supporting Bert Lahr and Angela Lansbury on Broadway in the farce "Hotel Paradiso," a role in the Robert Redford-led "Sunday in New York" on Broadway and an uncredited turn in Federico Fellini's "La Dolce Vita."

Ms. Lee originated the role of Tiger Lily in the 1954 Broadway production of "Peter Pan" — as well as playing the part in the 1955, 1956 and 1960 TV broadcasts of "Peter Pan" — working alongside Mary Martin.

In 1964, she began the longest run of her career. The director Gower Champion asked her to play Minnie Fay in the original production of "Hello, Dolly!" with Carol Channing. She would stay with the show for years and also tour with it from 1965 to 1968.

Ms. Lee's last public appearance was at Carnegie Hall in 2025 as part of the Transport Group's concert performance of "Hello, Dolly!" She received a prolonged standing ovation.

Oliver "Power" Grant, 52

Oliver "Power" Grant, the close Wu-Tang Clan affiliate who oversaw the group's enormously popular Wu Wear fashion line, died Feb. 23.

Mr. Grant's death was confirmed by social media posts from several Wu-Tang members including Method Man, who wrote "Paradise my Brother safe Travels!!" under a post of the two together.

"We couldn't have done it without him," GZA wrote in his own post. "Wu wouldn't have come to fruition without Power. His passing is a profound loss to us all."

The group members' posts did not cite a cause of death.

Mr. Grant, a childhood friend of Wu-Tang co-founder RZA's older brother, was a crucial figure in the sprawling New York hip-hop collective's ascent. Though he was not a performing member of the group, he helped raise capital for early recording sessions and structured Wu-Tang's finances and record deals — no small feat for a collective with such a vast archipelago of group and solo projects.

"We knew that if a brother got a deal for 150k, he could keep the majority of it, but it also would facilitate and help the other brothers," he told Passion of the Weiss in 2011. "It was part of our core and movement for us to spread the money around and help brothers eat, without a project out. It was like we were trust fund babies."

His work set a precedent for autonomy and creative control as hip-hop became a commercial juggernaut in the '90s.

"Everything that we learned was hard knock life, you figure it out as you go along, and take cues from those that are actively doing things," he said. "I wasn't a rapper, but the thrill of being a part of going and where they went, it was the inspiration for how it ended up that lead us all to going back, soaking up what we'd absorbed and coming back with 'Protect Ya Neck.'"

Mr. Grant was also the driving force behind Wu Wear, the group's wildly popular fashion line that netted tens of millions in revenue and became a fixture of '90s hip-hop iconography. The line was later revamped as Wu-Tang Brand, and relaunched as Wu Wear in 2017. He also had cameos as an actor alongside Method Man in the 1998 hip-hop classic "Belly" and 1999's "Black and White," and served as an executive producer for the group's many LPs.

— From News Services

1964 AP PHOTO

Sondra Lee, right, with Carol Channing, left, sings during a "Hello, Dolly!" cast recording session.

DEATH NOTICE

COLEY

BERYL ELAINE COLEY (Age 84)

On Feb. 14, 2026 Elaine peacefully entered eternal slumber. She is survived by her loving husband, James; her two children, Lauren and Chris and her four grandchildren, CJ, Chase, Chelsea and Channing.

She was a member of Delta Sigma Theta and a founding member of the Prince George's chapter.

Service will be held on Saturday, March 7, 2026, viewing 9:30 until time of sevice at 11 am at 15th St. Presbyterian Church 1701 R St NW DC. Interment: March 14, 2026 at 11 AM Beechwood Cemetery 3300 Fayetteville Street, Durham, NC

www.mcguire-services.com

When the need arises, let families find you in the Funeral Services Directory.

To be seen in the Funeral Services Directory, please call paid Death Notices at 202-334-4122.

The Washington Post

DEATH NOTICE

CONNELL

PATRICIA CONNELL MRS. "Pat" (Age 84)

Fairfax, Va. on Sunday February 22, 2026. Loving wife of Dick Connell; devoted mother of Rick (Teresa), Jon (Karen), Michael (Stephany) and Scott Connell; brother-in-law Harry Connell (Kathleen) and Patricia Greco (Leonard); grandmother of Tyler (Dominique), Nathan (Ellie); Riley, Spencer, Mary, Megan Gann (Jake), Jack and Hayley; great-grandmother to Kai and many nieces and nephews.

The family will receive friends at Fairfax Memorial Funeral Home, 9902 Braddock Rd., Fairfax, VA on February 4, 2026, from 4 pm to 8 pm. A Mass of Christian Burial will be offered at Church of the Nativity, 6400 Nativity Lane, Burke Va. 22015 on February 5th at 10 am, followed by the interment at Fairfax Memorial Park. At the request of Pat flowers can be sent to funeral home or donations to Church of the Nativity's Operation Starfish. Gifts to Starfish support community activities and housing development in Haiti.

www.fairfaxmemorialfuneralhome.com.

MORRISON

GLEN VIVIAN MORRISON (Age 69)

It is with regret that we notify the members of Steamfitters Local 602 of the death of Retired Brother Glen Vivian Morrison. Private services were held by the family. Notice # 2063

Sidney Bonilla F.S.T.

SOKOLSKI

ALAN SOKOLSKI

Alan Sokolski of Silver Spring, Maryland, passed away on March 3, 2026, at age 93. He was predeceased by his wife of nearly 60 years, Carol Stitt Sokolski (2016), and their younger daughter, Lauren Sokolski (2020). He is survived by his elder daughter, Lynn Sokolski; her spouse, Bentley R. Noland; and his granddaughter, Samantha Noland.

A graduate of Cornell University's School of Mechanical Engineering ('52; BME '53), he earned an MBA and PhD in economics from Columbia University ('59; '62). He served as an Air Force officer, retiring from the Reserve in 1983 as a colonel, and completed military studies at the National War College.

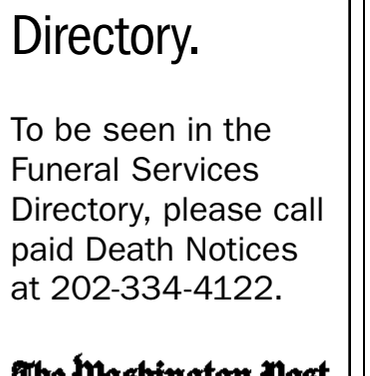
Dr. Sokolski spent many years in federal service, including roles with the Federal Reserve, the Agency of International Development in Lagos, Nigeria, the State Department, CIA, and National Reconnaissance Office. At the CIA, he rose to senior leadership and chaired the Intelligence Community's Foreign Denial and Deception Analysis Committee. He received numerous honors, including the National Intelligence Distinguished Service Medal.

Burial will take place at Arlington National Cemetery at a future date. In lieu of flowers, memorial contributions may be made to Doctors Without Borders, the Natural Resources Defense Council, or the U.S. Holocaust Memorial Museum. Services entrusted to Sagel Bloomfield Danzansky Goldberg Funeral Care.

www.sagelbloomfield.com

DEATH NOTICE

SEGERMAN



RITA SEGERMAN

Rita Segerman, of Chevy Chase, Maryland, died peacefully on March 2nd at the age of 96 surrounded by her family. She was predeceased by Bernard Segerman, her beloved husband of 61 years. Rita is survived by her loving children, Fran (Mark) Goldstein and Charles (Hallie) Segerman; five adoring grandsons, Michael (Caroline) Goldstein, Andrew Goldstein, Ethan, Will, and Lenny Segerman, cherished "Nana Bubby" to three great-grandchildren, Brynn, Max, and Ava Goldstein, devoted brother Henry (Carol) Goldberg, and nephews Andy, Bennett, Jon Goldberg, Steven Katz, and Jill, Steven, and Douglas Segerman.

Born in Brooklyn, NY in 1929, to Frances Weinberg Goldberg and Herman Goldberg, Rita graduated in the first class of Forest Hills High School in New York. She went on to study at Syracuse University, where she graduated with a degree in Social Work. She then returned to NYC, working to provide social services to unwed mothers. While employed at the Jewish Federation, she met Bernard Segerman, whom she married in 1953. They moved to Long Island, where Rita began her teaching career that would span several decades, earning a Master's Plus degree in Education.

In 1963, they relocated to Chevy Chase, Maryland, where Rita continued her love of teaching for another 23 years in the Montgomery County Public School System, 17 of those at her beloved local Rollingwood Elementary, where she touched the lives of many children. She later taught in the gifted and talented program.

Upon retirement, Rita embarked upon her second 25-year career of volunteerism, helping the United States Holocaust Museum raise their initial funds by hosting numerous grassroots meetings in her home, and later serving as a long-term docent at the Museum. She was also an active member of Washington Performing Arts, Adas Israel Synagogue, and the National Foundation of Jewish Culture.

At Somerset House, Rita led a knitting club and expanded their goods to hats and gloves for distribution to the Israeli Army through Adas Israel and the DCJCC She also enjoyed being a part of three book clubs simultaneously and engaging in Somerset House Salon Group discussions. As a 45-year member of Woodmont Country Club, Rita played golf and bridge and always loved attending various social events.

Rita will be remembered for her warm and inviting nature, generosity, optimism, grace, and unwavering devotion to her family and friends.

A Funeral Service will be held at Adas Israel Congregation on Thursday, March 5th at 11:00 AM, with internment to follow at Judean Memorial Gardens, 16225 Batchellors Forest Road, Olney, MD. Shiva will be held at the Somerset House 1, Terrace Room, 5600 Wisconsin Avenue, Chevy Chase, MD starting at 3:00 PM, with Minyan at 7:30 pm. The family will also be receiving guests on Friday, March 6th from 1:00 to 4:00.

In lieu of flowers, donations may be made in Rita's memory to the United States Holocaust Memorial Museum Service donate. ushmm.org/kCV_ckK4IEaLd7GUGhZLuQ2 , Adas Israel's "Rita and Bernard Segerman Endowment Fund for the Congregation's Future": (adasisrael.org/give), or Congregation B'nai Tzedek (bnaitzedek.org). Services entrusted to Sagel Bloomfield Danzansky Funeral Care.

www.sagelbloomfield.com

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The Washington Post

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The Washington Post

THE WEATHER

WASHINGTONPOST.COM/WEATHER · X: @CAPITALWEATHER · FACEBOOK.COM/CAPITALWEATHER

Cloudy but warmer

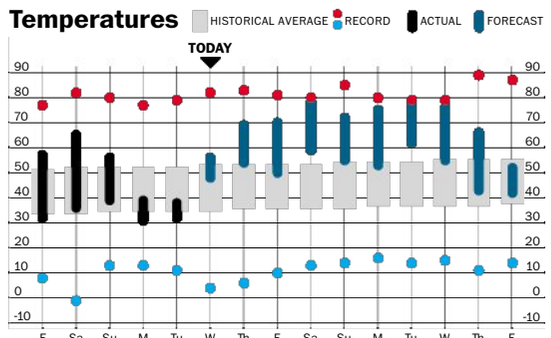
Cloudy skies will continue with scattered showers possible. But temperatures take another step toward warmth, with most spots likely topping out in the mid- to upper 50s, though some highs in the 60s are possible south of the Beltway. Winds will remain light. In the evening, rain could be steadier for a time. Shower chances will continue overnight. Lows from the mid-40s to near 50 degrees are expected under cloudy skies.

AccuWeather FORECAST

Today	Thursday	Friday	Saturday	Sunday	Monday
Cloudy, showers	Shower	Partly sunny	Low clouds	Partly sunny	Morning showers
56° 48°	**69°** 54°	**70°** 50°	**78°** 59°	**72°** 55°	**75°** 53°
REALFEEL®: **54°**	REALFEEL® **68°**	REALFEEL® **70°**	REALFEEL® **78°**	REALFEEL® **71°**	REALFEEL® **74°**
CHANCE PRECIP: **85%**	CHANCE PRECIP: **55%**	CHANCE PRECIP: **25%**	CHANCE PRECIP: **25%**	CHANCE PRECIP: **25%**	CHANCE PRECIP: **55%**
WIND: **NNE 4–8 mph**	WIND: **S 4–8 mph**	WIND: **ENE 6–12 mph**	WIND: **S 6–12 mph**	WIND: **W 7–14 mph**	WIND: **SW 7–14 mph**
HUMIDITY: **High**	HUMIDITY: **Moderate**	HUMIDITY: **Moderate**	HUMIDITY: **Moderate**	HUMIDITY: **Moderate**	HUMIDITY: **Moderate**

OFFICIAL RECORD

Temperatures HISTORICAL AVERAGE · RECORD · ACTUAL · FORECAST

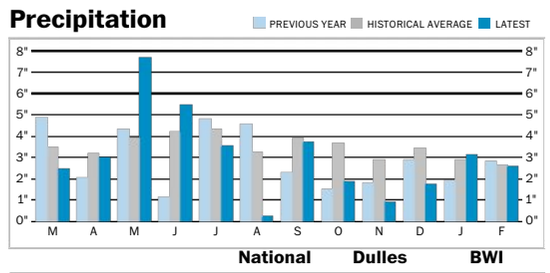


Statistics through 5 p.m. Tuesday

	National	Dulles	BWI
High	**38°** 4:00 p.m.	**39°** 4:00 p.m.	**36°** 3:00 p.m.
Low	**32°** 2:00 a.m.	**31°** 1:00 a.m.	**31°** 1:00 a.m.
Historical Average	52°/35°	50°/30°	51°/30°
Record high	79° 1923	74° 1967	78° 1923
Record low	11° 1925	1° 2014	5° 2014

Difference from 30–yr. avg. (National): this month: **–4.3°** yr. to date: **–4.0°**

Precipitation PREVIOUS YEAR · HISTORICAL AVERAGE · LATEST



	National	Dulles	BWI
Past 24 hours	0.13"	0.14"	0.17"
Total this month	0.19"	0.17"	0.23"
Historical Average (month)	0.30"	0.30"	0.36"
Total this year	5.92"	5.97"	4.83"
Historical Average (year)	5.78"	5.85"	6.34"
Snow, past 24 hours	0.7"	0.2"	0.8"
Snow, season total	10.4"	13.0"	16.6"

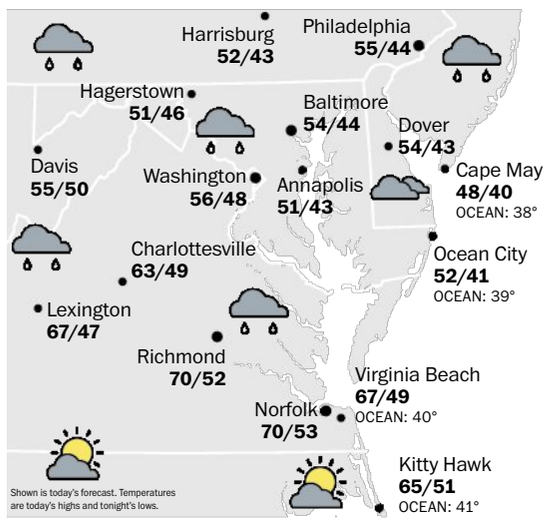
Moon Phases

Mar 11	Mar 18	Mar 25	Apr 1
Last Quarter	New	First Quarter	Full

Solar system

	Rise	Set
Sun	6:36 a.m.	6:04 p.m.
Moon	7:36 p.m.	7:03 a.m.
Venus	7:16 a.m.	7:09 p.m.
Mars	6:11 a.m.	4:58 p.m.
Jupiter	1:04 p.m.	3:50 a.m.
Saturn	7:30 a.m.	7:28 p.m.

REGION TODAY



Pollen: Low
Observed ratings on 3/3

Grass	Low
Trees	Low
Weeds	Low
Mold	Low

Today's Air Quality & UV forecast

Air Quality: Moderate
Main pollutant: Particulates

UV: Low
1 out of 11+

Blue Ridge: *Shenandoah National Park:* Today, cloudy, not as cool. High 60. Winds southwest 4–8 mph. Tonight, partly cloudy. Low 48. Winds south–southwest 4–8 mph. • *Great Smoky Mtns. National Park:* Today, clouds followed by a brightening sky. High 60. Winds southwest 7–14 mph. Tonight, partly cloudy. Low 49.

Atlantic beaches: *Ocean City, MD:* Today, mostly cloudy, a couple of showers. High 52. Winds south–southeast 6–12 mph. Tonight, occasional rain, drizzle. Low 41. • *Virginia Beach:* Today, warmer, partly sunny. High 67. Winds south–southwest 6–12 mph. Tonight, partly cloudy. Low 49. Winds south 6–12 mph.

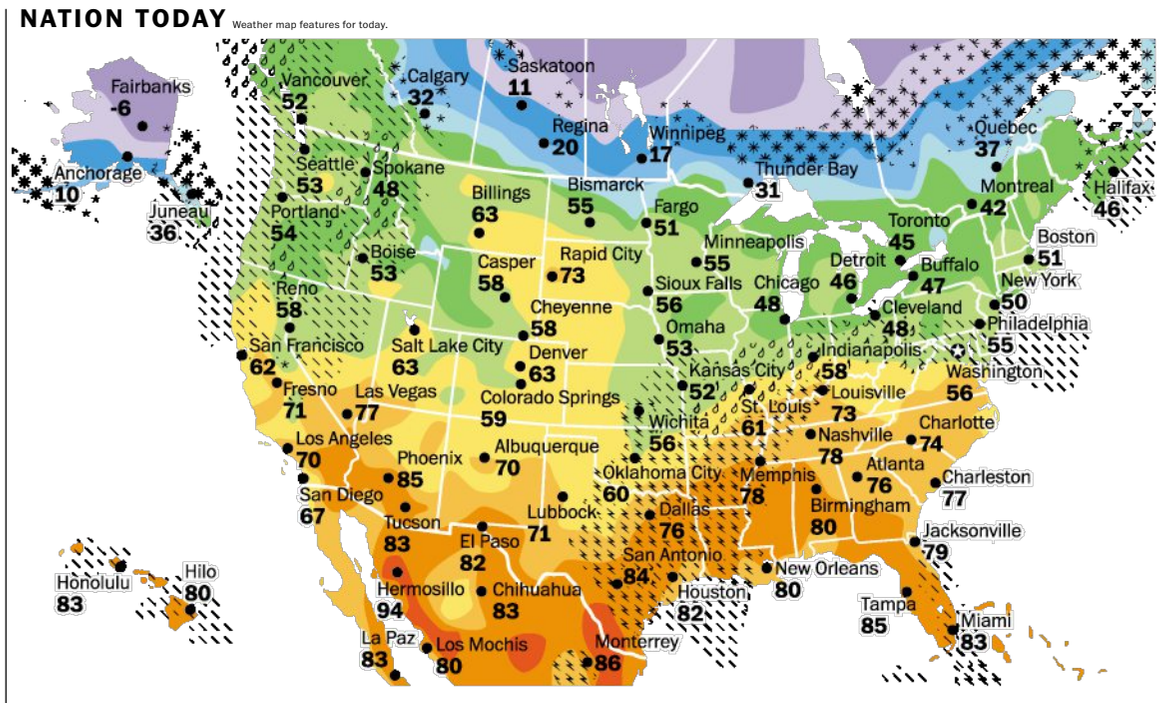
Waterways: *Upper Potomac River*: Today, cloudy. Wind southwest 4–8 knots becoming northeast. Waves under a foot. Visibility clear. • *Lower Potomac and Chesapeake Bay*: Today, cloudy. Wind west 4–8 knots. Waves 0–1 foot on the Lower Potomac; 1–3 feet on the Chesapeake Bay.• *River Stages*: The stage at Little Falls will be around 3.70 feet today, rising to 3.80 Thursday. Flood stage at Little Falls is 10 feet.

Today's tides (Shown are High tides in **Bold** and low tides.)

Washington	3:14 a.m.	**8:34 a.m.**	3:36 p.m.	**8:57 p.m.**
Annapolis	**5:32 a.m.**	11:54 a.m.	**6:03 p.m.**	none
Ocean City	1:46 a.m.	**7:58 a.m.**	2:11 p.m.	**8:13 p.m.**
Norfolk	3:55 a.m.	**10:04 a.m.**	4:13 p.m.	**10:26 p.m.**
Point Lookout	**1:33 a.m.**	8:10 a.m.	**2:06 p.m.**	8:25 p.m.

NATION TODAY

Weather map features for today.



Showers	T-storms	Rain	Flurries	Snow	Ice
<–10	–0s	0s	10s	20s	30s	40s	50s	60s	70s	80s	90s	100s	110+

Yesterday's National
High: Presidio, TX **93°**
Low: Berlin, NH **–14°**
For the 48 contiguous states

Yesterday's World
High: Roebourne, Australia **107°**
Low: Norman Wells, Canada **–52°**
Excludes Antarctica

NATIONAL	Today	Tomorrow
Albany, NY	46/25/pc	40/34/r
Albuquerque	70/40/s	71/36/pc
Anchorage	10/1/pc	16/14/sn
Atlanta	76/56/c	81/60/c
Austin	82/68/t	86/70/t
Baltimore	54/44/sh	61/48/c
Billings, MT	63/39/c	49/32/sh
Birmingham	80/60/c	82/62/c
Bismarck, ND	55/25/pc	47/21/c
Boise	53/34/r	50/30/pc
Boston	51/31/pc	41/33/r
Buffalo	47/33/c	45/37/r
Burlington, VT	47/26/pc	39/27/pc
Charleston, SC	77/56/pc	80/60/pc
Charleston, WV	65/55/r	73/57/c
Charlotte	74/55/c	77/59/c
Cheyenne, WY	58/33/s	58/27/pc
Chicago	48/39/c	46/40/t
Cincinnati	62/56/r	65/55/t
Cleveland	48/44/c	59/46/r
Dallas	76/65/t	79/67/t
Denver	63/36/s	68/31/pc
Des Moines	50/40/c	62/47/pc
Detroit	46/36/c	45/39/r
El Paso	82/53/pc	82/53/pc
Fairbanks, AK	–6/–33/s	0/–11/s
Fargo, ND	51/27/pc	52/30/pc
Hartford, CT	51/27/pc	43/34/r
Honolulu	83/69/sh	82/71/sh
Houston	82/70/c	82/71/c
Indianapolis	58/55/r	66/55/t
Jackson, MS	81/64/c	82/66/c
Jacksonville, FL	79/58/pc	82/62/pc
Kansas City, MO	52/43/sh	65/56/pc
Las Vegas	77/54/s	66/47/s
Little Rock	79/64/t	77/62/t
Los Angeles	70/55/pc	78/53/s
Louisville	73/61/t	71/60/t
Memphis	78/66/c	77/64/t
Miami	83/73/pc	83/73/pc
Milwaukee	44/35/c	42/37/r
Minneapolis	55/35/pc	55/43/pc
Nashville	78/63/pc	77/60/c
New Orleans	80/66/pc	81/68/t
New York City	50/40/pc	43/37/r
Norfolk	70/53/pc	77/60/pc
Oklahoma City	60/49/t	72/61/t
Omaha	53/36/pc	65/53/pc
Orlando	84/65/pc	86/65/sh
Philadelphia	55/44/r	53/41/sh
Phoenix	85/58/s	80/53/s
Pittsburgh	53/50/r	66/55/r
Portland, ME	47/22/pc	42/23/c
Portland, OR	54/45/sh	52/44/sh
Providence, RI	50/27/pc	44/34/r
Raleigh, NC	74/56/c	78/59/pc
Reno, NV	58/32/pc	51/31/s
Richmond	70/52/pc	77/60/c
Sacramento	68/44/pc	67/46/s
St. Louis	61/54/r	71/60/t
St. Thomas, VI	87/76/sh	86/76/sh
Salt Lake City	63/37/s	45/33/r
San Diego	67/55/pc	71/48/pc
San Francisco	62/47/pc	65/50/s
San Juan, PR	85/73/r	84/75/sh
Seattle	53/42/sh	51/44/c
Spokane, WA	48/32/sh	50/30/sh
Syracuse	44/29/pc	45/37/r
Tampa	85/68/pc	86/68/t
Wichita	56/39/t	68/59/c

WORLD	Today	Tomorrow
Addis Ababa	77/57/sh	77/56/pc
Amsterdam	58/42/pc	62/41/s
Athens	66/44/pc	63/50/pc
Auckland	70/54/pc	73/55/pc
Baghdad	70/45/pc	62/44/pc
Bangkok	99/79/pc	96/77/pc
Beijing	39/27/c	38/21/c
Berlin	53/29/s	55/30/s
Bogota	69/51/sh	67/48/r
Brussels	62/41/c	65/43/s
Buenos Aires	85/70/t	76/68/t
Cairo	70/53/pc	71/53/pc
Caracas	73/62/s	75/61/s
Copenhagen	47/30/s	44/34/pc
Dakar	71/63/pc	73/64/pc
Dublin	57/47/c	50/32/r
Edinburgh	56/46/pc	55/38/sh
Frankfurt	61/39/s	63/39/s
Geneva	58/35/s	58/37/c
Ham., Bermuda	71/63/s	69/62/s
Helsinki	39/29/pc	42/24/pc
Ho Chi Minh City	94/76/t	92/74/sh
Hong Kong	66/62/pc	73/64/s
Islamabad	89/61/pc	91/64/pc
Istanbul	55/38/pc	52/41/c
Jerusalem	58/47/pc	60/38/s
Johannesburg	75/58/t	72/60/t
Kabul	63/48/c	70/46/pc
Kingston, Jam.	86/76/pc	86/75/sh
Kolkata	91/69/pc	90/71/pc
Kyiv	47/31/c	44/31/pc
Lagos	91/80/t	92/80/t
Lima	80/71/c	81/71/pc
Lisbon	68/52/s	59/49/c
London	62/45/s	63/46/pc
Madrid	62/48/sh	61/46/sh
Manila	93/77/s	92/77/s
Mexico City	76/50/s	73/50/sh
Montreal	42/25/pc	28/14/pc
Moscow	35/30/sn	35/23/c
Mumbai	100/75/s	101/74/s
Nairobi	76/62/t	74/61/t
New Delhi	91/68/pc	93/66/pc
Oslo	49/26/pc	43/31/pc
Ottawa	43/28/pc	33/20/pc
Paris	66/43/s	67/46/s
Prague	53/33/pc	52/31/s
Rio de Janeiro	83/73/pc	84/73/pc
Riyadh	68/44/pc	72/47/pc
Rome	63/47/c	66/46/pc
San Salvador	90/65/s	87/64/s
Santiago	91/58/s	89/55/s
Sarajevo	62/41/c	60/33/sh
Seoul	52/29/s	54/35/c
Shanghai	54/47/c	57/45/c
Singapore	90/76/t	89/76/t
Stockholm	46/28/s	47/30/pc
Sydney	85/71/pc	83/72/s
Taipei City	66/62/c	78/63/pc
Tehran	58/44/pc	59/40/pc
Tokyo	56/44/r	59/43/s
Toronto	45/29/pc	38/34/r
Vienna	56/38/pc	58/35/pc
Warsaw	52/29/pc	50/30/pc

Key: **s**-sunny, **pc**-partly cloudy, **c**-cloudy, **r**-rain, **sh**-showers, **t**-thunderstorms, **sf**-snow flurries, **sn**-snow, **i**-ice

Sources: **AccuWeather.com**; US Army Centralized Allergen Extract Lab (pollen data); airnow.gov (air quality data); National Weather Service

* AccuWeather's **RealFeel Temperature®** combines over a dozen factors for an accurate measure of how the conditions really "feel."

McDuffie aims to make D.C. 'most affordable' city in U.S.

MCDUFFIE FROM **B12**

lowering the burden of utility costs through free energy audits and debt payment or debt forgiveness plans; and creating a "Stay in DC" fund to prevent the displacement of small businesses.

McDuffie also said that "on Day One" he would issue a directive ending cooperation between D.C. police and federal immigration enforcement authorities — an issue that has animated some voters who want to see more forceful intervention from the mayor against the aggressive tactics used as part of President Donald Trump's deportation agenda. Lewis George has also pledged to end cooperation.

"D.C.'s next mayor absolutely must defend home rule and shield all of our residents, especially our most vulnerable, from harmful federal overreach," McDuffie said.

McDuffie and Lewis George have both made reducing child care costs central to their campaigns, though the issue offers perhaps the clearest contrast in their approach to the city's affordability challenges.

In her most ambitious proposal, Lewis George is pledging to gradually phase in universal child care in which ultimately all D.C. families would have access to an existing child care subsidy that is currently offered to lower-income families, paying no more than 7 percent of their annual income for child care. The two-term lawmaker, however, is pitching the idea at a time when the city's child care subsidy program faces a $32 million deficit. She previously told The Washington Post she could fund the proposal in part by trimming "budget waste," and she told "Dream City Podcast" more recently that she is exploring a business activity tax as a "backup" that could be dedicated for this purpose.

McDuffie's strategy offers a more modest constellation of proposals that he said altogether would reduce costs for families, including by increasing the supply of child care providers and making it easier for them to operate. He said he would provide District-owned space dedicated to subsidized care in underserved neighborhoods, incorporate more child care centers into mixed-use development projects, and change zoning rules to allow for more home-based child care providers to open.

MARVIN JOSEPH/THE WASHINGTON POST

Former D.C. Council member Kenyan R. McDuffie — shown in 2021 — has rolled out his mayoral platform, which focuses on affordability.

McDuffie said he would also fund — and ultimately expand — the city's local child tax credit to supplement the federal version. The local child tax credit, which provides up to $1,000 per child to families depending on income, was an idea championed by council member Zachary Parker (D-Ward 5) that passed the council last year, with McDuffie's support. But the funding for the tax credit is now in jeopardy after Congress recently voted to block the city's tax policy that included it.

In addition, he said, he would push to provide tax incentives to District employers to allow them to expand child care benefits for their employees.

As for bringing down utility costs amid soaring rate hikes, McDuffie said he would create a "D.C. Utility Help Center" offering automatic enrollment in discounts or other forms of assistance for eligible residents, push for shutoff protections, and dedicate more resources for resident home repairs intended to reduce health hazards and energy costs.

But, while residents are likely to welcome proposals focused on relief, McDuffie could have a harder time winning over some environmental groups that have been critical of his oversight of utilities regulation during his time as chairman of the council's business committee last year, as rate increases were occurring. Mark Rodeffer, who chairs the political committee at the Sierra Club's D.C. chapter, said at a council hearing last week that McDuffie "never meaningfully challenged" the Public Service Commission, which approved the higher rates as utility companies were working on major projects. The Sierra Club has endorsed Lewis George.

Asked about that feedback, McDuffie defended his oversight as "vigorous" and pointed to other efforts from his tenure, such as preventing utility shutoffs during the pandemic's economic turmoil.

Some of McDuffie's policy proposals, particularly in the housing or homelessness space, adjust or build on existing programs under the administration of D.C. Mayor Muriel E. Bowser (D), who is not running for reelection. For example, McDuffie said his strategy to reduce homelessness would include proactive street outreach and investment in smaller, non-congregate shelters — two components of Bowser's existing approach. He also plans to revise the city's rapid rehousing program to "prevent premature exits" before a family has the means for self-sufficiency; that program has been the subject of intense debate among advocates and city officials for years.

McDuffie is also pledging to expand the Home Purchase Assistance Program, which offers significant down payment aid to first-time home buyers, and which Bowser similarly expanded as part of a strategy to increase Black homeownership.

McDuffie said he is building on his own record. He pointed to various efforts to dramatically boost funding for affordable housing during his time on the council, such as a 2014 agreement he brokered that committed transferring half of any District surplus to the Housing Production Trust Fund, along with policies that require affordable units be built as part of any housing development on D.C.-owned land near transit.

Moreover, like Lewis George, he is pledging to expand family-size rental units in D.C., whichare in low supply, mirroring 2017 legislation he introduced.

"As mayor, I intend to build on that record with a comprehensive approach that expands supply, preserves existing affordable housing stock and creates real pathways to homeownership," he said.

On the council, McDuffie, a former prosecutor in the Justice Department's civil rights division, was most known for chairing the public safety and economic development committees, where he had a key vantage point of the city's more recent economic stressors. He said that, if elected, he would seek to build job pipelines in growing industries such as artificial intelligence, cybersecurity and technology to diversify the District's economy in the wake of major federal job losses under Trump administration spending cuts.

He would also seek to fund some major pieces of legislation that grew out of his focus areas on those committees, he said. For example, McDuffie spearheaded a landmark "baby bonds" bill to create trust funds for children born into low-income families, which are disproportionately Black in D.C., an effort to close the racial wealth gap in the city. If elected, he would fund the program, he said.

"This race comes down to a simple question for voters: Do you want a mayor with a plan and a way to deliver it, or do you want more empty promises without results?" McDuffie said. "I'm not running on rhetoric and empty promises of what I would do. I'm running on what I have already done, and what I will keep doing as mayor."

McDuffie and Lewis George are the top contenders in the mayoral campaign, with each having raised more than $1 million thanks to the District's public campaign finance system. The field of other challengers is expected to narrow considerably after nominating petitions are due later this month, settling the field.

The primary is June 16.

The Washington Post

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WEDNESDAY, MARCH 4, 2026

EZ

815 Legal Notices

March 4, 2026

RE: NOTICE OF OPPORTUNITY FOR PUBLIC HEARING

Montgomery County Government hereby notifies the general public and other interested parties that a three-week period has been established during which they may request a public hearing on the FY2027 Annual Transportation Plan (ATP) grant application. The application requests up to $35,034,000 for transit operation; $5,555,000 for preventive maintenance; $803,041 to fund Ride On Rural Routes service; $419,245 to continue the Call-N-Ride program under the Statewide Special Transportation Assistance Program; and $466,358 to fund the large Urban Operating Assistance project from the Maryland Transit Administration and Federal Transit Administration. The application also requests up to $1,600,000 capital funds for the replacement of transit buses.

This three-week period will commence on March 4, 2026, and end on March 24, 2026, at 5 p.m. If requested, the public hearing on the above-mentioned programs will be held on March 27, 2026, 6:30-7:30 p.m. virtually.

The request for a public hearing must include your name, address, and if any, organization or business name, reason (s) or issues of your request, and send to:

Sogand Seirafi
Deputy General Manager, Division of Transit Services
Department of Transportation, Montgomery County, Maryland
101 Monroe Street, 5th Floor
Rockville, Maryland 20850

PUBLIC HEARING

ROLLINS FORD ROAD ROUNDABOUT PROJECT

LOCATION:
Glenkirk Elementary School
8584 Sedge Wren Dr, Gainesville, VA 20155
Monday, March 16th, 6:00 p.m. – 8:00 p.m.

The Prince William County Department of Transportation (PWCDOT) will conduct a Public Hearing for the Rollins Ford Road Roundabout Project at the Glenkirk Elementary School Cafeteria at 8584 Sedge Wren Dr, Gainesville, VA 20155, doors will be open at 6:00 p.m. and the presentation starts at 6:30 pm, the meeting will be concluded at 8:00 p.m. on Thursday, January 29, 2026. Prince William County representatives and consultant design staff will be present to discuss the project, answer questions, and receive input on the proposed designs for roadway improvements.

The Rollins Ford Road Roundabout Project involves the design and construction of two single-lane roundabouts at the intersections of Rollins Ford Road and Song Sparrow / Yellow Hammer Drive, and Rollins Ford Road and Estate Manor Drive. The proposed improvements would also reconfigure Rollins Ford Road between Song Sparrow / Yellow Hammer Drive and Estate Manor Drive from two lanes in each direction to one lane in each direction, with the existing outside lane removed through pavement striping.

The public can review project information at: https://www.pwcva.gov/department/transportation/current-road-projects.

Deadline to submit comments is March 31, 2026. The public may provide comments via the following methods:

- Written or oral suggestions in person at the Public Hearing.
- By mail to the Project Manager: Ms. Sherry Djouharian at Prince William County Department of Transportation Office (5 County Complex Court, Suite 290, Prince William, VA 22192)
- By email to the Project Manager: Ms. Sherry Djouharian at sdjouharian@pwcgov.org (please reference "Rollins Ford Roundabouts PH Comments" in the subject heading)

Prince William County ensures nondiscrimination and equal employment in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964. For more information, call 703-792-4228 or RDD 703-792-5223.

Accessibility to Persons with Disabilities: The Public Hearing is being held at a public facility accessible to persons with disabilities. If you need more information or special assistance for persons with disabilities or limited English proficiency, please contact Ms. Sherry Djouharian at (703) 792-6822 or at sdjouharian@pwcgov.org no later than March 2, 2026.

C JOBS

DC Residents needed for upcoming job at Advanced Technical Center Phase 2 Expansion at Penn Center. Local 5 Journeyman Plumber and Plumber Apprentice. Local 602 Journeyman Steamfitter and Steamfitter Apprentice.

W.G.TOMKO INCORPORATED CONTRACTORS

P JOBS

Pastor needed for a Methodist Church in Rockville, MD. Requires Master's Degree in Divinity or Theology and Certificate of Appointment for Pastoral Ministry or Ordination. Send resume to: Baltimore Washington Conference of the United Methodist Church, 11711 East Market Place. Suite 1. Fulton, MD 20759

Pastor needed for a Methodist Church in Cheltenham, MD. Requires Master's Degree in Divinity or Theology and Certificate of Appointment for Pastoral Ministry or Ordination. Send resume to: Baltimore Washington Conference of the United Methodist Church, 11711 East Market Place. Suite 1. Fulton, MD 20759

S JOBS

Sr Engineer - Cloud Platform
Performs the administration and support activities to maintain VMWare Tanzu (Pivotal Cloud Foundry) based infrastructure platform.
Bach, in Comp Sci, Comp Engineering, Elec. Engineering, or closely related & 5 years of exp in performing Cloud Platform installation and configuration of which at least 2 years involved VMWare Tanzu/ Pivotal Cloud Foundry. Based in McLean, VA. Telecommuting Permitted. To apply for this position, please forward your resume to globalsourcing@maximus.com w/ "Sr Engineer – Cloud Platform (VA-4673)" in the subject line. MAXIMUS, Inc.

815 Legal Notices

NOTICE OF HEARING

Brandon Bates/
Unknown Father

You have been named as the father of M. Johnson born to Alfonsina Burke. A case has been filed in the Circuit Court of Kanawha, West Virginia, and this petition requests the Court to grant permanent custody of this child to the West Virginia Department of Human Services. This case is set for a hearing on March 4th, 2026 at 2:30 o'clock p.m. This hearing may result in the termination of all of your rights as the parent of above listed children. This hearing will be held before the Honorable Jennifer F. Bailey, Circuit Judge, at the Kanawha County Judicial Annex, 111 Court Street, 4th Floor, Courtroom A, Charleston, West Virginia.
If you want to keep your rights as a parent of the children listed above you should attend this hearing. An attorney has been appointed by the Court to represent you if you attend the hearing. **IF YOU DO NOT SHOW UP FOR THE HEARING,** you may lose all rights to see, visit or claim kinship to this child.

February 20, 2026

April Conner
Assistant Prosecuting Attorney

NOTICE OF HEARING

Unknown Father

You have been named as the father of A. Burke born to Alfonsina Burke. A case has been filed in the Circuit Court of Kanawha, West Virginia, and this petition requests the Court to grant permanent custody of this child to the West Virginia Department of Human Services.
This case is set for a hearing on March 4th, 2026 at 2:30 o'clock p.m. This hearing may result in the termination of all of your rights as the parent of above listed children. This hearing will be held before the Honorable Jennifer F. Bailey, Circuit Judge, at the Kanawha County Judicial Annex, 111 Court Street, 4th Floor, Courtroom A, Charleston, West Virginia.
If you want to keep your rights as a parent of the children listed above you should attend this hearing. An attorney has been appointed by the Court to represent you if you attend the hearing. **IF YOU DO NOT SHOW UP FOR THE HEARING**, you may lose all rights to see, visit or claim kinship to this child.

February 20, 2026

April Conner
Assistant Prosecuting Attorney

Business and Financial Opportunities /Services
Call 202-334-5787 or email businessopps@washpost.com

1375 Business Broker Services

DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 400 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! **1-855-337-5228**
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815 Legal Notices

There now is pending before the **Superior Court of the District of Columbia** an action, case number **2025-CAB-005375**, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of OBX 2021-NQM4 Trust v. Richard Gbolahan, seeking to affect title to the property now or formerly owned by Richard Gbolahan located at **1033 16th St NE Unit B, Washington, DC 20002**. A copy of the action is available in the Civil Division Clerk's office of the Court. A written answer, including any claims or defenses, must be filed in the Civil Division Clerk's Office, Superior Court of the District of Columbia, 500 Indiana Avenue, NW, Washington, D.C. 20001, on or before the **15th day of May, 2026.**

851 Prince Georges County

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

John Ansell, et al.
Substitute Trustees
Plaintiffs,

V.

Carlos Byrd
Defendant.

Case No. C-16-CV-23-004198

NOTICE

Notice is hereby issued this **25th day of February, 2026**, that the sale of the property in this case, **8106 Temple Hill Rd, Clinton, Maryland 20735**, reported by John Ansell, John C. Hanrahan, Brennan Ferguson, Jeremy B. Wilkins, Amanda Driscole, Robert Oliveri and Paul Heinmuller, Substitute Trustees, be ratified and confirmed, unless cause to the contrary be shown on or before the **25th day of MARCH, 2026**, provided a copy of this Notice be inserted in The Washington Post, a newspaper published in Prince George's County, Maryland, once in each of three (3) successive weeks on or before the **25th day of MARCH, 2026**. The report states the amount of sale to be **$357,213.00**.

Mahasin El Amin
Clerk

Mar 4,11,18, 2026 0012513786

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY, MARYLAND

THOMAS GARTNER,
JUSTIN HOY,
Substitute Trustees/Plaintiffs,

V.

DONALD PROCTOR
Defendant(s)

Case No.: C-16-CV-25-004870

NOTICE OF SALE (NiSi)

Notice is hereby given this **13 day of February 2026**, by the Circuit Court of PRINCE GEORGES County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified, unless cause to the contrary thereof be shown on or before the **13 day of March, 2026**, provided a copy of this notice be inserted in a daily newspaper printed in said County, once in each of three consecutive weeks before the **13 day of March 2026**. The Report of Sale states the amount of the Foreclosure Sale price to be **$353,010.00**. The property sold herein is known as **8911 BALLARD LN, CLINTON, MD 20735.**

Mahasin El Amin
Clerk, Circuit Court for
PRINCE GEORGES County

Feb 25,Mar 4,11, 2026 0012513410

820 Official Notices

Medical Practice Closing
Canopy Family Care formerly at 6930 Carroll Ave, Takoma Park After 3/20/2026 may obtain medical records from:
Dr. Charlotte Grinberg
301-857-9225
office@tolifelongevity.com
5454 Wisconsin Ave #635, Chevy Chase, MD 20815

840 Trustees Sale - DC

Gordon Feinblatt LLC
1001 Fleet Street, Suite 700
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE OF
2420 ALABAMA AVENUE, S.E.
WASHINGTON, D.C. 20020

Under a power of sale contained in a Purchase Money Deed of Trust (the "Deed of Trust") dated September 13, 2019 and recorded on November 20, 2019 as Instrument No. 2019125706, default having occurred under the terms of the Deed of Trust, and following the recording of a Deed of Removal of Trustees and Appointment of Substitute Trustees as Instrument No. 2026010804, an Affidavit of Non-Residential Mortgage Foreclosure as Instrument No. 2026010805, and a Notice of Foreclosure Sale of Real Property or Condominium Unit as Instrument No. 2026011378, at the request of the party secured by the Deed of Trust, the Substitute Trustees will sell at public auction at the offices of Alex Cooper Auctioneers, Inc., 4910 Massachusetts Avenue, N.W., Suite 100, Washington, D.C. 20016, on

MARCH 12, 2026 AT 11:25 AM

All that fee simple lot of ground, together with any buildings or improvements thereon located in the City of Washington, District of Columbia and more fully described in the Deed of Trust; the improvements being known as 2420 Alabama Avenue, S.E., Washington, D.C. 20020, Square 5845, Lot 73 (the "Property"). The Property is believed to be improved by an apartment building.

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the sale, constitutes the entire terms upon which the Property shall be offered for sale, sold, or purchased.

The Property will be sold in "AS IS" condition and with no warranty of any kind. The purchaser shall be solely responsible for obtaining possession of the Property. The Property will be sold subject to (i) all conditions, liens, restrictions, rights of redemption, covenants, encumbrances, and agreements of record that take priority over the Deed of Trust; (ii) any violations of housing, building, environmental, or other codes, and (iii) such state of facts that an accurate survey or physical inspection of the Property might disclose.

A $20,000 deposit shall be required at the time and place of the auction and shall be in the form of a cashier's check drawn on a bank acceptable to the Substitute Trustees. The deposit will not earn interest in the hands of the Substitute Trustees. The purchaser shall increase the deposit to ten percent (10%) of the bid price within two (2) business days of the sale, payable by cashier's check or immediate funds wire transfer to the Substitute Trustees. The party secured by the Deed of Trust (the "Secured Party") or any affiliate thereof, if a bidder, is not required to post a deposit or to pay interest on the unpaid purchase money. If the Secured Party purchases the Property at the sale, the amount bid by the Secured Party, after deducting all expenses related to the sale, shall be a credit against the indebtedness secured by the Deed of Trust.

The balance of the purchase price, with interest at the rate set forth in the Promissory Note, shall be paid by cash, cashier's check, or another acceptable form at settlement, which must occur within thirty (30) days following the sale. Interest will accrue from the date of sale until the date funds are received by R.L. Title and Escrow, Inc., the closing agent for the Substitute Trustees. There shall be no abatement of interest if settlement is delayed.

The purchaser of the Property shall be responsible for all condominium or homeowners' association fees and unpaid real property taxes due with respect to the Property, and all amounts due in connection therewith and there shall be no adjustment therefor. All water and sewer charges, and all other charges and assessments against the Property shall be the responsibility of the purchaser and there shall be no adjustment therefor. The purchaser shall pay all closing costs of the sale. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, water and sewer charges, any other utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser. All obligations of the purchaser hereunder shall survive closing and delivery of the deed. The purchaser (other than the Secured Party) shall sign a contract including this advertisement and other terms. Time is of the essence.

The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record.

The purchaser shall deliver to the Substitute Trustees, within two (2) business days following the sale, an insurance certificate confirming that the purchaser has obtained casualty and liability insurance coverage on the Property, naming the Substitute Trustees and the Secured Party as additional insured parties on the policy, and otherwise in form and content acceptable to the Substitute Trustees. The failure of the purchaser to provide such evidence of insurance coverage shall constitute grounds for nullifying and voiding the sale. The Substitute Trustees reserve the right to require registration and/or pre-qualification of bidders, to modify or waive the requirements for bidders' deposits, to approve the creditworthiness of any bidder, to withdraw the Property from sale, to cancel the sale, to use an agent or attorney to conduct the sale, to reject any and all bids or to postpone the sale and keep the bidding open for any length of time.

If the purchaser defaults, the Substitute Trustees may retain the deposit as liquidated damages, resell the Property at the risk and cost of the defaulting purchaser, and recover any deficiency in the purchase price, all costs and expenses of both sales, attorneys' fees, and related expenses, or may avail themselves of any other legal or equitable remedies available to them. The defaulting purchaser is not entitled to any surplus from the resale, even if such surplus is due to improvements made by the defaulting purchaser.

If the Substitute Trustees are unable to convey the Property by reason of any defect in the title or otherwise, the sole remedy of the purchaser of the Property at law or in equity shall be the refund of the deposit. Upon refund of the deposit to the purchaser, the sale shall be void and of no effect. The conveyance by the Substitute Trustees to the purchaser at settlement shall be by Substitute Trustees' Deed, without covenant or warranty.

NOTE: The information contained herein is offered for informational purposes only and the Substitute Trustees make no warranties with respect to the accuracy of such information. For additional information, please contact David S. Musgrave, Substitute Trustee, (410) 576-4194, dmusgrave@gfrlaw.com or Paul Cooper, auctioneer, Alex Cooper Auctioneers, Inc., (410) 977-4707 or paul@alexcooper.com.

David S. Musgrave, Jodie E. Bekman
Substitute Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Mar 2,4,6,9,11, 2026 0012513454

Gordon Feinblatt LLC
1001 Fleet Street, Suite 700
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE OF
1610 29th STREET, S.E.
WASHINGTON, D.C. 20020

Under a power of sale contained in a Purchase Money Deed of Trust (the "Deed of Trust") dated September 13, 2019 and recorded on September 20, 2019 as Instrument No. 2019101189, default having occurred under the terms of the Deed of Trust, and following the recording of a Deed of Removal of Trustees and Appointment of Substitute Trustees as Instrument No. 2026010800, an Affidavit of Non-Residential Mortgage Foreclosure as Instrument No. 2026010801, and a Notice of Foreclosure Sale of Real Property or Condominium Unit as Instrument No. 2026011376, at the request of the party secured by the Deed of Trust, the Substitute Trustees will sell at public auction at the offices of Alex Cooper Auctioneers, Inc., 4910 Massachusetts Avenue, N.W., Suite 100, Washington, D.C. 20016, on

MARCH 12, 2026 AT 11:35 AM

All that fee simple lot of ground, together with any buildings or improvements thereon located in the City of Washington, District of Columbia and more fully described in the Deed of Trust; the improvements being known as 1610 29th Street, S.E., Washington, D.C. 20020, Square 5584, Lot 810 (the "Property"). The Property is believed to be improved by an apartment building.

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the sale, constitutes the entire terms upon which the Property shall be offered for sale, sold, or purchased.

The Property will be sold in "AS IS" condition and with no warranty of any kind. The purchaser shall be solely responsible for obtaining possession of the Property. The Property will be sold subject to (i) all conditions, liens, restrictions, rights of redemption, covenants, encumbrances, and agreements of record that take priority over the Deed of Trust; (ii) any violations of housing, building, environmental, or other codes, and (iii) such state of facts that an accurate survey or physical inspection of the Property might disclose.

A $20,000 deposit shall be required at the time and place of the auction and shall be in the form of a cashier's check drawn on a bank acceptable to the Substitute Trustees. The deposit will not earn interest in the hands of the Substitute Trustees. The purchaser shall increase the deposit to ten percent (10%) of the bid price within two (2) business days of the sale, payable by cashier's check or immediate funds wire transfer to the Substitute Trustees. The party secured by the Deed of Trust (the "Secured Party") or any affiliate thereof, if a bidder, is not required to post a deposit or to pay interest on the unpaid purchase money. If the Secured Party purchases the Property at the sale, the amount bid by the Secured Party, after deducting all expenses related to the sale, shall be a credit against the indebtedness secured by the Deed of Trust.

The balance of the purchase price, with interest at the rate set forth in the Promissory Note, shall be paid by cash, cashier's check, or another acceptable form at settlement, which must occur within thirty (30) days following the sale. Interest will accrue from the date of sale until the date funds are received by R.L. Title and Escrow, Inc., the closing agent for the Substitute Trustees. There shall be no abatement of interest if settlement is delayed.

The purchaser of the Property shall be responsible for all condominium or homeowners' association fees and unpaid real property taxes due with respect to the Property, and all amounts due in connection therewith and there shall be no adjustment therefor. All water and sewer charges, and all other charges and assessments against the Property shall be the responsibility of the purchaser and there shall be no adjustment therefor. The purchaser shall pay all closing costs of the sale. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, water and sewer charges, any other utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser. All obligations of the purchaser hereunder shall survive closing and delivery of the deed. The purchaser (other than the Secured Party) shall sign a contract including this advertisement and other terms. Time is of the essence.

The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record.

The purchaser shall deliver to the Substitute Trustees, within two (2) business days following the sale, an insurance certificate confirming that the purchaser has obtained casualty and liability insurance coverage on the Property, naming the Substitute Trustees and the Secured Party as additional insured parties on the policy, and otherwise in form and content acceptable to the Substitute Trustees. The failure of the purchaser to provide such evidence of insurance coverage shall constitute grounds for nullifying and voiding the sale. The Substitute Trustees reserve the right to require registration and/or pre-qualification of bidders, to modify or waive the requirements for bidders' deposits, to approve the creditworthiness of any bidder, to withdraw the Property from sale, to cancel the sale, to use an agent or attorney to conduct the sale, to reject any and all bids or to postpone the sale and keep the bidding open for any length of time.

If the purchaser defaults, the Substitute Trustees may retain the deposit as liquidated damages, resell the Property at the risk and cost of the defaulting purchaser, and recover any deficiency in the purchase price, all costs and expenses of both sales, attorneys' fees, and related expenses, or may avail themselves of any other legal or equitable remedies available to them. The defaulting purchaser is not entitled to any surplus from the resale, even if such surplus is due to improvements made by the defaulting purchaser.

If the Substitute Trustees are unable to convey the Property by reason of any defect in the title or otherwise, the sole remedy of the purchaser of the Property at law or in equity shall be the refund of the deposit. Upon refund of the deposit to the purchaser, the sale shall be void and of no effect. The conveyance by the Substitute Trustees to the purchaser at settlement shall be by Substitute Trustees' Deed, without covenant or warranty.

NOTE: The information contained herein is offered for informational purposes only and the Substitute Trustees make no warranties with respect to the accuracy of such information. For additional information, please contact David S. Musgrave, Substitute Trustee, (410) 576-4194, dmusgrave@gfrlaw.com or Paul Cooper, auctioneer, Alex Cooper Auctioneers, Inc., (410) 977-4707 or paul@alexcooper.com.

David S. Musgrave, Jodie E. Bekman
Substitute Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Mar 2,4,6,9,11, 2026 0012513465

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840 Trustees Sale - DC

Shulman Rogers, P.A.
12505 Park Potomac Avenue, 6th Floor
Potomac, MD 20854
(301) 230-5241

TRUSTEES' SALE
Of Valuable Real Estate located in the District of Columbia
known as
1133 Connecticut Avenue, NW, Washington, DC 20036
(the "Property")

By virtue of a certain Deed of Trust, Security Agreement and Fixture Filing duly recorded among the records of the Recorder of Deeds for the District of Columbia on March 2, 2007, as Instrument No. 2007029468, as modified by that certain Omnibus Amendment to Promissory Note, Deed of Trust and Other Loan Documents recorded among the records of the Recorder of Deeds for the District of Columbia on March 2, 2015, as Instrument No. 2015018640, as further modified by that certain Second Omnibus Amendment to Promissory Note, Deed of Trust and Other Loan Documents recorded among the records of the Recorder of Deeds for the District of Columbia on March 6, 2025, as Instrument No. 2025022692 (collectively, the "Deed of Trust") and in accordance with the Notice of Foreclosure dated and recorded February 4, 2025, Public law 90-566, and at the request of the parties secured by the Deed of Trust, the Substitute Trustees having been substituted for the trustee(s) named in said Deed of Trust, will sell, at public auction, at the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016, on **March 12, 2026 at 11:00 A.M.** some or all of the property described in said Deed of Trust, including certain land and premises, situate in the District of Columbia, and being now known for purposes of assessment and taxation as Lot 0162, Square 0101, and more particularly described as follows:

All that certain lot or parcel of land together with all improvements thereon located and being in the city of Washington in the District of Columbia and being more particularly described as follows:

Lot numbered One Hundred One (101) in Square numbered One Hundred Sixty-two (162) in a subdivision made by Connecticut/DeSales Partnership, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber No. 178 at Folio 109.

Property address: 1133 Connecticut Avenue, NW, Washington, DC 20036
Tax ID: Square 0162, Lot 0101

Terms of Sale

The Property will be sold "WHERE IS" and in "AS IS" condition and the purchaser shall assume the risk of loss or damage to the property after the time of the foreclosure sale. Neither the Trustees, the party secured by the Deed of Trust, the auctioneer, nor any of their respective agents, successors or assigns (collectively, the "Selling Parties") make any representation or warranties, express or implied, with respect to the Property, or any tenancies or parties in possession, including without limitation, the description, use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, habitability, marketability, or insurability (hazard or title), subdivision, zoning, environmental condition, compliance with building codes or other laws (such as Americans with Disabilities Act), ordinances or regulations, fitness for a particular purpose, or merchantability of all or any part of the Property. The purchaser waives and releases the Selling Parties from any and all claims the purchaser or the purchaser's successors or assigns may have now or may have in the future relating to the sale or the condition of the Property. The Property will be sold subject to rights of parties in possession, any building or housing violations, easements, agreements, restrictions, terms, rights of way, covenants, conditions, rights of redemption, other encumbrances, statutes, if any, affecting the Property, whether or not of record and all statutes, ordinances or court rules, including any lien for unpaid condominium assessments pursuant to D.C. Code § 42-1903.13, if applicable, to the extent such things have priority over the Deed of Trust and to the extent such things survive the foreclosure sale. The Property is also sold subject to a post-sale audit of the status of the loan. All interested bidders are specifically encouraged to review all federal, state and local statutes, ordinances, and court rules concerning the Property and to contact the appropriate governmental authorities prior to the sale date regarding the Property, including without limitation, encumbrances, liens, violations, permitted uses and the requirements, if any, for registration, obtaining possession, cure of violations, construction, completion, or development. The Trustees will not deliver possession to the purchaser, who shall be solely responsible for obtaining possession of the property.

A deposit of the lesser of $3,000,000.00 or ten percent (10%) of the winning bid amount will be required at the time of sale, such deposit to be in the form of a certified check, cashier's check, or in such other form as the Trustees may determine, in their sole discretion. Whenever the purchaser is also the party secured by the said Deed of Trust, payment of the required deposit and purchase price is made by crediting the amount thereof to the indebtedness. The balance in cash or immediately available funds, with interest at the annual rate of 7.5% from the date of sale to the date the balance of the proceeds are received by the Trustees shall be paid within thirty (30) days after the date of sale, unless extended at the sole discretion of the Trustees. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The party secured by the Deed of Trust shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER.

Real property taxes, water charges, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all recordation taxes and charges, all transfer taxes and charges, title insurance premiums, notary fees, settlement fees and all other costs incident to settlement shall be at the cost of the successful purchaser. Conveyance of the Property shall be by Trustee's Deed, without covenant or warranty, express or implied, specifically including marketability or insurability (hazard or title), unless otherwise required by statute, court rule or the Deed of Trust. In the event the Trustees are unable for any reason to convey marketable title, the purchaser's sole remedy at law or in equity shall be to request and receive a return of the deposit. Upon return of the deposit, this sale shall be void and of no effect and the purchaser shall have no further claim against the Trustees.

Compliance with terms of sale shall be made within thirty (30) days after the date of sale or the deposit shall be forfeited, unless the compliance deadline is extended at the sole discretion of the Trustees. In the event of a default, all expenses of this sale (including attorney's fees and trustee's commission) shall be charged against and paid out of the forfeited deposit, and any remaining balance of the forfeited deposit shall be applied against the outstanding balance of the debt secured by the Deed of Trust, as determined by the Trustees, unless expressly prohibited by statute, court rule or the Deed of Trust. The Trustees may then readvertise and resell the Property at the risk and cost of the defaulting purchaser (such risk and cost shall include any attorney's fees or costs in connection with all litigation, including appeals, involving the Property or the proceeds of a resale; or contesting the Selling Parties' right to conduct a resale; or seeking to invalidate this sale unless expressly prohibited by statute, court rule or the Deed of Trust; and, if the defaulting purchaser has received any 'rent' from any occupant or tenant of the Property such amount received shall be promptly delivered to the Trustees; or, without reselling the Property, the Trustees may avail themselves of any legal or equitable remedies against the defaulting purchaser). In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the Property by said defaulting purchaser. This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the entire terms upon which the property shall be offered for sale.

Benjamin P. Smith, Trustee
Rebekah F. Paradis, Trustee

FOR INFORMATION CONTACT:
Shulman Rogers, P.A.
12505 Park Potomac Avenue, 6th Floor
Potomac, MD 20854
(301) 230-5241

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Mar 2,4,6,9,11, 2026 0012512661

850 Montgomery County

IN THE CIRCUIT COURRT FOR MONTGOMERY COUNTY, MARYLAND

ANDREW J, BRENNER, et. al
6001 Executive Blvd. Suite 200
Rockville, MD 20852
Substitute Trusties /Plaintiffs,

VS.

ROWENA PARKER
GORDON PARKER (DECEASED)
9900 Georgia Avenue, Unit 27-203
Silver Spring, MD 20902
Defendant(s).

Case No. C-15-CV-25-005550

NOTICE

Notice is hereby given this **9th day of February, 2026**, by the Circuit Court of Montgomery County, Maryland, that the sale of the property mentioned in this proceedings and described as **9900 Georgia Avenue, Unit 27-203, Silver Spring, MD 20902**, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the **11th day of March, 2026**, provided a copy of this NOTICE be inserted in some daily newspaper printed in said County, once in each of three successive weeks before the **11th day of March. 2026**.
The report states the purchase price at the Foreclosure sale to be **$189,800.00**.

KAREN A. BUSHELL
CLERK, CIRCUIT COUNTY
FOR MONTGOMERY COUNTY, MARYLAND

Feb 18,25,Mar 4, 2026 0012512681

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850 Montgomery County

IN THE CIRCUIT COURRT FOR MONTGOMERY COUNTY, MARYLAND

CARRIE M. WARD, ct al.
6001 Executive Blvd. Suite 200
Rockville, MD 20852
Substitute Trusties /Plaintiffs,

VS.

RUBY A. GARCIA
3321 Sir Thomas Drive, #3-B-22
Silver Spring, MD 20904
Defendant(s).

Case No. 479852V

NOTICE

Notice is hereby given this **9th day of February, 2026**, by the Circuit Court of Montgomery County, Maryland, that the sale of the property mentioned in these proceedings and described as **3321 Sir Thomas Drive, #3-B-22, Silver Spring, MD 20904**, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the **11th day of March, 2026**, provided a copy of this NOTICE be inserted in some daily newspaper printed in said County, once in each of three successive weeks before the **11th day of March. 2026**.
The report states the purchase price at the Foreclosure sale to be **$201,000.00.**

KAREN A. BUSHELL
CLERK, CIRCUIT COUNTY
FOR MONTGOMERY COUNTY, MARYLAND

Feb 18,25,Mar 4, 2026 0012512672

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851 Prince Georges County

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

THOMAS W. SIMMONS
TRUSTEE
Plaintiff,

v.

MERCY GRACE
HEALTHCARE, LLC
Defendant.

SUBJECT PROPERTY
12200 Annapolis Road,
Unit 123
Glenn Dale, Maryland 20769

Case No.C-16-CV-25-003349

NOTICE

Notice is hereby given this **February 23, 2026**, that the sale of the property in the proceedings mentioned made and reported by Thomas W. Simmons, Trustee, BE RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the **23 day of March, 2026** next; Provided, a copy of this Notice be inserted in some newspaper published in Prince George's County, once in each of three successive weeks before the **23 day of March, 2026** next. The report states that the amount of sale of the property at **12200 Annapolis Road, Unit 123 Glenn Dale, Maryland 20769 to be $300,000.00.**

Mahasin El Amin
Clerk

Mar 4,11,18, 2026 0012513953

872 Fairfax County

Trustee's Sale
7313 Mizzen Place,
Burke, VA 22015
(Parcel ID: 088-3-03-0090)

Default having been made in the terms of a certain Deed of Trust dated June 25, 2022, in the original principal amount of $708,180.00 and recorded in the Clerk's Office of the Circuit Court of the County of Fairfax, Virginia on June 29, 2022, in Deed Book 27698, at page 0056, as Instrument Number 2022050793.001, the undersigned Substitute Trustees will sell at public auction on **May 05, 2026 at 12:45 PM,** in front of the building housing the County of Fairfax Circuit Court, 4110 Chain Bridge Road, Fairfax, VA 22030, the property designated as All of Lot 90, Section 3, Longwood Knolls, as the same appears duly dedicated, platted and recorded in Deed Book 4613 at Page 1, among the Land Records of Fairfax County, Virginia. Sale is subject to all prior liens, easements, restrictions, covenants, and conditions, if any, of record, or other matters which would be disclosed by an accurate survey or inspection of the premises.

TERMS: CASH. A deposit of $71,000.00 or 10% of the sale price, whichever is lower, will be required of the successful bidder at time of sale. Prior to the sale, interested bidders will be required to register with and must present a bid deposit which may be held during the sale by the trustee. The bid deposit must be certified funds and/or cash, but no more than $9,900.00 of cash will be accepted. The successful bidder's deposit will be retained at the sale and applied to the sale price. If held by the trustee, all other bid deposits will be returned to the unsuccessful bidders. Settlement is to be made within 15 days. The successful bidder will be responsible for obtaining possession of the property, and for all costs and fees related to recording the Trustee's Deed, including the grantors tax. The successful bidder will be required to execute a Memorandum of Trustee's Sale, available for review upon request before the sale, outlining additional terms of sale and settlement. A Trustee's Deed will be prepared by Trustee's attorney at high bidder's expense.

This is a communication from a debt collector. Tromberg, Miller, Morris & Partners, PLLC on behalf of Southeast Equity Trustees, LLC, Substitute Trustee(s), 5310 Markel Road, Suite 201, Richmond, VA 23230, File No. 26-000115, Tel: 804-525-1570.

Mar 4,Apr 1,8, 2026 0012513765

873 Prince William County

Trustee's Sale
15060 LEICESTERSHIRE ST
#96, WOODBRIDGE, VA 22191
(Parcel ID: 8391-03-3524.02)

Default having been made in the terms of a certain Deed of Trust dated 8/26/2021, in the original principal amount of $417,302.00 and recorded in the Clerk's Office of the Circuit Court of the Prince William County, Virginia on 8/30/2021, as Instrument No. 202108300100710, the undersigned Substitute Trustees will sell at public auction on **5/20/2026 at 1:30 PM**, Prince William Circuit Court, at the front of the courthouse, 9311 Lee Avenue, Third Floor, Manassas, VA 20110, the property designated as 15060 LEICESTERSHIRE ST #, 96, WOODBRIDGE, VA 22191.

Unit 96, Phase 6, RYAN CONDOMINIUMS AT POTOMAC CLUB II, as set forth in Amended and Restated Declaration of Ryan Condominiums at Potomac Club II, recorded as Instrument Number 201012160112584, as amended in Instrument Number 201111230096682, and any and all prior and/or subsequent amendments thereto, and as shown or noted on any plat(s) attached thereto, among the land records of Prince William County, Virginia.

TERMS: CASH. A deposit of $41,730.20 or 10% of the sale price, whichever is lower, will be required of the successful bidder at time of sale. Prior to the sale, interested bidders will be required to register with and must present a bid deposit which may be held during the sale by the trustee. The bid deposit must be certified funds and/or cash, but no more than $9,900.00 of cash will be accepted. The successful bidder's depos

840 Trustees Sale - DC

TRUSTEES' SALE
OF REAL PROPERTY
2801 JASPER STREET, S.E.
WASHINGTON, DC 20020
LOT 0073, SQUARE 5722

By virtue of that certain Deed of Trust and Security Agreement dated as of November 17, 2022 and recorded among the land records of the District of Columbia as Document No. 2022115140 (the "Deed of Trust"), defaults having been made in the payment of the debt secured thereby and the covenants contained therein, and being instructed to do so by the party secured by the Deed of Trust (the "Noteholder"), the undersigned Trustees, any of whom may act, will on **March 10, 2026, at 12:30 p.m.,** at the offices of Harvey West Auctioneers, 5335 Wisconsin Avenue, NW, Suite 440, Washington, D.C. 20015, offer for sale at public auction the real property more particularly described as:

Lot Seventy-Three (73) in Square Fifty-Seven Hundred Twenty-Two (5722) in the Subdivision made by W. Waverly Taylor, as per plat recorded in Liber 120 at folio 63 in the Office of the Surveyor of the District of Columbia.

TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above-described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances, and any furniture, furnishings, equipment, machinery and other personal property owned and located in, upon or about the above-described land and any buildings thereon all as more particularly described in the aforesaid Deed of Trust (the "Property").

Terms of sale: ALL CASH. The bid that yields the highest price for the Property will be accepted by the Trustees (unless the sale is postponed or cancelled), and all bids will be provisional until acceptance.

To be qualified to bid, all bidders other than the Noteholder or an affiliate thereof must deliver to the Trustees at the time of sale a bidder's deposit of $50,000 by certified check, cashier's check, or wire transfer. The Noteholder or an affiliate thereof may apply the outstanding amount of the debt under the Note as a credit to its bid.

Closing will be held on or before sixty (60) days after sale; time being of the essence. The Trustees reserve the right to extend the date of closing as may be necessary to complete arrangements for the closing. Upon purchaser's default, the deposit shall be forfeited, and the Property may be resold at the risk and costs of the defaulting purchaser. After any such default and forfeiture, the Property may, at the discretion of the Trustees, be conveyed to the next highest bidder whose bid was acceptable to the Trustees. Such forfeiture shall not limit any liability of the defaulting purchaser or any rights or remedies of the Trustees or the Noteholder with respect to any such default.

The Property shall be sold "AS IS" and "WITH ALL FAULTS." None of the Trustees, the Noteholder, nor any party affiliated with Trustees or Noteholder, nor any of their respective agents, employees, successors, or assigns (all of the foregoing, collectively, "Releasees") make any representations or warranties with respect to the Property including, without limitation, representations or warranties as to the structural integrity, physical condition, construction, workmanship, materials, habitability, compliance with applicable zoning regulations or environmental laws, fitness for a particular purpose or merchantability of all or any part of the Property. The purchaser recognizes and agrees that any investigation, examination, or inspection of the Property being sold is within the control of the owner or other parties in possession and not within the control of the Releasees. Purchaser shall be responsible for all settlement costs.

The Trustees reserve the right to amend or supplement the terms of sale by verbal announcements during the sale, to modify the requirements for bidders' deposits, to reject any and all bids, to withdraw all or part of the Property from the sale prior to the commencement of bidding, to postpone the sale, and to conduct such other sales as the Trustees may determine in their discretion. If the Trustees cannot convey title, the purchaser's sole remedy shall be a return of deposit. Further particulars may be announced at the time of sale.

THIS SALE WAS ORIGINALLY ADVERTISED FOR FEBRUARY 24, 2026 AND HAS BEEN POSTPONED TO A NEW DATE OF MARCH 10, 2026

Blake W. Frieman
Andrea Campbell Davison
Trustees

For information contact:
Blake W. Frieman
Bean, Kinney & Korman, P.C.
2311 Wilson Blvd., Suite 500
Arlington, Virginia 22201
703-525-4000
bfrieman@beankinney.com

HARVEY WEST AUCTIONEERS, INC.
5335 Wisconsin Ave., NW, Ste 440
Washington, DC 20015
202-463-4567
www.hwestauctions.com

Feb 26,Mar 2,4,6,9, 2026 0012513724

840 Trustees Sale - DC

Gordon Feinblatt LLC
1001 Fleet Street, Suite 700
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE OF
5217 and 5219 CALL PLACE, S.E.
WASHINGTON, D.C. 20019

Under a power of sale contained in a Deed of Trust (the "Deed of Trust") dated May 14, 2021 and recorded on June 15, 2021 as Instrument No. 2021081092, default having occurred under the terms of the Deed of Trust, and following the recording of Deeds of Removal of Trustees and Appointment of Substitute Trustees as Instrument Nos. 2026011893 and 2026011895, Affidavits of Non-Residential Mortgage Foreclosure as Instrument Nos. 2026011894 and 2026011896, and Notices of Foreclosure Sale of Real Property or Condominium Unit as Instrument Nos. 2026012360 and 2026012361, at the request of the party secured by the Deed of Trust, the Substitute Trustees will sell at public auction at the front steps of the Superior Court of the District of Columbia, 500 Indiana Avenue, N.W., Washington, D.C. 20001, on

MARCH 12, 2026 AT 1:30 P.M.

All that fee simple lot of ground, together with any buildings or improvements thereon located in the City of Washington, District of Columbia and more fully described in the Deed of Trust; the improvements being known as 5217 and 5219 Call Place, S.E., Washington, D.C. 20019, Square 5313, Lots 12 and 13 (the "Property"). The Property is believed to be improved by a church building.

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the sale, constitutes the entire terms upon which the Property shall be offered for sale, sold, or purchased.

The Property will be sold in "AS IS" condition and with no warranty of any kind. The purchaser shall be solely responsible for obtaining possession of the Property. The Property will be sold subject to (i) all conditions, liens, restrictions, rights of redemption, covenants, encumbrances, and agreements of record that take priority over the Deed of Trust; (ii) any violations of housing, building, environmental, or other codes, and (iii) such state of facts that an accurate survey or physical inspection of the Property might disclose.

A $50,000.00 deposit shall be required at the time and place of the auction and shall be in the form of a cashier's check drawn on a bank acceptable to the Substitute Trustees. The deposit will not earn interest in the hands of the Substitute Trustees. The purchaser shall increase the deposit to ten percent (10%) of the bid price within two (2) business days of the sale, payable by cashier's check or immediate funds wire transfer to the Substitute Trustees. The party secured by the Deed of Trust (the "Secured Party") or any affiliate thereof, if a bidder, is not required to post a deposit or to pay interest on the unpaid purchase money. If the Secured Party purchases the Property at the sale, the amount bid by the Secured Party, after deducting all expenses related to the sale, shall be a credit against the indebtedness secured by the Deed of Trust.

The balance of the purchase price, with interest at the rate set forth in the Promissory Note, shall be paid by cash, cashier's check, or another acceptable form at settlement, which must occur within thirty (30) days following the sale. Interest will accrue from the date of sale until the date funds are received by R.L. Title and Escrow, Inc., the closing agent for the Substitute Trustees. There shall be no abatement of interest if settlement is delayed.

The purchaser of the Property shall be responsible for all condominium or homeowners' association fees and unpaid real property taxes due with respect to the Property, and all amounts due in connection therewith and there shall be no adjustment therefor. All water and sewer charges, and all other charges and assessments against the Property shall be the responsibility of the purchaser and there shall be no adjustment therefor. The purchaser shall pay all closing costs of the sale. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, water and sewer charges, any other utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser. All obligations of the purchaser hereunder shall survive closing and delivery of the deed. The purchaser (other than the Secured Party) shall sign a contract including this advertisement and other terms. Time is of the essence.

The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record.

The purchaser shall deliver to the Substitute Trustees, within two (2) business days following the sale, an insurance certificate confirming that the purchaser has obtained casualty and liability insurance coverage on the Property, naming the Substitute Trustees and the Secured Party as additional insured parties on the policy, and otherwise in form and content acceptable to the Substitute Trustees. The failure of the purchaser to provide such evidence of insurance coverage shall constitute grounds for nullifying and voiding the sale. The Substitute Trustees reserve the right to require registration and/or pre-qualification of bidders, to modify or waive the requirements for bidders' deposits, to approve the creditworthiness of any bidder, to withdraw the Property from sale, to cancel the sale, to use an agent or attorney to conduct the sale, to reject any and all bids or to postpone the sale and keep the bidding open for any length of time.

If the purchaser defaults, the Substitute Trustees may retain the deposit as liquidated damages, resell the Property at the risk and cost of the defaulting purchaser, and recover any deficiency in the purchase price, all costs and expenses of both sales, attorneys' fees, and related expenses, or may avail themselves of any other legal or equitable remedies available to them. The defaulting purchaser is not entitled to any surplus from the resale, even if such surplus is due to improvements made by the defaulting purchaser.

If the Substitute Trustees are unable to convey the Property by reason of any defect in the title or otherwise, the sole remedy of the purchaser of the Property at law or in equity shall be the refund of the deposit. Upon refund of the deposit to the purchaser, the sale shall be void and of no effect. The conveyance by the Substitute Trustees to the purchaser at settlement shall be by Substitute Trustees' Deed, without covenant or warranty.

NOTE: The information contained herein is offered for informational purposes only and the Substitute Trustees make no warranties with respect to the accuracy of such information. For additional information, please contact David S. Musgrave, Substitute Trustee, (410) 576-4194, dmusgrave@gfrlaw.com or Stephen Karbelk, auctioneer, Auction Markets LLC, (571) 481-1037, stephen@realmarkets.com.

David S. Musgrave, Jodie E. Bekman
Substitute Trustees

Mar 2,4,6,9,11, 2026 0012513843

840 Trustees Sale - DC

TRUSTEE'S SALE
OF REAL PROPERTY
115 AND 117 12th STREET, S.E.
WASHINGTON DC 20019
LOTS 0101 and 0102, SQUARE 0989
NEW DATE OF SALE

By virtue of that certain Deed of Trust and Security Agreement dated as of January 12, 2023 and recorded among the land records of the District of Columbia as Document No. 2023003219 (the "Deed of Trust"), defaults having been made in the payment of the debt secured thereby and the covenants contained therein, and being instructed to do so by the party secured by the Deed of Trust (the "Noteholder"), the undersigned Trustee will on **March 10, 2026, at 12:30 p.m.,** at the offices of Harvey West Auctioneers, 5335 Wisconsin Avenue, NW, Suite 440, Washington, D.C. 20015, offer for sale at public auction the real property more particularly described as:

Lot 101, Square 989 in subdivision made by 115 12th ST SE LLC, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 221 at folio 53 AND Lot 102, Square 989 in subdivision made by 115 12th ST SE LLC, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 221 at folio 93,

TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above-described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances, and any furniture, furnishings, equipment, machinery and other personal property owned and located in, upon or about the above-described land and any buildings thereon all as more particularly described in the aforesaid Deed of Trust (the "Property").

Terms of sale: ALL CASH. The bid that yields the highest price for the Property will be accepted by the Trustee (unless the sale is postponed or cancelled), and all bids will be provisional until acceptance.

To be qualified to bid, all bidders other than the Noteholder or an affiliate thereof must deliver to the Trustee at the time of sale a bidder's deposit of $100,000 by certified check, cashier's check, or wire transfer. The Noteholder or an affiliate thereof may apply the outstanding amount of the debt under the Note as a credit to its bid.

Closing will be held on or before sixty (60) days after sale; time being of the essence. The Trustee reserves the right to extend the date of closing as may be necessary to complete arrangements for the closing. Upon purchaser's default, the deposit shall be forfeited, and the Property may be resold at the risk and costs of the defaulting purchaser. After any such default and forfeiture, the Property may, at the discretion of the Trustee, be conveyed to the next highest bidder whose bid was acceptable to the Trustee. Such forfeiture shall not limit any liability of the defaulting purchaser or any rights or remedies of the Trustee or the Noteholder with respect to any such default.

The Property shall be sold "AS IS" and "WITH ALL FAULTS." None of the Trustee, the Noteholder, nor any party affiliated with Trustee or Noteholder, nor any of their respective agents, employees, successors, or assigns (all of the foregoing, collectively, "Releasees") make any representations or warranties with respect to the Property including, without limitation, representations or warranties as to the structural integrity, physical condition, construction, workmanship, materials, habitability, compliance with applicable zoning regulations or environmental laws, fitness for a particular purpose or merchantability of all or any part of the Property. The purchaser recognizes and agrees that any investigation, examination, or inspection of the Property being sold is within the control of the owner or other parties in possession and not within the control of the Releasees. Purchaser shall be responsible for all settlement costs.

The Trustee reserves the right to amend or supplement the terms of sale by verbal announcements during the sale, to modify the requirements for bidders' deposits, to reject any and all bids, to withdraw all or part of the Property from the sale prior to the commencement of bidding, to postpone the sale, and to conduct such other sales as the Trustee may determine in its discretion. If the Trustee cannot convey title, the purchaser's sole remedy shall be a return of deposit. Further particulars may be announced at the time of sale.

THIS SALE WAS ORIGINALLY ADVERTISED FOR FEBRUARY 24, 2026 AND HAS BEEN POSTPONED TO A NEW DATE OF MARCH 10, 2026

Blake W. Frieman, Trustee

For information contact:
Blake W. Frieman
Bean, Kinney & Korman, P.C.
2311 Wilson Blvd., Suite 500
Arlington, Virginia 22201
703-525-4000
bfrieman@beankinney.com

HARVEY WEST AUCTIONEERS, INC.
5335 Wisconsin Ave., NW, Ste 440
Washington, DC 20015
202-463-4567
www.hwestauctions.com

Feb 26,Mar 2,4,6,9, 2026 0012513719

840 Trustees Sale - DC

Gordon Feinblatt LLC
1001 Fleet Street, Suite 700
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE OF
1622 28th PLACE, S.E.
WASHINGTON, D.C. 20020

Under a power of sale contained in a Deed of Trust (the "Deed of Trust") dated April 18, 2019 and recorded on September 5, 2019 as Instrument No. 2019094801, default having occurred under the terms of the Deed of Trust, and following the recording of a Deed of Removal of Trustees and Appointment of Substitute Trustees as Instrument No. 2026010806, an Affidavit of Non-Residential Mortgage Foreclosure as Instrument No. 2026010807, and a Notice of Foreclosure Sale of Real Property or Condominium Unit as Instrument No. 2026011381, at the request of the party secured by the Deed of Trust, the Substitute Trustees will sell at public auction at the offices of Alex Cooper Auctioneers, Inc., 4910 Massachusetts Avenue, N.W., Suite 100, Washington, D.C. 20016, on

MARCH 12, 2026 AT 11:45 AM

All that fee simple lot of ground, together with any buildings or improvements thereon located in the City of Washington, District of Columbia and more fully described in the Deed of Trust; the improvements being known as 1622 28th Place, S.E., Washington, D.C. 20020, Square 5584, Lot 37 (the "Property"). The Property is believed to be improved by an apartment building.

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the sale, constitutes the entire terms upon which the Property shall be offered for sale, sold, or purchased.

The Property will be sold in "AS IS" condition and with no warranty of any kind. The purchaser shall be solely responsible for obtaining possession of the Property. The Property will be sold subject to (i) all conditions, liens, restrictions, rights of redemption, covenants, encumbrances, and agreements of record that take priority over the Deed of Trust; (ii) any violations of housing, building, environmental, or other codes, and (iii) such state of facts that an accurate survey or physical inspection of the Property might disclose.

A $20,000 deposit shall be required at the time and place of the auction and shall be in the form of a cashier's check drawn on a bank acceptable to the Substitute Trustees. The deposit will not earn interest in the hands of the Substitute Trustees. The purchaser shall increase the deposit to ten percent (10%) of the bid price within two (2) business days of the sale, payable by cashier's check or immediate funds wire transfer to the Substitute Trustees. The party secured by the Deed of Trust (the "Secured Party") or any affiliate thereof, if a bidder, is not required to post a deposit or to pay interest on the unpaid purchase money. If the Secured Party purchases the Property at the sale, the amount bid by the Secured Party, after deducting all expenses related to the sale, shall be a credit against the indebtedness secured by the Deed of Trust.

The balance of the purchase price, with interest at the rate set forth in the Promissory Note, shall be paid by cash, cashier's check, or another acceptable form at settlement, which must occur within thirty (30) days following the sale. Interest will accrue from the date of sale until the date funds are received by R.L. Title and Escrow, Inc., the closing agent for the Substitute Trustees. There shall be no abatement of interest if settlement is delayed.

The purchaser of the Property shall be responsible for all condominium or homeowners' association fees and unpaid real property taxes due with respect to the Property, and all amounts due in connection therewith and there shall be no adjustment therefor. All water and sewer charges, and all other charges and assessments against the Property shall be the responsibility of the purchaser and there shall be no adjustment therefor. The purchaser shall pay all closing costs of the sale. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, water and sewer charges, any other utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser. All obligations of the purchaser hereunder shall survive closing and delivery of the deed. The purchaser (other than the Secured Party) shall sign a contract including this advertisement and other terms. Time is of the essence.

The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record.

The purchaser shall deliver to the Substitute Trustees, within two (2) business days following the sale, an insurance certificate confirming that the purchaser has obtained casualty and liability insurance coverage on the Property, naming the Substitute Trustees and the Secured Party as additional insured parties on the policy, and otherwise in form and content acceptable to the Substitute Trustees. The failure of the purchaser to provide such evidence of insurance coverage shall constitute grounds for nullifying and voiding the sale. The Substitute Trustees reserve the right to require registration and/or pre-qualification of bidders, to modify or waive the requirements for bidders' deposits, to approve the creditworthiness of any bidder, to withdraw the Property from sale, to cancel the sale, to use an agent or attorney to conduct the sale, to reject any and all bids or to postpone the sale and keep the bidding open for any length of time.

If the purchaser defaults, the Substitute Trustees may retain the deposit as liquidated damages, resell the Property at the risk and cost of the defaulting purchaser, and recover any deficiency in the purchase price, all costs and expenses of both sales, attorneys' fees, and related expenses, or may avail themselves of any other legal or equitable remedies available to them. The defaulting purchaser is not entitled to any surplus from the resale, even if such surplus is due to improvements made by the defaulting purchaser.

If the Substitute Trustees are unable to convey the Property by reason of any defect in the title or otherwise, the sole remedy of the purchaser of the Property at law or in equity shall be the refund of the deposit. Upon refund of the deposit to the purchaser, the sale shall be void and of no effect. The conveyance by the Substitute Trustees to the purchaser at settlement shall be by Substitute Trustees' Deed, without covenant or warranty.

NOTE: The information contained herein is offered for informational purposes only and the Substitute Trustees make no warranties with respect to the accuracy of such information. For additional information, please contact David S. Musgrave, Substitute Trustee, (410) 576-4194, dmusgrave@gfrlaw.com or Paul Cooper, Alex Cooper Auctioneers, Inc., (410) 977-4707, paul@alexcooper.com.

David S. Musgrave, Jodie E. Bekman
Substitute Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Mar 2,4,6,9,11, 2026 0012513456

840 Trustees Sale - DC

Gordon Feinblatt LLC
1001 Fleet Street, Suite 700
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE OF
2223 R STREET, S.E.
WASHINGTON, D.C. 20020

Under a power of sale contained in a Purchase Money Deed of Trust (the "Deed of Trust") dated March 1, 2019 and recorded on March 8, 2019 as Instrument No. 2019023529, default having occurred under the terms of the Deed of Trust, and following the recording of a Deed of Removal of Trustees and Appointment of Substitute Trustees as Instrument No. 2026010802, an Affidavit of Non-Residential Mortgage Foreclosure as Instrument No. 2026010803, and a Notice of Foreclosure Sale of Real Property or Condominium Unit as Instrument No. 2026011386, at the request of the party secured by the Deed of Trust, the Substitute Trustees will sell at public auction at the offices of Alex Cooper Auctioneers, Inc., 4910 Massachusetts Avenue, N.W., Suite 100, Washington, D.C. 20016, on

MARCH 12, 2026 AT 11:15 AM

All that fee simple lot of ground, together with any buildings or improvements thereon located in the City of Washington, District of Columbia and more fully described in the Deed of Trust; the improvements being known as 2223 R Street, S.E., Washington, D.C. 20020, Square 5624, Lot 810 (the "Property"). The Property is believed to be improved by an apartment building.

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the sale, constitutes the entire terms upon which the Property shall be offered for sale, sold, or purchased.

The Property will be sold in "AS IS" condition and with no warranty of any kind. The purchaser shall be solely responsible for obtaining possession of the Property. The Property will be sold subject to (i) all conditions, liens, restrictions, rights of redemption, covenants, encumbrances, and agreements of record that take priority over the Deed of Trust; (ii) any violations of housing, building, environmental, or other codes, and (iii) such state of facts that an accurate survey or physical inspection of the Property might disclose.

A $20,000 deposit shall be required at the time and place of the auction and shall be in the form of a cashier's check drawn on a bank acceptable to the Substitute Trustees. The deposit will not earn interest in the hands of the Substitute Trustees. The purchaser shall increase the deposit to ten percent (10%) of the bid price within two (2) business days of the sale, payable by cashier's check or immediate funds wire transfer to the Substitute Trustees. The party secured by the Deed of Trust (the "Secured Party") or any affiliate thereof, if a bidder, is not required to post a deposit or to pay interest on the unpaid purchase money. If the Secured Party purchases the Property at the sale, the amount bid by the Secured Party, after deducting all expenses related to the sale, shall be a credit against the indebtedness secured by the Deed of Trust.

The balance of the purchase price, with interest at the rate set forth in the Promissory Note, shall be paid by cash, cashier's check, or another acceptable form at settlement, which must occur within thirty (30) days following the sale. Interest will accrue from the date of sale until the date funds are received by R.L. Title and Escrow, Inc., the closing agent for the Substitute Trustees. There shall be no abatement of interest if settlement is delayed.

The purchaser of the Property shall be responsible for all condominium or homeowners' association fees and unpaid real property taxes due with respect to the Property, and all amounts due in connection therewith and there shall be no adjustment therefor. All water and sewer charges, and all other charges and assessments against the Property shall be the responsibility of the purchaser and there shall be no adjustment therefor. The purchaser shall pay all closing costs of the sale. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, water and sewer charges, any other utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser. All obligations of the purchaser hereunder shall survive closing and delivery of the deed. The purchaser (other than the Secured Party) shall sign a contract including this advertisement and other terms. Time is of the essence.

The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record.

The purchaser shall deliver to the Substitute Trustees, within two (2) business days following the sale, an insurance certificate confirming that the purchaser has obtained casualty and liability insurance coverage on the Property, naming the Substitute Trustees and the Secured Party as additional insured parties on the policy, and otherwise in form and content acceptable to the Substitute Trustees. The failure of the purchaser to provide such evidence of insurance coverage shall constitute grounds for nullifying and voiding the sale. The Substitute Trustees reserve the right to require registration and/or pre-qualification of bidders, to modify or waive the requirements for bidders' deposits, to approve the creditworthiness of any bidder, to withdraw the Property from sale, to cancel the sale, to use an agent or attorney to conduct the sale, to reject any and all bids or to postpone the sale and keep the bidding open for any length of time.

If the purchaser defaults, the Substitute Trustees may retain the deposit as liquidated damages, resell the Property at the risk and cost of the defaulting purchaser, and recover any deficiency in the purchase price, all costs and expenses of both sales, attorneys' fees, and related expenses, or may avail themselves of any other legal or equitable remedies available to them. The defaulting purchaser is not entitled to any surplus from the resale, even if such surplus is due to improvements made by the defaulting purchaser.

If the Substitute Trustees are unable to convey the Property by reason of any defect in the title or otherwise, the sole remedy of the purchaser of the Property at law or in equity shall be the refund of the deposit. Upon refund of the deposit to the purchaser, the sale shall be void and of no effect. The conveyance by the Substitute Trustees to the purchaser at settlement shall be by Substitute Trustees' Deed, without covenant or warranty.

NOTE: The information contained herein is offered for informational purposes only and the Substitute Trustees make no warranties with respect to the accuracy of such information. For additional information, please contact David S. Musgrave, Substitute Trustee, (410) 576-4194, dmusgrave@gfrlaw.com or Paul Cooper, auctioneer, Alex Cooper Auctioneers, Inc., (410) 977-4707 or paul@alexcooper.com.

David S. Musgrave, Jodie E. Bekman
Substitute Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Mar 2,4,6,9,11, 2026 0012513453

851 Prince Georges County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6704 HAMILTON STREET
RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated March 1, 2007, recorded in Liber 27484, Folio 693 among the Land Records of Prince George's County, MD, with an original principal balance of $305,700.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 2026 AT 10:58 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 359062-2)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Mar 4,11,18, 2026 0012513747

851 Prince Georges County

TRUSTEE'S SALE
3087 Sunset Ln, Suitland, MD 20746

Trustee's Sale of valuable fee simple property improved by premises known as 3087 Sunset Ln, Suitland, MD 20746. By virtue of the power and authority contained in a Deed of Trust, dated January 27, 2003, and recorded in Liber 16862 at Page 461 among the land records of the County of Prince George's, in the original principal amount of $113,450.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **March 17, 2026 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 06-0498915

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.5% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 22-292418.

The purchaser waives personal service of any papers filed in connection with its failure to settle within fifteen days of ratification and expressly agrees to accept service by first class mail at the address provided by the purchaser as identified on the Memorandum of Sale.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 8520 Cliff Cameron Dr., Suite 330,
Charlotte, North Carolina 28269
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Feb 25,Mar 4,11, 2026 0012512069

881 Orange County

TRUSTEE SALE
405 E King St,
Gordonsville, VA 22942
Orange County

In execution of a Deed of Trust in the original principal amount of $213,131.00, dated December 14, 2020 recorded in the Clerk's Office of the Circuit Court of the Orange County, Virginia, in Document No. 200007210, at the request of the holder of the Note, the undersigned Substitute Trustee and will offer for sale at public auction at the entrance to the Circuit Court of Orange County, 110 North Madison Road, Orange, on **April 2, 2026 at 10:00 AM** the property described in said deed, located at the above address and briefly described as:

Containing 1/4 of an acre, more or less, beginning at a point on the southern margin of King Street, at a corner with Harris; thence in a southern direction 210 feet to a corner with Davenport and Hams; thence in an easterly direction 52 1/2 feet to a corner with Davenport; thence in a northerly direction 210 feet to the southern margin of King Street; thence in a westerly direction 52 1/2 feet along the southern margin of King Street to the beginning, with any improvement thereon

Subject to any and all covenants, conditions, restrictions, easements, and all other matters of record taking priority over the Deed of Trust, if any, affecting the aforesaid property.

TERMS OF SALE: CASH: A deposit of **$20,000.00** or 10% of the sales price, whichever is lower, cash or certified check will be required at the time of sale, but no more than $9,000.00 of cash will be accepted, with settlement within fifteen (15) days from the date of sale. Sale is subject to post sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale which affects the validity of the sale, as well as to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. Pursuant to the Federal Fair Debt Collection Practices Act, we advise you that this firm is a debt collector attempting to collect the indebtedness referred to herein and any information we obtain will be used for that purpose.

SAMUEL I. WHITE, P.C.,
Substitute Trustee

This is a communication from a debt collector.
FOR INFORMATION CONTACT:
SAMUEL I. WHITE, P.C. **(95455)**
448 Viking Drive Suite 350
Virginia Beach, VA 23452
757-457-1460 - **Call Between 9:00 a.m. and 5:00 p.m.**
or visit our website at www.siwpc.net

Mar 4,11, 2026 0012513879

851 Prince Georges County

IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND

ANDREW J. BRENNER, et. al.
6001 Executive Blvd, Suite 200
Rockville, MD 20852
Substitute Trustees/Plaintiffs,

VS.

SHANNEL Y. JONES
ROYNALD LEIGH JONES
7012 Groveton Drive
Clinton, MD 20735
Defendant(s).

Case No.C-16-CV-25-004352

NOTICE

Notice is hereby given this **17th day of February, 2026**, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as **7012 Groveton Drive, Clinton, MD 20735** made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the **17th day of March 2026**, provided a copy of this NOTICE be inserted in some daily newspaper printed in said County, once in each of three successive weeks before the **17th day of March, 2026**. The report states the purchase price at the Foreclosure sale to be **$281,050.00**.

Mahasin El Amin
Clerk, Circuit Court for
Prince George's County,
Maryland

Matter ID#MD-376260

Feb 25,Mar 4,11, 2026 0012513076

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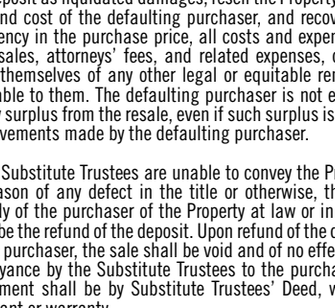

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S0115-2x4

851 Prince Georges County

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6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9410 52ND AVENUE
COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated April 16, 2021, recorded in Liber 45699, Folio 474 among the Land Records of Prince George's County, MD, with an original principal balance of $467,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:43 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #21-2313328 and #21-2313336.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $44,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 373370-2)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 25,Mar 4,11, 2026 0012513063

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851 Prince Georges County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6618 INSEY STREET
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated June 25, 2007, recorded in Liber 28326, Folio 387 among the Land Records of Prince George's County, MD, with an original principal balance of $232,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 2026 AT 10:56 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 344906-1)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
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Mar 4,11,18, 2026 0012513746

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851 Prince Georges County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5430 MARSHALLS CHOICE DRIVE
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated July 29, 2005, recorded in Liber 25091, Folio 384 among the Land Records of Prince George's County, MD, with an original principal balance of $343,215.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 2026 AT 10:52 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit No. 75, Building 6, Phase 14, in The Choice at Fairwood and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 375776-1)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Mar 4,11,18, 2026 0012513744

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851 Prince Georges County

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

9516 51ST AVENUE
COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Robert Green and Joyce Green, dated January 24, 2005 and recorded in Liber 22183, folio 513 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 2026 AT 11:07 AM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property, will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $19,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for Prince George's County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Purchaser will be responsible for obtaining the information necessary to comply with the RRE Rule and for providing the necessary information to the Reporting Person, as defined in the RRE Rule within (10) ten days following Ratification of the Sale or Purchaser's deposit will be forfeited and property resold. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #15-617832).

Laura H. G. O'Sullivan, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Mar 4,11,18, 2026 0012513718

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851 Prince Georges County

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

7226 LANSDALE STREET
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Terree Lashaun Battle, dated December 23, 2005 and recorded in Liber 24582, folio 544 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 2026 AT 11:05 AM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property, will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $26,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for Prince George's County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Purchaser will be responsible for obtaining the information necessary to comply with the RRE Rule and for providing the necessary information to the Reporting Person, as defined in the RRE Rule within (10) ten days following Ratification of the Sale or Purchaser's deposit will be forfeited and property resold. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #25-600730).

Laura H. G. O'Sullivan, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Mar 4,11,18, 2026 0012513717

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840 Trustees Sale - DC

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1849 ADDISON ROAD SOUTH
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated February 5, 2009, recorded in Liber 30377, Folio 422 among the Land Records of Prince George's County, MD, with an original principal balance of $100,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 2026 AT 11:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered 1849 in Group VIII, in the "Olde Towne Village Condominium" and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 377012-1)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Mar 4,11,18, 2026 0012513748

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

512 WILSON BRIDGE DRIVE, UNIT #C-2
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated May 15, 2006, recorded in Liber 26354, Folio 608 among the Land Records of Prince George's County, MD, with an original principal balance of $157,225.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 2026 AT 10:54 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered and lettered 6713-C-2 in building numbered eleven (11) in the subdivision known as "Wilson Bridge Condominium" and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $6,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331523-3)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Mar 4,11,18, 2026 0012513745

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

15644 MILLBROOK LANE, UNIT #33
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated June 1, 2005, recorded in Liber 22421, Folio 561 among the Land Records of Prince George's County, MD, with an original principal balance of $135,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 2026 AT 10:50 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit 033, Cromwell Station Condominium and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 367941-1)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Mar 4,11,18, 2026 0012513743

TRUSTEE'S SALE
4310 Ridgecrest Dr, Suitland, MD 20746

Trustee's Sale of valuable fee simple property improved by premises known as 4310 Ridgecrest Dr, Suitland, MD 20746. By virtue of the power and authority contained in a Deed of Trust, dated December 22, 2006, and recorded in Liber 27893 at Page 233 among the land records of the County of Prince George's, in the original principal amount of $268,800.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **March 17, 2026 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 06-0440487

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 23-294443.

The purchaser waives personal service of any papers filed in connection with its failure to settle within fifteen days of ratification and expressly agrees to accept service by first class mail at the address provided by the purchaser as identified on the Memorandum of Sale.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 8520 Cliff Cameron Dr., Suite 330,
Charlotte, North Carolina 28269
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Feb 25,Mar 4,11, 2026 0012511891

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Gordon Feinblatt LLC
1001 Fleet Street, Suite 700
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE OF
3047 DOUGLAS STREET, N.E.
WASHINGTON, D.C. 20018

Under a power of sale contained in a Deed of Trust (the "Deed of Trust") dated May 14, 2021 and recorded on June 14, 2021 as Instrument No. 2021080432, default having occurred under the terms of the Deed of Trust, and following the recording of a Deed of Removal of Trustees and Appointment of Substitute Trustees as Instrument No. 2026011888, an Affidavit of Non-Residential Mortgage Foreclosure as Instrument No. 2026011889, and a Notice of Foreclosure Sale of Real Property or Condominium Unit as Instrument No. 2026012359, at the request of the party secured by the Deed of Trust, the Substitute Trustees will sell at public auction at the front steps of the Superior Court of the District of Columbia, 500 Indiana Avenue, N.W., Washington, D.C. 20001, on

MARCH 12, 2026 AT 1:30 P.M.

All that fee simple lot of ground, together with any buildings or improvements thereon located in the City of Washington, District of Columbia and more fully described in the Deed of Trust; the improvements being known as 3047 Douglas Street, N.E., Washington, D.C. 20018, Square 4355, Lot 812 (the "Property"). The Property is believed to be improved by a building.

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the sale, constitutes the entire terms upon which the Property shall be offered for sale, sold, or purchased.

The Property will be sold in "AS IS" condition and with no warranty of any kind. The purchaser shall be solely responsible for obtaining possession of the Property. The Property will be sold subject to (i) all conditions, liens, restrictions, rights of redemption, covenants, encumbrances, and agreements of record that take priority over the Deed of Trust; (ii) any violations of housing, building, environmental, or other codes, and (iii) such state of facts that an accurate survey or physical inspection of the Property might disclose.

A $50,000.00 deposit shall be required at the time and place of the auction and shall be in the form of a cashier's check drawn on a bank acceptable to the Substitute Trustees. The deposit will not earn interest in the hands of the Substitute Trustees. The purchaser shall increase the deposit to ten percent (10%) of the bid price within two (2) business days of the sale, payable by cashier's check or immediate funds wire transfer to the Substitute Trustees. The party secured by the Deed of Trust (the "Secured Party") or any affiliate thereof, if a bidder, is not required to post a deposit or to pay interest on the unpaid purchase money. If the Secured Party purchases the Property at the sale, the amount bid by the Secured Party, after deducting all expenses related to the sale, shall be a credit against the indebtedness secured by the Deed of Trust.

The balance of the purchase price, with interest at the rate set forth in the Promissory Note, shall be paid by cash, cashier's check, or another acceptable form at settlement, which must occur within thirty (30) days following the sale. Interest will accrue from the date of sale until the date funds are received by R.L. Title and Escrow, Inc., the closing agent for the Substitute Trustees. There shall be no abatement of interest if settlement is delayed.

The purchaser of the Property shall be responsible for all condominium or homeowners' association fees and unpaid real property taxes due with respect to the Property, and all amounts due in connection therewith and there shall be no adjustment therefor. All water and sewer charges, and all other charges and assessments against the Property shall be the responsibility of the purchaser and there shall be no adjustment therefor. The purchaser shall pay all closing costs of the sale. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, water and sewer charges, any other utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser. All obligations of the purchaser hereunder shall survive closing and delivery of the deed. The purchaser (other than the Secured Party) shall sign a contract including this advertisement and other terms. Time is of the essence.

The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record.

The purchaser shall deliver to the Substitute Trustees, within two (2) business days following the sale, an insurance certificate confirming that the purchaser has obtained casualty and liability insurance coverage on the Property, naming the Substitute Trustees and the Secured Party as additional insured parties on the policy, and otherwise in form and content acceptable to the Substitute Trustees. The failure of the purchaser to provide such evidence of insurance coverage shall constitute grounds for nullifying and voiding the sale. The Substitute Trustees reserve the right to require registration and/or pre-qualification of bidders, to modify or waive the requirements for bidders' deposits, to approve the creditworthiness of any bidder, to withdraw the Property from sale, to cancel the sale, to use an agent or attorney to conduct the sale, to reject any and all bids or to postpone the sale and keep the bidding open for any length of time.

If the purchaser defaults, the Substitute Trustees may retain the deposit as liquidated damages, resell the Property at the risk and cost of the defaulting purchaser, and recover any deficiency in the purchase price, all costs and expenses of both

851 Prince Georges County

McNamee Hosea, P.A.
6404 Ivy Lane, Suite 820
Greenbelt, Maryland 20770
301-441-2420

SUBSTITUTE TRUSTEES' SALE OF VALUABLE REAL ESTATE 3903 DADO COURT BOWIE, MD 20815

(Case No.: C-16-CV-25-006399 in the Circuit Court for Prince George's County)

Under and by virtue of the power of sale contained in the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (hereinafter "Deed of Trust") from Sudoxe, LLC, a limited liability company to John M. Brennan, as Trustee, dated March 14, 2024 and recorded March 21, 2024 among the Land Records of Prince George's County, Maryland at Liber 49673, Folio 46, and by virtue of the power of sale contained in said Deed of Trust, which was given to secure a loan on the real property and personal property described therein, and default having occurred under the terms and conditions thereof, and the recordation of a Deed of Appointment of Substitute Trustees (Substitute Trustees) appointing Aaron D. Neal and Caroline K. Boras, Substitute Trustees in Liber 51217, Folio 68, who will sell the property commonly known as 3903 Dado Court, Bowie, MD 20815 at public auction to be held upon the steps of the Circuit Courthouse for Prince George's County, Maryland located at 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on:

MARCH 17, 2026 AT 11:00 AM

All that lot of ground situate in the County of Prince George's State of Maryland and more fully described in the aforesaid Deed of Trust.

Tax ID No. 07-0817742 and Tax ID No. 07-3759693.

The property and improvements will be sold in an "AS IS" condition and subject to conditions, restrictions, covenants, encumbrances, easements, right of ways, existing building and/or environmental violations, violation notices, agreements of record affecting the same, if any, and with no warranty either expressed or implied as to the description of the condition of the property or improvements.

Terms of Sale: These Terms of Sale are a pre-condition to bidding at the aforementioned sale of the property, and any person submitting a bid at the sale shall be deemed to have accepted these Terms of Sale. A deposit in the form of cashier's or certified check or in such other form as the Substitute Trustees may determine, at their sole discretion, for $45,000 at the time of sale. If the note holder and/or servicer is the successful bidder, the deposit requirement is waived. The balance of the purchase price is to be paid in immediately available funds, within twenty (20) days after the final ratification of sale by the Circuit Court for Prince George's County. If payment of the balance does not take place within twenty (20) days after ratification, the deposit will be forfeited and the property will be resold at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property.

In the event the property is purchased by someone other than the note holder or an affiliate, interest shall be paid on the unpaid purchase money at the rate of 18% per annum from date of sale to the date funds are received in the office of the Substitute Trustees. In the event the settlement is delayed for any reason and the property is purchased by someone other than the note holder or an affiliate, there shall be no abatement of interest caused by the delay. Taxes, agricultural taxes, water, sewer, ground rent, condominium fees, and/or homeowners association dues, if applicable, to be adjusted to the date of sale and assumed thereafter by the purchaser. All other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps, recordation taxes and transfer taxes shall be borne by the purchaser.

The property will be sold in an "AS IS" condition and without any recourse, representations or warranties, either express or implied, as to its nature, condition or description.

Potential purchasers are responsible for conducting their own due diligence regarding the condition, location, permissible uses, and value of the property. Neither the Substitute Trustees, the secured party, the note holder nor any other party makes any warranty or representation of any kind or nature regarding the physical condition of, the description of, or title to the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. Purchaser shall be responsible for all liens, public charges/assessments and other matters attaching to the property after the date of sale.

If the Substitute Trustees are unable to convey the property as described above, by reason of any defect in the title or otherwise, the purchaser's sole remedy at law or in equity shall be limited to the refund of the aforementioned deposit. Upon refund of the deposit to purchaser, the sale shall be void and of no effect, and the purchaser shall have no further claims against the Substitute Trustees or the secured party. The conveyance of the property by the Substitute Trustees to the purchaser at settlement shall be by Substitute Trustees' Deed without covenant or warranty.

The purchaser is responsible for, and the property is sold subject to, any environmental matter or condition, whether latent or observable, if any, that may exist at or affect or relate to the property and to any governmental requirements affecting the same.

The Memorandum of Purchase between the Substitute Trustees, as sellers, and the purchaser (the "Memorandum of Purchase") shall include, by reference, all the terms and conditions contained herein, specifically including, but not limited to, the following provisions: "Purchaser agrees and represents that the purchaser is purchasing the property subject to all matters known and unknown, in "AS IS, WHERE IS" condition. In executing and delivering the Memorandum of Purchase, purchaser recognizes purchaser has not relied upon nor been induced by any statements or representations of any person, including the Substitute Trustees, the secured party, the Deed of Trust holder or an affiliate or their respective servicers, heirs, personal and legal representatives, agents, employees, successors and assigns (collectively, "Released Parties"), in respect of the condition of the property, including the environmental condition to the property, unless such representations or statements are specifically set forth in the Memorandum of Purchase. Purchaser has not relied on anything in the foreclosure advertisement, but rather has relied solely on such investigations, examinations or inspections of the property and title thereto as purchaser has made. Purchaser waives and releases the Released Parties from any and all claims the purchaser or its successors and assigns may have now or in the future may have relating to the condition of the property or title. Purchaser acknowledges and agrees that this provision was a negotiated part of the Memorandum of Purchase and serves as an essential component of consideration for the same. The parties specifically acknowledge and agree that this clause bars all claims by purchaser against Released Parties, arising from the condition of or releases from the property pursuant to the Comprehensive Environmental Response, Compensations and Liability Act of 1980, as amended, and all other actions pursuant to federal, state or local laws, ordinances or regulations for any environmental condition of or releases from the property. Further, purchaser agrees to indemnify the Substitute Trustees for any liability they may have to any third party for an environmental condition of the property. Notwithstanding the parties' intent that this clause bars all such claims, should a court of competent jurisdiction deem otherwise, purchaser agrees that the presence of this clause should serve as the overwhelming, primary factor in any equitable apportionment of response costs under applicable federal, state or local laws, ordinances, or regulations.

Note: The information contained herein was obtained from sources deemed to be reliable, but is offered for information purposes only. The Auctioneer, the Substitute Trustees, the Deed of Trust holder and the secured party do not make any representations or warranties with respect to the accuracy of the information contained herein. Prospective purchasers are urged to make their own inspection.

Aaron D. Neal, Esquire
Caroline K. Boras, Esquire
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 25,Mar 4,11, 2026 0012513070

881 Orange County

TRUSTEE'S SALE OF 102 MONUMENT RD, LOCUST GROVE, VA 22508

In execution of a certain Deed of Trust dated April 8, 2022, in the original principal amount of $353,479.00 recorded in the Clerk's Office, Circuit Court for Orange County, Virginia as Instrument No. 220002604. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Orange County, 109 W. Main Street, Orange, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **March 5, 2026, at 11:00 AM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows:

LOT 158, SECTION 8, LAKE OF THE WOODS SUBDIVISION, GORDON DISTRICT, ORANGE COUNTY, VIRGINIA, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 216 AT PAGE 430 AND IN MAP BOOK 1, AT PAGE 50, OF THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ORANGE COUNTY, VIRGINIA.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.aldridgepite.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically.

This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. If you have any questions or concerns, please contact the Virginia Pre-Sale Department of counsel for Equity Trustees, LLC at 301-961-6555, website: www.aldridgepite.com. VA-373878-1.

Mar 4, 2026 0012513971

851 Prince Georges County

COMMISSIONER'S SALE – NOTICE OF DEFAULT AND FORECLOSURE SALE 2003 Weber Drive, District Heights, Maryland 20747

NOTICE OF DEFAULT AND FORECLOSURE SALE, made this Ninth day of February, 2026, by Richard A. Lash, Foreclosure Commissioner:

WHEREAS, on December 17, 2007, a certain Deed of Trust was executed by Morris D. Johnson, who died December 24, 2024, and Vera M. Johnson, who died April 2, 2012, as trustors in favor of Academy Mortgage LLC as beneficiary and Mark C. McVearry as trustee, and was recorded on December 27, 2007, in Libre/Book 29142, Folio/Page 037 in the office of the Land Records of Prince George's County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the "Secretary" or "HUD") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated June 14, 2023, and recorded on July 13, 2023, in Deed Book 48987, Page 466, in the office of the Land Records of Prince George's County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust due to violation of 9(a)(i): A borrower dies and the property is not the principal residence of at least one surviving borrower; and

WHEREAS, the entire amount delinquent as of January 15, 2026 is $411,302.02; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Buonassissi, Henning & Lash, P.C. as Foreclosure Commissioner, notice is hereby given that on **March 10, 2026 at 11:00 AM** local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as:

The Land referred to herein below is situated in the County of PRINCE GEORGE'S, State of Maryland, and is described as follows:

Lot 2, Block J, Section Two in the subdivision known as HOLLY SPRING, as per plat thereof recorded in Plat Book WWW 52 at plat 90, among the Land Records of Prince George's County, Maryland.

For informational purposes only: The improvements thereon being known as 2003 WEBER DRIVE. Tax ID No.: 06-0455824

BEING the same property conveyed to Morris Dabney Johnson and Vera M. Johnson, husband and wife by virtue of a Deed from Calvin Leander Clark and Virginia Day Clark dated August 5, 1986 and recorded August 8, 1986 among the Land Records of Prince George's County, Maryland in Liber 6392, folio 297.

WHEREAS the said Vera M. Johnson, having since departed this life on November 9, 2019, thereby vesting sole title in Morris D. Johnson, surviving Tenant by the Entirety.

WHEREAS the said Morris Dabney Johnson departed this life on December 24, 2024, thereby vesting title in Duly Appointed Personal Representative of the Estate of Morris Dabney Johnson (Prince George's County Estate No. 136049)

The sale will be held **at the Circuit Court for Prince George's County, 14735 Main Street, Upper Marlboro, Maryland, Duval Wing entrance located on Main Street.**

The Secretary of Housing and Urban Development will bid $418,237.78.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit 10% of the successful bid in the form of a certified check or cashier's check made out to the United States Secretary of Housing and Urban Development. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of 10% of the successful bid must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of $500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is $411,302.02 as of January 15, 2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: February 9, 2026

BUONASSISSI, HENNING & LASH, P.C.
Foreclosure Commissioner

By: Richard A. Lash, Esq.
12355 Sunrise Valley Drive, Suite 650
Reston, VA 20191
TEL: 703-796-1341 Ext.144
FAX: (888) 252-7739

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Feb 18,25,Mar 4, 2026 0012512715

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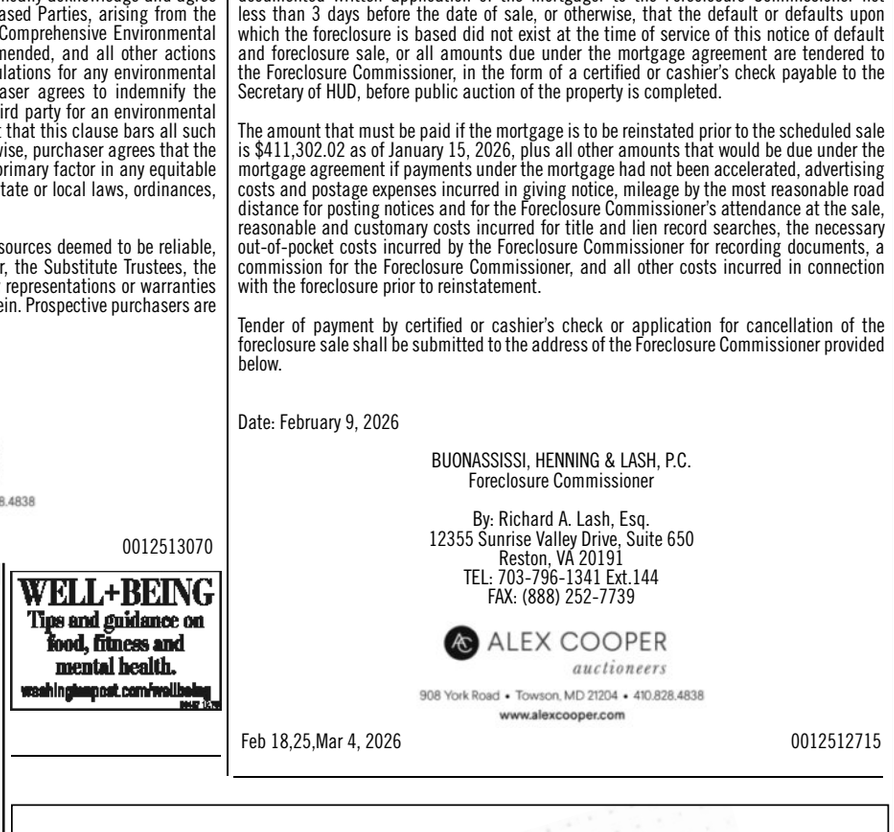

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851 Prince Georges County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4808 PRINCE GEORGES AVENUE BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated November 15, 2019, recorded in Liber 42898, Folio 336 among the Land Records of Prince George's County, MD, with an original principal balance of $511,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:41 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $50,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 379917-1)

Andrew J. Brenner, et al, Substitute Trustees

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Feb 25,Mar 4,11, 2026 0012513062

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Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4703 SOMERSET ROAD RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust from Robert Francis White and Irene C. White dated September 29, 2020 and recorded in Liber 46637, folio 14 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #19-2150738.

The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 25-004936-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

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Feb 25,Mar 4,11, 2026 0012513069

851 Prince Georges County

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Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6905 WOODSTREAM TURN LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Melvin Miles and Phyllis Miles dated May 13, 2006 and recorded in Liber 25879, folio 731 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:11 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #14-1688787.

The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 24-002939-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

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Feb 25,Mar 4,11, 2026 0012513067

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Bethesda, MD 20814
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www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7038 PALAMAR TURN LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Mamie E. Earle dated March 25, 2022 and recorded in Liber 47677, folio 57 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:09 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #14-1572551.

The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 25-004857-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

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Feb 25,Mar 4,11, 2026 0012513066

851 Prince Georges County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**5810 SHOSHONE DRIVE
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated August 26, 2005, recorded in Liber 23206, Folio 220 among the Land Records of Prince George's County, MD, with an original principal balance of $144,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:35 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331734-2)

Andrew J. Brenner, et al, Substitute Trustees

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Feb 25,Mar 4,11, 2026 0012513059

851 Prince Georges County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**2911 NOVEMBER COURT A/R/T/A
2911 NOVEMBER COURT SOUTH
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated July 5, 2006, recorded in Liber 25931, Folio 562 among the Land Records of Prince George's County, MD, with an original principal balance of $427,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:39 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 365780-2)

Andrew J. Brenner, et al, Substitute Trustees

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908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 25,Mar 4,11, 2026 0012513061

851 Prince Georges County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**12103 BLAKETON STREET
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated August 11, 2005, recorded in Liber 23274, Folio 287 among the Land Records of Prince George's County, MD, with an original principal balance of $326,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:33 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 368674-2)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
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Feb 25,Mar 4,11, 2026 0012513058

851 Prince Georges County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**6807 ELMHURST STREET
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated October 31, 2022, recorded in Liber 48328, Folio 382 among the Land Records of Prince George's County, MD, with an original principal balance of $363,298.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:29 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 379615-1)

Andrew J. Brenner, et al, Substitute Trustees

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Feb 25,Mar 4,11, 2026 0012513056

851 Prince Georges County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**6231 LANDOVER ROAD
LANDOVER A/R/T/A CHEVERLY, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated April 30, 2019, recorded in Liber 42103, Folio 331 among the Land Records of Prince George's County, MD, with an original principal balance of $333,841.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 2026 AT 11:14 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 368759-2)

Andrew J. Brenner, et al, Substitute Trustees

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www.alexcooper.com

Feb 18,25,Mar 4, 2026 0012512630

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**16605 VILLAGE DRIVE, WEST
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Raymond J M Colbert, IV a/k/a Raymond Colbert dated November 21, 2018 and recorded in Liber 41711, folio 303 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:07 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #03-0239244.

The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-002768-MD-F-2.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
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www.alexcooper.com

Feb 25,Mar 4,11, 2026 0012513065

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**704 QUARRY AVENUE
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Jasper Lee Brown dated March 17, 2005 and recorded in Liber 21972, folio 208 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:05 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #18-1997717.

The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-000956-MD-F-1.

The property will be sold subject to a 120 day right of redemption by the Internal Revenue Service.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 25,Mar 4,11, 2026 0012513064

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**8618 NORTH DRIVE
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated June 29, 2006, recorded in Liber 25619, Folio 570 among the Land Records of Prince George's County, MD, with an original principal balance of $284,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:31 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 74558-2)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
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Feb 25,Mar 4,11, 2026 0012513057

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312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**3651 DIXON STREET
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Leon A. Woodson, dated January 18, 2007 and recorded in Liber 26984, folio 474 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:24 AM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property, will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $22,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for Prince George's County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #19-603287).

Laura H. G. O'Sullivan, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 25,Mar 4,11, 2026 0012513000

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**18309 BARNEY DRIVE
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust from Erica Crumbling and Edna Crumbling, dated April 29, 2006 and recorded in Liber 25460, folio 127 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property, will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $34,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for Prince George's County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #20-604754).

Laura H. G. O'Sullivan, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 25,Mar 4,11, 2026 0012512998

851 Prince Georges County

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6402 KNOLLBROOK DRIVE HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Virginia R. Rivas and Pedro Rivas, dated October 19, 2004 and recorded in Liber 21531, folio 23 and re-recorded in Liber 23773, Folio 23 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property, will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $6,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for Prince George's County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.125% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #24-600575).

Laura H. G. O'Sullivan, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 25,Mar 4,11, 2026 0012512999

McMichael Taylor Gray LLC
7470 New Technology Way, Suite P
Frederick, MD 21703
470-480-1820

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6501 CIPRIANO ROAD LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated September 24, 2004, recorded in Liber 33501, Folio 291 and re-recorded in Liber 34644, folio 126 among the Land Records of Prince George's County, MD, with an original principal balance of $192,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 2026 AT 11:07 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #21-2299907.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 21-001468-07)

Diana Theologou, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 18,25,Mar 4, 2026 0012512553

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851 Prince Georges County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6717 PINE GROVE DRIVE SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated May 25, 2007, recorded in Liber 27979, Folio 658 among the Land Records of Prince George's County, MD, with an original principal balance of $259,920.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 2026 AT 11:12 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 182269-3)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 18,25,Mar 4, 2026 0012512627

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4701 OLD SOPER ROAD, UNIT #657 CAMP SPRINGS, MD 20746

Under a power of sale contained in a certain Deed of Trust from Jerome A. Caldwell, Jr. dated February 27, 2008 and recorded in Liber 29676, folio 543 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 2026 AT 10:46 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and described as Unit 657, 4701 Old Soper Road, Camp Springs, Maryland, Tribeca at Camp Springs Condominium and more fully described in the aforesaid Deed of Trust. Tax ID #06-3915170.

The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 25-004733-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 18,25,Mar 4, 2026 0012512565

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851 Prince Georges County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11000 LAKE ARBOR WAY BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated October 25, 2006, recorded in Liber 28350, Folio 627 among the Land Records of Prince George's County, MD, with an original principal balance of $82,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 2026 AT 11:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of $5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 377369-1)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 18,25,Mar 4, 2026 0012512634

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

805 FINCH DRIVE HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Lena A. Branch dated August 31, 2006 and recorded in Liber 26137, folio 414 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 2026 AT 10:44 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #18-2121556.

The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 25-004236-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 18,25,Mar 4, 2026 0012512564

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851 Prince Georges County

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5007 ODESSA ROAD COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Elder H. Ortiz Osorio, Jocelyn Y. Rubio and Jose L. Rubio Hernandez, dated July 22, 2022 and recorded in Liber 47977, folio 265 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 2026 AT 10:51 AM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property, will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $44,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for Prince George's County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #25-600572).

Laura H. G. O'Sullivan, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 18,25,Mar 4, 2026 0012512544

TRUSTEE'S SALE
804 Falls Lake Drive, Mitchellville, MD 20721

Trustee's Sale of valuable fee simple property improved by premises known as 804 Falls Lake Drive, Mitchellville, MD 20721. By virtue of the power and authority contained in a Deed of Trust, dated December 12, 2003, and recorded in Liber 23964 at Page 362 among the land records of the County of Prince George's, in the original principal amount of $50,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **March 17, 2026 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 13-1525914

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.225% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 25-298895.

The purchaser waives personal service of any papers filed in connection with its failure to settle within fifteen days of ratification and expressly agrees to accept service by first class mail at the address provided by the purchaser as identified on the Memorandum of Sale.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 8520 Cliff Cameron Dr., Suite 330,
Charlotte, North Carolina 28269
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Feb 25,Mar 4,11, 2026 0012512515

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851 Prince Georges County

GREENSPOON MARDER, LLP
201 International Circle, Suite 230
Hunt Valley, MD 21030

SUBSTITUTE TRUSTEE'S SALE OF IMPROVED REAL PROPERTY
KNOWN AS
11501 WILLIAM BEANES ROAD Upper Marlboro, MD 20772

By virtue of a power of sale contained in a Deed of Trust from 11501 WILLIAM BEANES RD LLC, dated October 7, 2021 and recorded in book 46514 , page 149 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland, default having occurred thereunder (Foreclosure Case docketed as Case No. C-16-CV-25-000895; Tax ID No. 15-1728989) the Substitute Trustee will sell at public auction PRINCE GEORGE'S COUNTY courthouse located at FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772 .

MARCH 12, 2026 at 2:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit of $ 110,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK, CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for PRINCE GEORGE'S COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at five percent (5%) from the date of sale to the date funds are received by the Substitute Trustee. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee is unable to convey insurable title for any reason, the Purchaser's sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 23-002759-01)

NICOLE LIPINSKI, GABRIELLE GIOVINAZZO, ERIN KENNEDY,
Substitute Trustee (s)

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Feb 25,Mar 4,11, 2026 0012511859

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7614 WEST PARK DRIVE HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Timoteo Feliciano Perez and Maria I. Escobar dated May 30, 2007 and recorded in Liber 28047, folio 052 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 2026 AT 11:13 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #17-1869353.

The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-002594-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
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www.alexcooper.com

Feb 25,Mar 4,11, 2026 0012513068

851 Prince Georges County

GREENSPOON MARDER, LLP
201 International Circle, Suite 230
Hunt Valley, MD 21030

SUBSTITUTE TRUSTEE'S SALE
OF IMPROVED REAL PROPERTY
KNOWN AS
1152 WINDEMERE COURT
Fort Washington, MD 20744

By virtue of a power of sale contained in a Deed of Trust from RICHARD E. PAYNE, dated January 12, 2007 and recorded in book 27278 , page 720 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland, default having occurred thereunder (Foreclosure Case docketed as Case No. C-16-CV-25-004779; Tax ID No. 12-1281542) the Substitute Trustee will sell at public auction PRINCE GEORGE'S COUNTY courthouse located at FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772 .

MARCH 5, 2026 at 2:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit of $ 21,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK, CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for PRINCE GEORGE'S COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at five percent (5%) from the date of sale to the date funds are received by the Substitute Trustee. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee is unable to convey insurable title for any reason, the Purchaser's sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 25-000860-01)

NICOLE LIPINSKI, GABRIELLE GIOVINAZZO, ERIN KENNEDY,
Substitute Trustee (s)

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Feb 18,25,Mar 4, 2026 0012511114

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851 Prince Georges County

GREENSPOON MARDER, LLP
201 International Circle, Suite 230
Hunt Valley, MD 21030

SUBSTITUTE TRUSTEE'S SALE
OF IMPROVED REAL PROPERTY
KNOWN AS
5132 CLACTON AVE, UNIT 15
Suitland, MD 20746

By virtue of a power of sale contained in a Deed of Trust from CALEB SCHAEFER, dated March 20, 2024 and recorded in book 49685 , page 205 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland, default having occurred thereunder (Foreclosure Case docketed as Case No. C-16-CV-25-005085; Tax ID No. 06-0509984) the Substitute Trustee will sell at public auction PRINCE GEORGE'S COUNTY courthouse located at FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772 .

MARCH 5, 2026 at 2:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit of $ 32,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK, CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for PRINCE GEORGE'S COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at five percent (5%) from the date of sale to the date funds are received by the Substitute Trustee. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee is unable to convey insurable title for any reason, the Purchaser's sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 25-001539-01)

NICOLE LIPINSKI, GABRIELLE GIOVINAZZO, ERIN KENNEDY,
Substitute Trustee (s)

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
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852 Anne Arundel County

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Rockville, MD 20852
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SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

504 MILTON AVENUE
GLEN BURNIE, MD 21061

Under a power of sale contained in a certain Deed of Trust dated May 3, 2005, recorded in Liber 16286, Folio 149 among the Land Records of Anne Arundel County, MD, with an original principal balance of $330,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 24, 2026 AT 9:26 AM

ALL THAT LEASEHOLD LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. The property will be sold subject to an annual ground rent of $108.00.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 373768-1)

Andrew J. Brenner, et al, Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Mar 4,11,18, 2026 0012513742

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

149 BRIGHTWATER DRIVE
ANNAPOLIS, MD 21401

Under a power of sale contained in a certain Deed of Trust dated March 30, 2020, recorded in Liber 34678, Folio 121 among the Land Records of Anne Arundel County, MD, with an original principal balance of $210,012.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 24, 2026 AT 9:24 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 359842-3)

Andrew J. Brenner, et al, Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Mar 4,11,18, 2026 0012513741

852 Anne Arundel County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8394 CAROL DRIVE
PASADENA, MD 21122

Under a power of sale contained in a certain Deed of Trust dated July 28, 2021, recorded in Liber 37317, Folio 495 among the Land Records of Anne Arundel County, MD, with an original principal balance of $343,660.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 24, 2026 AT 9:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 379725-1)

Andrew J. Brenner, et al, Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Mar 4,11,18, 2026 0012513740

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3347 OLD LINE AVENUE
LAUREL, MD 20724

Under a power of sale contained in a certain Deed of Trust dated June 3, 2016, recorded in Liber 29664, Folio 159 among the Land Records of Anne Arundel County, MD, with an original principal balance of $206,196.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 24, 2026 AT 9:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 370719-2)

Andrew J. Brenner, et al, Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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Mar 4,11,18, 2026 0012513739

852 Anne Arundel County

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

1254 CROWELL COURT
ARNOLD, MD 21012

Under a power of sale contained in a certain Deed of Trust from Israel Mizrahi and Debra L. Mizrahi, dated February 18, 2007 and recorded in Liber 18867, folio 352 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 24, 2026 AT 9:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Anne Arundel County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property, will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $5,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for Anne Arundel County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Purchaser will be responsible for obtaining the information necessary to comply with the RRE Rule and for providing the necessary information to the Reporting Person, as defined in the RRE Rule within (10) ten days following Ratification of the Sale or Purchaser's deposit will be forfeited and property resold. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #25-600294).

Laura H. G. O'Sullivan, et al., Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
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www.alexcooper.com

Mar 4,11,18, 2026 0012513716

TRUSTEE'S SALE
342 Dameron South, Laurel, MD 20724

Trustee's Sale of valuable fee simple property improved by premises known as 342 Dameron South, Laurel, MD 20724. By virtue of the power and authority contained in a Deed of Trust, dated March 29, 2007, and recorded in Liber 19230 at Page 497 among the land records of the County of Anne Arundel, in the original principal amount of $268,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF ANNE ARUNDEL, at 8 Church Circle, Annapolis, Maryland, on **March 17, 2026 at 4:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 04-472-03488000

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 24-297097.

The purchaser waives personal service of any papers filed in connection with its failure to settle within fifteen days of ratification and expressly agrees to accept service by first class mail at the address provided by the purchaser as identified on the Memorandum of Sale.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 8520 Cliff Cameron Dr., Suite 330,
Charlotte, North Carolina 28269
(410) 769-9797

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
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Hampton Plaza - Suite 1103
Baltimore, MD 21286
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Feb 25,Mar 4,11, 2026 0012512274

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SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7757 EVERD AVENUE
PASADENA, MD 21122

Under a power of sale contained in a certain Deed of Trust dated August 14, 2006, recorded in Liber 19498, Folio 69 among the Land Records of Anne Arundel County, MD, with an original principal balance of $268,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 17, 2026 AT 9:31 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 375156-1)

Andrew J. Brenner, et al, Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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Feb 25,Mar 4,11, 2026 0012513049

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

105 CHALMERS AVENUE
GLEN BURNIE, MD 21061

Under a power of sale contained in a certain Deed of Trust dated May 10, 2008, recorded in Liber 20248, Folio 312 among the Land Records of Anne Arundel County, MD, with an original principal balance of $240,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 17, 2026 AT 9:29 AM

ALL THAT LEASEHOLD LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. The property will be sold subject to an annual ground rent of $90.00.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 374926-1)

Andrew J. Brenner, et al, Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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Feb 25,Mar 4,11, 2026 0012513051

852 Anne Arundel County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5323 WASENA AVENUE BALTIMORE, MD 21225

Under a power of sale contained in a certain Deed of Trust dated October 6, 2004, recorded in Liber 15469, Folio 44 among the Land Records of Anne Arundel County, MD, with an original principal balance of $46,690.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 17, 2026 AT 9:27 AM

ALL THAT LEASEHOLD LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. The property will be sold subject to an annual ground rent of $60.00.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 373448-1)

Andrew J. Brenner, et al, Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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Feb 25,Mar 4,11, 2026 0012513048

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

908 WANDA ROAD LINTHICUM A/R/T/A LINTHICUM HEIGHTS, MD 21090

Under a power of sale contained in a certain Deed of Trust dated March 20, 2023, recorded in Liber 39577, Folio 266 among the Land Records of Anne Arundel County, MD, with an original principal balance of $373,117.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 17, 2026 AT 9:25 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 374660-1)

Andrew J. Brenner, et al, Substitute Trustees

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Feb 25,Mar 4,11, 2026 0012513047

852 Anne Arundel County

McMichael Taylor Gray LLC
7470 New Technology Way, Suite P
Frederick, MD 21703
470-480-1820

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

108 SOUTH LONGCROSS ROAD LINTHICUM, MD 21090

Under a power of sale contained in a certain Deed of Trust dated October 6, 2010, recorded in Liber 22857, Folio 123 among the Land Records of Anne Arundel County, MD, with an original principal balance of $379,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 17, 2026 AT 9:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #05-481-09324015.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 25-003045-02)

Diana Theologou, et al., Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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Feb 25,Mar 4,11, 2026 0012512997

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

417 HARLEM AVENUE PASADENA, MD 21122

Under a power of sale contained in a certain Deed of Trust from Robert B. Gaither, Sr. and Yvonne M. Gaither dated May 3, 2007 and recorded in Liber 19080, folio 141 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 17, 2026 AT 9:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #03-523-10838200.

The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Anne Arundel County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-002032-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 25,Mar 4,11, 2026 0012512996

852 Anne Arundel County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2249 ABERDEEN DRIVE CROFTON, MD 21114

Under a power of sale contained in a certain Deed of Trust dated June 24, 2005, recorded in Liber 16564, Folio 685 among the Land Records of Anne Arundel County, MD, with an original principal balance of $146,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 10, 2026 AT 9:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 359492-2)

Andrew J. Brenner, et al, Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 18,25,Mar 4, 2026 0012512623

McMichael Taylor Gray LLC
7470 New Technology Way, Suite P
Frederick, MD 21703
470-480-1820

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

112 MOUNTAIN ROAD LINTHICUM, MD 21090

Under a power of sale contained in a certain Deed of Trust dated January 21, 2022, recorded in Liber 38276, Folio 176 among the Land Records of Anne Arundel County, MD, with an original principal balance of $434,672.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 10, 2026 AT 9:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #05-410-14869700.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $50,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 24-001621-03)

Diana Theologou, et al., Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
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Feb 18,25,Mar 4, 2026 0012512550

853 Calvert County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5019 BRANDYWINE STREET SAINT LEONARD, MD 20685

Under a power of sale contained in a certain Deed of Trust dated October 26, 2005, recorded in Liber 2652, Folio 689 among the Land Records of Calvert County, MD, with an original principal balance of $390,450.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Calvert County, at the Court House Door, 175 Main St., Prince Frederick, MD 20678, on

MARCH 24, 2026 AT 2:40 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Calvert County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 150514-1)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Mar 4,11,18, 2026 0012513711

McMichael Taylor Gray LLC
7470 New Technology Way, Suite P
Frederick, MD 21703
470-480-1820

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3743 6TH STREET NORTH BEACH, MD 20714

Under a power of sale contained in a certain Deed of Trust dated August 22, 2003, recorded in Liber 1992, Folio 617 among the Land Records of Calvert County, MD, with an original principal balance of $178,900.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Calvert County, at the Court House Door, 175 Main St., Prince Frederick, MD 20678, on

MARCH 10, 2026 AT 2:07 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Calvert County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #03-129438.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 23-000424-02)

Diana Theologou, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 18,25,Mar 4, 2026 0012512557

855 Charles County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9328 ROCK LYNN CIRCLE WALDORF, MD 20603

Under a power of sale contained in a certain Deed of Trust dated December 20, 2024, recorded in Liber 13529, Folio 104 among the Land Records of Charles County, MD, with an original principal balance of $643,136.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

MARCH 17, 2026 AT 1:25 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $68,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 378373-1)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 25,Mar 4,11, 2026 0012513010

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6206 DEERWOOD COURT WALDORF, MD 20603

Under a power of sale contained in a certain Deed of Trust dated April 29, 2016, recorded in Liber 9343, Folio 154 among the Land Records of Charles County, MD, with an original principal balance of $197,880.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

MARCH 24, 2026 AT 12:40 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 376101-1)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Mar 4,11,18, 2026 0012513712

855 Charles County

STERN & EISENBERG
ATTORNEYS AT LAW
1581 MAIN STREET, SUITE 200
WARRINGTON, PA 18976
(215) 572-8111

SUBSTITUTE TRUSTEES' SALE
OF A VALUABLE COMMERCIAL OFFICE BUILDING

LOCATED AT

1 POST OFFICE ROAD
WALDORF, MARYLAND 20602

Under and by virtue of the power of sale contained in that certain Deed of Trust, Security Agreement and Assignment of Leases and Rents dated September 29, 2021, executed and delivered by CG IMAGINE THAT LLC ("**Grantor**") to the trustee named therein and recorded among the Land Records of Charles County, Maryland (**"Land Records"**) at Liber 12191, Folio 7 (the "**Deed of Trust**"), the holder of the indebtedness secured by said Deed of Trust (the "**Noteholder**"), having subsequently appointed Steven K. Eisenberg and Zachary H. Champion as Substitute Trustees in the place and stead of the original trustee under the Deed of Trust by that certain Deed of Appointment of Substitute Trustees, dated September 26, 2024 and recorded among the aforementioned Land Records in Liber 13426, Folio 225 a default having occurred under the terms of said Deed of Trust and at the request of the parties secured thereby, the undersigned Substitute Trustees (the "**Substitute Trustees**") will offer for sale at a public auction to be conducted at the Courthouse for the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

MARCH 17, 2026 AT 1:15 PM

ALL THAT FEE-SIMPLE lot or parcel of land situate and lying in Charles County, Maryland and being further described as follows:

All that certain lot or parcel of land situate, lying and being in the County of Charles, State of Maryland, more particularly described as follows:

Lot numbered nineteen-A (19-A), being a resubdivision of Tract nineteen (19) of a subdivision known as St. Charles Communities Industrial Park, Section X, as set forth on a plat duly recorded among the Flat Records of Charles County, Maryland, in Plat Book 20, at folio 234.

For informational purposes only: The improvements thereon being known as 1 Post Office Road, Waldorf, Maryland. Tax ID #06-067689.

The Property is believed to be improved with an approximately 12,200 square foot office building.

TERMS OF SALE: A deposit of One Hundred Forty Thousand Dollars ($140,000.00) for the Property, in the form of a certified check, cashier's check or other form acceptable to the Substitute Trustees, will be required of the purchaser(s) at the time and place of sale. The balance of the purchase price shall be due at settlement in cash or by certified check together with interest on the unpaid balance of the purchase price at the rate of 8.49000% per annum from the date of sale to and including the date of settlement, which settlement shall occur within thirty (30) days following the final ratification of sale by the Circuit Court for Charles County, Maryland, unless said period is extended by the Substitute Trustees for good cause shown. Time is of the essence. If ratification or settlement is delayed for any reason, there shall be no abatement of interest. In the event the beneficiary under the Deed of Trust, or an affiliate thereof, is the successful bidder at the sale, such party will not be required to make a Deposit or to pay interest on the unpaid purchase money.

All real estate taxes, assessments (including condominium fees and assessments), water charges, and other fees relating to the Property and municipal charges owed against the Property which are not extinguished as a matter of law by the foreclosure sale are the responsibility of the Purchaser and shall be paid by the Purchaser at settlement. The cost of all documentary stamps, recordation taxes, transfer taxes, title examination costs, other transfer taxes, and all other costs associated with conveying the Property to the Purchaser shall be the sole responsibility of the Purchaser and shall be paid for by the Purchaser at settlement. At settlement, the Purchaser shall provide all additional information and documentation reasonably requested by the Trustees and/or the Noteholder in order to comply with all applicable anti-money laundering, anti-terrorism or other applicable laws or regulations. The Substitute Trustees reserve the right to reject any and all bids, and to extend the time for settlement, at the Substitute Trustee's discretion.

The Property is being sold in an "AS IS" condition and without any warranties or representations of any kind, either express or implied, as to the value, nature, condition or description of the Property or the improvements thereon. The Property is being sold subject to: (a) all existing building and zoning code violations; (b) all existing wetlands, (c) all critical area and wetland violations; (d) all environmental problems, conditions, encroachments and other violations which may exist on or with respect to the Property; (e) all senior liens, encumbrances, easements, conditions, restrictions, agreements, declarations and covenants which are not extinguished as a matter of law by the foreclosure sale; (f) any rights of redemption; (g) such state of facts that an accurate survey or physical inspection of the Property might disclose; and (h) all agreements and restrictions of record affecting the Property, if any. The Purchaser is responsible for conducting all of its own due diligence regarding the Property. The Purchaser at the foreclosure sale shall assume the risk of loss for the Property immediately after the sale takes place. It shall be the Purchaser's responsibility to obtain possession of the Property following final ratification of the sale by the Circuit Court for Charles County, Maryland and conveyance of the Property by the Substitute Trustees to the Purchaser.

In the event the Purchaser fails to go to settlement as required or fails to deliver the entire Deposit to the Substitute Trustees as required herein, in addition to any other legal or equitable remedies available to the Substitute Trustees, the Purchaser shall forfeit the entire Deposit and the Substitute Trustees may, subject to further order of the court, resell the Property at the Purchaser's sole risk and expense and retain and apply the Deposit to any deficiency in the purchase price sustained by the Substitute Trustees and/or the Noteholder, all costs and expenses of both sales, reasonable attorneys' fees, and any other damages sustained by the Substitute Trustees and/or the Noteholder as a result of the Purchaser's default, including, without limitation, all incidental damages. In the event a resale of the Property results in a sale in excess of the amount originally bid by the defaulting Purchaser, the defaulting Purchaser waives any and all claims, rights and interest to any such excess amount and shall not be entitled to any distribution whatsoever from the sale proceeds. If the Substitute Trustees are unable to convey the Property to the Purchaser as described above for any reason, the Purchaser's sole remedy at law or in equity shall be limited to a refund of the Deposit, without interest thereon. Upon refund of the Deposit to the Purchaser, the sale shall be void and of no effect, and the Purchaser shall have no further claim against the Substitute Trustees, the Noteholder or the Auctioneer conducting the foreclosure sale. The parties' respective rights and obligations regarding the terms of sale and the conduct of the sale shall be governed by and interpreted according to the laws of the State of Maryland.

The information contained herein was obtained from sources deemed to be reliable, but is offered for informational purposes only. The Auctioneer, the Noteholder and the Substitute Trustees do not make any representations or warranties with respect to the accuracy of this information.

Steven K. Eisenberg, Zachary H. Champion
Substitute Trustees

ALEX COOPER auctioneers
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Feb 25,Mar 4,11, 2026 0012513437

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855 Charles County

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6001 Executive Blvd., Suite 200
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SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

14645 BALSAM COURT
ISSUE A/R/T/A SWAN POINT, MD 20645

Under a power of sale contained in a certain Deed of Trust dated April 13, 2007, recorded in Liber 6308, Folio 577 and re-recorded in Liber 7168, folio 288 among the Land Records of Charles County, MD, with an original principal balance of $395,250.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

MARCH 17, 2026 AT 1:23 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $42,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 362437-2)

Andrew J. Brenner, et al, Substitute Trustees

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Feb 25,Mar 4,11, 2026 0012513008

855 Charles County

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Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

294 SOFT RUSH LANE
LA PLATA, MD 20646

Under a power of sale contained in a certain Deed of Trust dated January 23, 2025, recorded in Liber 13567, Folio 174 among the Land Records of Charles County, MD, with an original principal balance of $435,358.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

MARCH 17, 2026 AT 1:22 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $46,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 380063-1)

Andrew J. Brenner, et al, Substitute Trustees

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Feb 25,Mar 4,11, 2026 0012513006

855 Charles County

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Rockville, MD 20852
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SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

230 FOREST EDGE AVENUE
LA PLATA, MD 20646

Under a power of sale contained in a certain Deed of Trust dated July 1, 2024, recorded in Liber 13340, Folio 334 among the Land Records of Charles County, MD, with an original principal balance of $446,172.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

MARCH 17, 2026 AT 1:20 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $44,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 379724-1)

Andrew J. Brenner, et al, Substitute Trustees

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Feb 25,Mar 4,11, 2026 0012513004

855 Charles County

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Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10305 WHITTIER COURT
WHITE PLAINS, MD 20695

Under a power of sale contained in a certain Deed of Trust dated March 9, 2007, recorded in Liber 6275, Folio 374 among the Land Records of Charles County, MD, with an original principal balance of $476,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

MARCH 10, 2026 AT 12:57 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $42,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 360898-1)

Andrew J. Brenner, et al, Substitute Trustees

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Feb 18,25,Mar 4, 2026 0012512626

855 Charles County

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6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3367 RYON COURT
WALDORF, MD 20601

Under a power of sale contained in a certain Deed of Trust dated April 30, 2021, recorded in Liber 11811, Folio 375 among the Land Records of Charles County, MD, with an original principal balance of $220,924.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

MARCH 10, 2026 AT 12:55 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 359434-3)

Andrew J. Brenner, et al, Substitute Trustees

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Feb 18,25,Mar 4, 2026 0012512625

TRUSTEE'S SALE
6835 Ed Crt, Indian Head, MD 20640

Trustee's Sale of valuable fee simple property improved by premises known as 6835 Ed Crt, Indian Head, MD 20640. By virtue of the power and authority contained in a Deed of Trust, dated March 5, 2015, and recorded in Liber 8861 at Page 242 among the land records of the County of Charles, in the original principal amount of $387,350.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF CHARLES, at 200 Charles St (in the Breezeway between Circuit & District Courts), LaPlata, MD, on **March 17, 2026 at 12:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 07-054882

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 21-289338.

The purchaser waives personal service of any papers filed in connection with its failure to settle within fifteen days of ratification and expressly agrees to accept service by first class mail at the address provided by the purchaser as identified on the Memorandum of Sale.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 8520 Cliff Cameron Dr., Suite 330,
Charlotte, North Carolina 28269
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9737

Feb 25,Mar 4,11, 2026 0012511843

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855 Charles County

McCabe, Weisberg & Conway, LLC
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Laurel, MD 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

3280 WRIGHT ROAD
INDIAN HEAD, MD 20640

Under a power of sale contained in a certain Deed of Trust from Estelita R. Pineda and Tom S. Pineda, dated February 14, 2006 and recorded in Liber 5858, folio 631 among the Land Records of Charles County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

MARCH 10, 2026 AT 12:50 PM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Charles County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property, will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Subject to the payment of Well Systems Membership Dues in the annual amount of $280.00 due on February 28th in each and every year.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $23,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for Charles County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.000% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #2012-22884).

The property will be sold subject to a 120 day right of redemption by the Internal Revenue Service.

Laura H. G. O'Sullivan, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
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Feb 18,25,Mar 4, 2026 0012512548

TRUSTEE'S SALE
312 Barksdale Avenue, Waldorf, MD 20602

Trustee's Sale of valuable fee simple property improved by premises known as 312 Barksdale Avenue, Waldorf, MD 20602. By virtue of the power and authority contained in a Deed of Trust, dated February 25, 2008, and recorded in Liber 6588 at Page 573 among the land records of the County of Charles, in the original principal amount of $274,050.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF CHARLES, at 200 Charles St (in the Breezeway between Circuit & District Courts), LaPlata, MD, on **March 17, 2026 at 12:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 06-017746

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

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The Washington Post
FOOD
WEDNESDAY, MARCH 4, 2026

ILLUSTRATION BY TWILA WADDY/THE WASHINGTON POST; ISTOCK

Are European supermarkets superior?

Prices, food variety and more play into the differences between stores on either side of the Atlantic

BY KRISTEN HARTKE

There's a 16th-century fort perched on the harbor in A Coruña, Spain, along with miles of mosaic-tiled pedestrian streets and charming glass-enclosed balconies, called galerías, fronting the city's 18th-century apartment buildings. Yet, during a visit last summer, I found myself in Gadis Supermercado perusing shelves stacked with dozens of varieties of hyperlocal extra-virgin olive oil and potato chips in myriad flavors, from ham and cheese to caviar.

Just like the tourists gushing over their overseas grocery store finds in viral TikTok videos, I was struck by the high quality of the food and seemingly low prices. Four hundred grams of the biggest oyster mushrooms I'd ever seen for just over two euros, or about $2.50. Almond milk for less than two euros per liter (about one quart). Cans of locally produced craft beer for 65 cents each.

But it wasn't just the prices — or the piles of fresh globe artichokes, as big as cabbages, winking at me insouciantly (six for two euros) — it was the sheer joy that Europeans proudly expressed for their food. At Carrefour Market, a large French food retail chain, signs proclaimed "C'est locale!" on hundreds of items across all departments. In Portugal, shoppers disdainfully ignored a crate of shiny fresh cucumbers grown just a few kilometers away in Spain. At every stop on my journey, food felt like a cause for national pride, not just a source of caloric intake.

Jessica van Dop DeJesus, an American expat living in Brussels, concurs. "Compared to the U.S.," she says, "the relationship people have with food in Europe is completely different. When it's white asparagus season, the supermarkets advertise like Beyoncé is in town. It's like, 'White asparagus is here!' and everyone lines up to buy it."

But is the European Union's food actually of better quality, and cheaper, than what is available in the United States, where high food costs remain a political flash point? It's complicated.

"Comparing the cost of anything across countries is a tricky business," says Ricky Volpe, a professor at California Polytechnic State University specializing in the economics of food retailing. "The U.S. is the world leader in disposable income, so if you go by that measurement, then technically food is cheaper in the United States. The devil is in the details."

SEE **SUPERMARKETS** ON **E6**

NOURISH

A classic sticky toffee pudding meets a brownie in this comforting skillet dessert. **E2**

Q&A

Learn the best technique to remove skin from salmon — and when you might want to do so. **E5**

MORE AT WASHINGTONPOST.COM

Lemon-Butter Pasta With Parmesan **Online**

Oatmeal Chocolate Chip Skillet Cookie **Online**

Chat Thursday, 11 a.m.: wapo.st/chats

D.C. restaurants brace for workforce losses

Immigration-related exodus may continue, lawyers say

BY TIM CARMAN

The co-owner of a downtown D.C. restaurant saw the letter from Homeland Security Investigations on Friday, Feb. 13, the eve of Valentine's Day, one of the busiest dining holidays of the year. HSI, the primary investigative arm of the Department of Homeland Security, notified the restaurant that 32 of its 46 employees "appear unauthorized to work in the United States," according to a copy of the letter reviewed by The Washington Post.

The proprietor knew the notice had the potential to severely disrupt his business, perhaps requiring him to scale back his menu, pull managers away from their regular duties to act as servers, or work on the kitchen line himself. So he didn't tell his staff about the letter until the following Monday. "I'm trying to fight for as many as I can," the restaurateur said a few days after receiving the notice. Like other owners, he spoke on the condition of anonymity for fear of putting his business and workers at further risk.

On Tuesday, Feb. 24, 11 days after receiving the HSI letter, the co-owner tallied his losses: 29 employees — line cooks, prep cooks, bartenders, servers, managers — sent him messages to say they would no longer be working at his well-regarded restaurant. As he spoke on the phone, a manager in the background was arranging interviews in a mad dash for replacements in an industry that has long struggled with labor shortages.

ERIC LEE/FOR THE WASHINGTON POST

A Homeland Security Investigations agent stops a vehicle on the National Mall. HSI is investigating the immigration status of workers at D.C. restaurants.

Similar scenes were playing out at other restaurants in Washington, where at least six other establishments also received "notice of suspect documents" letters from HSI in mid-February. The Post confirmed that at least 131 employees at five restaurants have left their jobs or been terminated because of the letters, according to owners or their attorneys.

Immigration lawyers say restaurateurs should brace for much worse.

In May, DHS agents requested I-9 pa-

SEE **RESTAURANTS** ON **E6**

UNEARTHED

New dietary guidelines are coming up short

BY TAMAR HASPEL
Special to The Washington Post

By now, you've probably read the criticism of the Trump administration's new Dietary Guidelines for Americans. Red meat and butter feature prominently in the upside-down pyramid introduced under the leadership of Health Secretary Robert F. Kennedy Jr. Tallow is a recommended fat. They punted on alcohol.

Here's the reality: If you follow the guidelines (including limiting saturated fat to 10 percent of your calories), you'll be fine. The same was true of previous guidelines, although they had different shortcomings.

But there's a big, hairy problem with the 2025-2030 guidelines, and it hasn't made headlines. Which is a shame, because it's the same problem that underlies most nutrition nonsense, and I can't for the life of me get people to care about it.

They're cherry-picking evidence, people! Where is the outrage?

SEE **UNEARTHED** ON **E5**

PHOTOS BY REY LOPEZ/FOR THE WASHINGTON POST; FOOD STYLING BY CAROLYN ROBB

Buffalo chicken dip gets an extra protein kick from cottage cheese

Ellie Krieger
NOURISH

I am not over the cottage cheese trend yet, because I never needed to get on board with it. For me, cottage cheese isn't a fad. It's a mainstay in my refrigerator and has been for as long as I can remember. As a child, I sat at the kitchen table with my grandfather noshing on bowls of it mixed with sour cream and sliced banana. My grandmother stirred it with hot egg noodles, butter and caramelized onions for dinner. I've been making cottage cheese pancakes for years, as well as using it in dressings and dips to add creamy texture in a healthier way.

Cottage cheese's protein content may have driven its recent explosion in popularity — it has a whopping 23 to 28 grams per cup, depending on the type — but it is also a rich source of calcium, selenium, vitamin B12 and other B vitamins. It is filling and incredibly versatile. On the downside, it can be fairly high in sodium, so if you are watching your salt intake, look for low-sodium or no-salt-added varieties. Cottage cheese's mild flavor is another asset, making it ideal for adding creaminess and nutrition to recipes while going undetected, as it does in this crowd-pleasing Buffalo chicken dip.

Typically, loads of cream cheese or mayonnaise give the warm dip its rich creaminess. But in this version, only a touch of those are added for an extra-silky texture, while cottage cheese, which is whipped in a food processor until it is ultrasmooth, does the heavy lifting to create a creamy base. Whipping the cheese like this eliminates the curd texture that turns some people off, so even non-cottage-cheese lovers can enjoy this dip. It is flavored with quintessential Buffalo flavor from cayenne pepper hot sauce (I always go with the classic Frank's RedHot), along with garlic and onion powders, and combined with shredded chicken, scallions and blue cheese. Baked until hot and bubbling, and served with celery for scooping, it's an irresistible party food made better for you thanks to cottage cheese, an ingredient that will never lose its luster for me.

If you don't like the texture of cottage cheese curds, try whipping it and incorporating it into a variety of dishes.

Krieger is a registered dietitian nutritionist, cookbook author, and cooking show and podcast host. Learn more at elliekrieger.com.

Better Buffalo Chicken Dip

12 servings (makes about 3 cups)

This take on the crowd-pleasing Buffalo chicken dip has all the same creamy, cheesy, spicy flavors of the original but in a healthier way. The secret ingredient here is cottage cheese, which becomes especially smooth when whipped in a food processor. Served warm and scooped up with crunchy celery, it's a winning spin on a classic.

Make ahead: The dish can be assembled, covered with foil and refrigerated for up to 2 days.

Storage: Refrigerate for up to 4 days. Reheat, covered, in a preheated 350-degree oven until warmed through.

Active time: 20 mins; **Total time:** 50 mins

From cookbook author and registered dietitian nutritionist Ellie Krieger.

Ingredients

- Neutral oil, such as canola or grapeseed
- 1 cup full-fat cottage cheese
- ½ cup (3 ½ ounces) plain whipped cream cheese
- ½ cup cayenne pepper hot sauce, preferably Frank's RedHot Original
- 2 tablespoons mayonnaise
- 1 tablespoon water
- 1 ½ teaspoons garlic powder
- 1 teaspoon onion powder
- 2 cups (10 ounces) shredded cooked chicken breast
- 1 bunch scallions, thinly sliced, dark greens separated
- ½ cup (2 ¼ ounces) crumbled blue cheese, divided
- Celery stalks, cut into 2 ½-inch-long pieces, for serving

Steps

- Position a rack in the middle of the oven and preheat to 350 degrees. Brush a 1-quart baking dish with oil and set it on a small sheet pan.
- In a food processor, combine the cottage cheese, cream cheese, hot sauce, mayonnaise, water, garlic powder and onion powder, and process until smooth and creamy.
- In a large bowl, combine the chicken, scallion whites and light greens, and ¼ cup (generous 1 ounce) of the blue cheese. Add the cottage cheese mixture and stir to combine.
- Transfer the mixture to the prepared baking dish and bake for 25 to 30 minutes, or until the dip is heated through and bubbling around the edges. Garnish with the remaining blue cheese and scallion greens, and serve, with the celery for dipping.

Substitutions

- Chicken breast >> chicken thighs.
- Blue cheese >> cheddar cheese.

Nutrition | Per serving (¼ cup): 114 calories, 3g carbohydrates, 35mg cholesterol, 6g fat, 0g fiber, 11g protein, 3g saturated fat, 374mg sodium, 2g sugar

Recipe tested by Olga Massov; email questions to food@washpost.com

Sticky Toffee Skillet Brownie

10 to 12 servings (makes one 10-inch skillet brownie)

A classic sticky toffee pudding meets a brownie in this skillet dessert that features pureed dates, loads of chopped chocolate and a rich caramel-like sauce. Baked in a cast-iron pan, the brownie boasts a signature fudgy texture that pairs best with vanilla ice cream and a generous pour of the toffee sauce on the side. This treat, which can be on the table in about an hour, is comfort in its purest form.

Storage: Store the brownie at room temperature and the sauce in the refrigerator for up to 3 days.

Active time: 25 mins; **Total time:** 55 mins

From food writer Ben Weiner.

Ingredients

- 1 cup (240 milliliters) water
- 4 ounces (113 grams) Medjool dates, pitted and coarsely chopped
- 12 ounces (340 grams) bittersweet or semisweet chocolate, coarsely chopped, divided (about 2 ½ cups)
- ¾ cup (165 grams) packed light or dark brown sugar
- 1 stick (8 tablespoons/113 grams) unsalted butter
- ½ cup (120 milliliters) heavy cream
- 1 teaspoon fine salt, divided
- ½ cup (100 grams) granulated sugar
- 2 tablespoons neutral oil, such as canola or vegetable
- 1 tablespoon molasses (do not use blackstrap)
- 2 teaspoons vanilla extract
- 1 cup (125 grams) all-purpose flour
- ½ cup (40 grams) unsweetened cocoa powder (natural or Dutch-process)
- 1 tablespoon espresso powder
- 1 teaspoon baking powder
- 2 large eggs, at room temperature
- Flaky sea salt, such as Maldon, for sprinkling
- Vanilla ice cream, for serving (optional)

Steps

- Position a rack in the middle of the oven and preheat to 350 degrees.
- In a 10-inch (25-centimeter) cast-iron skillet over high heat, bring the water to a boil. In the jar of a blender, preferably a high-speed model, combine the dates and about 1 cup (5 ounces/142 grams) of the chocolate. Once the water comes to a boil, carefully pour it into the blender, and let sit while making the toffee sauce.
- In the same cast-iron skillet over medium-low heat, heat the brown sugar and butter, stirring occasionally, for about 5 minutes, or until the sugar dissolves and the butter melts. Pour in the cream, stir in ½ teaspoon of the fine salt, bring to a gentle simmer and cook for 2 minutes, whisking to incorporate, until fully emulsified. You should have about 1 ½ cups of sauce. Measure out ¾ cup (215 grams) and pour it into the blender. Reserve the remaining sauce for topping the brownie. (There's no need to clean out the skillet.)
- Add the granulated sugar, oil, molasses and vanilla to the blender, and blend on low speed for 1 minute, or until the dates are fully processed and the mixture is completely smooth (see Notes).
- In a small bowl, whisk the flour, cocoa powder, espresso powder, baking powder and the remaining ½ teaspoon of fine salt until combined. Add to the blender, then stir a few times with a flexible spatula to partially combine. Blend on low for about 1 minute, then gradually increase the speed to medium for 30 seconds. Turn off the blender, add the eggs, and blend for 1 minute, or until fully incorporated. Using a flexible spatula, scrape and mix from the bottom of the blender to ensure everything is fully combined.
- Pour the batter into the skillet and gently fold in the remaining 1 ½ cups (7 ounces/198 grams) of chocolate. Bake for 30 minutes, or until a toothpick inserted in the center comes out clean. Transfer the skillet to a wire rack, sprinkle with a generous pinch of flaky salt and let cool for 5 minutes. Scoop into shallow bowls and serve with more of the sauce on the side, along with scoops of vanilla ice cream, if desired.

Substitutions

- Medjool dates >> other types of dates.
- All-purpose flour >> cup-for-cup gluten-free flour blend.

Notes

- If you're not confident that your blender is powerful enough to handle the thick batter, after you finish blending the wet ingredients, transfer the mixture to a large bowl, fold in the flour mixture and incorporate the eggs using a whisk or hand mixer. Then proceed with the recipe as written.

Nutrition | Per serving, based on 12: 447 calories, 55g carbohydrates, 63mg cholesterol, 25g fat, 6g fiber, 5g protein, 14g saturated fat, 248mg sodium, 40g sugar

Recipe tested by Becky Krystal; email questions to food@washpost.com

Search "Sticky Toffee Pudding" or "Skillet Peanut Butter Chocolate Chip Blondies" in our recipe archives

Find these dishes and discover more dinner inspiration in our archive of more than 10,000 Post-tested recipes.

Recipe questions? Email *food@washpost.com*.

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Buttermilk substitutes, rinsing poultry, icing insights, meatball tips and more

Q&A

BECKY KRYSTAL

Each Thursday at 11 a.m., Post recipes editor Becky Krystal answers questions and provides practical cooking advice in a chat with readers at washingtonpost.com/community. *Here are edited excerpts. Recipes whose names are capitalized can be found at our Recipes landing page at* washingtonpost.com/recipes.

SCOTT SUCHMAN/FOR THE WASHINGTON POST; FOOD STYLING BY LISA CHERKASKY

It's fine to leave cakes with cream cheese frosting out for a few hours before serving, but otherwise it's best to refrigerate them.

Q: Does carrot or red velvet cake with cream cheese icing need to be refrigerated?
A: It's fine to leave it out for a few hours before serving, but otherwise it's best to refrigerate cakes with cream cheese frosting.

Q: I've always made meatballs by browning them, then putting them into a pot of sauce. I recently heard that you could brown meatballs in oven? I assume it's less work, but are they as good? What temp, for how long and do you need to turn them?
A: Do you just want to brown them, or cook them all the way through? We have many recipes that call for baking meatballs in the oven, with temps ranging from 350 to 425 degrees, or even broiling. The time will vary depending on what's in the meatballs, the size and what temp you ultimately choose. If you want to cook them all the way through, then all you'd need to do is cook until they're 165 degrees. If you just want to brown and not cook all the way through, you could do a quick run under the broiler. Turn if you want, but not sure it's totally necessary. Some recipes to try include Bulgogi Meatballs, Pomegranate-Glazed Meatballs, Baked Meatball Sub, Greek Chicken Meatballs With Squash, and Lamb Meatballs With Sumac and Feta.

Q: Do you think there's a flavor difference between a long simmer, say three to four hours, vs. pressure cooking for 90 minutes to two hours? The subject is chicken stock from a whole raw bird.
A: I think there will be some difference, but not enough to say do one over the other. With simmering in an open pot, you get some reduction of the volume — meaning slightly more concentrated flavor, especially over that long period. There is no evaporation/cooking down in a sealed pressure cooker. That's not to say you can't get flavorful broth in a pressure cooker. You can. I often make mine that way these days because it's so simple. But sometimes it's helpful to start with a little less liquid than you would on a pot to account for the lack of evaporation. And throwing in a little something to boost the flavor (tomato paste, soy sauce, bay leaves, even some extra aromatics, all of which you can also use in stovetop broth) works, too.

Q: What would be a good proportion of vinegar to regular milk in case you don't have regular buttermilk around? And does the fat content of the milk have anything to do with how much vinegar to use?
A: Usually the recommendation is 1 tablespoon of vinegar or lemon juice per 1 cup of milk (the fat content won't change this), but as I've said before, I don't think this is a very good buttermilk swap. It's not nearly as thick or flavorful as the real stuff. I know some people swear by it, but I'm not one of them.

Q: I understand different brands of flour have different weight to volume measurements, (ounces to cups). If a recipe lists flour by weight, does it matter what brand of flour I use? What if the recipe only lists cups of flour, what conversion factor should I use, not knowing what brand of flour the cookbook was using. As a side note, I was informed by King Arthur Flour that the nutritional serving size info on the side of the flour bag is an approximate measurement of cups to weight.
A: If you're going by weight in a recipe, it does not matter what brand you use. That's the beauty of weight — no ambiguity, unlike cups, which can vary depending on who is doing the scooping or how. Or how densely packed the flour is. Our standard conversion is 1 cup all-purpose flour = 125 grams. If you're using a cookbook, be sure to check out the introductory material or appendixes. Sometimes they will talk about specific brands or products, in case that guides your decision. But the 125 grams is a pretty safe bet unless specified otherwise by the source.

Q: I was doing some late-night reading, which included your recipe for easy focaccia. In a comment someone suggested that they had baked it in a cast-iron skillet. As mine is quite large, I dismissed the idea. I turned off the light and as I lay in bed it came to me. Why don't I use the cast-iron skillet as a pizza stone? What do you think? Am I a genius?
A: You sorta can! I've made pizza in a cast-iron skillet that uses a combo stovetop and broiler method that worked really well. I've also put a cast-iron skillet on a grill and at least started the pizza that way, before setting it directly on the grates for more color/crisp/char.

Q: Why not rinse poultry? I always do. I don't use a fire hose; just a gentle stream of cold water from the spigot. No splashing at all. Then I dry it and wash my hands. Yes, if you are so clumsy that you are not be able to gently rinse, then don't.
A: Because there is a real risk of spreading bacteria. There have been USDA studies showing how often kitchen surfaces can be contaminated by rinsing chicken. Rinsing is not doing a whole lot. You're not eliminating bacteria that way — that's what cooking to the proper temperature is for. Most of the time, you want the chicken drier — not wetter — anyway, so rinsing does not help much there. If you want to get rid of anything on the outside of the chicken, simply pat it dry and move on.

Q: We have an Ellie Krieger recipe we love, for crispy baked chicken, with panko crumbs. When we have leftovers, is there a way to reheat it, that would make the coating crispy again? When we eat the leftovers cold, they're good — but the coating does not have the crispy texture.
A: I'd just pop it in the oven on a sheet pan at 350 or 375 degrees and heat until crisp and warmed through. If you have an air fryer, even better.

Q: Everyone has things but what are your short cuts when it comes to cooking? For me personally, I'll buy precut veggies to save time in the prep. During the week, for example, I want to get dinner on the table quick so anything to save time is helpful!
A: Olga Massov recently had a great roundup of healthy store-bought shortcuts. As to things I do at home, I will sometimes prep or cook ready-to-use ingredients for quick and easy meals — shred cheese in advance, bake a big batch of beans, etc. I also take a few minutes to read a recipe and plan out a timeline. I don't think it's always fastest to do mise en place — i.e. have all the ingredients ready before you even start. Overlapping prep, in other words, doing one task while something else is happening in the background, can really save time.

Q: I just noticed the label on my kosher salt says a quarter teaspoon of it contains 590 mg of sodium?! So a teaspoon of it is almost 2400 mg? I wouldn't eat a frozen meal with that much sodium but I use salt in all my cooking … yikes.
A: Well, you're usually not consuming the entire quarter-teaspoon, I'd think, right? Recipes are divided among numerous servings. And unless you have very specific dietary needs, some salt is okay in cooking, and our bodies need it.

Q: I made a delicious brisket following the WaPo recipe Red Wine-braised Brisket with Aunt Rifka's Flying Disks. There was a large fat cap on the point section of the meat. After cooking, there was quite a bit of fat in the pan. I chilled the cooking liquid/broth and removed the fat, which had solidified. What can I do with this? Use it as suet in a seedcake for the birds? Melt a tablespoon or two and coat potato wedges with it before roasting? Sauté mushrooms? It seems a shame to waste it. I also save bacon fat, but I use that differently. Any suggestions?
A: I think any of those uses you mention would work! At least the culinary ones — the suet I'm not an expert on. :)

Q: I bought a package of sweet Italian sausage and used half of it. Can the rest of the raw sausage be frozen?
A: For sure. Here are some recipe ideas in case you need them: Sausage, Spinach and Goat Cheese Lasagna; Cabbage and Sausage Pasta; Sheet-Pan Italian Sausage and Pepper Sandwiches; and Pasta With Sausage, Beans and Broccoli Rabe.

Q: My mother used to make "fried" chicken using a packet of Good Seasons Italian dressing. I believe the dry seasonings went into the breadcrumbs, but I was too young to pay attention. The chicken was then baked in the oven, and it came out crispy and delicious every time. I've searched everywhere I can think of, including the dressing's website, but I can't find the recipe. Do you have it or know how I can get it?
A: I haven't successfully dug this up. But it really sounds a bit like a Shake 'n Bake situation, right? You could try riffing on our recipes for Baked Chicken With Dijon Mustard or Baked Garlicky Parmesan Chicken, with that seasoning mix.

Q: Ricotta: To drain, or not to drain that is the question. I don't want a soggy cake, but on the flip side I don't want a dry cake. Recipes seem to vary with instructions. My gut instinct is to only drain it (a bit) if ricotta seems very watery.
A: I would generally just stick with whatever the particular recipes says — if the recipe says to drain it, do it. If not, don't. Presumably (hopefully) the recipe was developed with or without the liquid in mind. By the way, our recipe for Blueberry Hazelnut Ricotta Cake is a good one.

REY LOPEZ/FOR THE WASHINGTON POST; FOOD STYLING BY LISA CHERKASKY

How long you need to cook meatballs depends on what's in them, their size and the temperature you choose.

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You asked: Is it necessary to remove salmon skin when a recipe says to do so?

Q&A

BECKY KRYSTAL

Salmon recipes often say to remove the skin. The salmon I buy usually has skin only on one side. Is it really necessary to remove it when a recipe says to? And if so, what's the reason for removing it? Does it really matter?

This is a question we received in one of our live weekly chats, where we help you level up your skills in the kitchen.

Whether — and when — you remove salmon skin is largely a matter of personal preference. So no, it's typically not mandatory. In fact, there are plenty of reasons to leave it on.

Crispy skin might be some people's favorite part of the fish, especially if you're using a high-heat method to cook the salmon, whether that's broiling, grilling, roasting or searing. In Daniela Galarza's Broiled Salmon With Horseradish Sauce, the skin "becomes as crisp as a potato chip," she says, with zero extra fat added to the fish.

REY LOPEZ/FOR THE WASHINGTON POST; FOOD STYLING BY LISA CHERKASKY

Whether you remove salmon skin is largely a matter of personal preference — it's usually not mandatory, and there are plenty of reasons to leave it on. For some people, the crispy skin is their favorite part of the fish.

Leaving the skin on "helps to keep the fish from falling apart and makes for a pleasingly crispy contrast to the tender flesh," cookbook author Sara Moulton wrote for The Washington Post about her Grilled Salmon With Greek Salad Salsa back in 2018. It can also serve as a protective layer, keeping the flesh from sticking or drying out. "You should cook it that way even if you don't end up eating the skin, which is so easy to pull off afterward."

As to why you would want to remove it, well, some people just don't like the skin. And some methods, such as poaching or threading the fish onto skewers, don't lend themselves well to skin. (Though, again, you can remove the skin from poached salmon after cooking, for ease.) And if your recipe does not use a high-enough heat or a long-enough cook time to render the skin crispy, that's another reason to go ahead and remove it, especially since the extra layer of fat under it can potentially make things greasy, Matthew Fairman writes at America's Test Kitchen.

If you would like the skin off, for whatever reason, you can ask your fishmonger to remove it. Some skin will slip off easily. If it doesn't, place the fillet skin-side down, and using a sharp knife (a boning knife is great, but a chef's knife also works), start at the thin end of the fillet and slice between the flesh and the skin. Using a towel, if necessary, grasp the skin with one hand while using the other to slice, slanting the blade toward the skin.

Have a cooking question? I'm here to answer them in our weekly cooking chat on Thursdays at 11 a.m. Submit your question now, then join when the chat goes live Thursday.

Dietary guidelines promise science over bias, but they're not meeting the mark

UNEARTHED FROM **E1**

The administration's cherry-picking reaches master-class proportions, because the guidelines claim that they are not going to do it. The evidence section kicks off with a commitment to establish "standardized protocols" to determine which evidence they'll include, based on "study quality" and "risk of bias," among other criteria. "These protocols were designed to ensure that conclusions were driven by the evidence itself rather than by predetermined interpretive frameworks," it reads.

Don't miss that last part. The authors want the evidence to drive the conclusions, rather than have their prior beliefs drive evidence inclusion. Great news! Let's hear it for rigorous procedures to focus on the best evidence!

The guidelines will focus on actual trials — experiments that pit a group that's given one food against a group that's given another — rather than observational evidence, where scientists ask people what they eat and track what happens to them.

"High-quality RCTs [randomized controlled trials] can provide the most reliable evidence of true cause and effect relationships between nutrients and disease," the guidelines say, and go on to point out that observational evidence cannot "determine whether a dietary exposure truly causes or prevents disease."

More great news! One of the problems with previous guidelines (and most nutrition recommendations) is an overreliance on observational studies. Not only will these new guidelines rely on trials, they're going to focus on trials that actually follow people until something meaningful happens — heart attack, cancer, stroke or death. They're not going to rely on markers that increase risk, things like low-density lipoprotein (LDL) cholesterol, inflammatory markers and blood pressure. Researchers call those "surrogate" endpoint or markers because they're not a disease or a condition, but rather an indication that you're at higher risk for a disease or condition. "Surrogate markers can clarify pathways but cannot substitute for evidence showing that a dietary change improves health in measurable, clinically meaningful ways," the guidelines read.

But then the trouble starts. The actual evidence cited in the guidelines is untethered from those criteria. It's almost as if the people who wrote the "Evidence We Like" section went home when it was done, leaving the people who wrote the "Food We Like" section completely unsupervised.

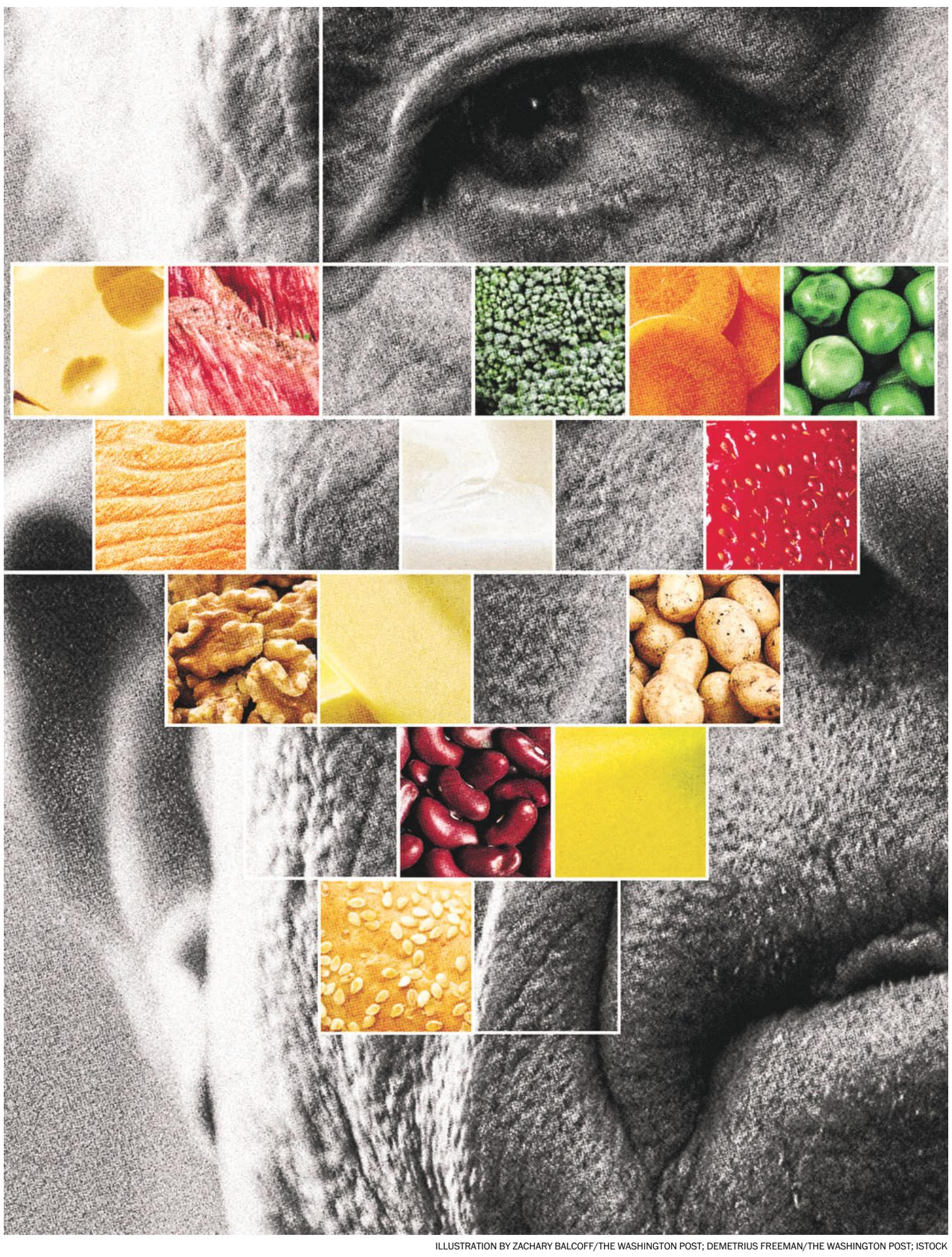

ILLUSTRATION BY ZACHARY BALCOFF/THE WASHINGTON POST; DEMETRIUS FREEMAN/THE WASHINGTON POST; ISTOCK

The administration's cherry-picking reaches master-class proportions, because the guidelines claim that they are not going to do it.

Turns out, that's not far from the truth. Ty Beal, nutrition scientist with the Global Alliance for Improved Nutrition, was a reviewer and contributor for the guidelines. "The leaders of each section made the decision in each section," he told me. "The bar was different for some of the reviews, partly because the evidence is different, partly because different people were in charge."

So, basically, that whole introduction was bunk. And you can see how it played out by looking at three hot-button issues: the overarching recommendation to "eat real food," and the sections on saturated fat and artificial sweeteners.

That first one's a doozy. Not only is the recommendation to avoid ultra-processed food based primarily on observational data, but it's based on some of the worst observational data I've ever seen.

While research on ultra-processed foods is relatively new, the studies used in that research go back many years, often decades. When the questionnaires were designed, nobody was thinking about degree of processing, so there's zero information about it in the data. To connect the dots between eating processed foods and, say, getting cancer or heart disease, the researchers have to run down the questionnaire and essentially guess which foods are ultra-processed and which foods are not.

The result? Pretty much every food that could be ultra-processed, but also might not be, got classified as ultra-processed. Brownies, ice cream, bagels, jelly, muffins, dark chocolate, crackers, salsa, bread and soup are all categorized as ultra-processed foods.

Beal pointed out that we don't have many controlled trials on processed food, and the guidelines do mention the ones that have been done. Those trials primarily track weight gain, and find that people do gain more weight on diets high in ultra-processed foods, but they don't control for other factors that we know contribute to overeating, primarily calorie density.

Please note that this doesn't mean ultra-processed foods are fine! Manufacturers use processing to create calorie-dense, nutrient-challenged food that's high in salt, sugar and fat. Whether processed or not, we've known for a long time to avoid foods that fit that description.

The net: Evidence on ultra-processed foods is weak, yet avoiding them is the overarching theme of the guidelines.

Now let's do saturated fat: I suspect that the up-front section on evidence was written specifically so the guidelines could hang their sat-fat hat on a couple of long-running trials conducted more than half a century ago. And, sure enough, the Minnesota Coronary Experiment and the Sydney Diet Heart Study are cited, along with the rationale for not accepting the contradictory findings of other trials (like the Finnish Mental Hospital Study) done around the same time.

But the largest problem is that the guidelines completely ignore a huge body of evidence on saturated fat. There are reams of trials showing that most saturated fat raises LDL cholesterol. And although that is definitely a surrogate endpoint, we also have reams of trials showing that lowering LDL reduces heart-disease risk. That one-two punch adds up to some of the most persuasive evidence in all of nutrition science — but you wouldn't know it from reading the guidelines.

But wait! After jumping through hoops to cherry-pick evidence supporting saturated fat, the guidelines stick to the old recommendation of limiting it to less than 10 percent of daily calories. "I think it was a compromise," Beal told me. "They were trying to thread the needle."

The authors couldn't agree, so they gave contradictory recommendations. That's not a big help to American eaters already confused on this issue.

The real howler, though, is artificial sweeteners. The observational and trial research on fake sugar come up with starkly different results. In observational research, the use of artificial sweeteners correlates with obesity and its attendant health problems. In trials, though, people who use them generally lose a little weight, and nothing bad happens.

So I would expect the guidelines to be all in on diet soda. Trials are better evidence, and the trials are clear.

No dice. The guidelines rely on the observational research and ignore the randomized trials altogether. Why? Because — and this is the theme here — the observational research supports the authors' prior belief. It sure seems like they wanted to tell you not to drink diet soda, and they went looking for a reason.

I went through all of this with Beal, and he acknowledged the problem. "It's a fair criticism; the evidence standard is being applied inconsistently."

And is there any explanation other than garden-variety confirmation bias? "There is some bias," he said. "We all have bias. When you're biased, you're more likely to use a lower bar and not hold yourself to the same standard."

We all look for the evidence that supports whatever it is we want to believe. And that, in a nutshell, is the foundation of every diet, every piece of crank nutrition advice, and the 2025-2030 Dietary Guidelines for Americans.

European vs. American supermarkets: Which are better — and cheaper?

SUPERMARKETS FROM **E1**

NAM Y. HUH/AP

PETROS GIANNAKOURIS/AP

ABOVE: Shopping at a store last month in Schaumburg, Illinois. LEFT: Grocery shopping in Athens in 2022. One expert says there are signs American shopping habits are taking on a European influence.

The grocery geography gap

Those details are often dictated by commerce as well as culture. "We really rely on a global food system in the U.S.," notes Heather Garlich, senior vice president of communications at FMI-The Food Industry Association, "so we have a different experience here than in Europe."

The difference in prices, however, can go either way. For instance, bananas grown in the Canary Islands might be selling in a Spanish supermarket for about $3.50 per kilo (about two pounds), while bananas in the U.S., usually grown in Central or South America, clock in at a little over $2 for the same amount. In the U.S., where shoppers have come to expect an upcharge for certain types of meat, two antibiotic-free, boneless, skinless chicken breasts may cost nearly $9 in a big-box store, while they're priced for the equivalent of less than $5 in France, where you're also more likely to come across locally sourced products.

Free trade in the E.U. allows for a single market among its 27 member states, meaning that San Marzano tomatoes, Seville oranges and Swedish lingonberries can be sent across borders without being subject to tariffs. The shorter shipping distances and emphasis on local producers can sometimes add up to lower prices and fresher products, especially seasonal produce and regional dairy, eggs and proteins.

For American shoppers, the vast majority of fresh produce available in supermarkets may have been shipped thousands of miles, even within the country. Whether it's broccoli, eggplant, grapes, parsley, strawberries or walnuts, California grows nearly 50 percent of all the vegetables in the U.S. and more than three-quarters of its fruits and nuts, according to the California Department of Food and Agriculture's statistics for 2024. Americans are accustomed to having access to pretty much any kind of food year-round, and with a higher disposable income per capita, they are often willing to pay for it, even when the prices go up — though they might buy just one avocado instead of two.

The disposable income factor

The role that the gap in disposable income plays doesn't ring true to Ashton Schottler, who grew up on a farm in Illinois and now lives in southern Germany's Black Forest region. Using her PhD in human geography, Schottler explores how governments and politics affect culture, society and the economy, posting social media videos on topics such as the "Big Mac index" and, yes, whether Europe has better food than the U.S.

"I often get comments from people saying that Americans have the highest disposable income," Schottler says, "but the funny thing about it is that, on paper, Germans do have lower disposable income — but Americans still have to use their disposable income to pay for things that Germans have already paid for [through federal social programs], like health care, child care and long-term care."

Expats Sue Reddel and Diana Laskaris learned after moving to Portugal four years ago that their perception of food in Europe being cheaper was tied to the larger purchasing power of an American income compared with the local cost of living. The average annual salary in Portugal is about 20,000 euros, or about $23,000, while the U.S. average income is over $63,000, according to the Bureau of Labor Statistics.

"There was a myth propagated years ago that people should move to Portugal because it's so cheap," quips Laskaris, "but the truth is that if you drink a lot of wine, then you'll basically just save enough on the cost of wine to pay for the exorbitant rent." Some foods may indeed be less expensive, but a lower salary means that groceries eat up more of a family's budget.

The prices and shopping experience are by no means universal across Europe. This was painfully evident in the E.U.'s poorer Balkan countries in early 2025, when activists called for boycotts of large grocery retailers to protest rising prices, resulting in millions of euros in retail losses and forcing supermarkets to woo back customers by cutting prices on common food items, including dairy and meat.

"The price of food has increased dramatically in all countries of Europe in recent months," says Rose Costello, editor of European Supermarket Magazine in Dublin. "For those of us in the wealthier E.U. countries, we grumble but absorb the costs by cutting down on extras and buying more store brands."

How culture shapes shopping habits

Where Schottler lives, in Freiburg, a town of about 250,000, locals shop daily for freshly baked bread, and the surrounding region produces so many apples, eggs and other basic food commodities that prices remain affordable, even with recent upswings in inflation. With smaller houses and, therefore, smaller refrigerators, people shop for food every day or two as they need it. At farmers markets, it's often possible to purchase a single stalk of celery rather than an entire bunch.

Back in the United States, there are signs that American shopping habits are taking on more of a European influence, according to Laurie Demeritt, CEO of the Hartman Group, a market research firm. "At a high level, Europeans shop more often, and we're starting to see that evolution in American society as well; there's less of an insistence on one-stop shopping. Fresh food is a big opportunity and also a big Achilles' heel — people want food that hasn't traveled as far, and there's a regionalistic component of wanting to support producers in their local area. At the same time, only a small percentage of American shoppers are truly willing to eat with the seasons."

Even van Dop DeJesus is not completely immune to her American upbringing, despite having lived in Europe for years. When she's missing some of the international products that she'd commonly find in U.S. supermarkets, or craves fresh fruit in winter, she'll drive with her family from Northern Europe to Spain for the weekend — with a cooler in the trunk of the car. "I did a lot of grocery shopping there," she says.

Dozens of restaurant workers leave jobs amid DHS immigration inquiries

RESTAURANTS FROM **E1**

GETTY IMAGES

MICHAEL ROBINSON CHAVEZ/THE WASHINGTON POST

The Restaurant Association of Metropolitan Washington said in a statement that many of the region's restaurants "were founded by immigrants and first-generation Americans who have and continue to enrich the region's culinary landscape and economy."

perwork from nearly 190 businesses in D.C., almost all of which were restaurants, immigration lawyers say. Some agents arrived at the restaurants in tactical gear and bearing guns to deliver inspection notices that immigration lawyers say can be sent via mail or email. It has taken HSI auditors nine months to review the provided I-9 documents — a basic form and supporting documents to prove a worker's identity and employment eligibility — to determine whether a restaurant's employees are authorized to work in the country. Employers are required to inspect the documents to ensure they "reasonably appear to be genuine." They are not required to verify them against government records.

The first batch of HSI letters went out on Feb. 12. They probably won't be the last, said Becki Young, managing partner and immigration lawyer at Grossman Young & Hammond, a firm that represents three D.C. restaurants that received letters.

"I think everybody's going to get one eventually," Young told The Post in an interview. "I think that it's a rare restaurant that doesn't have a single person on their roster with questionable documents."

DHS confirmed in a statement to The Post that I-9 inspection investigations are ongoing. The agency did not respond to questions about how many "notice of suspect documents" letters it has sent.

"The employment of illegal aliens incentivizes dangerous and illegal practices, including social security fraud," the department said in the statement. "As we saw during a recent worksite operation in Nebraska, many illegal aliens use stolen social security numbers and identities to unlawfully obtain wages, health benefits and employment authorization. Behind every stolen social security number uncovered [in] these operations is a real American — mothers, fathers, students, and disabled workers — now facing devastating financial, emotional, and legal fallout."

Immigration lawyers say I-9 paperwork audits are on the rise nationwide, but until the HSI letters started arriving last month, they had not seen any enforcement actions specifically against the restaurant industry. Restaurants in other cities may start seeing letters, too, they say.

The worker exodus comes at a tough time for restaurants in the nation's capital. Besides the inflationary pressures that have affected the entire industry, D.C. restaurants have had to contend with issues all their own: The region lost more than 72,000 federal jobs last year, according to the Bureau of Labor Statistics. Thousands of National Guard troops have roamed Washington since a federal takeover of D.C. police last summer, and the troops are expected to stay through 2026. Based on foot traffic, forecasts and other metrics, tourism declined in part because of the Guard's presence and because of the overblown perception, often fueled by past White House statements, that Washington is crime-ridden. The city suffered through the longest government shutdown in U.S. history last year. All of these actions have impacted restaurant sales and reservations.

The administration's crackdown on undocumented immigrants could further affect restaurant bottom lines. Proprietors have 10 business days to answer HSI's letters. In their responses, owners could inform the agency that the targeted workers have been terminated — or left on their own — or provide updated paperwork to prove the employees are authorized to work. If the restaurant continues to employ unauthorized workers after their response, owners could face civil penalties as high $5,724 per person for a first violation and rising from there, according to the HSI letter.

In the past, these fines could be negotiated down with HSI lawyers to ensure the penalties don't place a financial burden on restaurants, or put them out of business, said Mary Pivec, a lawyer at Grossman Young & Hammond who specializes in immigration compliance and worksite enforcement. "That seems less likely now," Pivec said in an email to The Post.

But more than fines, restaurants could lose a sizable percentage of their staff. One D.C. restaurant lost 68 percent of its workers after receiving the HSI letter and another lost 63 percent, according to owners or attorneys of the targeted businesses. But some establishments have shed smaller fractions: One restaurant lost 15 percent of its workers; another lost 35 percent. These percentages don't take into account the workers who left the four restaurants after the initial DHS visits in May.

The losses could be catastrophic for restaurants, immigration lawyers said. "It's not like when those workers left that there were U.S. workers lining up to take those jobs," said Young. "So it is an existential threat for most of those restaurants."

The Restaurant Association of Metropolitan Washington, an industry trade association, said in a statement to The Post that the D.C. "restaurant industry is at a turning point. Many of the region's most celebrated restaurants — from those helmed by local celebrity chefs to neighborhood culinary gems — were founded by immigrants and first-generation Americans who have and continue to enrich the region's culinary landscape and economy."

The statement continued: "As federal immigration policy continues to evolve, many restaurant workers and owners are currently facing challenges that affect both individual establishments and the broader dining ecosystem. These changes impact everything from daily operations to the diversity that defines our region's restaurant industry. The restaurant industry needs predictable policies that allow for proper business planning and treat every member of the community with dignity."

Since losing 29 employees, the downtown Washington restaurant has found ways to cope. The timing of the HSI audit was somewhat fortunate, the co-owner told The Post, saying that aside from the Valentine's Day crush, February is a slow month in D.C. The restaurant had only 30 guests for dinner this past Wednesday compared with the 200 it sees on a busy night. Still, the co-owner's business partner had to chop vegetables in a basement kitchen to cover for prep cooks who are now gone.

But the restaurant has also been able to hire 17 replacement workers, the co-owner said. His success at finding new staff, he said, has been largely a result of referrals from former employees, a luxury other establishments may not have.

Like other proprietors in D.C., the co-owner is deciding whether to enroll in E-Verify, a DHS website that takes I-9 information submitted by companies and compares it against government records to confirm that an employee is authorized to work in the country. But he knows the website isn't foolproof: It once listed his business partner as unauthorized to work, years after his naturalization ceremony.

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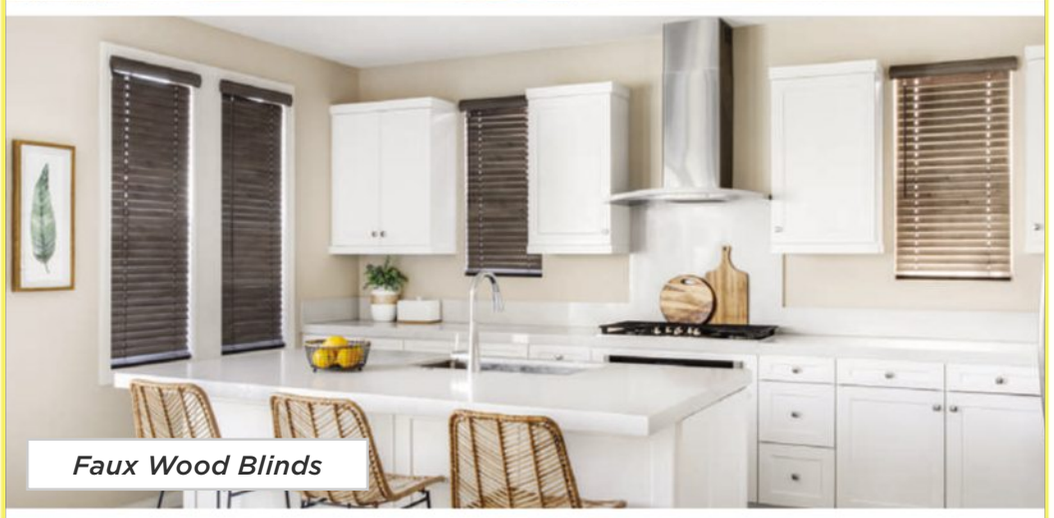

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