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NEW YORK

Daniels details story of Trump tryst

By Tom Howell Jr.
THE WASHINGTON TIMES

Prosecutors dove straight into the seamy details of the hush money case against former President Donald Trump on Tuesday by putting adult-film actress Stormy Daniels on the stand to testify about an alleged sexual encounter in a Lake Tahoe suite in 2006 and efforts to sell her story before the presidential election a decade later.

Mr. Trump tapped his attorneys' arms, shook his head or stared straight ahead as Ms. Daniels testified about Mr. Trump's satin pajamas and bed maneuvers.

"I had my clothes and my shoes off. I removed my bra. We were in missionary position," Ms. Daniels said. She said she left as quickly as she could.

Judge denies mistrial, but testimony's sordid divergence risks appeal

The former president denies the encounter and repeatedly urged his attorneys to object during testimony. Later, he told reporters that the trial had veered off track.

"This is just a disaster for the DA, the Soros-backed DA. This whole case is just a disaster," Mr. Trump said.

Suggesting the case was a political stunt to hurt his White House run against President Biden, he said the time in court diverted him from the

campaign trail.

"I should be out campaigning right now. I'm leading in all the polls. I'd like to be campaigning. We'll be leading by a lot more," he said.

Defense attorneys said Ms. Daniels' testimony slipped far beyond the guardrails the court had set. They moved for a mistrial.

State Supreme Court Judge Juan Merchan said some of Ms. Daniels' comments went too far, but he rejected the motion for a mistrial. He said he would give a limiting instruction to the jury about aspects of her testimony.

» see **TRUMP** | A5

► Classified documents case on hold. **A5**

REAL ESTATE

Squatters lose legal loophole to take homes

State laws bring relief to owners

By Matt Delaney
THE WASHINGTON TIMES

State lawmakers nationwide are belatedly moving to restore the property rights of owners forced into lengthy and often costly court battles to reclaim their houses from squatters exploiting pandemic emergency tenant protections.

Savvy scammers invoke squatters' rights by entering unoccupied homes and falsifying residency documents. The process can drag rightful homeowners into monthslong eviction battles while the squatters sell off appliances and turn houses into drug dens. Landlords have lost thousands of dollars in repairs and unpaid rent.

The formula for stealing a house is so foolproof that one illegal immigrant became famous on social media by sharing his step-by-step guide to "invading" vacant homes.

State lawmakers are reclassifying those self-proclaimed "tenants" as intruders and giving homeowners more tools to protect their properties.

"People are afraid ... especially our elderly constituents," said New York state Sen. Jessica Scarcella-Spanton, representing parts of Staten Island and Brooklyn. "We have a lot of constituents who maybe go to Florida for a month or so in the winter; they're afraid to leave their home behind. Some people have even brought up that they get worried about having a visitor for an extended period of time if it's not a family member who they really trust."

New York City had some of the most robust squatters' rights in the nation until Gov. Kathy Hochul, a Democrat, excluded squatters from tenant protections when she signed the state budget agreement last month.

Before Ms. Hochul cemented the

» see **SQUATTER** | A5



ASSOCIATED PRESS PHOTOGRAPHS

BLOW-BY-BLOW: Israelis fired on Rafah in the Gaza Strip on Tuesday after telling residents to move an expanded humanitarian aid site. Forces began a "limited" ground operation.

MIDDLE EAST

Israeli troops enter Rafah, seize Egypt-Gaza crossing

By Mike Glenn and David R. Sands
THE WASHINGTON TIMES

Israeli troops rolled into Rafah on Tuesday in what authorities said was a limited operation to eliminate the Hamas terrorist infrastructure in the eastern section of the besieged, beleaguered city in the southern Gaza Strip.

The Israelis seized control of the main border crossing between Egypt and Gaza.

The incursion cast further doubt on prospects that Israel and Hamas militants were moving closer to a cease-fire deal some seven months after a Hamas rampage through southern Israel sparked a bloody war in the densely populated Palestinian enclave.

With the capture of the Rafah crossing, Israel gained full control over the entry and exit of people and goods for the first time since it withdrew soldiers and settlers from Gaza nearly 20 years ago.

Israeli Prime Minister Benjamin Netanyahu called the capture of the crossing an "important step" toward dismantling Hamas' military, The Associated Press reported. Defense Minister Yoav Gallant said Israel would intensify the Rafah operation if talks on the hostage deal fail.

» see **ISRAEL** | A5



MATTER OF TIME: While Palestinians in the Rafah refugee camp tried to escape the destruction, delegates in Cairo were working toward an Israel-Hamas cease-fire.

SOCIAL MEDIA

TikTok sues to stop federal ban, cites free speech right

Questions power of Congress

By Stephen Dinan
THE WASHINGTON TIMES

TikTok filed a lawsuit against the U.S. government Tuesday that claims a looming ban on the social media company is unconstitutional.

The case raises questions about the dangers of social media, national security concerns over China's exploitation of the platform, First Amendment rights and the extent of congressional power.

TikTok, a favorite platform among young adults, urged judges to focus on free speech

claims. It said the pending ban would silence the company and its users.

"For the first time in history, Congress has enacted a law that subjects a single, named speech platform to a permanent, nationwide ban, and bars every American from participating in a unique online community with more than 1 billion people worldwide," the company said in the 70-page complaint, filed in a federal appeals court in the District of Columbia.

TikTok and ByteDance, the

» see **TIKTOK** | A4

CAMPAIGN 2024

Kennedy marches into Trump territory

Poll triggers debate challenge

By Susan Ferrechio
THE WASHINGTON TIMES

Robert F. Kennedy Jr.'s independent presidential bid isn't a threat just to President Biden. The former Democrat also is courting Republicans, and his efforts are rankling the Trump campaign.

Mr. Kennedy, a longtime liberal Democrat who became an independent in October, is making a play for conservatives by appearing regularly on Fox News and other right-leaning television shows and podcasts.

He accused Mr. Biden and Mr. Trump of raising the nation's massive debt. Although



Kennedy

he would lose in a three-way race, he said, a poll conducted by Zogby shows he can win in November in a head-to-head matchup.

"If I go head-to-head with either of them, I win," Mr. Kennedy said on Fox News.

On Tuesday, he challenged Mr. Trump to a debate at the two-day Libertarian National Convention, which opens in Washington on May 24. Mr. Trump and Mr.

» see **KENNEDY** | A4

POLITICS

Education panel chair wants loan forgiveness halted for protesters. **A3**

NATION

Boy Scouts change name, strive to become more inclusive. **A6**

WORLD

Putin embarks on six more years after show of political might. **A8**

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Playoffs likely remain dream for Commanders after strong draft. **B16**

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BULLDOG AWARD WINNERS

The Media Research Center has revealed its annual list of MRC Bulldog Award winners who deserve accolades for their work but receive little recognition from the “leftist media establishment,” the center said in an announcement shared with Inside the Beltway.

“Like everything else the left controls, major journalism awards are rigged to reward people who advance their most radical agenda priorities. If you want to win a Pulitzer, write about ‘climate change’ or ‘systemic racism’ or ‘reproductive health’ or promote ‘Russian collusion.’ If you want to win a Bulldog Award, tell the truth. This year’s winners are great American truth-tellers,” said Brent Bozell, president of the center.

The award for “lifetime achievement” went to conservative thinker and author Victor Davis Hanson. Recognition for “outstanding podcast” went to Ben Shapiro, founding editor of The Daily Wire; and Seth Dillon, owner and CEO of the Babylon Bee, was recognized as “outstanding social media personality.”

Salena Zito won the title of “outstanding columnist” for her work in the Washington Examiner, and Peter Schweitzer was recognized for his “outstanding investigative journalism” seen on Fox News and Newsmax.

Kassy (Dillon) Akiva was named “outstanding blogger” for her work at The Daily Wire, while Dennis Prager was named “outstanding radio talk show host” for his national show on Salem Radio. Find the Media Research Center at mrc.org.

AN IMPORTANT ANSWER

The media often alludes to the expense



ASSOCIATED PRESS

The Media Research Center’s annual Bulldog Awards recognize the achievements of those often overlooked in the mainstream media.

that illegal immigration poses to the regions, towns, cities and other areas affected by the phenomenon.

Some lawmakers, however, are seeking the facts and figures. Led by Rep. Jodey Arrington, Texas Republican and chairman of the House Budget Committee, the panel will convene a hearing Wednesday titled “The Cost of the Border Crisis.”

Witnesses include Julie Kirchner, executive director, Federation for American Immigration Reform; Ammon Blair, senior fellow, Texas Public Policy Foundation’s Secure and Sovereign Texas initiative; Brent Smith, an attorney from Kinney County, Texas; and David Bier, director of immigration studies at the Cato Institute.

The hearing begins at 10 a.m. Eastern time, and can be viewed live on YouTube. Find it by using the search function, and use the words House Budget Committee GOP.

AN HONOR FOR AINSLEY

A round of applause for Ainsley Earhardt,

co-host of “Fox & Friends” on Fox News. She received significant some significant recognition from the University of South Carolina, her alma mater.

“For her ongoing success as co-host of America’s top rated cable morning talk show and for her continued devotion to her alma mater, the University of South Carolina, with the approval of the board of trustees, now presents Ainsley Earhardt the honorary degree Doctorate of Human Letters,” Donna Arnett, executive vice president for academic affairs, said in the commencement ceremony at the school on Saturday.

“I graduated in 1999 and I went on to have a career in television now at the national level. I gratefully wake up America on a show called ‘Fox & Friends’ from 6 to 9 a.m. during the week. It is a dream and a blessing for which my years in journalism at USC helped prepare me. I remember being where you are — stressed about the future, everyone asking what you are going to do after graduation,” Ms. Earhardt told an appreciative audience.

“All of you were born with so many God-given talents, and my advice is use them. There is only one path, and that is hard work. Say ‘yes’ to every opportunity — because if you don’t, another colleague will,” she said.

“Never give up on hard work,” Ms. Earhardt later advised her audience.

“My success did not come quickly — but I said ‘yes’ continuously. Jumping out of airplanes, going Mach 5 on fighter jets, interviewing spring breakers gone wild and interviewing many politicians on Sean Hannity’s show. I was chasing the stories, and then finally at the age of 39 I received my dream job. And that is what saying ‘yes’ looked like for me. So never give up on hard work,” she said.

ONLY IN WASHINGTON PERHAPS

Let’s consider Things to Do DC for a moment — an event organizer that specializes in

creating “experiences for young professionals” in and around the nation’s capital.

So what’s on the calendar in the near future? Here are some events, described verbatim from the source:

A Parisian Evening at the Embassy of France; a Sicilian Ball at the Embassy of Italy; a Roof Top Nightclub Tour and Experience; an Evening in Kurdistan; A Night at the Opera; International Scavenger Hunt of European Embassies; Margarita Cruise on the Potomac; International Chocolate Tour of Embassy Row; Black Tie Sicilian Ball at the Embassy of Italy; and a Diplomatic Caribbean Gala at the Organization of American States.

Find the group at thingstododc.com.

POLL DU JOUR

- 55% of U.S. adults say that immigration is a “very important” issue to them; 75% of Republicans, 51% of independents and 40% of Democrats agree.
- 57% of Hispanics, 57% of Whites and 48% of Blacks also agree.
- 29% overall say immigration is “somewhat important” to them; 19% of Republicans, 29% of independents and 39% of Democrats agree.
- 31% of Hispanics, 28% of Whites and 33% of Blacks also agree.
- 13% say immigration is “not very important” to them; 5% of Republicans, 16% of independents and 17% of Democrats agree.
- 9% of Hispanics, 13% of Whites and 14% of Blacks also agree.
- 3% overall say immigration is “unimportant” to them; 1% of Republicans, 4% of independents and 3% of Democrats agree.
- 3% of Hispanics, 2% of Whites and 5% of Blacks also agree.

SOURCE: AN ECONOMIST/YOUGOV POLL OF 1,755 U.S. ADULTS CONDUCTED APRIL 28-30.

• Contact Jennifer Harper at jharper@washingtontimes.com. Follow her on X @HarperBulletin, on Facebook @HarperUniverse.

MIDDLE EAST

Tlaib wants Netanyahu arrested for Israeli forces’ Gaza Strip invasion of Rafah

By Mallory Wilson
THE WASHINGTON TIMES

Rep. Rashida Tlaib, the only Palestinian member of Congress, is calling on the International Criminal Court to issue a warrant for the arrest of Israeli Prime Minister Benjamin Netanyahu after Israeli forces seized Rafah in the Gaza Strip.

“There is nowhere safe in Gaza,” Ms. Tlaib, Michigan Democrat, said in a statement Tuesday.

“I urge the ICC to swiftly issue arrest warrants for Netanyahu and senior Israeli officials to finally hold them accountable for this genocide, as is obviously warranted by these well-documented violations of the Genocide Convention under international law,” she added.

Ms. Tlaib has been critical of the role the U.S. has played in the Israel-Hamas war, which started after Palestinians killed 1,200 Israelis on Oct. 7, 2023. She was one of the first lawmakers to demand a cease-fire.

“It is now more apparent than ever that we must end all U.S. military funding for the Israeli apartheid regime, and demand that President Biden facilitate an immediate, permanent cease-fire that includes a complete withdrawal of Israeli forces from Gaza, and the release of all hostages and arbitrarily detained Palestinians,” she said.

In a May 1 X post, Mr. Netanyahu posted a video of him discussing the ICC contemplating issuing warrants against senior Israeli officials as war criminals. He said by targeting Israel, “the ICC would be

targeting all democracies because it would be undermining their inherent right to defend themselves against savage terrorism and wanton aggression.”

He said world leaders should “stand firmly against” the ICC’s “outrageous assault” on Israel.

A group of 12 GOP senators wrote a letter on April 24 that threatened the ICC with sanctions if it issued warrants against Israeli officials.

“Target Israel and we will target you. If you move forward with the measures indicated in the report, we will move to end all American support for the ICC, sanction your employees and associates, and bar you and your families from the United States. You have been warned,” wrote the senators, including Minority Leader Mitch McConnell, Kentucky Republican.

The Israeli military entered Rafah on Tuesday for a “limited operation” to eliminate Hamas terrorists. Israel Defense Forces have said the Rafah Crossing was being used for terrorist purposes.

The IDF encouraged residents to leave the area and move near a humanitarian aid area.

Ms. Tlaib criticized fellow lawmakers for supporting the foreign aid package that sent more funds to Israel.

“Many of my colleagues are going to express concern and horror at the crimes against humanity that are about to unfold, even though they just voted to send Netanyahu billions more in weapons,” she said. “Do not be misled; they gave their consent for these atrocities, and our country is actively participating in genocide.”



GAZA WAR

Republican attempting to censure Omar

A Republican House member filed a resolution Tuesday to censure Democratic Rep. Ilhan Omar after she said some U.S. Jewish college students were “pro-genocide.”

“It’s unacceptable to say, calling Jewish Americans that are Americans, calling them pro-genocide. It’s just unacceptable. So I want to take a bold stand,” Rep. Don Bacon, Nebraska Republican, told reporters.

The censure comes after Ms. Omar, Minnesota Democrat, spoke while visiting Columbia University last week to show support for the pro-Palestinian encampment on the campus.

“I actually met a lot of Jewish students that are in the encampments,” she said when asked about her visit.

“We should not have to tolerate antisemitism or bigotry for all Jewish students, whether they are pro-genocide or anti-genocide,” she said.

Charges of genocide have been made against Israel over civilian casualties during its counterattack on the Islamist terror group Hamas after its Oct. 7 massacre of Israeli civilians. The Jewish state firmly rejects the accusation and says it has taken extraordinary efforts to avoid killing civilians, but it’s simply unavoidable in urban war.

— Mallory Wilson

THE LIFE OF THE MIND

13 judges won’t take Columbia grads

Thirteen federal judges said Monday in a letter to Columbia University President Minouche Shafik that they won’t hire law clerks from the institution over its handling of the pro-Palestine protests that the judges said “threatened



ASSOCIATED PRESS

New York Gov. Kathy Hochul apologized for a remark she made during a speech at the Milken Institute Global Conference about Black children and computers.

DEMOCRATS

Hochul apologizes for saying Black children don’t know what a computer is

New York Gov. Kathy Hochul said she regrets saying that Black children who grow up in the Bronx don’t know what the word “computer” means.

“I misspoke and I regret it,” she said in a statement Monday.

“Of course, Black children in the Bronx know what computers are — the problem is that they too often lack access to the technology needed to get on track to high-paying jobs in emerging industries like AI,” she said. “That’s why I’ve been focused on increasing economic opportunity since Day One of my administration.”

Ms. Hochul, a Democrat, made the

comment at a business conference she attended in California to discuss artificial intelligence opportunities for low-income communities.

“Right now, we have young Black kids growing up in the Bronx who don’t even know what the word computer is. They don’t know, they don’t know these things,” she said while on stage at the Milken Institute Global Conference.

Assemblywoman Amanda Septimo, a Democrat who represents part of the Bronx, said the statement was “harmful, deeply misinformed and genuinely appalling.”

— Mallory Wilson

violence, committed assaults, and destroyed property.”

The judges said they lost confidence in Columbia since it became “an incubator of bigotry,” noting that the late Justice William Brennan refused to hire Harvard Law School graduates as law clerks due to the faculty’s criticism of the Supreme Court.

“The objective of our boycott is different — it is not to hamper academic freedom, but to restore it at Columbia University,” they wrote.

The letter suggests that Columbia engages in viewpoint discrimination, saying the school would not have tolerated conservative pro-life demonstrators in the same manner as it tolerated pro-Palestinian demonstrators.

— Alex Swoyer

NEW YORK

Adams: Trump jail plans been discussed

The New York City corrections department will be ready if former President Donald Trump is jailed for violating the gag order in his hush money trial, Mayor Eric Adams said Tuesday.

“We have to adjust to whatever comes our way,” Mr. Adams, a Democrat, said at his regular press briefing. “We don’t want to deal with a hypothetical, but they’re professionals. They’ll be ready.”

State Supreme Court Judge Juan Merchan found Mr. Trump in contempt Monday for a 10th violation of the gag order and threatened to throw him in jail for future infractions.

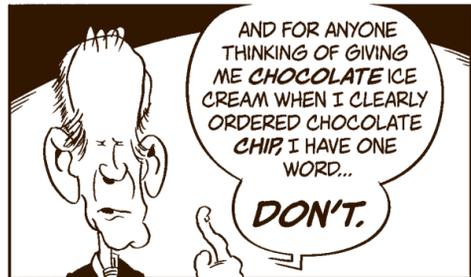
Asked if city officials have discussed what to do if Mr. Trump is sent to Rikers Island, the mayor said: “Yes, we have.”

— Tom Howell Jr.

CORRECTION

The Washington Times incorrectly identified the volume number in its daily editions from April 2 through April 30. The volume number is 42.

MALLARD FILLMORE / Bruce Tinsley



The Washington Times

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Politics

HOUSE

Budget report details high price paid to support migrants

Lawmaker says \$150 billion burden falls on states and local governments

By **KERRY PICKET**
THE WASHINGTON TIMES

Each illegal immigrant costs the U.S. more per year than it spends on the average food stamp recipient or Medicaid beneficiary, according to an analysis by the House Budget Committee that was shared first with The Washington Times.

The total net cost to the U.S. is more than \$150 billion a year, with the lion's share of that going to educate children who are here illegally themselves or whose parents are here without authorization, the Budget Committee says, citing data from the Federation for American Immigration Reform.

Chairman Jodey Arrington, Texas Republican, told The Times

the \$150 billion figure is a "conservative estimate." He said the burden falls heavily on states and local governments, who according to the data

Exclusive spend more than \$73 billion a year on education, nearly \$22 billion on law enforcement and almost \$19 billion on medical care.

"And state and local governments don't borrow from China, like the federal government, and they can't print money, so the disproportionate burden here is on state and local governments," he said. "They either have to cut services to their citizens, or they have to raise taxes."

At a hearing Wednesday, Mr. Arrington will hear from Brent Smith, the county attorney in



A House Budget Committee analysis finds the total net cost to support illegal immigrants is more than \$150 billion per year. Migrant "Dreamers" were granted access to Obamacare last week.

Kinney County, Texas, which has stood in the path of the migrant surge over the last few years.

The county of 3,200 residents recorded 134 criminal charges in 2020. But over the last three years

it has averaged more than 5,000 charges a year, many of those trespassing charges the county brought as part of Gov. Greg Abbott's Operation Lone Star, an attempt to plug border security gaps

left by President Biden's more relaxed approach.

Mr. Arrington called the cost "extraordinary" and "unsustainable" for counties like Kinney across the country by placing a "cumulative cost and the strain it's putting on services to our fellow Americans."

FAIR calculates that illegal immigrants bring in \$32 billion in tax revenue to governments. But the gross cost of illegal immigration is \$182 billion, covering spending on law enforcement, education, medical care and welfare programs at all levels.

That nets \$150 billion, which is up nearly \$35 billion compared to FAIR's estimate from 2017.

"We would have well enough resources if we weren't spending \$150 billion a year to provide the necessary immigration enforcement and border security," Mr. Arrington said. "In fact, \$150 billion is almost twice as much as

we spend on the Department of Homeland Security."

FAIR figured there were more than 15 million illegal immigrants at the time of its estimate in 2023, so the per capita spending worked out to \$8,776 annually.

Mr. Biden last week added another layer of benefits to some illegal immigrants when he granted "Dreamers" here under the DACA program access to Obamacare and its tax subsidies.

The government expects about 100,000 DACA recipients to sign up, and figures it will cost about \$300 million a year.

The monetary costs are one of several complaints conservatives have lodged over the unprecedented surge of illegal immigrants.

They also point to high-profile crimes committed by illegal immigrants and worry over national security concerns about who might lurk among the millions of new arrivals.

HIGHER EDUCATION

Foxx wants loan forgiveness blocked for protesters

Republicans unhappy with college demonstrators

By **STEPHEN DINAN**
THE WASHINGTON TIMES

The chair of the House committee that oversees education policy told the Biden administration on Tuesday to block rioting college students from having their student loans forgiven by the government.

Rep. Virginia Foxx, North Carolina Republican, blasted Education Secretary Miguel Cardona for a weak approach to the campus chaos, saying he has been unwilling to use the federal government's power to tamp down on protests that have disrupted school schedules and left Jewish students fearing for their safety.

"Will you commit to ensuring that no student who has harassed other students or prevented other students from going to class or broken laws receives any form of student loan forgiveness?" Ms. Foxx challenged Mr. Cardona.

He was noncommittal, instead focusing on his own words.

"We are committed to making sure campuses are safe," he said. "I condemn any form of hate or any violence on campus."

Ms. Foxx urged him to be more proactive in dealing with riotous protesters.

"We'd like you to follow through on those who do break the law and make sure they don't receive student loan forgiveness," she said.

The issue combines two major concerns for Republicans: President Biden's expansive use of loan forgiveness to wipe tens of billions of dollars in debts and the current chaos on campuses.

Appearing on Capitol Hill for the second time in two weeks, Mr. Cardona again irked lawmakers with dodgy answers.

He was asked if his department had proactively opened any investigations into colleges for failing to maintain a safe environment for Jewish students.

He responded by saying he'd "provided guidance."

"It's not working," chided Rep. Tim Walberg, Michigan Republican.

Rep. Kevin Kiley, California Republican, made a half-dozen attempts before Mr. Cardona would agree that students asked by their schools to leave encampments should do so.

"If the university directs them to leave they should leave," the secretary said.

He then struggled through several false starts before saying that college faculty should also leave encampments when asked to do so.

He said his focus was on the safety of students and he wanted to leave space for the schools to address their campus needs as they saw fit.

"I think it's my responsibility to be very clear that we will not accept hate on campus and we stand against that," Mr. Cardona said.

From the left, Rep. Ilhan Omar, Minnesota Democrat, demanded the department also investigate Islamophobia and anti-Palestinian discrimination.

Mr. Cardona said he would.

The secretary suggested some of his department's struggles were due to funding. He said in 2009 they had roughly 60 more investigators working on college cases than they do now, despite a massive increase in the workload.

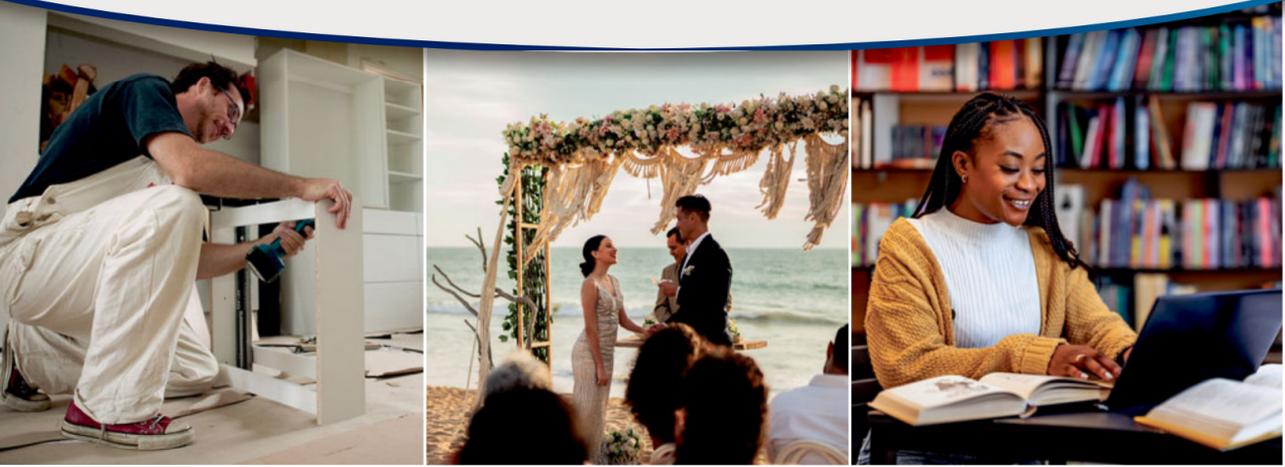
"We need additional investigators to close out these cases and make sure we're providing support for our students," he said.



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ASSOCIATED PRESS

"Debate and disagree, protest peacefully, make our voices heard," President Biden said. "I understand. That's America, but there's no place on any campus in America, any place in America, for antisemitism or hate speech or threats or violence of any kind."

WHITE HOUSE

Biden condemns campus antisemitism

President calls for peaceful debate, protests; blasts hate speech

By VALERIE RICHARDSON
THE WASHINGTON TIMES

President Biden on Tuesday marked Holocaust Remembrance Day by delivering his most forceful condemnation of campus antisemitism to date, bowing to the mounting pressure for him to address rising anti-Israel protest chaos and harassment of Jewish students and faculty.

Mr. Biden denounced the "ferocious surge of antisemitism in America and across the world" at the U.S. Holocaust Memorial Museum's Annual Day of Remembrance Celebration at the U.S. Capitol.

"On college campuses, Jewish students blocked, harassed, attacked while walking to class," Mr. Biden said. "Antisemitism. Antisemitic posters, slogans calling for the annihilation of Israel, the world's only Jewish state."

He drew a distinction between peaceful protest and hateful rhetoric, saying that "America will respect and protect the fundamental right

to free speech."

"Debate and disagree, protest peacefully, make our voices heard," Mr. Biden said. "I understand. That's America, but there is no place on any campus in America, any place in America, for antisemitism or hate speech or threats or violence of any kind."

His full-throated denunciation of campus antisemitism came as the president walks a political tightrope between the Democratic Party's pro and anti-Israel wings, a split with huge implications for his reelection bid.

The annual Holocaust remembrance falls on the anniversary of the 1943 Warsaw Ghetto Uprising in German-occupied Poland, a final act of resistance by Jewish people being sent to the Nazi concentration camps. The Nazis murdered 6 million Jewish people in the Holocaust.

Mr. Biden noted that the Oct. 7 Hamas terror attack that killed 1,200 Israeli civilians and others was "the deadliest day for the Jewish people since the Holocaust."

He also didn't let Hamas

off the hook.

"Now here we are, not 75 years later, but just seven-and-a-half months later, and people are already forgetting," Mr. Biden said. "They're already forgetting that Hamas unleashed this terror. It was Hamas that brutalized Israelis. It was Hamas that took and continues to hold hostages. I have not forgotten, nor have you, and we will not forget."

The pro-Palestinian demonstrations roiling U.S. college campuses prompted more than 2,000 arrests nationwide in the last two weeks. Columbia University and the University of Southern California canceled their main-stage graduations in favor of small-school ceremonies because of the protests.

"Whether against Jews or anyone else, violent attacks, destroying property, is not a peaceful protest. It's against the law, and we're not a lawless country," Mr. Biden said. "We're a civil society. We uphold the rule of law. And no one should have to hide or be brave just to be themselves."

The White House paired

the speech with the announcement of "several new actions to counter the abhorrent rise of Antisemitism in the United States," building on the U.S. National Strategy to Counter Antisemitism released last year.

The actions included the letter that the Department of Education's Office for Civil Rights sent Friday to 5,000 higher-education institutions giving examples of antisemitic discrimination, including Jewish students being harassed while walking on campus and being told to "go back to Poland."

Both of those have happened in the last few weeks as protesters erect "Gaza Solidarity Encampments" on university lawns, refusing to leave until their demands for colleges to divest from Israel are met.

In addition, eight cabinet-level agencies clarified in writing for the first time that Title VI of the Civil Rights Act of 1964 "prohibits certain forms of antisemitism, Islamophobic, and related forms of discrimination."

HOUSE

Conservative duo backs off threat to remove speaker

Greene, Massie pressured by Trump

By ALEX MILLER
THE WASHINGTON TIMES

Two hard-line conservatives leading the charge to remove House Speaker Mike Johnson have backed off from an attempt to push him out this week as they face pressure by former President Donald Trump.

Reps. Marjorie Taylor Greene, Georgia Republican, and Thomas Massie, Kentucky Republican, held their second meeting in two days on Tuesday with Mr. Johnson to try to resolve their complaints about his leadership, and specifically, their view that he has capitulated to Democrats on top conservative priorities.

Ms. Greene, who spoke to Mr. Trump on Sunday and top RNC officials last week about her bid to remove Mr. Johnson, softened her earlier threat to "absolutely" force the vote this week.

She said whether she brings up the motion "is up to Mike Johnson," and said she's awaiting a response from him, "hopefully soon," to a list of her demands.

Ms. Greene and Mr. Massie presented a list that they say must be met to stave off a vote on the Louisiana Republican's speakership.

"I expect to walk into his office and for him to say 'here's my action items, here's what I am going to do,'" Ms. Greene told reporters after the meeting.

Ms. Greene and Mr. Massie want Mr. Johnson to pledge to keep legislation off the floor unless it is backed by a majority of Republicans. The pair are also calling for him to ensure that spending legislation for fiscal 2025 cuts funding for the Justice Department's special counsel investigations into Mr. Trump and includes a 1% reduction in overall federal funding.

Both Ms. Green and Mr. Massie say Mr. Johnson has handed Democrats wins on major legislation, including a foreign aid package that provided \$61 billion to Ukraine that the majority of Republicans voted against and most Democrats



ASSOCIATED PRESS

Republican Reps. Marjorie Taylor Greene and Thomas Massie have backed off their attempt to oust Speaker Mike Johnson from his leadership role in the House.

supported.

"If he can't get these [demands] done, but he can deliver the full Democrat agenda easily like that in a month for [Democratic Senate Majority Leader] Chuck Schumer and Joe Biden," she said, "then how can he possibly be our Republican Speaker?"

Rep. Paul Gosar of Arizona, a third Republican lawmaker who said he would vote with Ms. Greene and Mr. Massie, was not in the meeting with Mr. Johnson.

Ms. Greene has been under intense pressure by the RNC and the Trump campaign to drop her threat to Mr. Johnson.

While only a handful of Republicans at most would vote to remove Mr. Johnson, the GOP's one-seat majority would require Democratic votes to save him from removal. Mr. Johnson and top Republican Party leaders say a vote to oust the speaker would bring chaos to the House GOP and damage Republicans ahead of the 2024 election.

Ms. Greene would not provide details about her conversation with the former president over the weekend.

"I will tell you I love President Trump. My conversations with him are fantastic. And again, I'm not going to go into details. Want to know why? I'm not insecure about that and I don't have to go into the details here with you guys," Ms. Greene said.

KENNEDY

From page A1

Kennedy are slated to attend.

"It's perfect neutral territory for you and me to have a debate where you can defend your record for your wavering supporters," Mr. Kennedy dared Mr. Trump in a post on X. "You yourself have said you're not afraid to debate me as long as my poll numbers are decent. Well, they are. In fact, I'm the only presidential candidate in history who has polled ahead of both major party candidates in head-to-head races."

Mr. Kennedy's agenda includes a bevy of liberal initiatives, including raising corporate taxes, increasing the minimum wage and promoting labor unions, which make him an attractive alternative to the many Democratic voters who think Mr. Biden is too old or has done a poor job running the country.

Mr. Kennedy's criticism of the COVID-19 vaccine and his pledge to stop spending on overseas wars and to close the southern border have caught the interest of Republican voters and

independents, particularly those who want an alternative to Mr. Trump and Mr. Biden.

Polls show Mr. Kennedy drawing support from both Mr. Biden and Mr. Trump, making him a wild card in critical battleground states, where he plans to have his name on every ballot.

A Suffolk University poll released Monday showed Mr. Kennedy drawing 8% of support among registered voters. Mr. Trump was left with less than a one-half percentage lead over Mr. Biden. Mr. Kennedy's supporters self-define as 13% liberal, 55% moderate and 27% conservative, according to the poll.

"By that metric alone, one would think RFK draws more conservative voters away from Trump," said David Paleologos, director of the Suffolk University Political Research Center.

Mr. Kennedy's supporters also include 14% Hispanic voters, 13% young voters and 14% independent voters.

"Overall, RFK voters tend to be more moderate and conservative, but in the categories RFK really does well in, he tends to hurt Biden, especially among young voters and Hispanics," he said.



ASSOCIATED PRESS

Independent presidential candidate Robert F. Kennedy Jr. would lose a three-way race in but could win a head-to-head matchup, a Zogby poll shows.

Pollsters say they aren't sure whether Mr. Trump or Mr. Biden would ultimately lose more votes to Mr. Kennedy, but the former president and other Republicans are worried.

On his social media site, Mr. Trump called Mr. Kennedy "a Democrat Plant" who is running to help Mr. Biden win. He criticized Fox News for giving Mr. Kennedy a platform.

"A Vote for Junior" would essentially be a WASTED PROTEST VOTE, that

could swing either way, but would only swing against the Democrats if Republicans knew the true story about him," Mr. Trump posted on Truth Social.

Mr. Kennedy, an environmental activist and prominent skeptic of vaccinations and pharmaceuticals, is running on restoring the middle class by ending illegal immigration, halting U.S. spending on overseas wars and raising corporate tax rates.

He is making steady progress toward ballot access. In some cases, he has joined a third party.

In Michigan, a critical battleground state, Mr. Kennedy became eligible for the ballot in April with his nomination by the Natural Law Party, one of five minor parties in the state that qualify to choose a presidential candidate.

Mr. Kennedy polls at 5% in Michigan and appears to cut equally into Mr. Biden's and Mr. Trump's vote, according to a recent Emerson College survey.

Emerson pollsters found Mr. Trump leading Mr. Biden by 1 percentage point in a head-to-head matchup. When Mr. Kennedy is factored into the race, Mr. Biden and Mr. Trump lose 2 percentage

points and Mr. Trump maintains a 1-point lead.

Michigan State University political science professor Matthew Grossmann said support for third-party and independent candidates typically declines as the election nears, but Mr. Kennedy's support is substantial.

"He's potentially drawing some from anti-institutional and anti-vaccine potential Trump supporters, and some from traditional Democrats upset with Biden. It's a protest vote at the moment," Mr. Grossmann said.

The Trump campaign has been highlighting past statements by Mr. Kennedy showing his allegiance to ultra-left positions, including big tax increases, eliminating fossil fuels and calling the National Rifle Association a terrorist organization.

"Despite the dreams of the liberal echo chamber, Kennedy is an existential threat to Joe Biden, not President Trump," Trump campaign adviser Brian Hughes told The Washington Times. "That's why Biden and his liberal cronies are desperately fighting to keep Kennedy off the ballot in several states."

TIKTOK

From page A1

platform's corporate owner, said Congress gave them an impossible choice: Either sell the company or close shop within a year.

The lawsuit had been expected since President Biden signed a foreign aid spending bill last month that included the ban, officially known as the Protecting Americans from Foreign Adversary Controlled Applications Act.

TikTok's critics, including U.S. defense and intelligence community officials, say the platform is part of a Chinese scheme to interfere in U.S. politics, that it is a method to collect troves of information on American users and that the app lets Chinese operatives install nefarious software on devices.

TikTok was banned on government

agency devices under a previous law citing national security concerns.

One-third of U.S. adults use TikTok, according to a Pew Research Center study in February. The platform is particularly popular with adults ages 18 to 34.

TikTok ranks fifth overall in social media platforms, up from ninth place in 2021. Pew said TikTok trails YouTube, Facebook, Instagram and Pinterest and ranks just ahead of LinkedIn and WhatsApp.

The looming ban is generally popular with Americans.

An ABC News/Ipsos poll released Tuesday found 51% backed the idea of forcing TikTok to be sold to a non-Chinese company, with 46% opposed. If ByteDance doesn't sell, 53% said they would support a ban on TikTok's use.

TikTok's lawsuit said letting Congress ban the use of a platform over national security concerns would set a dangerous

precedent that could lead to orders to shut down a newspaper or website that the government finds objectionable.

The Justice Department said it had no immediate comment on the lawsuit.

The federal law enforces the TikTok ban by barring it from download on Apple and Google marketplaces.

TikTok has downplayed concerns about Chinese meddling and says it has not shared data with the government in Beijing.

It had been working on an agreement with the Biden administration to assuage national security concerns, but those talks broke down in 2022.

Among the ideas in the discussions was a requirement that all U.S. users' data be stored in Oracle's cloud environment, which would have access to TikTok's source code to look for vulnerabilities.

TikTok said the administration

abandoned those talks but the company is taking steps to implement them voluntarily and has spent \$2 billion on the effort.

More broadly, TikTok has launched a massive public relations campaign to defend its market position. Ads feature everyday Americans, including small-business owners and Catholic nuns, who say TikTok has become integral to their lives.

The lawsuit delivers another major case from the internet age to courts still grappling with the implications of an always-wired world.

The Supreme Court this term is pondering cases involving state-level attempts to rein in liberal bias in social media platforms. In another case, the justices set rules in March for judges to evaluate whether an elected official's account is a public forum or a private voice.

In its previous term, the high court

ruled against parties challenging social media companies' claims of immunity over how their algorithms select what content to promote to users. The challengers argued that the companies fueled terrorism by sharing radicalizing content with people particularly susceptible to recruitment.

Although the federal law presents unique circumstances, TikTok has won early legal rounds in a case involving a state-level ban in Montana.

U.S. District Judge Donald W. Molloy said the state's ban violated TikTok's First Amendment speech rights and cut off a reliable revenue stream for some of the platform's users.

Judge Molloy said the state's law was too blunt and its legal defense was permeated by a "pervasive undertone of anti-Chinese sentiment."

The judge said a state's claims may differ from those in federal cases.

TRUMP

From page A1

Still, the sordid details in Ms. Daniels' testimony could form the basis of an appeal if Mr. Trump is convicted.

Ms. Daniels is a central figure in the case because she worked with an agent to sell the story about the alleged encounter once Mr. Trump started campaigning in 2015.

Ms. Daniels said they didn't get much interest from news outlets. After the October 2016 leak of an "Access Hollywood" tape in which Mr. Trump spoke crudely about women, Mr. Trump and his attorney Michael Cohen offered \$130,000 so Ms. Daniels wouldn't disclose the story.

"They were interested in paying for the story, which was the best thing that could happen because then my husband wouldn't find out but there would still be documentation," Ms. Daniels said. "I didn't care about the amount. I just wanted to get it done."

The deal almost died after a deadline for payment. Ms. Daniels received \$96,000 after her agent and attorney got their cuts. Ms. Daniels sued to get out of the disclosure agreement in 2018 and wrote a book, "Full Disclosure," about her life and interactions with Mr. Trump.

Prosecutors argue that Mr. Trump and Mr. Cohen criminally concealed the

Judge in classified documents case puts it on ice

By ERIC TUCKER
ASSOCIATED PRESS

The federal judge in Florida presiding over the classified documents prosecution of former President Donald Trump has canceled the May 20 trial date, postponing it indefinitely.

The order from U.S. District Judge Aileen Cannon had been expected in light of still-unresolved issues in the case and because Mr. Trump is currently on trial in a separate case in Manhattan charging him in connection with hush money payments

during the 2016 presidential election.

The New York case involves several of the same lawyers representing him in the federal case in Florida.

Judge Cannon said in a five-page order Tuesday that it would be "imprudent" to finalize a new trial date now, casting further doubt on federal prosecutors' ability to bring Mr. Trump to trial before the November presidential election.

Mr. Trump faces dozens of felony counts accusing him of illegally hoarding at his Mar-a-Lago estate in Palm Beach, Florida, classified

documents that he took with him after he left the White House in 2021, and then obstructing the FBI's efforts to get them back.

He has pleaded not guilty and denied wrongdoing.

Mr. Trump faces four criminal cases as he seeks to reclaim the White House, but outside of the New York prosecution, it's unclear that any of the other three will reach trial before the election.

The Supreme Court also is weighing Mr. Trump's arguments in a separate case that he is immune from federal prosecution.

payment to Ms. Daniels through checks and business entries that show intent to commit election and tax offenses. Mr. Trump pleaded not guilty to 34 counts of falsifying business records.

Even if convicted, Mr. Trump is unlikely to face serious prison time under the records charges. The facts in the case have been litigated in public for nearly eight years.

Still, the scene Tuesday was remarkable: A person who has sex on camera for a living was testifying against a former president who is the presumptive Republican nominee in the November presidential election.

The central irony was that allegations

suppressed in 2016 were told, in excruciating detail, in open court six months before the 2024 election.

Judge Merchan allowed prosecutors to elicit the eyebrow-raising testimony to establish Ms. Daniels' credibility but drew the line at descriptions of genitalia or other sordid details. At times, the judge scolded the prosecution over the "unnecessary" level of detail.

Mr. Trump's son Eric sat in the courtroom's front row during the salacious testimony.

Mr. Trump's attorneys began cross-examination by confirming Ms. Daniels' hatred of Mr. Trump.

"You want him to go to jail?" Trump

attorney Susan Necheles asked.

"If he's convicted," Ms. Daniels said.

The defense also established that Ms. Daniels is reluctant to pay Mr. Trump the \$560,000 in legal fees she owes after losing a defamation lawsuit to him.

"You despise him, and you call him names," Ms. Necheles said.

Ms. Daniels said that was because Mr. Trump had called her names in his social media posts.

Through questioning, the defense argued that Ms. Daniels sought to profit from her claims about Mr. Trump and exaggerated her story accordingly.

"You're making this up as you sit

there, right?" Ms. Necheles said about Ms. Daniels' testimony. Ms. Daniels denied it.

During a break in the cross-examination, Mr. Trump said he thought it was going "very well."

Ms. Daniels testified earlier that she was 27 when she declined a dinner invitation that Mr. Trump delivered through his bodyguard in Lake Tahoe. A reconsideration led to the hotel suite encounter.

Ms. Daniels said she talked with Mr. Trump for about two hours in the hotel suite about her family and how the pornographic industry worked, including testing for sexually transmitted diseases.

Ms. Daniels testified that Mr. Trump stripped down while she was in the bathroom before they had sex.

She said she saw Mr. Trump in public the next day with Pittsburgh Steelers quarterback Ben Roethlisberger.

Ms. Daniels said she told people that she met Mr. Trump in his room but told only a few close friends about the alleged sexual encounter. Mr. Trump called her frequently in the months afterward with updates about a possible appearance on his television show, "The Apprentice," she testified.

"He always talked," she said, "about when we could get together again, did I miss him, and he always called me 'honeybunch.'"

• This article is based in part on wire service reports.

ISRAEL

From page A1

The political wing of Hamas raised hopes of a cease-fire on Monday by announcing that it had accepted a deal mediated by Egypt and Qatar for an extended pause in the fighting that would free hostages held by Hamas and Palestinians in Israeli prisons and allow a major infusion of humanitarian aid into Gaza.

The Netanyahu government reacted warily to the news that Hamas had accepted the deal. Officials said the details of the pact were not clear and that Israel remained determined to end Hamas' ability to wage war against the Jewish state. The militant group's last four functioning brigades are said to be holed up in the streets and tunnels of Rafah.

The Biden administration has been involved in the cease-fire talks and said it would not support a major Israeli incursion into Rafah, where an estimated 1.4 million Palestinians have taken refuge from the war.

Unclear motives

It was not clear whether the Israeli move into Rafah was a major offensive or just a military demonstration designed to pressure Hamas as the cease-fire talks appeared to be nearing the final stage.

Before Tuesday's operation, Israel Defense Forces encouraged Rafah residents to temporarily evacuate to an expanded humanitarian area in Al-Mawasi, about 6 miles away.

"The IDF has facilitated the expansion of field hospitals, tents and an increase in water, food and medical supplies," IDF officials said on their Telegram social messaging page. "International organizations working in the area were also encouraged to temporarily evacuate prior to the beginning of the cooperation."

The crossing IDF troops took in eastern Rafah was being used for terrorist



An Israeli airstrike hit buildings near the wall separating Egypt and Rafah in the southern Gaza Strip on Tuesday. Israel gained full control over the entry and exit of people and goods at the crossing for the first time in nearly 20 years.

purposes, Israeli officials said. They pointed to a mortar barrage Sunday from the area that killed four Israeli soldiers and injured several others.

U.S. officials said Israeli forces appeared to be engaging in a restrained operation.

"What we've been told by our Israeli counterparts is that this operation last night was limited and designed to cut Hamas' ability to smuggle weapons into Gaza," National Security Council spokesman John Kirby told reporters. "We're going to be monitoring the situation very, very closely to see how it unfolds."

Mr. Kirby said Hamas appeared to have made some changes to the three-stage proposal by Egyptian and Qatari

mediators but noted that all the parties remained at the negotiating table.

"We believe these gaps can be closed," he said.

Cease-fire talks continue

The operation began soon after Hamas signaled that it had agreed to a proposal for a cease-fire. Israel said the provisions fell short of what it would accept. Despite its skepticism, the Netanyahu government said it was sending a midlevel delegation to Cairo to continue the cease-fire talks.

CIA Director William J. Burns, who has been intensely involved in the talks aimed at halting the fighting, was reportedly still in Cairo talking with the various partners.

The United Nations warned on Monday that an Israeli offensive into Rafah would mean untold civilian suffering and deaths. The U.N. Relief and Works Agency for Palestinian Refugees in the Middle East said it would not evacuate despite the Israeli military operation.

"The consequences would be devastating for 1.4 million people [but] the agency will maintain a presence in Rafah as long as possible and will continue providing lifesaving aid to people," the U.N. posted on X.

President Biden has told Mr. Netanyahu that humanitarian assistance must continue flowing into Gaza, regardless of any military operation, White House officials said. Officials at the Hamas-controlled Palestinian health service say

nearly 35,000 people have died since the Israel-Hamas campaign began, a majority of them civilians.

Israel launched the offensive just after the surprise Hamas attack on Oct. 7 that killed 1,200 and captured some 250 Israeli and foreign hostages. About 100 hostages are thought to still be held by Hamas, and their families have been a potent source of pressure on the Netanyahu government to agree to a pause in the fighting and a prisoner exchange.

"A major ground operation would put at risk more than a million people — that's the totality of the number that we obviously care about — all the innocent civilians that were pushed down to Rafah because of operations further north," Mr. Kirby said. "They all need to be factored in before we would be comfortable with some sort of major ground operation. We have not seen a plan to do that."

The White House refused again Tuesday to comment on reports that the Biden administration held up a U.S. arms shipment as a means of pressuring Israel to call off the Rafah operation.

"Our commitment to Israel's security remains ironclad. We don't, as a matter of course, talk about individual shipments one way or the other," Mr. Kirby said. "But again, nothing's changed about our commitment to Israel's security."

Sen. Joni Ernst, Iowa Republican, accused Mr. Biden of backtracking on his "ironclad" pledge to support Israel. Ms. Ernst and Sen. Ted Budd, North Carolina Republican, sent the White House a letter demanding answers.

"We are shocked that your administration has reportedly decided to withhold critical ammunition to Israel," the senators wrote. "You promised your commitment to Israel was ironclad. Pausing much-needed military support to our closest Middle Eastern ally signals otherwise."

• This article is based in part on wire service reports.

SQUATTER

From page A1

changes, a squatter in New York City needed to stay in a house or apartment for only 30 days before becoming legally recognized as a resident.

The old standards caused multiple conflicts this spring.

A couple of teenagers thought to be squatters were arrested in Pennsylvania and accused in the fatal beating of a Manhattan apartment owner in March. Also that month, a Queens woman was arrested at her late mother's million-dollar house for trying to change the locks to keep out a group of squatters.

Gun-toting illegal immigrants allegedly had eight people squatting inside a basement unit in the Bronx. Two other suspected squatters tried to use a Shake Shack receipt as proof of residency at a house in Jamaica, Queens.

State lawmakers based in the city proposed a flurry of bills to address the issue. Some sought to redefine "squatter," and others proposed more proof of residency.

Ms. Scarcella-Spanton is pushing to dissociate the terms "squatter" and "tenant" so the intruders would lose major legal protections.

New York property law now defines squatters as people living in a house without proper documents. It allows local police to get involved in home invasions without forcing property owners to go through the eviction process.

Real estate agents said those changes



Squatters can no longer use tenancy laws in some states to drag rightful homeowners into eviction battles. Now, they can quickly be arrested on trespassing charges.

were urgently needed.

Karen Hatcher, the head of Sovereign Realty & Management in Atlanta, works in the U.S. housing market most affected by squatters.

The National Rental Home Council said the Atlanta area last year had about 1,200 squatting incidents — nearly three times the 475 in the second-ranked area, the Dallas-Fort Worth metroplex.

Horror stories abound. An Atlanta real estate agent told local media that a band of squatters sold off the appliances and left "feces everywhere" inside a house that had been "move-in ready."

A squatter shot an employee of a housing investment firm last spring in

the Atlanta suburb of Lithonia, Bloomberg News reported.

Former property manager Tim Arko told multiple media outlets that he lost more than \$100,000 when squatters took control of his rental property last year. One of the "tenants" flashed a gun at Mr. Arko during their first interaction. Mr. Arko returned with his rifle and was arrested by police.

Ms. Hatcher called the new Georgia law a "game changer."

"They are not tenants; they are criminals," Ms. Hatcher told The Times. "We have to have a clear delineation within our law that specifies that you can't just break into a property and be

automatically considered a tenant."

The new law treats squatters as trespassers rather than as tenants. The accused squatter would have three days to provide proof of residency or risk criminal charges.

The Georgia House and Senate passed the bill unanimously. The law took effect late last month with the signature of Gov. Brian Kemp, a Republican.

Florida has been the most proactive in fighting squatters.

Gov. Ron DeSantis, a Republican, signed a bill similar to Georgia's in March. The law allows the local sheriff's office to escort accused squatters and their belongings off the property. Those who refuse can be arrested on trespassing charges.

Rose Kemp, president of the Orlando Regional Realtor Association, welcomed the law. Orlando ranks third among the areas hardest hit with squatters, trade groups say.

Ms. Kemp said she and other real estate agents she knows have had trouble with intruders.

In 2021, one of her clients rented out a home to a retiring military veteran from out of state.

When the tenant arrived in Florida two weeks after signing the lease, the home's lockbox was missing. Ms. Kemp said the tenant peeked into the house and saw trash and food strewn about.

A family of squatters with children had moved into the property, Ms. Kemp said. Police noticed a broken window in the back of the property and arrested the adults on trespassing charges.

What Ms. Kemp said was most alarming wasn't the brazen intrusion but discovering a checklist of nearby homes.

"These were professional squatters with multiple addresses that they have found in the area. All of these different addresses with little notes, checkmarks," Ms. Kemp told The Times. "They had been basically vetting to see where to go."

Property ownership took a hit during the economic slowdown early in the COVID-19 pandemic when many jurisdictions imposed moratoriums on evictions to forestall a wave of homelessness. Some cities and states extended and extended those programs. Along the way, scammers learned how to exploit laws to live rent-free.

The root of the problem dates to the mass of foreclosures after the housing bubble burst in 2008, said Mark Miller of the Pacific Legal Foundation.

The senior attorney said a dearth of newly built homes, thanks partly to regulations that limit home construction, is driving up costs and pricing people out of the housing market.

It has created the kinds of squatters Ms. Hatcher has encountered: working people who, for financial reasons or because of a criminal record, wouldn't qualify for a lease.

Mr. Miller said a stable society is built on property rights enforcement.

"If our governments are not going to protect property, then we have to elect people who will because otherwise, people start to lose respect for the law — and that's bad for everybody," he said.

Nation

RELIGION

Southern Baptists drop below 13 million

Membership level peaked in 2006

By MARK A. KELLNER
THE WASHINGTON TIMES

The Southern Baptist Convention lost 241,000 members last year, lowering its total membership to less than 13 million for the first time since the mid-1970s.

Still, the largest U.S. Protestant denomination, the Southern Baptists have lost 3,324,156 members since 2006, when its membership peaked at 16.3 million.

The denomination said Tuesday that last year's membership decline was less than 2%, compared to 3.34% in 2022, when 457,371 people left. The year 2023 marked the 17th consecutive year of membership decline.

The number of SBC churches fell by 292 — less than 1% — to 46,906 last year, according to the Annual Church Profile compiled by Lifeway Christian Resources. Multisite churches reported an increase of 95 locations to 680, while church-type missions fell by 170 to 2,474.

Officials said 4 million people attended services in person each week, the highest number in three years. Weekly Sunday school and small group attendance stood at 2.5 million in 2023, while online worship participation increased.

Southern Baptists have confronted challenges on several fronts in recent years: The interim head of an executive committee resigned over a falsified academic record, an outside study revealed that churches suppressed reports of more than 700 cases of sexual abuse, and several churches were expelled last year over their women pastors, including the denomination's largest, Saddleback Church in Southern California.

However, the SBC said the latest numbers show elements of good news. Total baptisms rose by nearly 26% to 226,919. California, with its 5,181 baptisms, marked a 248% increase over the previous year. And 35 of 41 state Baptist conventions reporting year-over-year baptism growth, Lifeway said.

Finances remained steady, with donations reported at \$10 billion last year, up from the \$9.9 billion received in 2022. Donations for missionary activity totaled \$798 million last year, up \$68 million from 2022's \$730 million, a 9% increase.

The Rev. Bart Barber, whose term as SBC president ends in June, said relying on membership statistics can be difficult.

"Those statistics are not all created equal," said Mr. Barber, senior pastor of the First Baptist Church in Farmersville, Texas. "The membership number is not really super reliable. But when it comes to baptisms, we're really good at counting those. And when it comes to Sunday school attendance, we're really good at counting that."

The increases in baptisms and Sunday school attendance are heartening and should encourage members and leaders, he said.

The Rev. Mike Keahbone, lead pastor at the First Baptist Church of Lawton, Oklahoma, and one of several nominees to succeed Mr. Barber, said the church no longer puts as much importance on the "scoreboard" number of total membership as it did in the 1980s and 1990s.

"Back [then], it was everything was about numbers to the church. It really was that scoreboard that you're talking about," he said. "Because of that, our church rolls, I think, became super inflated. What you're seeing now is churches trying to go back through their church rolls and trying to clean those things up."

Another nominee for denominational president, Rev. Bruce Fink of Biltmore Church in Arden, North Carolina, said that if he is elected, he would try to spur local churches on to more growth.

As president, he said, "one of the first meetings would be to get the state directors and as many of the [local] people together and listen."

He said some congregations have gone too long without any significant number of Christian commitments, and he would work to change that.

"How do we come alongside those churches that maybe they've gone a long time without seeing gospel life change," Mr. Fink asked. "What do we need to do to have that happen sometime in the next 12 months?"



Hundreds of pro-Palestinian demonstrators have assembled for at least eight days in an encampment in an area of the University of Chicago's Quad, which police cleared on Tuesday. The protesters had been told on Friday to leave voluntarily or be removed.

ILLINOIS

Police clear assembly of Palestinian supporters at University of Chicago

By CHARLES REX ARBOGAST, PAT EATON-ROBB AND STEVE LEBLANC
ASSOCIATED PRESS

CHICAGO | Police cleared a pro-Palestinian tent encampment at the University of Chicago on Tuesday after administrators who had initially adopted a permissive approach said the protest had crossed a line and caused growing concerns about safety.

University President Paul Alivisatos acknowledged the school's role as a protector of freedom of speech after officers in riot gear blocked access to the school's Quad but also took an enough-enough stance.

"The university remains a place where dissenting voices have many avenues to express themselves, but we cannot enable an environment where the expression of some dominates and disrupts the healthy functioning of the community for the rest," Mr. Alivisatos wrote in a message to the university community.

Tensions have continued to ratchet up in standoffs with protesters on campuses across the U.S. — and increasingly, in Europe — nearly three weeks into a movement launched by a protest at Columbia University.

Some colleges cracked down immediately on protests against the Israel-Hamas war. Among those that have tolerated the tent encampments, some have begun to lose patience and call in police over concerns about disruptions to campus life, safety and the involvement of nonstudents.

Since April 18, just over 2,600 people have been arrested on 50 campuses, figures based on AP reporting and statements from universities and law enforcement agencies.

But not all schools are taking that approach, with some letting protesters hold rallies and organize their encampments as they see fit.

The president of Wesleyan University,



Protesters at the Massachusetts Institute of Technology were told to leave by Monday afternoon or be suspended. Many of them left, and no arrests had been made as of Monday night, according to an MIT spokesperson.

a liberal arts school in Connecticut, has commended the on-campus demonstration — which includes a pro-Palestinian tent encampment — as an act of political expression. The camp there has grown from about 20 tents a week ago to more than 100.

"The protesters' cause is important — bringing attention to the killing of innocent people," university President Michael Roth wrote to the campus community. "We continue to make space for them to do so, as long as that space is not disruptive to campus operations."

The Rhode Island School of Design, where students started occupying a building Monday, affirms students' rights to freedom of speech and peaceful assembly and supports all members of the community, a spokesperson said.

The school said President Crystal Williams spent more than five hours with the protesters that evening discussing their demands.

On Tuesday the school announced it was relocating classes that were scheduled to take place in the building. It

was covered with posters reading "Free Palestine" and "Let Gaza Live," and dove was drawn in colored chalk on the sidewalk.

At MIT, protesters were given a Monday afternoon deadline to leave or face suspension. Many left, according to an MIT spokesperson, who said protesters breached fencing after the arrival of demonstrators from outside the university.

On Monday night, dozens of protesters remained at the encampment in a calmer atmosphere, listening to speakers and chanting before taking a break for pizza.

Sam Ihns, a graduate student at MIT studying mechanical engineering and a member of MIT Jews for Ceasefire, said the group has been at the encampment for two weeks and is calling for an end to the killing in the Gaza Strip.

"Specifically, our encampment is protesting MIT's direct research ties to the Israeli Ministry of Defense," he said.

No arrests had been made as of Monday night.

SCOUTS

Boy Scouts' new name to be more inclusive

Scouting America takes effect in 2025

By JAMIE STENGLE
ASSOCIATED PRESS

IRVING, TEXAS | The Boy Scouts of America is changing its name for the first time in its 114-year history and will become Scouting America. It's a significant shift as the organization emerges from bankruptcy following a flood of sexual abuse claims and seeks to focus on inclusion.

The organization steeped in tradition has made seismic changes after decades of turmoil, from finally allowing gay youth to welcoming girls throughout its ranks. With an eye on increasing flagging membership numbers, the Irving, Texas-based organization announced the name change Tuesday at its annual meeting in Florida.

"In the next 100 years, we want any youth in America to feel very, very welcome to come into our programs," Roger Krone, who took over last fall as president and chief executive officer, said in an interview before the announcement.

The organization began allowing gay youth in 2013 and ended a blanket ban on gay adult leaders in 2015. In 2017, it made the historic announcement that girls would be accepted as Cub Scouts as of 2018 and into the flagship Boy Scout program — renamed Scouts BSA — in 2019.

There were nearly 1,000 young women in the inaugural class of female Eagle Scouts in 2021, including Selby Chipman. The all-girls troop she was a founding member of in her hometown of Oak Ridge, North Carolina, has grown from five girls to nearly 50, and she thinks the name change will encourage even more girls to realize they can join.

Like other organizations, the scouts lost members during the pandemic, when participation was difficult. After a highpoint over the last decade of more than 2 million members in 2018, the organization currently services just over 1 million youths, including more than 176,000 girls and young women. Membership peaked in 1972 at almost 5 million. The move by the Boy Scouts to accept girls throughout their ranks strained a bond with the Girl Scouts of the USA, which sued, saying it created marketplace confusion and damaged their recruitment efforts. They reached a settlement agreement after a judge rejected those claims, saying both groups are free to use words like "scouts" and "scouting."

The Boy Scouts' \$2.4 billion bankruptcy reorganization plan took effect last year, allowing the organization to keep operating while compensating the more than 80,000 men who say they were sexually abused as children while scouting.

The organization won't officially become Scouting America until Feb. 8, 2025, the organization's 115th birthday. But Mr. Krone said he expects people will start immediately using the name.

OKLAHOMA

Oklahoma town struck by second tornado in five weeks

By ALEXA ST. JOHN, SEAN MURPHY AND JIM SALTER
ASSOCIATED PRESS

OKLAHOMA CITY | Severe storms battered parts of the Midwest on Tuesday, unleashing a curtain of heavy rain, gusty winds and tornadoes in the region one day after a deadly twister ripped through a small Oklahoma town and killed at least one person.

Tornadoes were spotted after dark Tuesday in southwestern Michigan, northern Indiana and northwestern Ohio.

Forecasters warn that the storms could stretch late into the night as portions of the three states were under a tornado watch.

The National Weather Service's Storm Prediction Center cited 17 reports of tornadoes from Monday evening through early Tuesday in the central part of the United States. Eight of the twisters were in Oklahoma, two each

in Kansas, South Dakota and Iowa, and one each in Nebraska, Missouri and Tennessee.

The deadly tornado ripped through the 1,000-person town of Barnsdall, about a 40-minute drive north of Tulsa, on Monday night. It was the second tornado to hit the town in five weeks — a twister on April 1 with maximum wind speeds of 90 to 100 mph damaged homes and blew down trees and power poles in Barnsdall.

At least 30 to 40 homes in the Barnsdall area were damaged Monday night, the Oklahoma Highway Patrol reported, and a nursing home said it evacuated residents because a gas leak could not be turned off due to storm damage. Numerous road closings due to debris also were reported, according to Osage County Emergency Management.

One person died in Barnsdall and at least one is missing, said Barnsdall Mayor Johnny Kelley.

"There are several homes destroyed,



Joy King, left, and her granddaughter Crystal Maxey hug in front of Ms. King's house that was destroyed by a tornado Tuesday in Barnsdall, Oklahoma. A tornado ripped through the 1,000-person town and at least one death was reported.

completely leveled," Mr. Kelley said. "The toughest thing on me as the mayor is this is a small community. I know 75 to 80% of the people in this town."

First responders rescued about 25 people, including children, from heavily

damaged homes where buildings had collapsed on or around them, Mr. Kelley said. About a half dozen people suffered injuries, including a firefighter who was taken to a hospital with chest pains, he said.

World



Vladimir Putin walks to take his oath as Russian president during an inauguration ceremony in the Grand Kremlin Palace in Moscow on Tuesday. Mr. Putin began his fifth term Tuesday, embarking on another six years as the nation's leader.

RUSSIA

Putin's power at an apex with six more years to challenge Stalin's reign

By EMMA BURROWS
ASSOCIATED PRESS

President Vladimir Putin began his fifth term at a glittering Kremlin inauguration Tuesday, embarking on another six years as leader of Russia after bulldozing his political opponents, launching a devastating war in Ukraine and concentrating virtually all power in his hands.

At the ceremony in the gilded Grand Kremlin Palace, the 71-year-old onetime KGB agent placed his hand on the Russian Constitution and vowed to defend it as a pariah state that vows to upend what it sees as a U.S.-dominated liberal world order. Following the 2022 invasion of Ukraine that has become Europe's biggest conflict since World War II, Russia has been heavily sanctioned by the West and gas turned to regimes like China, Iran and North Korea for support.

"We are a united and great people and together we will overcome all obstacles, realize all our plans, together we will win," an ebullient Mr. Putin said after being sworn in.

Since succeeding President Boris Yeltsin in the waning hours of 1999, Mr. Putin has transformed Russia from a country emerging from economic collapse to a pariah state that vows to upend what it sees as a U.S.-dominated liberal world order. Following the 2022 invasion of Ukraine that has become Europe's biggest conflict since World War II, Russia has been heavily sanctioned by the West and gas turned to regimes like China, Iran and North Korea for support.

Already in office for nearly a quarter-century and the longest-serving Kremlin leader since Josef Stalin, Mr. Putin's new term doesn't expire until 2030, when he will be constitutionally eligible to run again.

In a heavily choreographed performance, the Russian president was pictured in his office looking at his papers

before walking along the Kremlin's long corridors, pausing at one point to look at a painting, on the way to his inauguration.

His guard of honor waited in the sleet and rain for hours, in temperatures hovering just above freezing, while Mr. Putin made the brief journey to the Grand Kremlin Palace in his Aurus limousine.

Mr. Putin used the first moments of his fifth term to thank the "heroes" of his war in Ukraine and to harshly criticize the West.

Russia "does not refuse dialogue with Western states," he said. Rather, he said, "the choice is theirs: Do they intend to continue trying to contain Russia, continue the policy of aggression, continuous pressure on our country for years, or look for a path to cooperation and peace?"

He was greeted with applause when he entered the hall with more than 2,500 invited guests. They included senior members of the Russian government as well as celebrities including American actor Steven Seagal.

The U.S., U.K. and German ambassadors were not in attendance. The U.S. Embassy said Ambassador Lynne Tracy was out of the country on "pre-scheduled, personal travel."

A handful of European Union envoys attended even though top EU diplomat Josep Borrell said he told them "the right thing to do is not to attend this inauguration," because Mr. Putin is the subject of an arrest warrant by the International Criminal Court for war crimes, accusing him of personal responsibility for the abductions of children from Ukraine. Among those present was the French ambassador.

A 30-gun salute followed Mr. Putin's remarks. He reviewed the presidential regiment in the Kremlin's Cathedral Square in a light drizzle and then walked into nearby Annunciation Cathedral for a blessing from Patriarch Kirill, head of the Russian Orthodox Church.

During the brief service, Patriarch Kirill compared Mr. Putin to Prince Alexander Nevsky, the medieval ruler who "courageously defended their people on the battlefield."

The question now — in Moscow, Washington and capitals across Europe — is what the Mr. Putin will do over the course of another six years in the Kremlin, both at home and abroad.

Russian forces are gaining ground in Ukraine, deploying scorched-earth tactics as Kyiv grapples with shortages of men and ammunition.

Ukraine has brought the battle to Russian soil through drone and missile attacks, especially in border regions. In a speech in February, Mr. Putin vowed to fulfill Moscow's goals in Ukraine, and do what is needed to "defend our sovereignty and security of our citizens." The Russian government has now been dissolved so that Mr. Putin can name a new prime minister and Cabinet.

One key area to watch is the Defense Ministry.

Last month, Deputy Defense Minister Timur Ivanov — a protégé of Defense Minister Sergei Shoigu — was detained on charges of bribery amid reports of rampant corruption. Some analysts have suggested Mr. Shoigu could become a victim of the government reshuffle but that would be a risky move, with the war still raging.

INTERNATIONAL AFFAIRS

China chided after confrontation with Australian helicopter

Comes after criticism from Philippines

By ANDREW SALMON
THE WASHINGTON TIMES

SEOUL, SOUTH KOREA | Australian Prime Minister Anthony Albanese called Chinese military behavior "unacceptable" after a Chinese jet dropped flares in the path of an Australian helicopter.

While much interest has been focused on clashes in the South China Sea, the confrontation took place over the Yellow Sea off the coast of North Korea. Major deployments of Chinese and U.S. troops are arrayed on, respectively, the sea's western and eastern shores.

Mr. Albanese is the second regional leader to call out Beijing in two days. On Monday, Philippine President Ferdinand Marcos Jr. criticized Chinese Coast Guard ships after they trained water cannons on a Philippine vessel at a disputed site in the South China Sea.

Mr. Albanese, in a televised statement, said, "This issue, we have made public in order to be able to speak out very clearly and unequivocally that this behavior is unacceptable," adding his government had made "very strong representations at every level to China," he added.

A Chinese J-10 jet dropped flares above and several hundred yards ahead of an Australian Sea Hawk helicopter flying over international waters in the Yellow Sea on Saturday. The helicopter was part of a mission helping to enforce international sanctions against the regime of North Korean leader Kim Jong-un, Australian Defense Minister Richard Marles said Monday evening.

The helicopter dodged the flares, but the confrontation put the aircraft and those on board at risk, Canberra stated.

The Australian helicopter harassed by China was "in international waters, international airspace, and they're doing work to ensure that the sanctions that the world has imposed through the United Nations on North Korea, due to their in-transient and reckless behavior, are enforced," Mr. Albanese said.

The Australian prime minister, who took office in 2022, has sought to upgrade relations with China, which has frayed under his conservative predecessor, Scott Morrison. In November, however, Mr. Albanese's government protested after a Chinese vessel turned on its sonar when a nearby Australian destroyer had divers down in the South China Sea, most of which is claimed by China. Sonar can injure divers; the incident has been characterized as a "sonar attack."

China offered a very different version of events, contending Tuesday that the

Australian helicopter was attempting to "surveil" Chinese vessels in the region and interfered with a Chinese naval training drill that was underway.

Australia "calls black white and lays the blame on someone else," China's Defense Ministry spokesman Zhang Xiaogang told reporters in Beijing.

Yellow Sea tensions

The aerial confrontation involves a number of geopolitical issues, including the Yellow Sea. The sea lies between China's eastern seaboard and the Korean Peninsula.

Key naval bases and naval shipyards sit on the Chinese eastern coast, including the Yilu Naval Base, home to China's first aircraft carrier strike group, and the Jianggezhuang Naval Base, which includes tunnels for nuclear submarines. Both are set around the port of Qingdao — itself home base to China's North Sea Fleet. Shanghai, further down the Yellow Sea coast, is home to two more naval shipyards.

Facing them on the eastern coast of the Yellow Sea is the biggest conglomeration of U.S. troops in Korea, deployed on a string of bases down South Korea's west coast, including Camp Humphreys, the largest American base outside the continental U.S., set outside the South Korean naval base of Pyeongtaek.

Another South Korean naval base — which has hosted U.S. assets — sits on the island of Jeju, at the southern entrance to the Yellow Sea.

While China seeks to extend its influence by claiming distant islands and reefs in the South China Sea and East China Sea, the Yellow Sea is much closer to home for Beijing.

U.S.-led strategic initiatives across the East Asian theater are another issue.

The Proliferation Security Initiative is a U.S.-led multinational effort to monitor and interdict traffic in weapons of mass destruction. According to the State Department, 112 countries have endorsed the PSI.

In the Indo-Pacific, much PSI activity revolves around isolated, nuclear-armed North Korea, with naval assets from nations including Australia, Britain, Canada, Japan, South Korea and the U.S. patrolling the nearby waterways.

The situation around North Korean arms exports has escalated dramatically since last year, when Russia — defying U.N. Security Council sanctions — began acquiring North Korean arms and munitions for use in its war in Ukraine. Nampo, the port serving the North Korean capital of Pyongyang, is also on the Yellow Sea.

UKRAINE

Ukraine claims to have foiled Russian plot to assassinate Zelenskyy

By ILLIA NOVIKOV
ASSOCIATED PRESS

KYIV, UKRAINE | Ukrainian counter-intelligence investigators have foiled a Russian plot to assassinate President Volodymyr Zelenskyy and other top military and political figures, Kyiv's state security service said Tuesday.

Two colonels in the State Guard of Ukraine, which protects top officials, were detained on suspicion of enacting

the plan drawn up by Russia's Federal Security Service, or FSB, a statement said. The colonels were recruited before Russia's full-scale invasion of Ukraine in February 2022, according to the statement.

It quoted the head of the State Security Service, Vasyl Maliuk, as saying the plot foresaw an attack before Russian President Vladimir Putin's inauguration for a fifth term on Tuesday. Mr. Maliuk said that he personally oversaw the

top-secret operation to track the plot.

Ukrainian claims of Russian efforts to kill Mr. Zelenskyy aren't new. The Ukrainian leader said in 2022 there has been at least 10 attempts to assassinate him, and now the war with Russia has stretched into its third year.

Also, prosecutors in Poland said last month that a Polish man had been arrested on allegations of being ready to spy on behalf of Russia's military intelligence in an alleged plot to assassinate

Mr. Zelenskyy.

Mr. Zelenskyy's movements are kept secret for security reasons, and his visits around the country are publicly announced only after he has left. News of events he holds in Kyiv is usually embargoed until they are over.

The onetime television actor and comedian has proved to be a valuable asset for his country as the war against Ukraine's bigger neighbor grinds on, and as Kyiv's depleted forces wait for more

troops and weapons. He has urged his people to keep fighting and instilled a belief that Ukraine can prevail.

The Ukrainian statement said the Russian intelligence agents targeting Mr. Zelenskyy sought out members of the Ukrainian military close to the president's security detail who could take the head of state hostage and later kill him. The operation was run from Moscow, it said, providing the names of three alleged Russian spies behind the conspiracy.

TERRORISM

U.S. repatriates 11 Americans from ISIS camp in Syria

BEIRUT | The United States has repatriated 11 of its citizens from sprawling camps in northeastern Syria that house tens of thousands of family members of suspected Islamic State militants, the U.S. State Department said Tuesday.

The repatriation was the largest Washington has carried out from the camps to date, Secretary of State Antony Blinken said in a statement. Five of the 11 citizens brought back were children, and one non-U.S. citizen child — the 9-year-old sibling of one of the other children — was also brought with them.

As part of the same operation, the U.S. facilitated the repatriation of 11 other camp residents, eight of them

children, to Canada, the Netherlands and Finland, the statement said.

Although the pace of repatriations has picked up — neighboring Iraq recently returned hundreds of its citizens — many countries remain reluctant to bring back citizens from the al Hol and al Roj camps, which now hold about 30,000 people from more than 60 countries, most of them children.

— Associated Press

FRANCE

Macron hosts visiting Xi at remote boyhood home

TOURMALET PASS | France's president hosted China's leader at a remote mountain pass in the Pyrenees on Tuesday for private meetings after a high-stakes state visit in Paris dominated by trade disputes and Russia's



war in Ukraine.

French President Emmanuel Macron made a point of inviting Chinese President Xi Jinping to the Tourmalet Pass near the Spanish border, where Mr. Macron spent time as a child visiting his grandmother. It is meant to be a reciprocal gesture after Mr. Xi took Mr. Macron last year to the home of the governor of Guangdong province, where the Chinese president's father once lived.

The mountain meetings come after a grandiose state visit by Mr. Xi on Monday that included a ceremonial welcome at the monument housing

Napoleon's tomb and a state dinner at the Elysee Palace with celebrities and magnates.

— Associated Press

TOGO

New constitution raises fears for democracy

LOME | Togo's president has signed a new constitution eliminating presidential elections, his office said late Monday, a move that opponents say will allow him to extend his family's six-decade rule. Civil society groups in the West African nation have called for protests.

Parliament will now choose the president. The new constitution comes days after the election commission on Saturday announced that President Faure Gnassingbe's ruling party had won a majority of

parliament seats.

There was a crackdown on civic and media freedoms ahead of the vote. The government banned protests against the proposed new constitution and arrested opposition figures, while the electoral commission banned the Catholic Church from deploying election observers. Togo's media regulator suspended the accreditation process for foreign journalists.

The new constitution also increases presidential terms from five to six years and introduces a single-term limit. But the nearly 20 years that Mr. Gnassingbe has served in office would not count, and the political opposition, religious leaders and civil society say it's likely that Mr. Gnassingbe will stay in power even after his term expires in 2025.

— Associated Press

FASHION

A garden party, but make it fashion

A-listers strut down primrose path during Met Gala

By LEANNE ITALIE
ASSOCIATED PRESS

NEW YORK | The Met Gala and its fashionista A-listers on Monday included Jennifer Lopez, Zendaya and a parade of others in a swirl of flora and fauna looks on a green-tinged carpet lined by live foliage.

Ms. Lopez went for silver leaves in a second-skin goddess gown, and Zendaya was all vamp and fantasy in a rare double appearance on the steps of The Metropolitan Museum of Art.

Both were co-chairs of the annual fundraiser, and both received cheers from the crowd of fashion enthusiasts packed behind barriers outside.

Ms. Lopez (in Schiaparelli) was all va-va-voom in a near-naked gown. She's got the Met Gala down: It's her 14th.

Zendaya put on her fashion face in peacock hues of blue and green, with a head piece to match and leaf accents. The look was Maison Margiela by John Galiano. She walked again to close the carpet in black Givenchy Haute Couture gown also by Mr. Galiano with a head piece stuffed with flowers by Alexander McQueen.

It's been five years since Zendaya last attended the gala. Ms. Lopez went with Tiffany & Co. diamonds, including a stunning bird motif necklace with a diamond of over 20 carats at its center.

Flowers were everywhere, in line with this year's theme: "The Garden of Time," inspired by J.G. Ballard's 1962 short story of the same name.

Mindy Kaling is sure to make the best-dressed lists in sand-colored swirls that towered over her head at the back. No worries about dinner. The back was removable. Her look was by Indian couturier Gaurav Gupta.

Usher held a single red rose in a dark and eerie black suit and cape, a wide-brim black hat on his head and a black brooch on one lapel. The look was Alexander



ASSOCIATED PRESS

Zendaya attends The Metropolitan Museum of Art's Costume Institute benefit gala celebrating the opening of the "Sleeping Beauties: Reawakening Fashion" exhibition on Monday in New York. This year's theme was "The Garden of Time." Zendaya wore two looks, this one was by Maison Margiela by John Galiano.

McQueen by Sean McGirr.

Gigi Hadid brought the drama in a look by the drama king himself, Thom Browne, her white gown was adorned with 2.8 million microbeads with yellow flowers and green thorns. She was high glam in a wavy bob and crimson lips.

If there's a queen of the Met Gala besides the evening's mastermind, Anna Wintour, it's Sarah Jessica Parker. The longtime attendee takes each year's theme seriously, researching every detail. This year she was in an "Alice in Wonderland" look with a lavender overlay and a Philip Treacy topper on her head. The dress was by Richard Quinn. Her long hair tumbled behind her back in beachy waves, a look that built into a beauty trend of the evening.

If Ms. Parker is a queen, Ayo Edebiri is a gala baby. It was her first one, and she showed out in a youthful white look fading into a garden full of colorful flowers at the bottom by Loewe.

Serena Williams took metallic gold to another level in a shining one-shoulder statement look. Ariana Grande was all Glinda the Good Witch, making the most of her pale-colored strapless Loewe look with 3D eyelashes at the side of each eye. She arrived with her "Wicked" co-star Cynthia Erivo, dressed in black with pink petals in a darker, edgy look by Thom Browne.

Cardi B, who has THE most fun at the Met Gala, struck a pose

or three in a statement black gown with a huge tulle train. It was by Windowsen. She paired the look with green jewels and a high black turban. She needed multiple helpers to move her dress up the stairs.

Penelope Cruz, meanwhile, went goth in black by Chanel. It had a bustier top and a Sleeping Beauty-like off-shoulder silhouette. There was another Sleeping Beauty-ish guest: Kendall Jenner in a Givenchy look done by Alexander McQueen in 1999.

Kendall's sister Kylie Jenner was more Old Hollywood than storybook in a chic Oscar de la Renta low-cut strapless look, a white bloom in her clicked-back updo and a train behind. Oddly, older sister Kim Kardashian tightly covered up her gorgeous silver corset look with a leaf motif by Maison Margiela with a lumpy gray sweater.

Dua Lipa was a whole different kind of princess. She went full rock 'n' roll in black by Marc Jacobs, who accompanied her. Her lace and feather look was slow slung at the hip with a deep plunge at the neck.

The princess vibes were in apparent reference to the Met's spring exhibition that the gala kicks off. It's called "Sleeping Beauties: Reawakening Fashion." While it doesn't actually have to do with Disney, or even princesses, some of the 400 guests went there.

Amid all the princesses was the Mad Hatter, Barry Keoghan,

in an earthy Burberry velvet Victorian look with a high-necked bow shirt underneath. He, of course, had a top hat.

Demi Moore stuck to the garden in a Harris Reed look with huge wings encircled by arrows and hand-painted with pink and white blooms.

Designer Diesel broke through on the gala carpet on Dove Cameron. It was about as unlike Diesel as it gets, also going for the garden. The look had sleeves attached to Ms. Cameron's train.

Lily Gladstone went for black by Gabriela Hearst.

"We wanted me to feel draped in the power of my ancestors," Ms. Gladstone said. "For Kiowa and Blackfeet, our ancestors are the stars, that's where we come from. ... I feel like it's so long overdue that we have so much Indigenous representation and this sort of upper echelon world of high luxury fashion, because that is our aesthetic, you know. Natives have always loved luxury."

Brooke Bobb, fashion news director for Harper's Bazaar, saw a multitude of meanings in all of the evening's black and florals.

"There was a lot of black, perhaps a gothic ode to the 'Sleeping Beauties' title of the actual exhibition but also maybe an accidental nod to the fact that in this chaotic world we're living in right now, not everything, not even fabulous, prime-time televised fashion, is coming up roses," Ms. Bobb said.

Husband tells his wife to find a side piece for sex

DEAR ABBY: I have been married for the last 25 years to a wonderful man, "Frank." We are very happy in all areas except for intimacy. Frank has lost all interest in intimacy and sex. It began about two years ago, and I have tried everything to reignite the flame in our relationship. Frank's sex drive has disappeared!

About a year ago, he told me I should find someone — a friend with benefits — to take care of my sexual needs. At the time I said no, hoping he would be interested again. Now, after a year of waiting, I am seriously considering finding a "friend."

Do you think I should follow through with it, or keep waiting and hoping Frank will change? Have you any advice about how to restart the intimacy in our relationship? — EXTINGUISHED IN VIRGINIA

DEAR EXTINGUISHED: You and your husband need to have another serious talk about this. He should also talk to his doctor and ask for a referral to a urologist and an endocrinologist, who may be able to help. The inability to achieve an erection occurs in some men around age 50 and even younger, which is why Viagra is such a popular drug. If your husband is willing to discuss this with a medical professional, it may be the solution to his (and your) problem.

DEAR ABBY: I met a co-worker about a year ago and we started dating. He had been clean and sober from alcohol for more than 10 years. We got along very well, but he is drinking again, and his behavior has changed — there are mood swings, bouts

of jealousy and finger-pointing. When he drinks, it's unpleasant, and the smell seeping

from his pores is nauseating. He finds almost any reason to have a drink. When I try to talk to him about it, he says he does nothing wrong and he drinks because he wants to, or some other reason that makes no sense. I'm tired of the excuses. Then he begs for forgiveness or accuses me of not wanting him around.

I have told him he needs to work on himself and get back into the program, and he says all he can do is take one day at a time. He drinks and drives, which poses a danger to himself and others. He's jealous of my ex and my grown children. He plays the victim, and his answers to questions are, "I don't remember," "I didn't do anything," or "I don't know what you're talking about." I'm at my wits' end and can't take any more. Please help. — TOXIC RELATIONSHIP

DEAR TOXIC: Draw the line. Remind your co-worker that when you started dating him, he was on the wagon. Tell him that when he drinks his personality changes, and you do not like the person he becomes. You need to educate yourself about alcoholism, and an effective way to do that would be to join AA-Anon and attend some meetings.

If you really "can't take any more," stop dating him! And, if it creates problems where you work, inform your boss or supervisor. I'm sure that because of the potential liability, your employer won't be thrilled about having a drunk for an employee.

ANDREWS MCMEEL SYNDICATION

TODAY'S BIRTHDAY (May 8). You'll take on the golden vision, and intense powers of focus will rocket your project. The team that gathers around you will bring fun to work. Strategic adventures and relationships will create ease for you. More highlights: an exhilarating project, a liberation from the old scene, and self-development strides that give you new confidence and purpose. Capricorn and Gemini adore you. Your lucky numbers are: 1, 8, 14, 45 and 11.

ARIES (March 21-April 19). You bring a certain X factor to your work. It's too soon to name it, and it can't be easily described, but everyone seems to be able to identify it. Just ask around. What you learn will speak to how your work is distinguishable from others.

TAURUS (April 20-May 20). It's dangerous to assume you've arrived at a correct conclusion. It's better to stay aware and assume that no answer is 100% correct. The bumps and blocks are obstacles that bring people together.

GEMINI (May 21-June 21). Those who pretend to be something they're not are only stopping themselves from becoming who they were meant to be. Your talent for truth shines now. Your honesty encourages others to be honest, too.

CANCER (June 22-July 22). You know who you like and trust. As for the one who does nothing to help you, is that person really an ally? Put relationships to the test. Who feels compelled to lift you? Who wants to be as useful to you as you are to them?

LEO (July 23-Aug. 22). You'll get a surge of creative fuel midday that you can use to drum up some fun with another creative person. Let playfulness rule and there will be practical applications for what you come up with, too.

VIRGO (Aug. 23-Sept. 22). Your intuitive prowess

reaches new heights. Trust your instincts; they will guide you to perceive the underlying truth

of matters, benefiting not only yourself but also those around you.

LIBRA (Sept. 23-Oct. 23). It is good that you are so wary of anyone trying too hard to sell you. When their idea or product is something you want and will use, you don't need to be sold on it. Seek the natural fit, the easy match, the soft sell.

SCORPIO (Oct. 24-Nov. 21). It's fun to edit yourself because even you can admire the strength in what you did right and want to keep. You'll cut the superfluous, amplify the essentials and highlight the fun parts. All this polish is only possible because you had the courage to put it all out there.

SAGITTARIUS (Nov. 22-Dec. 21). The more you create, do and present, the more there is to criticize. But you'd rather learn from your mistakes than never know how good you can get. You'll bravely lob your ideas to the world to see what comes back.

CAPRICORN (Dec. 22-Jan. 19). You'll have an excellent time with a role, especially when you dress the part. You'll have even more fun when you also consider the atmosphere. Create the set, change the lighting, add a soundtrack — the details make it beautiful.

AQUARIUS (Jan. 20-Feb. 18). You'll be asked to take on a responsibility. There's a light and a heavy version of this. Try on the former and consider the latter after you get an appreciation and understanding of the full range of options.

PISCES (Feb. 19-March 20). You'll be paid to do a job, but the dollar amount means very little to you when compared to the difference you make in the lives of others. Once you discover your purpose for action, it is its own reward.

CREATORS.COM

MOVIES

Contradictions that make a rom-com work

By JAKE COYLE
ASSOCIATED PRESS

In the warmly charming rom-com "The Idea of You," Anne Hathaway plays a 40-year-old divorcee and Silver Lake art gallery owner who, after taking her teenage daughter to Coachella, becomes romantically involved with a 24-year-old heartthrob in the boy band August Moon. They first meet after she mistakes his trailer for the bathroom.

There are a few hundred things about this premise that might be farfetched, including the odds of finding love anywhere near the porta johns of a music festival. But one of them is not that a young star like Hayes Campbell (Nicholas Galitzine) would fall for a single mom like Solene (Ms. Hathaway).

Solene is stylish, unimpressed by Hayes' celebrity and has bangs so perfect they look genetically modified. And, most importantly, she's Anne Hathaway.

In the power dynamics of "The Idea of You," Hayes may be a fictional pop star, but Ms. Hathaway is a very real movie star. And you don't forget it for a moment in Michael Showalter's lightly appealing showcase of the actor at her resplendent best.

"The Idea of You," which is streaming on Prime Video, is full of all the kinds of contradictions that can make a rom-com work. The highly glamorous, megawatt-smiling Ms. Hathaway is playing a down-to-earth nobody. The showbiz veteran in the movie is played by Mr.



PRIME VIA ASSOCIATED PRESS

Nicholas Galitzine plays a 24-year-old heartthrob in a boy band who becomes romantically involved with a 40-year-old single mom portrayed by Anne Hathaway in "The Idea of You."

Boy band, Hathaway center stage in 'The Idea of You'

Galitzine, a less well-known but up-and-coming British actor whose performance in the movie is quite authentic.

And even though the whole scenario is undeniably a glossy, high-concept, Hollywood fairy tale, Mr. Showalter gives it enough texture that "The Idea of You" comes off more natural and sincere than you'd expect.

The only thing that really needs to make perfect sense in a movie like "The Idea of You" is the chemistry. The film, penned by Mr. Showalter and Jennifer Westfeldt from Robinne Lee's bestseller, takes its time in the early scenes between Solene and Hayes — first at Coachella, then when he stops by her gallery — allowing their rapport to build convincingly, and giving each actor

plenty of time to smolder.

Once the steamy hotel-room encounters come in "The Idea of You," the movie has, if not swept you away, then at least ushered you along on a European trip of sex and room service. At the same time, it stays faithful to its central mission of celebrating middle-aged womanhood. The relationship will eventually cause a social media firestorm, but its main pressure point is whether Solene can stick with Hayes after her ex-husband (Reid Scott) cheated on her. This is a fairy tale she deserves.

While Mr. Showalter ("The Big Sick") has long showed a great gift for juggling comedy and drama at once, "The Idea of You" leans more fully into wish-fulfillment romance. That can leave less to sustain the

film, which has notably neutered some of the things that distinguished the book.

The May-December romance has been shrunk a little. In the book, the singer is 20. Given that Mr. Galitzine is 29 and the 41-year-old Ms. Hathaway is no one's idea of old, this is more like a July-September relationship. In the book, the daughter (Ella Rubin) is a huge admirer of the pop singer, adding to the awkwardness, but in the movie, August Moon is "so 7th grade" to her.

There are surely more interesting and funnier places "The Idea of You" could have gone. But Ms. Hathaway and Mr. Galitzine are a good enough match that, for a couple hours, it's easy to forget.

But the most convincing thing about "The Idea of You?" August Moon. The movie nails the look and sound of boy bands so well because it went straight to the source. The original songs in the film are by Savan Kotecha and Carl Falk, the producer-songwriters of, among other pop hits, "What Makes You Beautiful," One Direction's debut single.

That connection will probably only further the sense that "The Idea of You" is very nearly "The Idea of Harry Styles." The filmmakers have distanced the movie from any real-life resemblances.

But one thing is for sure: With August Moon following 4*Town of "Turning Red" (whose songs were penned by Billie Eilish and Finneas O'Connell), we are living in the golden age of the fictional boy band.

Region

MARYLAND

Remains of last missing worker killed in Key Bridge collapse recovered

By LEA SKENE
ASSOCIATED PRESS

BALTIMORE | The body of the last missing construction worker killed in the collapse of Baltimore's Francis Scott Key Bridge in March has been recovered, officials announced Tuesday as demolition crews prepared to use explosives in the ongoing cleanup effort.

Officials said the crew of the Dali will remain on board the grounded container ship while crews conduct a controlled demolition to break down the

largest remaining span of the fallen bridge.

The steel span landed on the ship's bow after the Dali lost power and crashed into one of the bridge's support columns on March 26. Since then, the ship has been stuck amid the wreckage, and Baltimore's busy port has been closed to most maritime traffic.

Six construction workers were killed in the collapse. The body of Jose Mynor Lopez, 37, was recovered Tuesday, officials said in a statement that evening.

All the victims were Hispanic

immigrants working an overnight shift filling potholes on the bridge. Police officers were able to stop traffic moments before the collapse, but they didn't have enough time to alert the workers.

Mr. Lopez moved to the United States from Guatemala. At a vigil last month honoring the victims whose families were still awaiting closure, mourners used a crane to hoist a Guatemalan flag in his memory.

Officials said salvage divers found his body and alerted state authorities.

"With heavy hearts, today

marks a significant milestone in our recovery efforts and providing closure to the loved ones of the six workers who lost their lives in this tragic event," said Col. Roland Butler Jr., Maryland State Police superintendent, in a statement.

The controlled demolition, which is expected to take place in the coming days, will allow the Dali to be refloated and guided back into the Port of Baltimore, officials say. Once the ship is removed, maritime traffic can begin returning to normal, which will provide relief for thousands

of longshoremen, truckers and small-business owners have seen their jobs affected by the port's closing.

Officials previously said they hoped to remove the Dali by May 10 and reopen the port's 50-foot main channel by the end of May.

The Dali's 21-member crew will shelter in place aboard the ship while the explosives are detonated, said Petty Officer Ronald Hodges of the Coast Guard.

Engineers have been working for weeks to determine the best way to remove this last major piece of the fallen bridge. The

explosives will send it tumbling into the water. Then a massive hydraulic grabber will lift the resulting sections of steel onto barges.

Video footage released by Coast Guard officials last week showed entire sections of road sitting on the ship's deck.

Petty Officer Hodges said the crew's safety was a top concern as officials considered whether they should remain on the ship during the demolition. He said engineers are using precision cuts to control how the trusses break down.



Antonio Moore, 24, holds a T-shirt reading "Stop Gun Violence" in his neighborhood in Baltimore on Feb. 26. He is a successful real estate investor and entrepreneur who founded a consulting company that helps brands and nonprofits connect with urban youth.

MARYLAND

A tale of two Antonios

They shared a name, a Baltimore neighborhood, but not a future

By LEA SKENE
ASSOCIATED PRESS

BALTIMORE | Growing up in the streets of east Baltimore surrounded by poverty and gun violence, two kids named Antonio became fast friends. Both called "Tone," they were similarly charismatic and ambitious, with a shared dream of leaving behind the struggles that defined their childhoods.

One has. The other never will.

Antonio Lee was shot and killed last summer. In the weeks that followed, his friend Antonio Moore warned their peers about the consequences of retaliation, trying to prevent more needless bloodshed and stolen futures in a city that consistently ranks among the nation's most violent.

"This s--- will keep going for the next 20 years, or it'll stop," Mr. Moore said at Lee's funeral service in August. "Y'all gotta make a choice."

Mr. Moore, 24, is a successful real estate investor and entrepreneur. He founded a consulting company that helps brands and nonprofits connect with urban youth.

Mr. Moore said Lee was committed to forging a similar path; he just didn't have enough time to see it through.

How was Mr. Moore able to break the negative cycles of his youth while Lee fell victim to them?

There are no simple answers, but their disparate fates highlight the sometimes insurmountable challenges facing young Black men from Baltimore's poorest neighborhoods and similar communities across the country, where rampant gun violence often draws an arbitrary line between life and death.

And the hurdles don't stop there: underperforming schools, limited job opportunities, inadequate public transportation, inaccessible health



Friends and family comfort Antonio Lee's mother as she mourns her son at a vigil on Aug. 18, 2023, in Baltimore. Lee, 19, was shot and killed while squeegeeing in Baltimore.

care, housing insecurity and an embattled criminal justice system that disproportionately locks up people of color. Guns and drugs are readily available. Hope is hard to come by.

On the afternoon of his death, Lee was washing windshields at a busy northeast Baltimore intersection when gunfire broke out. His loved ones believe he was killed over a dispute between rival groups from different sections of east Baltimore. No arrests have been made in the case.

Lee died about four months before his 20th birthday. A second victim survived his injuries.

Stories like this are painfully common in Baltimore even as the city's homicide rate overall trends downward.

Lee spent his youth in forgotten communities suffering from decades of population loss and unchecked drug activity. He attended Baltimore's underfunded public schools. Money was tight at home.

He came from a loving family, but his childhood was punctuated by tragedy. A brother was shot to death in North Carolina and a sister died from brain cancer. Several of his closest friends were killed as teenagers.

Lee mourned them all, and he was acutely aware of the

potential danger he faced. That's one reason he was fighting to get out.

Statistically, he was fighting a losing battle. Black children grow up in some of the country's poorest households. Compared to their White counterparts, research shows they're significantly less likely to achieve upward economic mobility: About three-quarters of Black children born in the lowest income bracket will remain there for the rest of their lives. They're also about five times more likely to die in gunfire.

Lee talked about moving to Atlanta or maybe Florida, somewhere he would feel safer. He just needed to save up enough money.

He was constantly brainstorming potential business opportunities — including such disparate areas as music production and trash collection.

Lee was enrolled in one of Baltimore's flagship anti-violence programs through the nonprofit Roca, which provides mentoring, job training, GED classes and other services. He last spoke to his mentor just hours before the shooting, answering the phone with his signature greeting, an enthusiastic "Hey, baby!"

While Lee's death added to

already devastating statistics, Mr. Moore is living proof of what happens when the pendulum swings the other way.

Mr. Moore grew up in the same struggling neighborhood and underperforming public schools. He basically stopped attending class junior year and his transcripts were abysmal, but he still graduated from high school thanks to a grade-changing scheme that led to districtwide policy changes.

As a teen, he spent most days gambling and selling weed, occasionally dodging gunfire. He was making decent money in the streets, and it was familiar.

But ultimately, the risks seemed to outweigh the rewards. Mr. Moore started wondering about the world outside his neighborhood.

He got a job at Chipotle, where he learned how to operate in a corporate setting and talk to customers. One day, he struck up a conversation with a man who worked in Baltimore's wholesale real estate market.

"Hit me up when you're ready to make real money," Mr. Moore remembers the man telling him. So he did.

Mr. Moore quit Chipotle after about a year. By then, he was supporting himself as a property wholesaler, coordinating deals between buyers and sellers. Mr. Moore said his most important asset was his knowledge of Baltimore's neighborhoods, crime trends, local politics and other factors that could inform investment decisions. The city's glut of vacant row houses provided ample opportunity.

Lee considered Mr. Moore a role model of sorts. The pair developed a close friendship based on shared experiences and similar goals. They talked about Lee's future: how he dreamed of finding a lucrative career and buying his mom a house. Mr. Moore offered advice and support. He thought Lee was next in line for success.

REGION

Most area residents worried about paying their rent or mortgage

Poll finds concern up 21% since 2020

By SEAN SALAI
THE WASHINGTON TIMES

Most D.C.-area residents worry about paying their rent or mortgage, according to a recent Gallup survey.

About 52% of residents in the greater metropolitan area said they are "very" or "somewhat" worried about their housing payments — an increase of 21 percentage points since before the pandemic.

Gallup and the nonprofit Greater Washington Community Foundation reported the findings on Tuesday. The results emerge from nearly 3,000 residents in suburban Maryland, Virginia and the District who were surveyed last summer.

A similar survey in January 2020, two months before stay-at-home orders were issued, found that 31% of residents worried about making rent or paying their mortgage.

"While many residents struggle with meeting even their most basic needs, including food and housing, their challenges are compounded by additional barriers to employment — such as access to childcare — or barriers to financial goals, such as credit scores or financial history," Gallup said.

D.C.-area lawmakers, officials and community activists have long advocated for affordable housing to little effect.

As more people move to Northern Virginia, officials in Arlington and Alexandria last year authorized denser residential developments in areas reserved for single-family homes to increase housing stock. Still, an estimate from the Northern Virginia Association of Realtors and George Mason University predicts prices will continue rising this year, peaking in June at a median of \$935,930 for a single-family home.

In Montgomery County, officials have invested in public housing for decades and require developers to set aside roughly 15% of units in new projects for households earning less than two-thirds of the area's median income for a family of four — a little over \$150,000 a year. However, broad opposition has stalled affordable housing projects for low-income and homeless residents.

D.C. Mayor Muriel Bowser has announced a goal of creating 12,000 new affordable housing units by next year. But last month, she proposed cutting funds for the Housing Production Trust Fund, one of her key initiatives, to help offset an estimated \$700 million budget deficit in fiscal year 2025.

Just 11% of D.C. residents responding to the Gallup poll last summer were happy with the availability of affordable housing, compared with 13% of those in the region.

That was slightly higher than



A new survey finds about 52% of D.C. area residents are "very" or "somewhat" worried about their rent or mortgage payments.

the 10% of residents in Fairfax County who said the same — and just a bit lower than the 15% of adults in Loudoun County, Arlington and Alexandria who were content with affordable housing options.

Meanwhile, 14% of Prince George's County residents and 15% of Montgomery County residents said they were satisfied with their affordable housing options.

Gallup also found that D.C. residents, Black adults and Hispanic adults were the unhappiest among area residents about a range of key economic indicators.

Most D.C. residents reported satisfaction with transportation, nightlife, arts and cultural opportunities. But they were the unhappiest of any residents in the region with their access to basic needs and services.

Just 38% of D.C. adults expressed satisfaction with their public schools, and 39% were happy with the nation's capital "as a place to raise children."

Regionally, nearly 1 in 5 adults agreed that "there have been times in the past year" they could not afford food and medicine. In the District, the share of people unable to afford food was 30%, the highest in the area.

Reports about being unable to afford food, medicine and shelter were also high in Prince George's County.

On the other hand, residents of Northern Virginia reported the fewest struggles in meeting basic needs, followed by adults living in Montgomery County.

"Black and Hispanic residents are more likely than other racial subgroups to report struggling to afford basic needs," Gallup noted.

Fewer than 15% of White and Asian residents reported lacking money for food, medicine and shelter. (Among the jurisdictions surveyed, the District and Prince George's County have the highest concentrations of Black and Hispanic residents, with White and Asian residents being more common elsewhere.)

Gallup mailed 27,000 surveys in English and Spanish to adults living in the region between May 5 and June 6 last year. A total of 2,832 residents completed them, a 10% response rate. The margin of error was plus or minus 2.8 percentage points at the 95% confidence level.

Replacing America *China's Communist rulers intend to establish new world order*

By Clifford D. May

It's been said that the last thing a fish is likely to be aware of is water. By the same token, the last thing most Americans are likely to be aware of is the world order.

There has always been a world order. For thousands of years, it was based on the law of the jungle: Eat or be eaten.

Humans who were clever enough to organize into tribes became stronger. Stronger tribes conquered weaker tribes and became nations. Stronger nations conquered weaker nations and became empires.

Empires — usually colonial empires — imposed taxes, laws and sometimes religions on those they conquered.

European empires dominated much of the world from the 16th to the 20th centuries. And before that, there were Persian empires, Arab and Islamic empires, Mongol empires, African empires and South American empires.

World War II was fought to prevent the German and Japanese empires from conquering Europe, Asia and beyond.

After the defeat of the Third Reich and Imperial Japan, the sun set on Europe's other empires.

The United States, which had become the most militarily and economically powerful nation, began constructing what would become known as the "American-led, international, liberal, rules-based order."

It supported the self-determination of nations (many carved from empires), the development of international laws and norms, and the promotion of human rights.

To further these objectives, Americans founded an organization with a hopeful name — the United Nations — and gave the Soviet Union a permanent seat and veto on its Security Council.

Nevertheless, Stalin soon forced the nations of Eastern and Central Europe into the Soviet empire.



ILLUSTRATION BY LINAS GARSYS

The collapse of the USSR in 1991 provided the United States with a unipolar moment.

But moments are fleeting, and we are now in what many perceive as a new cold war. China, the most powerful communist regime in history, intends to end America's global primacy.

Increasingly aligned with Beijing are the unfree, anti-democratic, anti-American, anti-Western regimes that rule Russia, Iran, North Korea, Venezuela, Cuba and Nicaragua.

As for the U.N., it has failed. For one, the repressive regimes in China and Cuba sit on its Human Rights Council.

For another, a U.N. entity has served for almost 20 years as the social services agency for Hamas, thereby leaving the terrorist organization free to plan the war it launched against Israel last October.

And a third: As the COVID-19 epidemic took hold, the U.N.'s World Health Organization ceaselessly parroted Beijing's deceptive talking points. I could go on.

Matt Pottinger, who served as deputy national security adviser in the Trump administration and now chairs the Foundation for Defense of Democracies' China program, has studied the beliefs and intentions of Xi Jinping as revealed in writings and speeches in Mandarin to his Chinese Communist Party comrades.

Foreign Desk

In testimony before Congress last year, Mr. Pottinger explained that Mr. Xi's unambiguous goal is to overturn "U.S. leadership around the globe."

To accomplish that, China's president has said, will require a "struggle" with the United States and the West, one that is "irreconcilable" and "will inevitably be long, complicated, and sometimes even very sharp."

Based on this and abundant other evidence — e.g., Beijing's military buildup, disinformation campaigns, and trafficking of fentanyl into the U.S. — it is folly to pretend that the U.S. and China are merely rivals engaged in a "pacing challenge," a competition that can be "managed" through "trust-building."

"It does us little good," Mr. Pottinger told Congress, "to repeat again and again that we aren't seeking a new Cold War when the CCP has been stealthily wagging one against us for years."

The alternative, he said, is "to constrain and temper Xi's ambitions now — through robust, coordinated military deterrence (including an urgent expansion of our defense-industrial capacity) and through strict limits on China's access to technology, capital, and data-controlled by the United States and its allies."

America's goal should be to prevent Mr. Xi from establishing a new world order — what he calls "A Community of Common Destiny for Mankind" — that would be illiberal with rules made by the Chinese Communist Party.

To achieve this — and keep this new cold war from turning hot — Mr. Xi and other adversaries must perceive that America's military and economic power

is vastly superior to theirs and that Americans have the will to utilize their power when necessary.

President Biden's capitulation to the Taliban, his slow-drip support for Ukraine's resistance to Russian imperialism, his attempts to appease Iran's jihadi rulers, his so-far-unsuccessful response to attacks by Houthi rebels (a proxy of Iran) on ships in one of the world's most strategic waterways, and his ambivalent support for Israel's war against Hamas (another proxy of Iran), while cutting the U.S. defense budget in real terms, have conveyed weakness and fecklessness.

To the world's sharks, that's blood in the water.

Mr. Pottinger calls his proposed policy "constraint" because, unlike "containment," it takes into consideration the current reality of Sino-American economic interdependence. But it would "seek to puncture Beijing's confidence that it can achieve its aims through war."

At the same time, our economy should be strengthened in ways that ensure that China becomes more dependent on the U.S., and the U.S. less dependent on China.

Will this policy revive the "American-led, international, liberal, rules-based order"? Probably not, but it could ensure the survival of a free America and an America-led free world.

If your objection to this approach is that it will be costly, let me remind you that deterrence is cheap compared with the price of hot wars. That is a fundamental principle upon which the Reagan doctrine of "peace through strength" rests.

It applies to the current "struggle" as much as it did to the first Cold War, a conflict President Ronald Reagan understood Americans could not afford to lose.

Clifford D. May is founder and president of the Foundation for Defense of Democracies (FDD) and a columnist for The Washington Times.



Preventing nuclear devastation

U.S. must upgrade its missile defense capabilities

By Joseph R. DeTrani

The proliferation of nuclear weapons and Iran's recent attack on Israel are two reasons we should upgrade our missile defense capabilities and ensure that Iran never gets nuclear weapons.

On April 14, Iran launched more than 300 ballistic missiles and drones at Israel, in what could have been the beginning of a war in the Middle East. Fortunately, over 99% of the missiles and drones were intercepted. Israel's effective multilayered missile defense system, made up of the Arrow (to intercept long-range ballistic missiles), David's Sling (to intercept medium-range ballistic missiles), Patriot (to intercept Scud missiles and shoot down aircraft and drones), and the Iron Dome (to shoot down short-range rockets) prevented Iran from inflicting massive casualties and destruction on Israel. The United States and the United Kingdom also helped Israel shoot down Iranian drones over Jordan, Iraq and Syria.

On April 19, Israel launched several mini-drones at the Iranian city of Isfahan, causing minimal damage. Israel's decision to cautiously respond to the Iranian attack and Iran's muted

» see DETRANI | B4

Bureau of Prisons thumbs its nose at Congress, taxpayers

Add 'smart on crime' to political mantra of 'tough on crime'

to threaten defendants and their family members with ridiculously long sentences if the defendants refuse to plea bargain and instead go to trial. When the inevitable plea comes, coerced defendants are often still saddled with eight-, 10- or 15-year sentences for white-collar crimes that, absent the RICO gambit, would be settled through civil rather than criminal prosecutions.

Through such coercion, DOJ prosecutors act more like racketeers than those they are prosecuting. Their goal is not justice but simply another scalp to take for their resumes and professional advancement. I have met numerous men in prison who had their lives, families, and job-creating, tax-generating businesses ruined by

discovered case after case where prerelease custody into a halfway house and home confinement had been delayed for months and sometimes more than a year. I had this happen even in my own case, which has lengthened my prison stay by more than one-third.

One of the biggest reasons the Bureau of Prisons fails to release inmates in a timely manner is its failure to follow a 2022 directive mandating full forecast release credits under the First Step Act and the Second Chance Act. An equally big reason is simply bureaucratic inertia, which causes many inmates who fail to speak up to fall through the cracks.

One of the most economically perverse problems I have observed is the refusal of the Bureau of Prisons to allow inmates into prerelease custody because of the closing of some halfway houses and a lack of halfway house capacity. This is not just inhumane; it is fiscal insanity.

It costs taxpayers half as much to support an inmate in a halfway house. So when the Bureau of Prisons closes halfway houses to save a few dimes and inmates have to stay in prison longer, the total cost to the Bureau of Prisons — and taxpayers — goes up.

Finally, while Congress has significantly relaxed the rules governing compassionate release, time and again, the Bureau of Prisons and wardens at prisons like mine in Miami won't approve such releases. In my prison dorm alone, there is a 66-year-old in deteriorating health in a wheelchair, an 80-year-old in even worse condition, a guy with what is likely terminal cancer, and a 40-something suffering from the aftermath of a stroke and related spinal surgery. All should have been sent home months or years ago.

This is not what Congress intended, and the Bureau of Prisons' failure to obey the laws of our land — irony noted — is needlessly costing taxpayers billions annually while increasing crime and recidivism rates. This travesty is happening on President Biden's watch. It's well past time to add "smart on crime" to the political mantra of "tough on crime."

Peter Navarro served for four years as a senior White House adviser to Donald Trump. He is currently a prisoner of conscience in a federal prison for defending the constitutional separation of powers and honoring his oath of office. He is the author of the forthcoming book "The New MAGA Deal: The Unofficial Deplorables Guide to Donald Trump's 2024 Policy Platform."



ILLUSTRATION BY HUNTER

DOJ's RICO wing and who never should have been put behind bars.

Congress has sought to address this over-sentencing epidemic through the Trump-era 2018 First Step Act and the 2008 Bush-era Second Chance Act and its 2018 reauthorization. Yet the Bureau of Prisons has largely ignored the mandates Congress has given it.

For example, during my prison stay, I have worked with dozens of first-time and nonviolent inmates. I have

COMMENT & ANALYSIS

DOJ mishandled evidence in Trump case

Federal judge in Florida unseals allegations of special counsel misconduct

U.S. District Judge Aileen Cannon went on an unsealing binge last week in the classified documents case against former President Donald Trump. Unlike a certain Manhattan magistrate, her honor's first priority has been ensuring the public is aware of what government lawyers have been doing behind the scenes in the public's name.

That is creating headaches for the Department of Justice, which accuses the former president of retaining classified work documents. The items in dispute include mementos such as a personal letter from North Korean leader Kim Jong Un. Under the Presidential Records Act, chief executives are entitled to keep personal records.

Nearly every president has saved papers this way — including items marked classified. President Biden kept his top-secret stash in a cardboard box in the garage next to his Corvette. But under Attorney General Merrick Garland, DOJ's motto has become "It's only a crime when Republicans do it."

Aside from this selective prosecution, special counsel Jack Smith has been reckless with the material seized in the raid of Mr. Trump's home at Mar-a-Lago on Aug. 8, 2022. "The filter team took care to ensure that no documents were moved from one box to another, but it was not focused on maintaining the sequence of documents within each box," said Mr. Smith's top lieutenant, Jay Bratt.

An "outside vendor" was called in to scan the documents, but nobody seems to have been watching what it was doing, as "there are some boxes where the order of items within that box is not the same as in the associated scans." Mr. Bratt added, "The

Government acknowledges that this is inconsistent with what Government counsel previously understood and represented to the Court."

This raises serious concerns about Mr. Smith, but he's not the only one involved. White House records also show Mr. Bratt met in person with high-level West Wing staff in 2021 as Mr. Biden's team was plotting with the National Archives and DOJ to bring the documents charge against the likely GOP nominee. A special counsel is supposed to be above political influence.

It's even harder to explain how Nathan Wade, the disgraced special counsel who prosecuted Mr. Trump in Georgia on behalf of Fulton County District Attorney Fani Willis, spent eight hours in a conference with the White House counsel's office in 2022. Most local lawyers don't get advice from the president's legal team when they need help.

Real Clear Investigations' Julie Kelly raised the question of whether the FBI staged the famous photo of classified document cover sheets scattered across the floor in Mr. Trump's residence. The disclosures appear to suggest the colorful folders marked "Top Secret" were put there by G-men. "The investigative team used classified cover sheets for that purpose," Mr. Bratt told Judge Cannon, and those sheets are what gave the photo dramatic impact.

None of these important issues would have come to light if not for Judge Cannon's insistence on transparency. On Monday, she put the case on hold while she considers what to do. Dropping this mess entirely seems an appropriate response.



"WITH MY BRAINS AND YOUR MONEY, MR. PUMROY, WE HAVE NOTHING TO LOSE BUT YOUR MONEY."

Biden's EPA is giving China the win with emissions mandates

Putting U.S. transportation sector at the mercy of Beijing

By Ellen R. Wald

The Environmental Protection Agency recently announced new regulations governing tailpipe emissions for cars, SUVs and pickup trucks. The emissions cuts are so significant that automakers will be able to satisfy these rules only by selling more electric vehicles. By 2032, two-thirds of the new cars sold in the U.S. will be "zero-emissions vehicles" — that is, all-electric vehicles.

Not only will this regulation impose costly burdens on carmakers, consumers and utilities, but these hardships will also not actually result in emissions reductions that could be meaningful in combating climate change. Instead, the regulation will enrich the Chinese companies that control the lithium supply chain and will put the U.S. transportation sector at the mercy of the Chinese regime.

According to current theories of climate change, greenhouse gas, or GHG, emissions dissipate globally and affect climate equally. Therefore, what matters in potentially mitigating the impacts of climate change is reducing the total amount of greenhouse gases emitted globally. According to the EPA, the U.S. transportation sector accounts for 29% of the country's total GHG emissions (6,341.2 million metric tons in 2022). Of that, light-duty vehicles account for 58% of the transportation sector's emissions, or 1,066.6 million metric tons of GHG emissions.

According to a study by the University of Michigan, replacing electric sedans, SUVs and pickup trucks with electric versions will decrease the cradle-to-grave emissions by about 64%. Based on these numbers, if every light vehicle in the United States were replaced with its electric equivalent, the nation's GHG emissions would decline by a mere 682.61 million metric tons.

Although this seems like a large number, it is insignificant on a global scale. To put this in perspective, China's coal-fired power plants emitted 5,560 million metric tons of carbon dioxide in 2023. In other words, it takes only 45 days for China's coal-fired power plants to emit as much carbon dioxide as the U.S. would save by switching all light-duty vehicles to electric versions.

The EPA's new rule will not even reduce U.S. GHG emissions by nearly 682.61 million metric tons because it affects only new vehicles sold, not vehicles already on the road or used-car sales.

When it is fully implemented in 2032, the regulation will likely eliminate less than 1% of global emissions.

As U.S. automakers struggle to comply with this regulation by implementing costly changes to their production lines, China will reap the economic benefits. EVs use lithium-ion batteries to store electricity, and Chinese companies supply 80% of the world's battery cells and make up nearly 60% of the EV battery market. Even some companies that produce EV batteries in the United States use lithium-ion cell components produced by Chinese manufacturers. The United States is taking steps to cultivate lithium mining and lithium battery construction in the United States, but these efforts are in their infancy.

The U.S. has one operational lithium mine that produces only 5,000 tons of lithium annually. The Biden administration recently approved a \$2.26 billion loan to construct a second lithium mine, but even with this funding, the mine isn't expected to reach full operational capacity until 2028.

To meet the timeline laid out in the EPA regulation, automakers must rely on

To meet the timeline laid out in the EPA regulation, automakers must rely on China for nearly all of the lithium battery cells they need to produce electric vehicles.

China for nearly all of the lithium battery cells they need to produce EVs. Not only will this dependence enrich Chinese companies, but from a strategic standpoint, this new rule will put the U.S. transportation sector at China's mercy. At any point, the Chinese regime could restrict exports of lithium, refined lithium or lithium-ion batteries to the United States. The consequences would cripple the auto industry and threaten our national security.

The Biden administration will undoubtedly portray the EPA's new tailpipe emissions regulation as a "win" for its environmental agenda. Still, the reality is that the reductions in net emissions are globally insignificant. At the same time, it sends more U.S. dollars to Chinese companies and gives China even more leverage over America's economy and national security. Surely there are better ways to help the environment that don't involve such dangerous trade-offs.

Ellen Wald is a senior fellow at the Atlantic Council's Global Energy Center and the president of Transversal Consulting, a global energy and geopolitics consultancy. She is the author of "Saudi, Inc.," a history of Saudi Aramco and how the Saudi royal family controls this multitrillion-dollar enterprise.

LETTERS TO THE EDITOR

Trump pays, but rioters go free

Former President Donald Trump's so-called hush-money case is nothing but a farce, and it smacks of election interference ("New York judge to Trump: You're heading to jail if you violate gag order again," web, May 6).

If Mr. Trump weren't running for reelection, he never would have been brought to trial. Democrats are using every dirty trick in the book to keep Mr. Trump off the ballot. And there is no doubt that

psychological warfare is being used as they take away the man's free speech and threaten him with jail time for violating his gag order.

Meanwhile, the pro-Hamas, Jew- and America-hating rioters have threatened, harassed, intimidated, attacked and blocked Jewish students from going to classes. They have destroyed property and even caused the cancellation of Columbia University's commencement ceremony. But because their

protests have made it easier for President Biden to pressure Israel, they receive a "get out of jail free" card.

Not only should they be ordered to pay for the damage they did, but their names and faces should be made public so that no potential employer hires them. Let them go to Iran if they love Islamic law so much.

JOANN LE FRANK
Clearwater, Florida

Bring hostages home now

The Jewish festival of Passover celebrates a triumph of good over evil for all time ("Passover and the eternal struggle of good and evil," web, April 20). But this year, that eternal story intertwined with the specific evil of Hamas' Oct. 7 massacre of more than 1,200 people (and the kidnapping of 253 more) in Israel.

The story of Passover begins with Egypt's brutal oppression of the Israelites, including the massacrings of infants. Similarly, on Oct. 7 Hamas terrorists butchered, bound and burned alive Israeli babies in kibbutzim, tossed grenades into bomb shelters where Israeli families had taken refuge, raped, beheaded and sexually mutilated Israeli women, girls and men, and slaughtered

hundreds of young Israelis at an outdoor music festival celebrating peace on Simhat Torah.

During the Passover Seder, Jews recall Moses telling Pharaoh three millennia ago: "Let my people go!" With the hostages enduring unimaginable horrors and in imminent peril, those words resonate anew.

The Passover story culminates with the exodus from Egypt and the Israelites passing from slavery into freedom. Today, seven months after their abduction, 129 hostages (including many killed in captivity) remain prisoners of Hamas in Gaza. They include six American citizens, among them Hersh Goldberg-Polin, 23, who lost an arm to a Hamas grenade on

Oct. 7. (Hamas attacked the shelter where Mr. Goldberg-Polin and others had taken refuge; his best friend, Aner Shapira, 22, heroically threw seven Hamas grenades back out of the shelter before losing his life to the eighth.)

The hostages also include Israeli women and children such as Noa Argamani, 26, Karina Arie, Daniella Gilboa and Agam Berger, all 19, Liri Albag, 18, and Kfir and Ariel Bibas, ages 9 months and 4 years, respectively, when kidnapped.

These innocent captives still await their own exodus into freedom.

STEPHEN A. SILVER
San Francisco

Incurable hatred

The violence, hatred, bigotry and antisemitism shown by the people of Gaza on Oct. 7 came as a terrible surprise to the people of Israel — especially the Israeli residents near Gaza. For many years, the local Israeli population assumed that if they were nice to their neighbors, their neighbors would in return be nice to them. Gaza residents were permitted to work inside Israel at jobs that were much better than anything available in the Gaza Strip.

A number of Israelis provided free personal transportation in their own cars from the Gaza border to top-notch hospitals in Tel Aviv. For example, housing construction and building improvements provided Gazans with a higher standard of living compared to their Arab neighbors. Unfortunately, kindness and generosity were repaid with rape, torture and murder.

When I was younger, this was a difficult idea for me to wrap my head around. Then, some years ago, I heard two true stories that gave me some perspective. The first came from a nurse

who had been working in a hospital in Jerusalem. An Arab from the West Bank came to her hospital. He had previously been living in Jordan or Syria and was treated by a surgeon in one of those countries. Following surgery, his condition worsened significantly. His future looked very bleak and he was advised to return to his village and settle his affairs, including his will.

After returning to his West Bank village, someone suggested that given his condition he ought to try an Israeli hospital. He had nothing to lose. After an X-ray was examined, the doctors and staff there were astonished: The previous surgeon had left a surgical instrument in his body. The Israeli doctor opened him, removed the instrument and stitched him up. Soon after, his condition greatly improved and he was able to walk out of the hospital on his own. Before leaving, he went over to the doctor who had just saved his life and spit on him.

The second story came from a friend. His mother was a nurse in Poland

during World War II. She worked with her first husband, a doctor. At one point during the war, several Nazi soldiers came to their facility with a wounded German soldier. The doctor was told to treat the wounded man, and that if the man died, the doctor would be killed. The doctor's wife did not mention to the soldiers that she was his wife or that she was Jewish. The patient survived, but the soldiers killed the doctor anyway. His wife survived, remarried and had one child, my friend.

Following the horrors of Oct. 7, I searched high and low for an analogous situation. The best I could come up with a comparison of dogs and alligators. If you come across a starving dog and you give him some food, after a while he will become your best friend. An alligator has no such capacity. Even if you feed him, he may very well eat you for dessert.

CHARLES WINFIELD
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Net-zero madness

Europe shows U.S. the economic pain of such endeavors

By Rea S. Hederman Jr.

On his first day in office, President Biden rejoined the Paris climate accords. American farmers and unsuspecting consumers will soon pay the hefty price of that decision, which saddles U.S. industry, agriculture and transportation with stringent emissions reduction requirements aimed at achieving unobtainable “net zero” goals.

The president doubled down by pursuing climate controls, trying to accomplish President Barack Obama’s failed Green New Deal, with executive orders targeting future domestic oil and natural gas supplies, which will make chemical feedstocks more expensive to produce and purchase, and the Securities Exchange Commission proposing environmental, social and governance reports to track carbon emissions from farm to fork.

Europe has experimented with these heavy-handed policies for decades, and we know how the story ends.

The devastating consequences are neither secret nor up for debate. The European Union pledged to reduce carbon-based emissions 55% below 1990 levels by 2030, which has required cap-and-trade schemes with fewer tradable credits each year, convoluted carbon border adjustment mechanisms, closing natural gas fields, curbing nitrogen fertilizer use, and shuttering generational farms. To say the least, those policy choices have made energy, electricity, land, farming, shipping, maintenance and food more expensive across Europe — sometimes even intentionally so.

After Europe’s electric companies unsurprisingly passed these higher energy production costs along to consumers, residential and industrial power prices rose 131% and 59%, respectively, between January 2021 and January 2022. Germany’s manufacturing and chemical industries, hit hard by rising cap-and-trade prices and taxes designed to cut emissions, responded by spending

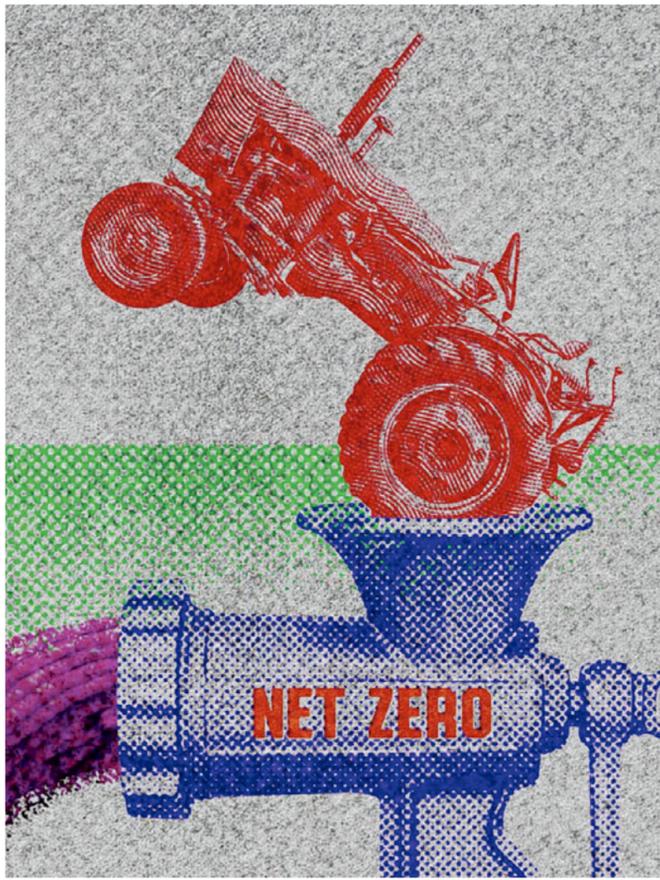


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\$650 billion to move operations out of the EU. Several EU countries have encouraged banks to withhold loans and funds from farmers emitting too much greenhouse gas. The Netherlands plans to use eminent domain to acquire and close working farms, all in the name of climate control.

European farmers are fed up. Understandably.

Reports say that farmers in France, “the EU’s biggest agricultural producer, say they are not being paid enough and are choked by excessive regulation on environmental protection.” Belgian farmers have mobilized and “called out

high administrative burdens ... climate regulations and other issues.” Tractor blockades have laid siege to Paris, blitzed Berlin, and surrounded Brussels in protest.

The Biden administration knows as much but does not care about the carnage. Federal interventions and misguided mandates will be just as expensive here as they have been in Europe, and U.S. farmers and consumers will be seriously harmed financially.

To better appreciate the costs soon to reach American farms and unsuspecting households, the Buckeye Institute recently modeled what a typical U.S.

corn farm can expect to pay if forced to price in the “social cost” of its operations’ carbon emissions. The short answer is more. Much more.

Diesel fuel for trucks, tractors and combines will become painfully expensive. So will the propane for powering grain dryers and heating barns. Nitrogen fertilizer will cost more, too. By our calculations, a carbon pricing scheme will raise annual farm operating costs by a whopping 34%.

Here, as in Europe, farmers will inevitably pass those higher costs along to supermarkets, restaurants, and consumers trying to make ends meet. The new rules will increase an average family of four’s household grocery bill by \$1,300 per year, a 15% spike. Some carbon-intensive foods such as processed American cheese and beef could rise by as much as \$9 per pound each — making \$20-plus cheeseburgers a mainstay of the Biden administration’s net-zero policies.

Corrective action can and must be taken at every level. Short of withdrawing from the Paris climate accords again, congressional Republicans can and should pursue meaningful bipartisan collaboration with Democrats from energy-producing and agricultural states to resist new net-zero regulations.

State legislatures should ensure fair insurance and lending practices for businesses and farms. And U.S. shareholders should follow the lead of 12 state agriculture commissioners in pushing back hard against banks and corporate leaders making poor ESG-guided investment decisions that will needlessly raise producer costs and consumer prices.

There is little to be learned from the second kick of a mule, as the old saying goes. European countries took the first proverbial kick from net-zero mandates, and they have the economic bruises to show for it. There is no reason for U.S. farmers and consumers to stand behind the same mule.

Rea S. Hederman Jr. is vice president of policy and executive director of the Economic Research Center at the Buckeye Institute in Columbus, Ohio.

Biden’s Title IX rewrite betrays our girls

Broadened definition of ‘sex’ includes ‘gender identity’

By Rhyen Staley

Some of my fondest memories in 25 years of coaching come from my involvement in women’s athletics. And while I’ve had plenty of wins and titles, the most gratifying memories come from helping young female athletes grow and thrive through struggle and success.

Unfortunately, those opportunities are being stripped away as the government forces K-12 schools, colleges and universities to allow biological males to compete on female teams. Too many coaches and administrators remain silent, while those who push back are penalized.

Under the Biden administration’s proposed Title IX rules, future experiences for female athletes will be riddled with fear, disappointment, discouragement, lost opportunities, and injuries because unelected bureaucrats have abused their power and broadened the definition of “sex” to include “gender identity.”

In their current form, the revised rules do not directly address athletics, but early legal analysis indicates that it is inferred. Regardless, schools have applied or most likely will apply the updated guidance to include sports, some out of fear of losing federal funding.

Over 1,000 school districts across the country feature policies that give males access to female facilities, often housing students based on their “gender identity.” Many of these policies also allow males to compete on girls’ and women’s teams.

For many female athletes, competing against males is already a painful and frustrating reality.

In February, a Massachusetts charter school forfeited the second half of a girls’ basketball game due to the injury of three of its players — one directly involving the opponent’s physically dominant male. The coach and the administration decided they did not want to risk losing more athletes to injury with playoffs coming up.

More recently, five West Virginia middle school female athletes refused to compete in track and field events against a boy. This came days after a federal court blocked a West Virginia law that banned males from female sports. The same male athlete from the lawsuit won the event by throwing the shot put 3 feet farther than any of the female competitors.

While these girls’ actions are courageous and worthy of praise, they should not have to make that trade-off. The girls are compelled to decide between participating in the lie and the unfairness and danger that come with it or losing out on playing sports altogether, which defeats the purpose of Title IX.

A handful of brave coaches and administrations are refusing to accept the current situation. When coaches and schools oppose these policies, however, it comes with a cost.

For example, an Oregon high school coach resigned in January in protest over males competing against his female athletes. His decision to give up coaching female sports was difficult, but he could not support policies that put “women at risk.”

In February, a Vermont high school coach was banned after he refused to allow his girls’ basketball team to compete against a team with a biologically male player. The Vermont Principals’ Association went further, banning the whole school from participating in athletic events.

It is becoming clear that the Biden administration and its allies are willing to penalize young females to appease a radical fringe group. No matter what, our girls lose when males are allowed to invade female-only spaces.

How many more pictures of girls staring up at a male atop a podium do we need to see, or videos of females being injured or quitting competition altogether before society decides it has had enough? How many females will just stop participating out of frustration?

More coaches and administrators need to take a public stand against the government-supported intrusion of males into female athletics and facilities. No more “I agree with you” conversations behind closed doors. When coaches take the public stance that males have no place in female spaces, more will join them.

If young women such as Riley Gaines, Macy Petty, Payton McNabb, and the middle school girls in West Virginia display the courage to stand up for themselves and against males in female sports, surely more adults can. Courage is contagious.

Rhyen Staley is a researcher for Parents Defending Education.

How Holocaust education helps fuel antisemitism

Proliferation of this lesson restricts Jews to past moments of weakness

By Irit Tratt

In March 2022, Ambassador Deborah Lipstadt was confirmed by the Senate to serve as our nation’s special envoy to monitor and combat antisemitism. While her role primarily focuses on combating anti-Jewish hate abroad, the noticeable absence of the antisemitism czar during the pro-terror protests engulfing our college campuses and cities suggests that Ms. Lipstadt’s decision to maintain a distance from the current unrest mirrors the actions of President Biden, whose appeasement of pro-Hamas protesters is motivated by electoral concerns.

To her credit, Ms. Lipstadt has enjoyed a distinguished career, which includes publishing acclaimed works on the Holocaust. Still, far from discounting critical efforts in raising Holocaust awareness, it bears mentioning that in the United States and overseas, antisemitism is most prevalent within progressive leftist arenas and manifests from a demonization of Israel, the world’s only Jewish state.

Mr. Biden’s choice of Ms. Lipstadt as envoy confirms a liberal consensus of adapting Holocaust memory as the primary vehicle to address antisemitism. It is a paradigm that is both deliberate and misguided and results in more antisemitism, not less. A preoccupation with perpetuating a Jewish narrative wedded to victimhood serves the dual purpose of advancing antisemitism at home and paternalizing Jews abroad.

Indeed, the Biden administration’s appeal to Israel’s government that it act with restraint while absorbing missile and drone attacks from Iran and its proxies is a sentiment repeatedly conveyed by liberal-leaning politicians. Mr. Biden’s request that Jewish Israelis suppress decisive action against their enemies would likely not be leveled against any other country facing threats to its survival. Images of Jews exercising their power, whether when operating in the Gaza Strip or responding to Iran, render many Democrats squeamish.

Blunting the Jews’ capacity to achieve their country’s wartime objectives reflects a cosmopolitan discomfort with Jewish strength, with Democratic lawmakers preferring to promote memorializing the death of 6 million Jews while hamstringing efforts to defend against the destruction of millions more.

At times, policymakers have appropriated the Holocaust to deflect from their faulty policies. In his address

marking the 80th anniversary of the Bialystok Ghetto uprising, Secretary of State Antony Blinken announced government plans to secure \$1 million for a virtual museum-type tour of Auschwitz-Birkenau.

The secretary’s remarks were made within one month of the Biden administration committing to unfreeze \$6 billion in Iranian funds. Since Mr. Biden took office, his decision to appoint several new members to the Holocaust Memorial Museum Council who hold controversial positions on Israel is further proof of the Democratic Party’s attempts at refashioning Holocaust memory to comport with progressive positions.

Rather than decouple the Holocaust from the fight against antisemitism, attaching Jewish Americans to a powerless space is one of the first pillars listed in the Biden administration’s National Strategy to Counter Antisemitism.

debunk claims that expanding Holocaust education stems the spread of antisemitism. In a piece for National Affairs almost four years ago, Ms. Wisse accurately recognized that “Antisemitism in the United States has spread in tandem with increased teaching about the Holocaust.”

Evidence revealing this troubling trend continues to unfold at our nation’s universities, which are awash in violent anti-Jewish riots, with many of those participating in the hate-fueled protests hailing from states that demand its schools teach about the Holocaust.

The intensification of Holocaust instruction in high schools is occurring apace, with a generational divide involving anti-Jewish attitudes, as studies find that younger Americans display higher levels of antisemitism than prior generations. Their hatred is anchored to an intersectional dogma, a toxic agenda that reduces society into identity groups. Israel and by extension all Jews are labeled as privileged White colonizers, and Palestinians are categorized as oppressed victims.

At the same time, Jewish particularism has slowly been plucked from chronicling the Holocaust and replaced with a universalization that links Islamophobia and activist causes such as the Black Lives Matter movement to the Nazi Final Solution. These two defining pedagogies, one resting on an insidious doctrine of oppression and the other on an absence of Jewish specificity, are complementary and assist in accelerating antisemitism.

Holocaust education is most impactful when survivors share stories and educators limit teachings to historical recordings based on an understanding of facts. The proliferation of Holocaust education restricts Jews to their past moments of weakness.

Contorting its commemoration to suit a narrative that conflates accuracy with activism also evades the immediate dangers facing U.S. Jewry. The most effective avenue for preserving the memory of the millions of Jews who perished during the Holocaust is for this administration and all Americans to redirect more of their energies toward ensuring the security of Jewish citizens who are alive today.

Irit Tratt is an independent writer living in New York. Follow her on X @Irit_Tratt.



ILLUSTRATION BY HUNTER

Unveiled last year, the plan affirms its first strategic goal to “Increase School-Based Education about Anti-Semitism, Including the Holocaust, and Jewish American Heritage.” More states are requiring Holocaust education in schools than in previous years, with Dara Horn, author of the insightful essay collection “People Love Dead Jews,” noting in 2023 that before 2016, “only seven states required Holocaust education. In the past seven years, 18 more have passed Holocaust-education mandates.”

Ms. Horn’s assessment follows Harvard professor emerita Ruth Wisse, one of the first intellectuals to

Biden sacrifices workplace speech to satisfy labor unions

Legalizing harassment of American workers

By Tom Hebert

In his 2020 campaign, Joe Biden promised to be the “most pro-union president you’ve ever seen” to repay the billions of dollars that labor unions shovel to Democratic candidates every election cycle.

President Biden has fulfilled his campaign promise by using the federal government to enact the unions’ agenda through regulation. The overarching goal of Mr. Biden’s regulatory onslaught is to clamp down on workplace speech to drive up union membership.

The National Labor Relations Board has been the tip of Mr. Biden’s anti-speech spear, and NLRB general counsel Jennifer Abruzzo has masterminded the NLRB’s crackdown on free speech. Take employer meetings on unionization, known as EMUs, as one example.

Since the 1940s, the NLRB has allowed employers to hold mandatory workplace meetings to explain their position on unionization to employees. EMUs, unfairly derided by critics as “captive audience” meetings, allow employees to learn about their rights during unionization drives. Employees are compensated for their time, just as they are for any other workplace meeting, and the majority of union members hold a favorable view of EMUs.

As long as employers do not threaten, coerce, or promise anything to employees in accordance with Section 8(a)(3) of the National Labor Relations Act, there has been no serious legal debate around restricting EMUs. Ms. Abruzzo took a sledgehammer to this 80-year consensus with an April 2022 memo recommending that the board ban EMUs, a clear sign that Ms. Abruzzo wants to keep employees in the dark about their rights so union bosses can more easily organize workplaces. Soon after the Abruzzo memo, the NLRB’s legal arm started attacking companies that held EMUs, and blue states are following like lemmings to ban the meetings.

Instead of targeting real intimidation from union organizers, the NLRB has consistently targeted imaginary intimidation from employers. The NLRB’s long-term goal is to prevent employers from communicating with employees during organizing drives, ensuring that employees hear only from their union before voting for or against unionization.

Consider the NLRB’s new ruling against Amazon CEO Andy Jassy, which alleges that his comments in three public interviews violated federal labor law.

The complaint does not contain direct quotes from Mr. Jassy’s interviews; instead, it paraphrases his comments to paint them in the most negative light

possible. One would think that direct quotes from publicly accessible interviews would be the minimum standard to accuse an individual of violating labor law, but Mr. Biden’s NLRB apparently disagrees.

In one interview, Mr. Jassy expressed his opinion that nonunionized workplaces are better off because they are nimbler at making improvements without clearing them through union bosses. The NLRB judge said that Mr. Jassy “offered no objective basis for his comments” and characterized them as a threat to Amazon workers.

News flash to the NLRB’s kangaroo court: The First Amendment still exists. Mr. Jassy expressed his opinion in public interviews with CNBC, The New York Times and Bloomberg, and he is allowed to do so. Nothing in Mr. Jassy’s measured remarks constituted a threat to Amazon employees under the law, despite the NLRB’s assertions to the contrary.

Even though Mr. Jassy did not threaten his employees, the NLRB said Amazon should post notices at all its U.S. facilities that inform employees of their rights and commit to not retaliating against them for unionizing. On the one hand, the NLRB wants to ban meetings where employers inform employees of their rights during organizing drives. On the other, the NLRB wants employers to post notices promising not to threaten employees, even though they are expressly banned from doing so in EMUs.

This raises a simple question: Does the NLRB really care about making sure employees make an informed decision about unionization, or does it care about painting employers negatively to tip the scale for the labor unions?

This attack on workplace speech is part and parcel of Mr. Biden’s ultimate goal — legalizing union harassment of workers. Mr. Biden reiterated his support for the Protecting the Right to Organize Act in his State of the Union address, legislation that would rewrite U.S. labor law to the unions’ benefit. One little-known PRO Act provision would force employers to hand over sensitive employee contact information — including phone numbers, email addresses, home addresses and shift times — to union bosses during organizing

drives. If the act became legal, workers on the fence about unionization could get a 3 a.m. knock on the door from organizers attempting to “help” them make up their minds.

Mr. Biden’s devotion to labor unions has come at a significant cost — the chilling of workplace speech. If Democrats are serious about being pro-worker, they should stand up and oppose Mr. Biden’s anti-speech crusade. But as long as labor unions continue to spend billions to elect Democrats, don’t hold your breath.

Tom Hebert is director of competition and regulatory policy at Americans for Tax Reform and executive director of the Open Competition Center.



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DeTrani

From page B1

response to Israel’s attack on Isfahan appeared to be a concerted effort to avert all-out war.

Russian President Vladimir Putin threatened to use nuclear weapons in Ukraine from the beginning of his invasion of Ukraine on Feb. 24, 2022. North Korean leader Kim Jong Un recently announced that North Korea will make more nuclear weapons designed to fit on a variety of delivery systems developed to overwhelm South Korean missile defense systems. And Iranian leader Ali Khamenei has ensured that Iran, currently enriching uranium at 60%, remains a threshold nuclear weapons state that can quickly enrich uranium at the 90% weapons-grade level.

If North Korea retains and expands its nuclear arsenal, as it is doing now, hopes for the denuclearization of North Korea remain unrealistic. If Iran should acquire nuclear weapons, as it was actively pursuing until 2003, then it is likely we will have a nuclear arms race in East Asia and the Middle East.

In the 1970s, South Korea was pursuing a secret nuclear weapons program. It is possible that Seoul will do it again — this time overtly — if North Korea continues to build more nuclear weapons and ballistic and cruise missiles to deliver them while embracing Russia and supporting Mr. Putin’s war in Ukraine.

Recent polling in South Korea had over 70% of the respondents saying South Korea would need its own nuclear weapons, despite the United States’ extended nuclear deterrent commitments, if North Korea retains its nuclear weapons. It is also likely that Japan, Taiwan and others in East Asia will also decide to pursue indigenous nuclear weapons programs if North Korea retains its nuclear weapons.

Indeed, an Iran with nuclear weapons would incite Saudi Arabia, Egypt and Turkey to pursue their own nuclear weapons programs.

China is exponentially increasing its nuclear arsenal. Under President Xi Jinping, China is reportedly planning to increase its nuclear arsenal from about 200 warheads to 1,000 warheads by 2030 for military and geopolitical leverage. Satellite imagery reveals that China is building two nuclear intercontinental ballistic missile silo fields in Gansu province for 120 silos and in eastern Xinjiang for 110 silos.

If all these silos are loaded with single-warhead missiles, then the number of warheads on Chinese ICBMs could increase from about 185 warheads today to as many as 415 warheads. If they are loaded with the new multiple independently targetable reentry vehicle (MIRVed) DF-41 ICBMs, then these ICBMs could potentially carry more than 875 warheads when these two missile silo fields are operational.

This significant increase in nuclear weapons and doctrinal shift from maintaining a “minimal” nuclear deterrent to a “sizable”



ILLUSTRATION BY GREG GROESCH

nuclear deterrent is meaningful. Unfortunately, however, China refuses to have a dialogue with U.S. counterparts regarding our respective nuclear programs.

Given the wars in Ukraine and the Gaza Strip, Iran’s support of the terrorist group Hamas and its missile attack on Israel, tension in the South China Sea and Taiwan Strait, China’s exponential increase in its nuclear arsenal, and North Korea’s nuclear and missile buildup, it should be obvious that more must be done to ensure that nuclear weapons are not used, intentionally or accidentally. Any use of nuclear weapons would be catastrophic.

In 1983, President Ronald Reagan proposed a missile defense Strategic Defense Initiative to protect the U.S. from a nuclear attack from the Soviet Union. In December 2001, President George W. Bush announced that the U.S. would withdraw from the Anti-Ballistic Missile Treaty, stating that the treaty was hindering the U.S. from protecting itself against terrorists

and rogue states.

The recent bipartisan Strategic Posture Commission recommended that the United States “develop and field homeland IAMD (Integrated Air and Missile Defense) that can deter and defeat coercive attacks by Russia and China.”

Defending against peer-coercive nuclear threats and rogue nuclear threats is imperative for this and future administrations. Clearly, in addition to a robust nuclear deterrent, we need to invest more in our missile defense capabilities to protect the homeland and our allies and partners if diplomacy and deterrence fail.

Joseph R. DeTrani served as special envoy for the Six-Party Talks with North Korea from 2003 to 2006 and as director of the National Counterproliferation Center. The views expressed here are the author’s and not those of any government agency or department.

Fixing American foreign and trade policies to support innovative economy

Maintaining a secure, stable world and the benefits of open commercial relations

By Peter Morici

America’s foreign policy is broken. Across major theaters, U.S. policy is burdened by deficits between ends and means. Greater participation by regional partners is needed to find solutions that balance what U.S. resources can bear and create opportunities for U.S. business.

In the Middle East, the Biden administration supports a two-state solution for Israel and the Palestinians. To coax Israel into acquiescing, Saudi Arabia and other moderate states have offered peace plans for the Gaza Strip that include diplomatic recognition and normalization of relations.

Israel’s war in Gaza may ultimately destroy most elements of Hamas, but it won’t end terrorist attacks. Iran supports a network of terrorist organizations with weapons and money. Hamas in Gaza, Houthis in Yemen, Hezbollah in Lebanon and others are all bound by a commitment to destroy Israel and drive America from the Middle East.

No effective security guarantees can be offered to Israel, nor can Red Sea and wider Middle East shipping be secured for commerce without going to the source of the weapons — Iran.

Iran needn’t be invaded to degrade its weapons-making and delivery capacity.

A regional security arrangement and free trade agreement between Israel and Arab states could create economic incentives for those actors to jointly address the Iranian threat, lighten burdens on U.S. forces, and support the spread of American investment and technology exports in the region.

Sanctions against Russia haven’t worked, and they undermine the dollar’s reserve currency status.

No amount of financial support will enable Ukraine to regain lost territory unless we permit the Ukrainians to starve Russian forces by attacking their logistics and Moscow’s weapons-making capacity.

That means giving Ukraine the aircraft and long-range missiles necessary to persistently take the war to Russian soil.

Management by committee — having to negotiate every move with the Europeans — won’t do. Failure to accomplish total victory in Ukraine will only invite Russia to regroup and eventually aim its forces at the Baltic States or Southeast Europe after NATO or exhaustion forces Kyiv to capitulate.

NATO’s European strategy is based on stationing limited contingents of troops along the border with Russia and reinforcing those in the event of an invasion. But the eight military units deployed in Poland and the Baltics are unlikely to hold back a Russian force of 100,000 long enough for reinforcements to arrive.

The lesson of Ukraine is that once entrenched, the Russian army is terribly costly to dislodge, and policymakers must ask if the American polity would be willing to support a protracted conflict to liberate the Baltics or slices of Poland or southeastern Europe.

Russia is on a war footing. After taking an initial hit from sanctions, it has recovered and is devoting at least 6% of its gross domestic product to military purposes. Europe, on the other hand, is not ready for war.

The combined GDP of the United Kingdom and European Union is almost as large as ours, and it’s time the continent led in managing its security with American support. This would permit the pivot of U.S. resources to Asia.

The rearming of Europe — with the United States playing a more supporting role — would open significant opportunities for U.S. exports and high-quality jobs in aerospace and other technology sectors.

We likely still have a stronger military than China — though that could soon flip — but Beijing’s resources are focused in the Pacific, whereas ours are spread across three theaters and the Global South.

China could face us down on Taiwan. The cost of fending off an invasion or dislodging it from Kinmen and Matsu could be more than American voters are willing to bear.

If America rejoined the Trans-Pacific Partnership, it would enhance opportunities for U.S. investment, jobs and exports. But Americans invest more in the Association of Southeast Asian Nations than the Chinese, and regional trade is more oriented toward China.

U.S. participation in the TPP could correct that anomaly in our favor.

Both the Biden administration and the Trump campaign undervalue the contribution of trade and open markets to our prosperity by eschewing new trade agreements with allies, but isolating the United States would have even greater economic consequences.

Chinese and Korean automakers continue to outpace the Detroit Three and rival Tesla. And Mr. Biden’s industrial policies to save U.S. semiconductor fabrication notwithstanding, the U.S. increasingly depends on design and software innovation — for example, creating the blueprints for high-end chips to be fabricated in Taiwan and transformative breakthroughs such as cloud computing and artificial intelligence.

To capitalize on these, we cannot live in a world with security structures, production chains and markets fractured by authoritarian state aggression or terrorist anarchy.

A war over Taiwan alone would cost the world economy and America an estimated 10% and 6.7% of GDP. Investments in maintaining a secure and stable world pale in comparison, and the benefits of more open commercial relations would give American voters a more tangible stake in Pacific security.

Peter Morici is an economist and emeritus business professor at the University of Maryland, and a national columnist.

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- Software Engineer (Req.# 20-1194): Work within agile dvlpmnt team & lead at engineering level design, dvlpmnt, testing & debugging of softwr components & products. Req's: BS(or equiv.)+6 months exp.
- Quality Engineer, Sr. (Req.# 21-13136): Execute softwr quality & test cases for new features across MicroStrategy suite of products. Req's: MS(or equiv.)+2 yrs. exp. Or BS(or equiv.)+5 yrs. exp.
- Software Engineer, Sr. (Security) (Req.# 22-17104): Utilizing knowledge of AWS technologies to design, dvlp & deploy cloud-based MicroStrategy solutions. Req's: MS(or equiv.)+2 yrs. exp.
- Software Engineer (Req.# 22-128059): Write program code to dvlp new functionality for MicroStrategy apps for Web & Mobile Android. **May be assigned to various, unanticipated worksites throughout U.S.** Req's: MS(or equiv.)+1 yr. exp. Submit resume w/ ref. to: (include Req. No.) at: ATTN: Jennifer Frias, onlinejobpostings@microstrategy.com. MicroStrategy is an Equal Opportunity & Affirmative Action Employer. Education, experience & criminal background checks will be conducted.

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MicroStrategy Services Corporation seeks Consultant in Tysons Corner, VA: Attending meetings & working on requirements. Review of source data systems. **May be assigned to various, unanticipated worksites throughout U.S. Telecommuting an option. Some travel to MicroStrategy Services Corporation's office required.** Req's: MS(or equiv.)+1 yr. exp. Submit resume w/ ref. to: Req.# 22-18962 at: ATTN: Jennifer Frias, onlinejobpostings@microstrategy.com. MicroStrategy is an Equal Opportunity & Affirmative Action Employer. Education, experience & criminal background checks will be conducted.

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Public hearing before the Planning Commission of Fairfax County, Virginia, to be held at the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

RZ 2023-HM-00004 - SAMIR AMER AND MUNA AMER, RZ Appl. to rezone from the R-1 District to R-2 District to permit two single-family detached dwelling units at a density of 1.05 dwelling units/acre. Located on the S. side of Lawyers Rd. and E. side of Laurel Ridge Rd. on approx. 1.91 ac. of land. Comp. Plan Rec: Residential 1-2 du/ac. Hunter Mill District. Tax Map 38-1 (11) 30. *This hearing is in addition to one previously held on March 13, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.

FDPA 2011-HM-032-002 (RZPA 2023-HM-00038) - TYSONS WEST PHASE 2, L.L.C., FDPA Appl. to amend the final development plan for FDP 2011-HM-032 to permit a residential building and associated changes to development conditions. Located in the S.E. quadrant of the intersection of Cornerside Blvd. and Ashgrove Ln. on approx. 1.94 ac. of land zoned PTC, HC and SC. Hunter Mill District. Tax Map 29-3 (34) 4B.

SE 2023-BR-00015 - 8003 FORBES PLACE LLC, SE Appl. to permit an adult day care. Located at 8003 Forbes Pl., Springfield, 22151 on approx. 2.45 ac. of land zoned I-5. Braddock District. Tax Map 70-4 (110) 10C.

The meeting is available to view live on Channel 16 and stream live online at www.fairfaxcounty.gov/cableconsumer/channel-16/live-video-stream. Live audio of the meeting may be accessed via telephone as noted on the website. At the public hearing, interested persons will be given an opportunity to express their view regarding the application. All persons wishing to present their views on these subjects may call the Planning Commission at 703-324-2865, or register online at www.fairfaxcounty.gov/planningcommission/speaker to be placed on the Speakers List and may appear in-person, or be heard via telephone or pre-recorded video. Deadlines by type of testimony are on the website. In addition, written testimony and other submissions will be received at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035 and plancom@fairfaxcounty.gov.

Copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and available for review at the office of the Department of Clerk Services and on the County's website at www.fairfaxcounty.gov. To make arrangements to view the documents, please contact the Office of the Planning Commission at 703-324-2865.

Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. All televised government meetings are closed captioned in English and Spanish (los subtítulos en español). Reasonable accommodation is available upon 48 hours advance notice by calling 703-324-3151 or TTY 711.

May 8, 2024
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Legal Notices

IN THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF VIRGINIA Alexandria Division

CENTRAL SOURCE LLC, OPT OUT SERVICES LLC, and ONLINE DATA EXCHANGE LLC,

Plaintiffs,

v.

ANNAULCRDITREPORT.COM and 117 Additional Domain Names,

Defendants.

Civil Action No. 1:24-cv-387-RDA-WEF

ORDER TO PUBLISH NOTICE OF ACTION

Upon consideration of Plaintiffs' Motion for an Order to Publish Notice of Action pursuant to 15 U.S.C. § 1125(d)(2)(A)(ii)(I)(bb) and Plaintiffs' Memorandum of Law and Declaration in support thereof, IT IS HEREBY ORDERED:

- 1. That a copy of this Order be published in The Washington Times or The Washington Post within fourteen (14) days after entry of this Order;
2. That a copy of this Order be provided through email and/or electronic contact portal to the registrant(s) of the Defendant domain names...
3. That a declaration be filed on Plaintiffs' behalf, no later than twenty (20) days after the entry of this Order...
4. That the Defendant domain names are hereby advised:
A. Plaintiffs have filed a Complaint charging the Defendant domain names with violation of the Anti-Cybersquatting Consumer Protection Act...
B. In the event Plaintiffs prevail against the Defendant domain names, remedies could include the forfeiture or cancellation of the Defendant domain names...
C. Any answer or other response to the Complaint should be filed with the Clerk of Court, United States District Court for the Eastern District of Virginia...

Entered this 3rd day of May.

/s/ William E. Fitzpatrick Hon. William E. Fitzpatrick United States Magistrate Judge

Defendant Domain Names

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Run Date: May 8th, 2024

AD#83565

NOTICE OF PUBLIC HEARING CITY OF FAIRFAX, VIRGINIA

Notice is hereby given that the City Council of the City of Fairfax at its meeting on Tuesday, May 14, 2024, at 7:00 p.m. in City Hall Annex, Room 100, 10455 Armstrong Street, will hold a public hearing to consider the following:

An ordinance amending Chapter 54 (Offenses and Miscellaneous Provisions), Article VIII (Offenses Against Peace and Order), Section 54-302 of the Code of the City of Fairfax, Virginia, pertaining to loitering.

All interested parties may express their views by submitting an email to publichearing@fairfaxva.gov or submit eComments on the day of the meeting at www.fairfaxva.gov/CityMeetings. All reports will be available electronically five (5) days prior to the meeting date and on the City of Fairfax webpage at www.fairfaxva.gov. To request a copy of the staff report please email publichearing@fairfaxva.gov. The City will make reasonable accommodations for the disabled upon request received at least five days prior to the meeting; please call 703-385-7935, (TTY 711) for assistance.

Melissa Shinaberry, Clerk

Run Dates: May 3rd, 2024 May 8th, 2024

AD#83472

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THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED POLICY CHANGE TO 2024 ADMINISTRATIVE PLAN AND ADMISSIONS AND OCCUPANCY POLICY

The District of Columbia Housing Authority (DCHA) is providing notice of a Public Hearing and Comment Period to solicit comments on the agency's proposed policy change to its 2024 Administrative Plan and Admissions and Occupancy Policy (ACOP).

To request a copy of the proposed Administrative Plan or ACOP changes, please call 771-240-4377, send an email to publiccomments@dchousing.org, or download from the DCHA website at www.dchousing.org/AdminPlan.

The Public Hearing will take place online at 5 p.m. on Tuesday, May 21. To join the live event, please visit https://www.dchousing.org/PublicHearing at that date and time, and when prompted enter 2316 709 3926 and webinar password tPvMefh957. This event will also be live streamed at DC Housing Authority's Facebook page.

Comments Written comments regarding the proposed policy change to its 2024 Administrative Plan and ACOP will be accepted through 11:59 p.m., Saturday, June 3.

Email your comments to publiccomments@dchousing.org. Alternatively, you can mail comments to:

District of Columbia Housing Authority Office of the General Counsel Attn: General Counsel 300 7th Street, SW 10th Floor Washington, DC 20024

Requesting a Reasonable Accommodation

DCHA strives to host inclusive, accessible events that enable all individuals, including individuals with disabilities, to engage fully. It is the policy of DCHA that all agency-sponsored public meetings and events are accessible to people with disabilities. DCHA is committed to providing equal access to events for all participants & residents with disabilities. If you need a reasonable accommodation, or assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact our ADA/504 Program Office at 202-535-1000 or at ADA504@dchousing.org with your complete request. Every reasonable effort will be made to meet your request.

If you need a sign language interpreter or foreign language interpretation or translation, please contact our Office of Customer Engagement at 202-535-1000 or go to www.dchousing.org/language. Please allow at least 5 business days to make the necessary arrangements.

May 8, 2024 Ad#83556

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Legal Notices

Public Notice - Environmental Permit

PURPOSE OF NOTICE: To seek public comment on the draft permit for the reissuance of a current permit that authorizes the distribution and marketing of exceptional quality (EQ) biosolids in Virginia.

PUBLIC COMMENT PERIOD: May 8, 2024 - June 7, 2024.

PERMIT NAME AND NUMBER: Virginia Pollution Abatement Permit No. VPA03503 issued by the Virginia Department of Environmental Quality (DEQ), pursuant to applicable water laws and regulations.

APPLICANT NAME AND ADDRESS: Synagro-WWT, Inc., 435 Williams Court; Suite 100, Baltimore, MD 21220

PROJECT DESCRIPTION: Synagro-WWT, Inc. has applied for the reissuance of their existing permit to distribute and market heat dried EQ biosolids sold as Granulite. The biosolids may be sold or given away to the consumer, or fertilizer distributors who may resell the dried EQ biosolids as-is or blended with other fertilizers. Each product will be registered with the Virginia Department of Agriculture and Consumer Services as a specialty fertilizer or soil amendment. The draft permit limits the application of nutrients, metals, and pathogens contained in the biosolids to the amounts that protect water quality and human health. For more information about the DEQ permitting program for biosolids, visit the following website: https://www.deq.virginia.gov/permits/public-notices/water/land-application-virginia-pollution-abatement-vpa

TENTATIVE AND FINAL PERMIT DECISION PROCEDURES: DEQ's tentative decision is to issue a permit. Based on comments received on the draft permit, DEQ may make a final decision on the permit, or hold a public hearing on the draft permit before a final permit decision is made.

HOW TO COMMENT AND/OR REQUEST A PUBLIC HEARING: DEQ accepts comments and requests for public hearing by hand-delivery, e-mail, or postal mail. All comments and requests must be in writing and be received by DEQ during the comment period. Submittals must include the permit number, name, mailing address and telephone number of the commenter/requester. A request for a public hearing must also include 1) Name and permit number for which the hearing is requested. 2) The reason why a public hearing is requested. 3) A brief, informal statement regarding the nature and extent of the interest of the requester, including how and to what extent such interest would be directly and adversely affected by the permit. 4) Specific references, where possible, to terms and conditions of the permit with suggested revisions. A public hearing may be held, including another comment period, if public response is significant, based on individual requests for a public hearing, and there are substantial disputed issues relevant to the permit.

CONTACT FOR PUBLIC COMMENTS, DOCUMENT REQUESTS AND ADDITIONAL INFORMATION: John Thompson, DEQ-NRO, 13901 Crown Court, Woodbridge, VA 22193, Phone: 540-223-6039; E-mail: john.thompson@deq.virginia.gov. The public may review the draft permit and associated documents at the DEQ office named above by appointment, or may request copies of the documents from the contact person listed above. The application may also be reviewed at the website listed above.

May 8th, 2024 May 15th, 2024

AD#83451

There is now pending before the District of Columbia Superior Court a civil action, case number 2023-CAB-001252 seeking to affect title to the property now or formerly owned by the Defendant John April Anderson, located at 2224 13th Street NW, Washington, DC 20009. A copy of the action is available in the Clerk's office of the Court. A written answer, including any claims or defenses, must be filed with the District of Columbia Superior Court Civil Branch, 500 Indiana Avenue, NW, Washington, D.C. 20001, on or before the 19th day of July 2024.

Run Dates: May 1st, 2024 May 8th, 2024 May 15th, 2024

AD#83405

DEPARTMENT OF SMALL AND LOCAL BUSINESS DEVELOPMENT

NOTICE OF PUBLIC HEARING AND PRELIMINARY FINDING

Re-Registration of The Southwest Business Improvement District

Notice is hereby given that, pursuant to section 19 of the Business Improvement Districts Act of 1996, effective May 29, 1996 (D.C. Law 11-134; D.C. Official Code § 2-1215.18) ("Act"), the Department of Small and Local Business Development (DSLBD) will hold a public hearing on the re-registration of the Southwest Business Improvement District.

The public hearing will be held at 3:00 pm on Wednesday, June 5, 2024, in Suite 850N 441 4th Street, NW, Washington, D.C.

DSLBD Director Rosemary Suggs-Evans has informed the Southwest Business Improvement District that the filing criteria set forth in D.C. Official Code § 2-1215.18 have been met and their application is otherwise in conformity with the Act.

The BID application is available for review by the public during normal business hours on weekdays at 420 4th Street, S.W. in the offices of the Southwest Business Improvement District; and online at https://dslbd.dc.gov/noticeofpublichearing.

DSLBD invites the public to testify at the public hearing. Witnesses should bring a copy of their written testimony to the hearing. Additional written statements may be submitted by e-mail to Lincoln.Lashley@dc.gov or mailed to: Lincoln Lashley, DSLBD, 441 4th Street, NW, Suite 850N, Washington, DC 20001.

The public hearing record will close ten business days following the conclusion of the hearing, or Wednesday, June 13, 2024, before 5:00 p.m. Persons submitting written statements for the record should observe this deadline.

May 8, 2024 Ad#83582

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The Washington Times

Legal Notices

It appearing that a report of the accounts of Sophia Saad Khawaja, Executor of the Estate of Samina Thanwey, deceased, of the debts and demands against her Estate has been filed in the office of the Clerk of the Court of the County of Fairfax, and that six (6) months have elapsed since the qualification of the Executor. On the Petition of the Executor, pursuant to Virginia Code Section 64.2-556, it is hereby ORDERED that the creditors of and all others interested in the Estate of Samina Thanwey, do show cause, if any they can, on the 24th day of May, 2024, at 9:00 AM, before this Court at its courtroom located at 4110 Chain Bridge Road, Fairfax, Virginia, against the payment and delivery of the Estate of Samina Thanwey, deceased, to the legatees without requiring refunding bonds.

May 8, 9, 10, 13, 14, 15, 16, 17, 20, 21 and 22, 2024

AD#83574

LEGAL NOTICE

Pursuant to Section 64.2-609 of the Code of Virginia, notice is hereby given that the undersigned intends to transfer on or about June 14th, 2024 to the Executor of the Estate of Linda Smith Rutledge, late of Fairfax, VA, all cash and securities of said decedent in the possession of the undersigned.

Northwest Federal Credit Union By: J Fairfax Estate Account Representative

April 17, 24, 2024 May 1, and 8, 2024 AD#82979



Legal Notices

FAIRFAX COUNTY BOARD OF ZONING APPEALS MAY 15, 2024

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance, that at a meeting of the Fairfax County Board of Zoning Appeals (BZA) of said County, on WEDNESDAY, MAY 15, 2024, at 9:00 A.M. at 12000 Government Center Parkway, Fairfax VA 22035, the BZA will hold public hearings on the following applications at the time indicated.

9:00 A.M. - Brittany M. Baron and Warren D. Friedman, SP 2023-FR-00004 to permit an increase in fence height in the front yard adjacent to Marl-Pat Drive and a reduction in setback requirements based on an error in building location to allow an accessory structure (shed) to remain 0.2 ft. from the north side lot line.

9:00 A.M. - Plymouth Haven Baptist Church, SPA 91-V-071-05, amend SP 91-V-071 previously approved for religious assembly with child care center to permit addition of a private school and modification of development conditions.

9:00 A.M. - Robert T. Gardell and Rachel A. Gardell, SP 2023-MA-00191 to permit a reduction in setback requirements based on errors in building location to allow an accessory structure (shed/workshop) to remain 1.7 ft. from the rear lot line and 4.3 ft. from the northeast side lot line.

9:00 A.M. - Ujwal Johnson TR and Michael Johnson TR, Trustees of The Johnson Revocable Living Trust, SP 2024-HM-00014 to permit a reduction in setback requirements to permit an addition 20.6 ft. from the rear lot line. Located at 2505 Branding Iron Ct., Herndon, 20171 on approx. 9,196 sq. ft. of land zoned R-3 (Cluster). Hunter Mill District. Tax Map 25-1 (14) 89.

9:00 A.M. - LILLY PARKER, TRUSTEE OF THE LILLY PARKER REVOCABLE LIVING TRUST. ZAPL-2023-DR-00021 An appeal of a Notice of Violation that riprap was installed in a channel on the referenced property preventing adequate drainage and causing water to pond on a neighboring property, in violation of Zoning Ordinance provisions. Located at 7309 Dulany Drive, McLean, VA 22101. Approx. 2.085 acres of land zoned R-1, Dranesville District, Tax Map 30-1 ((2)) 11.

9:00 A.M. - Jeremy D. Barnes, SP 2023-MV-00020 to permit an increase in fence height in the front yard adjacent to Catskill Rd. and Higham Rd. and a reduction of setback requirements based on errors in building location to permit an open deck to remain 8.0 ft. from the side lot line, accessory structure (shed) to remain 2.9 ft. from the side lot line and an arbor to remain 0.4 ft. from the side lot line.

May 1st, 2024
May 8th, 2024

AD#83043

FAIRFAX COUNTY BOARD OF ZONING APPEALS MAY 22, 2024

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance, that at a meeting of the Fairfax County Board of Zoning Appeals (BZA) of said County, on WEDNESDAY, MAY 22, 2024, at 9:00 A.M. at 12000 Government Center Parkway, Fairfax VA 22035, the BZA will hold public hearings on the following applications at the time indicated.

9:00 A.M. - Debre Bisrat St. Gabriel Ethiopian Orthodox Tewahedo Church Trust, SPA 78-L-021-02, to amend SP-78-L-021, previously approved for a Religious Assembly, to allow for a change in permittee and modifications to development conditions. Located at 5940, 5942 and 5944 Telegraph Rd., Alexandria, 22310 on approx. 2.40 ac. of land zoned R-2. Franconia District. Tax Map 82-4 ((1)) 36, 37 and 38.

9:00 A.M. - Huda Ebrahim Abdulkader, SP 2023-SP-00195 to permit a home day care facility. Located at 8125 Clifford Dr., Springfield, 22153 on approx. 3,207 sq. ft. of land zoned R-5. Springfield District. Tax Map 98-2 ((16)) 52A.

9:00 A.M. - Mark D. West and Carolyn F. West, SP 2024-DR-00018 to permit a reduction of setback requirements to permit an addition of 15.6 ft. from the rear lot line. Located at 10320 Eclipse Ln., Great Falls, 22066 on approx. 21,968 sq. ft. of land zoned R-1 (Cluster), Dranesville District. Tax Map 12-4 ((7)) 77.

9:00 A.M. - Michelle Binder and Richard Snyder, SP 2023-PR-00200 to permit a reduction in setback requirements to permit an addition 22.8 ft. from the front lot line and a reduction in setback requirements based on errors in building location to allow an existing dwelling to remain 13.0 ft. from the rear lot line and 9.8 ft. from the south side lot line.

9:00 A.M. - Jared N. Shryock, SP 2023-PR-00061 to permit a reduction of setback requirements to permit: 1.) a two-story addition 5.0 feet from the side lot line, 2.) a one-story addition (screened porch) 23.6 feet from the front lot line adjacent to Marshall Street, and 3.) a roofed deck (covered front porch) 23.6 feet from the front lot line adjacent to Marshall Street. Located at 2901 Marshall St., Falls Church, 22042 on approx. 8,914 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 128.

May 8th, 2024
May 15th, 2024

AD#83217

Legal Notices

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION 301-563-3400
WEDNESDAY May 22, 2024
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION WHEATON HEADQUARTERS AUDITORIUM 2425 REEDIE DRIVE WHEATON, MARYLAND 20902
ALL HPC HEARINGS ARE BEING CONDUCTED IN PERSON

The HPC will conduct the Public Hearing on Wednesday, May 22nd. The Public Hearing will begin with a Worksession at 6:30 pm, followed by the hearing at 7:00pm. See the agenda below for item details.

GENERAL PUBLIC WISHING TO OBSERVE MEETINGS VIA THIS AUDIO LINK: https://montgomeryplanning.org/meetings/watch-online/

SIGN UP TO TESTIFY ONLINE If you wish to testify on an item, you must sign up to testify online in advance of the hearing. https://montgomeryplanning.org/planning/historic/historic-preservation-commission/historic-preservation-commission-sign-up-to-testify/

Final Deadline to Sign up to testify: 9 am on May 21st (for the May 22nd meeting)

Speakers must identify themselves for the record and wait to be acknowledged by the Meeting Clerk and Chair.

WRITTEN COMMENTS: Members of the public or applicants may submit exhibits, via this email: mcp-historic@mncppc-mc.org

Comments received after the deadline will be included for the record, but not distributed for the HPC.

Final deadlines for comments to be distributed: 10 am on May 21st (for the May 22nd meeting)

The HPC agenda is subject to change any time after printing or during the commission meeting. Please contact the Historic Preservation Commission staff at the email above to obtain current information.

MEETING ACCESSIBILITY POLICY: Sign language interpreter services and other auxiliary aids or services will be provided upon request with as much advance notice as possible, preferably at least five (5) full business days before the meeting. To request any reasonable accommodation to participate in the meeting, please contact The Office of Historic Preservation in advance at MCP-Historic@mncppc-mc.org or please call (301) 563-3400.

HPC WORKSESSION - 6:30 p.m. in WHQ Second Floor Auditorium
HPC MEETING - 7:00 p.m. in WHQ Second Floor Auditorium

- I. HISTORIC AREA WORK PERMITS (Staff assignments shown in parentheses below.) A. 12 East Melrose Street, Chevy Chase (HAWP #1066558) (Chevy Chase Village Historic District); Leslie McKay (Joshua Dean, Agent) for hardscape and pool alterations and tree removal. (Dan Bruechert) B. 5918 Cedar Parkway, Chevy Chase (HAWP #1067000) (Chevy Chase Village Historic District); Rebecca and Rob Nichols (Angela Koloszar, Agent) for hardscape alterations. (Dan Bruechert) C. 3705 Underwood Street, Chevy Chase (HAWP #1064284) (Master Plan Site #35/91, Welsh House); Rich and Jacqueline Renz (Luke Olson, Architect) for partial demolition, porch infill, and new two-story rear addition. (Chris Berger) D. 102 East Kirke Street, Chevy Chase (HAWP #1067931) (Chevy Chase Village Historic District); Britt and Will Williams (Luke Olson, Architect) for demolition of garage and construction of new garage, partial demolition, fenestration alteration, new two-story rear addition, hardscape alterations, tree removal, pool installation. (Dan Bruechert) E. 106 Tulip Avenue, Takoma Park (HAWP #1068716) (Takoma Park Historic District); Louise Klee (Jennifer Goon, Agent) for door replacement. (Dan Bruechert) F. 30 Hesketh Street, Chevy Chase (HAWP #1068788) (Chevy Chase Village Historic District); Kristen Donoghue (Joe Heilman, Agent) for new fence. (Dan Bruechert) G. 10124 Meadowneck Court, Silver Spring (HAWP #1068991) (Capitol View Park Historic District); Marcel Schmidt (Maryland Solar Solutions, Inc., Agent) for solar panel installation. (Dan Bruechert)

- II. PRELIMINARY CONSULTATIONS A. 15100 Barnesville Road, Boyds (Boyds Historic District); Montgomery County Parks Dept. (Rebecca Park, Agent) for structural stabilization, fenestration and other alterations. (Dan Bruechert) B. 10305 Armory Avenue, Kensington (Kensington Historic District); Village Concrete, Inc (Agostinho Costa, Agent) for demolition, new construction, second story pop-up addition, fenestration alteration, other alterations. (Chris Berger)

III. MINUTES A. May 8, 2024 (if available)

IV. OTHER BUSINESS A. Commission Items B. Staff Items

V. ADJOURNMENT
May 8, 2024 Ad#83590

Academy of Hope Adult Public Charter School REQUESTS FOR PROPOSALS ELECTRONIC SIGNATURE VENDOR

The Academy of Hope Adult Public Charter School located in Washington, DC requests proposals for Electronic Signature Vendor. Proposals are due May 10, 2024. You can find the detailed request for proposal and submission information at https://aohdc.org/get-involved/jobs/

April 23, 2024 thru May 10, 2024 Ad#83098



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The Washington Times

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COURT APPOINTED SUBSTITUTE TRUSTEES FORECLOSURE SALE OF REAL PROPERTY 1602 Isherwood Street, NE, Unit #2 Washington, DC 20002

All that certain lot or parcel of land situate in the District of Columbia and being more particularly described as follows: Part of Lot 145 in Square 4545 in the subdivision made by Elmer B. Young, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 96 at folio 180. The part of land conveyed being more particularly described as Unit No. 2 in the "Romanian Condominium", according to the Condominium Declaration recorded November 16, 2005 as Instrument No. 2005165174, as re-recorded on September 28, 2006 as Instrument No. 2006132441, and the By-Laws relating thereto recorded November 16, 2005 as Instrument No. 2005165175, and re-recorded on September 28, 2006 as Instrument No. 2006132442, among the Land Records of the District of Columbia, and as per Plat of Condominium Subdivision recorded in the Office of the Surveyor for the District of Columbia in Condominium Book 56 at page 4. Together with an undivided interest in the common elements and all of the appurtenances and incidents to said unit, all as set forth in said Condominium Declaration. Subject, however, to all of the provisions, restrictions, easements, conditions and assessments as set forth in said Condominium Declaration and By-Laws.

IN execution of the Superior Court for District of Columbia's ("Court") Order/Decree in Case #2021-CA-001033 R(RP) U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST VEC 2020-01 v. INTEGRITY L.L.C. the undersigned Substitute Trustees will offer for sale at public auction within the offices of Alex Cooper Auction, Inc. 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306

MONDAY, MAY 20, 2024 AT 10:10 AM

THE ABOVE DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully described in a Deed of Trust dated December 13, 2019 recorded as Instrument No. 2019138802 among the D.C. Land Records.

The property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.

TERMS OF SALE: A deposit of at least \$30,000 or ten percent (10%) of the winning bid amount, whichever is lower, will be required at time of sale, in the form of certified check or cashier's check, or other form as Substitute Trustees may determine. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of the auction and may submit a written bid to the Substitute Trustees which shall be announced at sale. The Balance of the purchase price to be paid in cash or certified funds within 60 days of final ratification of the sale by the Court. TIME IS OF THE ESSENCE. If purchaser fails to set forth a deposit of the amount of the ratification, the purchaser agrees to pay the Substitute Trustees' reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by the purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate contained in the Deed of Trust Note from the date of sale to the date the funds are received in the office of the Substitute Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, 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, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Substitute Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. File #23-000272-DC-F-1

Diane S. Rosenberg, Mark D. Meyer, et al., Substitute Trustees

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Apr 24, May 1, May 8, May 15 (Serial #519558) Ad#83033

Legal Notices

DC & Maryland 202-636-4953 Virginia 703-425-0903



The Washington Times

Legal Notices

Fairfax County Notice
PLANNING COMMISSION
MAY 15, 2024, AT 7:30 P.M.

Public hearing before the Planning Commission of Fairfax County, Virginia, to be held at the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

PCA 2011-PR-023-04/CDPA 2011-PR-023-03/FDP 2011-PR-023-06 (RZPA 2022-PR-00115) - CITYLINE PARTNERS LLC, PCA, CDPA and FDP Appl(s). to amend the proffers and conceptual development plan and approval of a final development plan for RZ 2011-PR-023 for Block C2, previously approved for office and retail uses, to permit residential and retail uses and associated modifications to proffers and site design at a 2.18 Floor Area Ratio (FAR). Located on the S. side of Westpark Dr., E. of its intersection with Westbranch Dr., and W. of its intersection with Jones Branch Dr. on approx. 2.92 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed Use. Providence District. Tax Map 29-4 ((7)) 3A1. *This hearing is in addition to one previously held on April 3, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing.

AF 2023-SP-00006 - MA PROPERTIES, Local A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit the creation of an agricultural and forestal district. Located at 13419 Compton Rd. and 7001 Union Mill Rd., Clifton, 20124 on approx. 68.06 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Not available. Planning Commission Rec.: Not available. Please call the Planning Division at 703-324-1380 after May 15, 2024, to obtain the recommendations. Springfield District. Tax Map 75-1 ((1)) 11A and 74-2 ((1)) 14A.

SEA 2007-SP-001-03 - COSTCO WHOLESALE CORPORATION, SEA Appl. to amend SE 2007-SP-001 previously approved to permit retail sales, large, and vehicle fueling station by an expansion of the existing retail warehouse. Located at 4725 West Ox Rd., Fairfax, 22030 on approx. 16.05 ac. of land zoned C-8 and WS. Springfield District. Tax Map 56-1 ((1)) 5C.

RZ/FDP 2022-DR-00021 - PULTE HOME COMPANY LLC, RZ and FDP Appls. to rezone from I-4 to PDC to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.74, inclusive of bonus density for affordable housing and approval of the conceptual and final development plan. Located N. of Sunrise Valley Dr., E. side of Woodland Park Dr., W. side of Wood Oak Dr. and S. side of Cooperative Wy. on approx. 12.01 ac. of land. Comp. Plan Rec: Mixed-Use. Dranesville District. Tax Map 16-3 ((1)) 29B and 16-3 ((11)) 5A and a portion of the Wood Oak Dr. public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public right-of-way for Wood Oak Dr. to proceed). (Concurrent with PCA 80-C-028-08 (RZPA 2022-DR-00132) and PCA 1999-HM-037-02 (RZPA 2022-DR-00134)).

PCA 80-C-028-08(RZPA-2022-DR-00132) - PULTE HOME COMPANY LLC, PCA Appl. to amend the proffers for RZ 80-C-028 previously approved for office and hotel to permit deletion from land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.70. Located on the E. side of Woodland Park Dr., W. side of Wood Oak Dr., and S. side of Cooperative Wy. on approx. 6.27 ac. of land zoned I-4. Comp. Plan Rec: Mixed-Use. Dranesville District. Tax Map 16-3 ((1)) 29B. (Concurrent with RZ/FDP-2022-DR-00021 and PCA-1999-HM-037-02 (RZPA-2022-DR-00134)).

PCA-1999-HM-037-02 (RZPA-2022-DR-00134) - PULTE HOME COMPANY LLC, PCA Appl. to amend the proffers for RZ 1999-HM-037 previously approved for mixed-use to permit deletion from land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.86. Located N. of Sunrise Valley Dr., E. side of Woodland Park Dr., and W. side of Wood Oak Dr. on approx. 5.58 ac. of land zoned I-4. Comp. Plan Rec: Mixed-Use. Dranesville District. Tax Map 16-3 ((11)) 5A. (Concurrent with RZ/FDP-2022-DR-00021 and PCA-80-C-028-08 (RZPA-2022-DR-00132)).

The meeting is available to view live on Channel 16 and stream live online at www.fairfaxcounty.gov/cableconsumer/channel-16/live-video-stream. Live audio of the meeting may be accessed via telephone as noted on the website. At the public hearing, interested persons will be given an opportunity to express their view regarding the application. All persons wishing to present their views on these subjects may call the Planning Commission at 703-324-2865, or register online at www.fairfaxcounty.gov/planningcommission/speaker to be placed on the Speakers List and may appear in-person, or be heard via telephone or pre-recorded video. Deadlines by type of testimony are on the website. In addition, written testimony and other submissions will be received at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035 and plancom@fairfaxcounty.gov.

Copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and available for review at the office of the Department of Clerk Services and on the County's website at www.fairfaxcounty.gov. To make arrangements to view the documents, please contact the Office of the Planning Commission at 703-324-2865.

Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. All televised government meetings are closed captioned in English and Spanish (los subtítulos en español). Reasonable accommodation is available upon 48 hours advance notice by calling 703-324-3151 or TTY 711.



May 1, 2024
May 8, 2024

AD#83042

ARLINGTON COUNTY, VIRGINIA
PUBLIC NOTICE

The following items will be heard by the

Board of Zoning Appeals (BZA)
Wednesday, May 15, 2024, at 7:00 pm.

This is a hybrid public meeting to be held in Room 307, 2100 Clarendon Boulevard and available to the public through electronic communication means. To join the meeting virtually, members of the public may access the Microsoft Teams meeting via the hyperlink posted online at https://www.arlingtonva.us/Government/Commissions-and-Advisory-Groups/Board-Zoning-Appeals, or call 347-973-6905 and use the Phone Conference ID: 893 909 826#

ABOUT THIS PUBLIC HEARING

This meeting is open to public viewing and participation. The Board of Zoning Appeals (BZA) will consider the listed applications for Variances and Use Permits to modify placement or other requirements of the Zoning Ordinance as contained in the Appendix of the Arlington Co. Code, and Appeals of Administrative decisions or determinations made pursuant to the Zoning Ordinance. Applications and agenda may be viewed online at https://commissions.arlingtonva.us/bza. In-person viewing of applications at County offices is available at the Permit Arlington Center (2100 Clarendon Boulevard, 1st floor) between 9 AM - 3 PM each Tuesday and Thursday. Please contact Zoning Division staff at 703-228-3883 with any questions about the operating hours of the Permit Arlington Center.

- 1. V-11927-24-UP-1 (Carryover): A use permit request at 2007 South Joyce Street (Aurora Highlands).
2. V-11934-23-VA-1 (Carryover): A variance request at 1908 North Quebec Street (Cherrydale).
3. V-11941-23-UP-1 (Carryover): A use permit request at 1401 21st Street South (Arlington Ridge).
4. V-11943-23-UP-1: A use permit request at 5220 Washington Boulevard (Bluemont).
5. V-11944-23-UP-2: A use permit request at 1112 North Powhatan Street (Madison Manor).
6. V-11945-23-UP-1: A use permit request at 1007 18th Street South (Arlington Ridge).
7. V-11946-24-VA-1: A variance request at 3065 South Woodrow Street (Fairlington).
8. V-11947-24-UP-1: A use permit request at 2732 North Wyoming Street (Arlington-East Falls Church).
9. V-11948-24-UP-1: A use permit request at 3203 Lorcom Lane (Woodmont).
10. V-11949-24-VA-1: A variance request at 4712 30th Street South (Fairlington).
11. V-11950-24-VA-1: A variance request at 858 North Frederick Street (Bluemont).
12. V-11951-24-VA-2: A variance request at 858 North Frederick Street (Bluemont).
13. V-11952-24-UP-1: A use permit request at 3622 6th Street South (Alcova Heights).
14. V-11953-24-UP-1: A use permit request at 2817 North Ohio Street (Williamsburg).

Blake Bowen,
Board of Zoning Appeals Coordinator

Advertising Dates: May 1st, 2024
May 8th, 2024

AD#83386

Trustee Sales: DC

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

COURT APPOINTED SUBSTITUTE TRUSTEES
FORECLOSURE SALE OF REAL PROPERTY
1215 Holbrook Terrace, NE
Washington, DC 20002

In execution of the Superior Court for District of Columbia's ("Court") Order Granting Judgment in Case #2023-CAB-006330 (R/P) U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSA HOME EQUITY TRUST 2007-3 ASSET-BACKED CERTIFICATES SERIES 2007-3 v. BERESFORD DAVIS AND CLARINA WILLIAMS the undersigned Substitute Trustees will offer for sale at public auction within the offices of Alex Cooper Aucts., Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 30, 2024 AT 12:50 PM

THE ABOVE DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully designated as Lot 0195 in Square 4057 in a Deed of Trust dated December 13, 2006 recorded as Instrument No. 2006171189 among the D.C. Land Records.

The property will be sold by Trustees' Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.

TERMS OF SALE: A deposit of at least \$39,000 or ten percent (10%) of the winning bid amount will be required at time of sale, in the form of cashier's or certified check, or other form as Substitute Trustees may determine. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Substitute Trustees which shall be announced at sale. The balance of the purchase price to be paid in certified funds within sixty (60) days of final ratification of the sale by the Court. TIME IS OF THE ESSENCE. If Purchaser fails to settle within the aforesaid sixty (60) days of the ratification, the Purchaser agrees to pay the Substitute Trustees' reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the Purchaser and as recorded on the documents executed by the Purchaser at the time of the sale. Service shall be deemed effective upon the Purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the Purchaser that actual receipt of the certified mail is not required for service to be effective. If the Purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting Purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate of 3% per annum from the date of sale to the date the funds are received in the office of the Substitute Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, 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, to be adjusted for the current year to date of sale and assumed thereafter by the Purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. If the Substitute Trustees are unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the Purchaser. The sale is subject to post sale audit by the Noteholder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Substitute Trustees of such event the sale is null and void of no legal effect and the deposit returned without interest. (Matter #19-801501).

Laura H. G. O'Sullivan, et al,
Substitute Trustees

ALEX COOPER
auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

May 1, May 8, May 15, May 22
(Serial #519659) Ad#83301

Trustee Sales: DC

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERTON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com

COURT APPOINTED TRUSTEE FORECLOSURE SALE
OF IMPROVED REAL PROPERTY
1000 18TH STREET NE
WASHINGTON, DC 20002

The undersigned Trustees will sell at public auction at the auctioneer's gallery of Tidewater Auctions, LLC Chevy Chase Pavilion, 5335 Wisconsin Ave NW Suite 440, Washington, DC 20015, on

May 17, 2024 AT 11:00 AM

THE ABOVE DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully described in a Deed of Trust from 1000 18th St NE 2020 Limited Liability Company, dated December 30, 2021 recorded in the Office of the Recorder of Deeds for the District of Columbia at Instrument Number 2022002508 on January 6, 2022, with an original principal balance of \$3,258,750.00, and an original interest rate of 7.75%, with a default rate of 18% default having occurred under the terms thereof.

All that certain lot or parcel of land situate in the District of Columbia and being more particularly described as follows:

Lot numbered One Hundred Fifty (150) in Frank Dell and Andrew Saul's Subdivision of Lots in Square numbered Forty-four Hundred Seventy-four (4474) as per Plat recorded in Liber No. 107 at Folio 138 of the Records of the Office of the Surveyor for the District of Columbia.

Property Address: 1000 18th Street NE
Washington, DC 20002

SSL: 4474-0150

The property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in fee simple subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.

TERMS OF SALE: A deposit of the lesser of \$85,000.00 or ten percent (10%) of the winning bid amount will be required at time of sale, in cash, certified check, or other form as Trustees may determine. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee which shall be announced at sale. The balance of the purchase price to be paid in cash within 30 days of the sale. At the Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity.

TIME IS OF THE ESSENCE. If purchaser fails to settle within the aforesaid thirty (30) days of the sale, the purchaser agrees to pay the Trustees' reasonable attorney fees, plus all costs incurred, if the Trustees have to resell the property. If the purchaser fails to go to settlement the deposit shall be forfeited to the Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of a resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate of 18% per annum from the date of sale to the date the funds are received in the office of the Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, 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, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest.

Richard E. Solomon, et al, Sub. Trustees

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

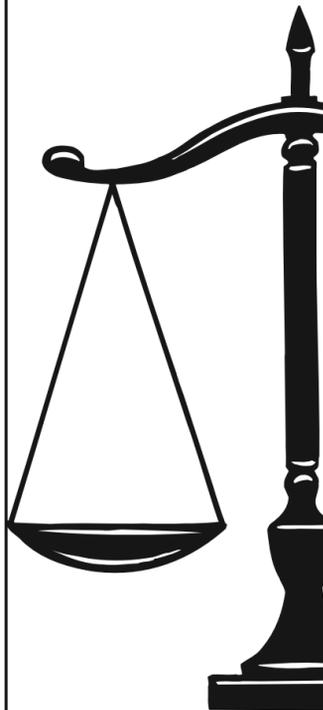
Washington Times, 5/6, 5/8, 5/10, 5/13, 5/15
CGD File #460939 Ad#83067



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DC & Maryland
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The Washington Times

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Trustee Sales: DC

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY

3816 Warren Street, NW
Washington, DC 20016

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2019-CA-007541 (RRP) the Trustees will offer for sale at public auction the real property located at 3816 Warren Street, NW, Washington, DC, 20016, designated as being Square 1832, Lot 0025, and as more fully described in the Deed of Trust dated July 24, 2009, which is recorded as Instrument #2009085605 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Aucts., Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 30, 2024 AT 12:38 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$55,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 335057-1

Howard N. Bierman, Carrie M. Ward, et. al.,
Court Appointed Trustees

 **ALEX COOPER**
auctioneers

4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

May 1, May 8, May 15, May 22
(Serial #519617) Ad#83305

Trustee Sales: DC

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY

6645 Georgia Avenue, NW, Unit #308
Washington, DC 20012

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2023-CAB-003005 (RRP) the Trustees will offer for sale at public auction the real property located at 6645 Georgia Avenue, NW, Unit #308, Washington, DC, 20012, designated as being Square 2971, Lot 2030, and as more fully described in the Deed of Trust dated November 21, 2006, which is recorded as Instrument #2007040872 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Aucts., Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 30, 2024 AT 12:34 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$15,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 361415-1

Howard N. Bierman, Carrie M. Ward, et. al.,
Court Appointed Trustees

 **ALEX COOPER**
auctioneers

4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
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May 1, May 8, May 15, May 22
(Serial #519627) Ad#83303

Trustee Sales: DC

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY

4810 Quarles Street, NE, Unit #103
Washington, DC 20019

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2019-CA-007037 (RRP) the Trustees will offer for sale at public auction the real property located at 4810 Quarles Street, NE, Unit #103, Washington, DC, 20019, designated as being Square 5171, Lot 2002, and as more fully described in the Deed of Trust dated April 20, 2007, which is recorded as Instrument #2007057516 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Aucts., Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 30, 2024 AT 12:32 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$20,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 338807-1

Howard N. Bierman, Carrie M. Ward, et. al.,
Court Appointed Trustees

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May 1, May 8, May 15, May 22
(Serial #519571) Ad#83302

Trustee Sales: DC

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY

4000 Tunlaw Road, NW, Unit #1110 & Parking Unit #96
Washington, DC 20007

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2023-CAB-004359 (RRP) the Trustees will offer for sale at public auction the real property located at 4000 Tunlaw Road, NW, Unit #1110 & Parking Unit #96, Washington, DC, 20007, designated as being Square 1709, Lot 2273 & 2388, and as more fully described in the Deed of Trust dated August 27, 2012, which is recorded as Instrument #2012101994 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Aucts., Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 16, 2024 AT 1:56 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$30,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 363810-1

Howard N. Bierman, Carrie M. Ward, et. al.,
Court Appointed Trustees

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auctioneers

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Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Apr 17, Apr 24, May 1, May 8
(Serial #519431) Ad#82857

Trustee Sales: DC

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY

1317 Rhode Island Avenue, NW, Unit #202
Washington, DC 20005

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2018 CA 007920 (RRP) the Trustees will offer for sale at public auction the real property located at 1317 Rhode Island Avenue, NW, Unit #202, Washington, DC, 20005, designated as being Square 0242N, Lot 2009, and as more fully described in the Deed of Trust dated December 15, 2003, which is recorded as Instrument #2004007025 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Aucts., Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 30, 2024 AT 12:36 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$50,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 30 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 317556-1

Howard N. Bierman, Carrie M. Ward, et. al.,
Court Appointed Trustees

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May 1, May 8, May 15, May 22
(Serial #519585) Ad#83304

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Trustee Sales: DC

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312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

COURT APPOINTED SUBSTITUTE TRUSTEES FORECLOSURE SALE OF REAL PROPERTY

3104 28th Street, SE
Washington, DC 20020

In execution of the Superior Court for District of Columbia's ("Court") Order Granting Judgment in Case #2022-CA-004840 R(RP) BANK OF AMERICA, N.A. v. DEBORAH MILLER the undersigned Substitute Trustees will offer for sale at public auction within the offices of Alex Cooper Auctions., Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, JUNE 6, 2024 AT 12:39 PM

THE ABOVE DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully designated as Lot 0029 in Square 5728 in a Deed of Trust dated July 22, 1998 recorded as Instrument No. 9800058343 among the D.C. Land Records.

The property will be sold by Trustees' Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to all conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.

TERMS OF SALE: A deposit of at least \$7,500 or ten percent (10%) of the winning bid amount will be required at time of sale, in the form of cashier's or certified check, or other form as Substitute Trustees may determine. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Substitute Trustees which shall be announced at sale. The Balance of the purchase price to be paid in certified funds within sixty (60) days of final ratification of the sale by the Court. **TIME IS OF THE ESSENCE.** If Purchaser fails to settle within the aforesaid sixty (60) days of the ratification, the Purchaser agrees to pay the Substitute Trustees' reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the Purchaser and as recorded on the documents executed by the Purchaser at the time of the sale. Service shall be deemed effective upon the Purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the Purchaser that actual receipt of the certified mail is not required for service to be effective. If the Purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting Purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate of 4.375% per annum from the date of sale to the date the funds are received in the office of the Substitute Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, 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, to be adjusted for the current year to date of sale and assumed thereafter by the Purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. If the Substitute Trustees are unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the Purchaser. The sale is subject to post sale audit by the noteholder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Substitute Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. (Matter #22-801043).

Laura H. G. O'Sullivan, et al.,
Substitute Trustees

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Washington, DC 20016 • 202.364.0306
www.alexcooper.com

May 8, May 15, May 22, May 29
(Serial #519626) Ad#83502

Trustee Sales: DC

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

COURT APPOINTED SUBSTITUTE TRUSTEES FORECLOSURE SALE OF REAL PROPERTY

516 Fern Place, NW
Washington, DC 20012

In execution of the Superior Court for District of Columbia's ("Court") Order Granting Judgment in Case #2019-CA-006580 R(RP) VILLAGE CAPITAL & INVESTMENT, LLC v. EVANGELINE I. LOTTER the undersigned Substitute Trustees will offer for sale at public auction within the offices of Alex Cooper Auctions., Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 16, 2024 AT 1:15 PM

THE ABOVE DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully designated as Lot 0001 in Square 3182 in a Deed of Trust dated October 14, 2016 recorded as Instrument No. 2017040866 among the D.C. Land Records.

The property will be sold by Trustees' Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to all conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.

TERMS OF SALE: A deposit of at least \$60,000 or ten percent (10%) of the winning bid amount will be required at time of sale, in the form of cashier's or certified check, or other form as Substitute Trustees may determine. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Substitute Trustees which shall be announced at sale. The Balance of the purchase price to be paid in certified funds within sixty (60) days of final ratification of the sale by the Court. **TIME IS OF THE ESSENCE.** If Purchaser fails to settle within the aforesaid sixty (60) days of the ratification, the Purchaser agrees to pay the Substitute Trustees' reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the Purchaser and as recorded on the documents executed by the Purchaser at the time of the sale. Service shall be deemed effective upon the Purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the Purchaser that actual receipt of the certified mail is not required for service to be effective. If the Purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting Purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate of 3.25% per annum from the date of sale to the date the funds are received in the office of the Substitute Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, 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, to be adjusted for the current year to date of sale and assumed thereafter by the Purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. If the Substitute Trustees are unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the Purchaser. The sale is subject to post sale audit by the noteholder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Substitute Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. (Matter #19-802419).

Laura H. G. O'Sullivan, et al.,
Substitute Trustees

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www.alexcooper.com

Apr 17, Apr 21, May 1, May 8
(Serial #519242) Ad#83792

Trustee Sales: DC

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000

COURT APPOINTED SUBSTITUTE TRUSTEES FORECLOSURE SALE OF REAL PROPERTY

4017 14th Street, NW
Washington, DC 20011

Lot 38 in Square 2823 in Peter F. McCarty and John P.F. White, Trustees' subdivision of part of the tract of land called "Padsworth", as per plat recorded in Liber County No. 23 of the records of the Office of the Surveyor for the District of Columbia.

In execution of the Superior Court for District of Columbia's ("Court") Order/Decree in Case #2023-CAB-002486 R(RP) METROPOLITAN LIFE INSURANCE COMPANY v. VICTOR A. LOPEZ the undersigned Substitute Trustees will offer for sale at public auction within the offices of Alex Cooper Auctions., Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

MONDAY, MAY 20, 2024 AT 10:12 AM

THE ABOVE DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully designated in a Deed of Trust dated June 28, 2007 recorded as Instrument No. 2007088899 among the D.C. Land Records.

The property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to all conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.

TERMS OF SALE: A deposit of at least \$25,000 or ten percent (10%) of the winning bid amount, whichever is lower, will be required at time of sale, in the form of certified check or cashier's check, or other form as Substitute Trustees may determine. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Substitute Trustees which shall be announced at sale. The Balance of the purchase price to be paid in cash or certified funds within 60 days of final ratification of the sale by the Court. **TIME IS OF THE ESSENCE.** If purchaser fails to settle within the aforesaid 60 days of the ratification, the purchaser agrees to pay the Substitute Trustees' reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by the purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate contained in the Deed of Trust Note from the date of sale to the date the funds are received in the office of the Substitute Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, 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, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Substitute Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. File #22-002108-DC-F-1

Diane S. Rosenberg, Mark D. Meyer, et al.,
Substitute Trustees

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Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Apr 24, May 1, May 8, May 15
(Serial #519595) Ad#83034

Trustee Sales: DC

Greenspoon Marder LLP
201 International Circle, Suite 230
Hunt Valley, MD 21030
410-691-5870

COURT APPOINTED SUBSTITUTE TRUSTEE'S FORECLOSURE SALE OF REAL PROPERTY

507 42nd Street, NE
Washington, DC 20019

In execution of the Superior Court for District of Columbia's ("Court") Order Granting Judgment in Case #2015-CA-007406 R(RP) Nationstar HECM Acquisition Trust 2016-3 v. Estate of Annie B. Johnson, the undersigned Substitute Trustee will offer for sale at public auction within the offices of Alex Cooper Auctioneers, Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 16, 2024 AT 1:22 PM

THE ABOVE DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully designated as Lot 0076 in Square 5090 in a Deed of Trust dated June 5, 2010 recorded as Instrument No. 2010113737 among the D.C. Land Records.

The property will be sold by Trustees' Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to all conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.

TERMS OF SALE: A deposit of the lesser of \$50,000 or ten percent (10%) of the winning bid amount will be required at time of sale, in the form of cashier's or certified check, or other form as Substitute Trustee may determine. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Substitute Trustee which shall be announced at sale. The Balance of the purchase price to be paid in certified funds within sixty (60) days of final ratification of the sale by the Court. **TIME IS OF THE ESSENCE.** If Purchaser fails to settle within the aforesaid sixty (60) days of the ratification, the Purchaser agrees to pay the Substitute Trustee reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Substitute Trustee has filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the Purchaser and as recorded on the documents executed by the Purchaser at the time of the sale. Service shall be deemed effective upon the Purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the Purchaser that actual receipt of the certified mail is not required for service to be effective. If the Purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting Purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate of 5.560% per annum from the date of sale to the date the funds are received in the office of the Substitute Trustee. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, 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, to be adjusted for the current year to date of sale and assumed thereafter by the Purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. If the Substitute Trustee is unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the Purchaser. The sale is subject to post sale audit by the noteholder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Substitute Trustee of such event the sale is null and void and of no legal effect and the deposit returned without interest. (File #69759.0002).

Karissa Chin-Duncan, Substitute Trustee

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auctioneers
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Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Apr 17, Apr 24, May 1, May 8
(Serial #519552) Ad#82809

Trustee Sales: DC

Greenspoon Marder LLP
201 International Circle, Suite 230
Hunt Valley, MD 21030
410-691-5870

COURT APPOINTED SUBSTITUTE TRUSTEE'S FORECLOSURE SALE OF REAL PROPERTY

1421 Columbia Road, NW, Unit #305
Washington, DC 20009

In execution of the Superior Court for District of Columbia's ("Court") Order Granting Judgment in Case #2018-CA-000070 R(RP) Reverse Mortgage Funding, LLC v. Estate of Vermetta M. Hitch, et al the undersigned Substitute Trustee will offer for sale at public auction within the offices of Alex Cooper Auctioneers, Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 16, 2024 AT 1:20 PM

THE ABOVE DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully designated as Lot 2023 in Square 2672 in a Deed of Trust dated October 17, 2008 recorded as Instrument No. 2008115026 among the D.C. Land Records.

The property will be sold by Trustees' Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to all conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.

TERMS OF SALE: A deposit of the lesser of \$50,000 or ten percent (10%) of the winning bid amount will be required at time of sale, in the form of cashier's or certified check, or other form as Substitute Trustee may determine. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Substitute Trustee which shall be announced at sale. The Balance of the purchase price to be paid in certified funds within sixty (60) days of final ratification of the sale by the Court. **TIME IS OF THE ESSENCE.** If Purchaser fails to settle within the aforesaid sixty (60) days of the ratification, the Purchaser agrees to pay the Substitute Trustee reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Substitute Trustee has filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the Purchaser and as recorded on the documents executed by the Purchaser at the time of the sale. Service shall be deemed effective upon the Purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the Purchaser that actual receipt of the certified mail is not required for service to be effective. If the Purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting Purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate of 6.74% per annum from the date of sale to the date the funds are received in the office of the Substitute Trustee. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, 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, to be adjusted for the current year to date of sale and assumed thereafter by the Purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. If the Substitute Trustee is unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the Purchaser. The sale is subject to post sale audit by the noteholder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Substitute Trustee of such event the sale is null and void and of no legal effect and the deposit returned without interest. (File #58348.0006).

Karissa Chin-Duncan, Substitute Trustee

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Apr 17, Apr 24, May 1, May 8
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COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY

2017 Vermont Avenue, NW
Washington, DC 20001

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2019 CA 004889 (R/P) the Trustees will offer for sale at public auction the real property located at 2017 Vermont Avenue, NW, Washington, DC, 20001, designated as being Square 0360, Lot 0050, and as more fully described in the Deed of Trust dated February 16, 2007, which is recorded as Instrument #2007027860 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Auctions, Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, JUNE 6, 2024 AT 12:30 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$55,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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 purchaser. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 83659-1

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(Serial #519723) Ad#83503

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COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY

1235 Trenton Place, SE
Washington, DC 20032

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2019-CA-007173 (R/P) the Trustees will offer for sale at public auction the real property located at 1235 Trenton Place, SE, Washington, DC, 20032, designated as being Square 5933, Lot 0110, and as more fully described in the Deed of Trust dated December 17, 2018, which is recorded as Instrument #2018128283 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Auctions, Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, JUNE 6, 2024 AT 12:32 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$55,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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 purchaser. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 342893-1

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May 8, May 15, May 22, May 29
(Serial #519530) Ad#83504

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COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY

1429 Webster Street, NW
Washington, DC 20011

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2019 CA 004578 (R/P) the Trustees will offer for sale at public auction the real property located at 1429 Webster Street, NW, Washington, DC, 20011, designated as being Square 2700, Lot 0041, and as more fully described in the Deed of Trust dated April 28, 2006, which is recorded as Instrument #2006070028 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Auctions, Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 16, 2024 AT 1:50 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$55,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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 purchaser. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 45258-5

Howard N. Bierman, Carrie M. Ward, et. al.,
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(Serial #519481) Ad#82854

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COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY

4233 Clay Street, NE
Washington, DC 20019

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2023-CAB-005088 (R/P) the Trustees will offer for sale at public auction the real property located at 4233 Clay Street, NE, Washington, DC, 20019, designated as being Square 5088, Lot 0047 & 0048, and as more fully described in the Deed of Trust dated May 23, 2008, which is recorded as Instrument #2008110957 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Auctions, Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 16, 2024 AT 1:34 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$25,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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 purchaser. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 356312-1

Howard N. Bierman, Carrie M. Ward, et. al.,
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COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY

3335 Dubois Place, SE
Washington, DC 20019

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2022-CA-002231 (R/P) the Trustees will offer for sale at public auction the real property located at 3335 Dubois Place, SE, Washington, DC, 20019, designated as being Square 5431, Lot 0073, and as more fully described in the Deed of Trust dated April 21, 2000, which is recorded as Instrument #2000042823 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Auctions, Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 16, 2024 AT 1:40 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$15,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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 purchaser. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 353771-1

Howard N. Bierman, Carrie M. Ward, et. al.,
Court Appointed Trustees

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Apr 17, Apr 24, May 1, May 8
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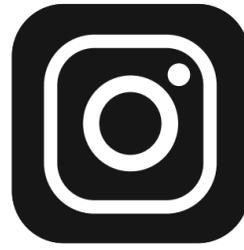
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COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY

1232 46th Street, SE
Washington, DC 20019

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2023-CAB-005954 (R/P) the Trustees will offer for sale at public auction the real property located at 1232 46th Street, SE, Washington, DC, 20019, designated as being Square 5363, Lot 0157, and as more fully described in the Deed of Trust dated July 5, 2007, which is recorded as Instrument #2007092868 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Auctions, Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 16, 2024 AT 1:38 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$50,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 360735-1

Howard N. Bierman, Carrie M. Ward, et. al.,
Court Appointed Trustees

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Apr 17, Apr 24, May 1, May 8
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114 46th Street, SE
Washington, DC 20019

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2023-CAB-000926 (R/P) the Trustees will offer for sale at public auction the real property located at 114 46th Street, SE, Washington, DC, 20019, designated as being Square 5349-S, Lot 0053, and as more fully described in the Deed of Trust dated May 21, 2009, which is recorded as Instrument #2009104252 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Auctions, Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 16, 2024 AT 1:44 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$30,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 361090-1

Howard N. Bierman, Carrie M. Ward, et. al.,
Court Appointed Trustees

ALEX COOPER
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4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Apr 17, Apr 24, May 1, May 8
(Serial #519472) Ad#82846

Trustee Sales: DC

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY

1112 Chaplin Street, SE
Washington, DC 20019

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2023-CAB-004694 (R/P) the Trustees will offer for sale at public auction the real property located at 1112 Chaplin Street, SE, Washington, DC, 20019, designated as being Square 5389, Lot 0824, and as more fully described in the Deed of Trust dated January 29, 2010, which is recorded as Instrument #2010014826 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Auctions, Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 16, 2024 AT 1:54 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$20,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 360190-1

Howard N. Bierman, Carrie M. Ward, et. al.,
Court Appointed Trustees

ALEX COOPER
auctioneers

4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Apr 17, Apr 24, May 1, May 8
(Serial #519534) Ad#82856

Trustee Sales: DC

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY

6516 North Capitol Street, NW
Washington, DC 20012

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2019 CA 001506 (R/P) the Trustees will offer for sale at public auction the real property located at 6516 North Capitol Street, NW, Washington, DC, 20012, designated as being Square 3367-S, Lot 0064, and as more fully described in the Deed of Trust dated June 15, 2015, which is recorded as Instrument #2015062368 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Auctions, Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, JUNE 6, 2024 AT 12:34 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$30,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 30 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 325792-2

Howard N. Bierman, Carrie M. Ward, et. al.,
Court Appointed Trustees

ALEX COOPER
auctioneers

4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

May 8, May 15, May 22, May 29
(Serial #519698) Ad#83505

Trustee Sales: DC

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY

4605 Grant Street, NE
Washington, DC 20019

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2020-CA-002591 (R/P) the Trustees will offer for sale at public auction the real property located at 4605 Grant Street, NE, Washington, DC, 20019, designated as being Square 5145, Lot 0012, and as more fully described in the Deed of Trust dated April 26, 1996, which is recorded as Instrument #9600031674 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Auctions, Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 30, 2024 AT 12:40 PM

The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$35,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debt. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 352031-1

Howard N. Bierman, Carrie M. Ward, et. al.,
Court Appointed Trustees

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May 1, May 8, May 15, May 22
(Serial #519631) Ad#83306

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The Washington Times

Legal Notices



DC & Maryland
202-636-3109

Virginia
703-425-0903

The Washington Times

Trustee Sales: Fairfax Co.

TRUSTEE SALE
7924 Saint George Ct, Springfield, VA 22153
Fairfax County

In execution of a Deed of Trust in the original principal amount of \$112,800.00, dated January 9, 2006 recorded in the Clerk's Office of the Circuit Court of the Fairfax County, Virginia, in Document No. 2006003849.010, in Book No. 18176, at Page 0211, at the request of the holder of the Note, the undersigned Substitute Trustee will offer for sale at public auction at the entrance to the Fairfax County Judicial Center, 4110 Chain Bridge Road, Fairfax, on **June 4, 2024 at 11:30 AM** the property described in said deed, located at the above address and briefly described as:

Lot 270, Section 7, Saratoga, with any improvements 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 \$10,000.00 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. (88486)
448 Viking Drive, Suite 350
Virginia Beach, Virginia 23452
757-457-1460 - Call Between 9:00 a.m. and 5:00 p.m. or visit our website at www.siwpc.net

May 6th, 7th, 8th, 9th, and 10th, 2024

AD#82397

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The Washington Times

Trustee Sales: DC

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555
COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY
3328 D Street, SE
Washington, DC 20019

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2018-CA-00067 (RRP) the Trustees will offer for sale at public auction the real property located at 3328 D Street, SE, Washington, DC, 20019, designated as being Square 5431, Lot 0053, and as more fully described in the Deed of Trust dated September 16, 2010, which is recorded as Instrument #2010100541 in the Land Records of the District of Columbia.

THURSDAY, MAY 16, 2024 AT 1:52 PM
The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$55,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. TIME IS OF THE ESSENCE FOR THE PURCHASER. If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debtor. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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 purchaser. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assuming risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 322672-1

Howard N. Bierman, Carrie M. Ward, et. al., Court Appointed Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com
Apr 17, Apr 24, May 1, May 8 (Serial #519542) Ad#82799

Trustee Sales: DC

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555
COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY
2421 18th Street, NW, Unit #202
Washington, DC 20009

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2023-CAB-004869 (RRP) the Trustees will offer for sale at public auction the real property located at 2421 18th Street, NW, Unit #202, Washington, DC, 20009, designated as being Square 2560, Lot 2046, and as more fully described in the Deed of Trust dated February 1, 2006, which is recorded as Instrument #2006017160 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Auctions., Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 16, 2024 AT 1:42 PM
The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$25,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. TIME IS OF THE ESSENCE FOR THE PURCHASER. If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debtor. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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 purchaser. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assuming risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 363095-1

Howard N. Bierman, Carrie M. Ward, et. al., Court Appointed Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com
Apr 17, Apr 24, May 1, May 8 (Serial #519406) Ad#82840

Trustee Sales: DC

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555
COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY
2127 12th Place, NW
Washington, DC 20009

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2023-CAB-005044 (RRP) the Trustees will offer for sale at public auction the real property located at 2127 12th Place, NW, Washington, DC, 20009, designated as being Square 0272, Lot 0885, and as more fully described in the Deed of Trust dated March 5, 2012, which is recorded as Instrument #2012031406 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Auctions., Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 16, 2024 AT 1:36 PM
The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$20,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. TIME IS OF THE ESSENCE FOR THE PURCHASER. If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debtor. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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 purchaser. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assuming risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 360186-1

Howard N. Bierman, Carrie M. Ward, et. al., Court Appointed Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com
Apr 17, Apr 24, May 1, May 8 (Serial #519427) Ad#82823

Trustee Sales: DC

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555
COURT APPOINTED TRUSTEE
JUDICIAL SALE OF REAL PROPERTY
1904 4th Street, NE, Unit #2
Washington, DC 20002

In execution of the Superior Court for District of Columbia's Order/Decree in Case #2019-CA-006394 (RRP) the Trustees will offer for sale at public auction the real property located at 1904 4th Street, NE, Unit #2, Washington, DC, 20002, designated as being Square 3566, Lot 2010, 2012 & 2028, and as more fully described in the Deed of Trust dated May 2, 2017, which is recorded as Instrument #2017051397 in the Land Records of the District of Columbia. The sale will occur within the offices of Alex Cooper Auctions., Inc., 4910 Massachusetts Ave., NW #100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MAY 16, 2024 AT 1:32 PM
The property, in fee simple, together with all improvements thereon, will be sold by Trustee's deed, in "as is" condition, subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind. The sale will be subject to ratification by the Court.

TERMS OF SALE: A deposit of \$55,000, in the form of a certified check, cashier's check, or money order, will be required of the purchaser at the time and place of sale. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee, which shall be announced at sale. The sale is subject to ratification by the Court. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustees, to be paid in certified funds within 60 days of final ratification of the sale by the Court. There will be no abatement of interest for the purchaser in the event additional funds are tendered before settlement, or in the event settlement is delayed for any reason whatsoever. TIME IS OF THE ESSENCE FOR THE PURCHASER. If purchaser fails or refuses to settle within the aforesaid time frame, the deposit will be forfeited and the Trustees may apply the deposit toward costs, fees, and their compensation associated with the initial auction and the resale process, with any remaining amount credited to the underlying debtor. Additionally, if the purchaser fails to timely settle, the Trustees may file a motion to resell the property, and the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court in connection with said motion. The purchaser also waives personal service of any paper and Show Cause Order in connection with a motion to resell, expressly agrees to accept service by certified mail and regular mail sent to the address provided by the purchaser on the documents executed at the time of the sale, and agrees that such service is complete upon mailing and that actual receipt of said mailings is not required. 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 purchaser. Real estate taxes are adjusted for the fiscal year in which the property is sold through the date of the sale, and thereafter assumed by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by purchaser. Purchaser is responsible for obtaining physical possession of the property, and assuming risk of loss or damage to 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. Court Appointed 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 Superior Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BWW#: 341854-1

Howard N. Bierman, Carrie M. Ward, et. al., Court Appointed Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com
Apr 17, Apr 24, May 1, May 8 (Serial #519532) Ad#82820

Auctions: Maryland

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction at:

8255 Washinton Blvd Jessup, MD 20794 on 05/15/2024 at 10:00 AM

Units A101 and C607
The auction will be listed and advertised on www.storageexpress.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the property.

May 8, 2024 Ad#83553

Trustee Sales: Prince William Co.

NOTICE OF TRUSTEE'S SALE

Under and by virtue of the authority vested in the undersigned Successor Trustee under that certain Deed of Trust from RAYMOND INMAN (also known of record as RAYMOND J. INMAN) and SUSAN C. INMAN dated September 3, 2014, and recorded on October 1, 2014, as Instrument No. 201410010070965 among the land records of Prince William County, Virginia, and by virtue of a certain Deed of Appointment Designating Successor Trustee dated April 4, 2024, and recorded on April 8, 2024, as Instrument Number 202404080017246 among the said County land records, appointing ADVANTAGEOUS EQUITIES, L.L.C., as Successor Trustee thereunder, default having been made in the payment of the indebtednesses thereby secured, and having been directed by the holder of the secured indebtednesses so to do, the undersigned, on

Thursday, May 16, 2024, at 1:00 P.M.
at the front door of the Prince William County Courthouse located at 9311 Lee Avenue, Manassas, Virginia 20110, will offer for sale at public auction to the highest bidder the property mentioned in the aforesaid Deed of Trust, situate and being in Prince William County, Virginia, and being more particularly described as follows:

Lot 12, Block 8, BOTTS SUBDIVISION, as the same appears duly dedicated, platted and recorded in Deed Book 121, at Page 220, among the land records of Prince William County, Virginia.

LESS AND EXCEPT that portion of the captioned property taken by Certificate recorded in Deed Book 688 at Page 356 and Order recorded in Deed Book 733 at Page 776, among the land records of Prince William County, Virginia, for the use as a state highway.

Present street address: 1337 Horner Road, Woodbridge, Virginia 22191

GPIN 8392-75-8598

TERMS OF SALE: CASH. As a condition of participating in the auction, each prospective bidder, with the exception of the holder of the notes secured by the above described Deed of Trust, if it is a bidder, must have first registered with the undersigned Successor Trustee and must have first delivered a cashier's or certified check in the amount of \$10,000.00 payable to the undersigned Successor Trustee prior to or at the time of the scheduled foreclosure sale. The undersigned Successor Trustee will retain the check from the successful bidder as the bidder's deposit; the undersigned Successor Trustee will return any checks received from non successful bidders immediately following the sale. The balance of the purchase money, with interest thereon at 6% per annum from date of sale to date of settlement, shall be due at settlement, which shall be held in the offices of the undersigned Successor Trustee on or before May 27, 2024.

Additional terms of sale will be announced at the time of sale, and may be obtained in advance of the sale by contacting the undersigned Successor Trustee.

ADVANTAGEOUS EQUITIES, L.L.C., Successor Trustee

For information contact:

ADVANTAGEOUS EQUITIES, L.L.C., TRUSTEE
C/O NEIL L. TITLE, Counsel
KARPOFF & TITLE
P. O. Box 990
1840 Wilson Boulevard, Suite 205
Arlington, Virginia 22216-0990
703-841-9600 phone
nltite@karpofftitle.com email

Publication Dates:
May 8th, 2024
May 15th, 2024

AD#83241

TRUSTEE SALE

14563 Earllham Ct, Woodbridge, VA 22193
Prince William County

In execution of a Deed of Trust in the original principal amount of \$149,950.00, dated August 30, 2004 recorded in the Clerk's Office of the Circuit Court of the Prince William County, Virginia, in Document No. 200408310149586, at the request of the holder of the Note, the undersigned Substitute Trustee will offer for sale at public auction at the entrance to the Circuit Court of Prince William County, 9311 Lee Avenue, Manassas, on June 4, 2024 at 1:00 PM the property described in said deed, located at the above address and briefly described as:

Lot 192, Section T-10, Dale City, with any improvements 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 \$10,000.00 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. (88292)
448 Viking Drive, Suite 350
Virginia Beach, Virginia 23452
757-457-1460 - Call Between 9:00 a.m. and 5:00 p.m. or visit our website at www.siwp.net

May 1st, 2024
May 8th, 2024

AD#83183

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Notice After Sale: Prince George's Co.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

Jeffrey Nadel, Scott Nadel, Daniel Menchel
4041 Powder Mill Road, Suite 200
Calverton, MD 20705
Substitute Trustees
Plaintiff
Civil No. C-16-CV-23-005414

Zayd Augustus, PR for the Estate of Joanne Louise Saunders aka Joann L. Saunders
8702 Cumbria Court
Fort Washington, MD 20744
Defendant(s)

NOTICE

Notice is hereby given this 19th day of April, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of May, 2024, provided a copy of this notice be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of May, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$218,400.00. The property sold herein is known as 8702 Cumbria Court, Fort Washington, MD 20744.

/s/ Mahasin El Amin #723
Clerk of the Circuit Court

FILED: April 18, 2024

CLERK OF THE CIRCUIT COURT
Prince George's COUNTY, MD

Attorney: LAW OFFICES OF JEFFREY NADEL
4041 POWDER MILL RD, SUITE 200
CALVERTON, MD 20705
240-473-5000

Publish in The Washington Times

Ad No.83120
April 24, 2024
May 1 & 8, 2024

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Auctions: DC

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction at the location indicated: 1250 Taylor St NW Washington, DC 20011, 202.769.1420 on May 14, 2024 at 1:30 PM. Unit Number: 2090A. The auction will be listed and advertised on www.storageexpress.com. Purchases must be made with cash only and paid at the above referenced facility. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

May 8, 2024 Ad#83566

Auctions: Maryland

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public auction on MAY 15th, 2024, the personal property, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storageexpress.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 07161, 4318 Kenilworth Ave, Hyattsville, MD 20781, (301) 645-4075
Time: 09:00 AM
Sale to be held at www.storageexpress.com.

PUBLIC STORAGE # 26417, 3005 Kenilworth Ave, Hyattsville, MD 20781, (301) 245-7956
Time: 09:15 AM
Sale to be held at www.storageexpress.com.

PUBLIC STORAGE # 25861, 5556 Tuxedo Rd, Hyattsville, MD 20781, (301) 364-4236
Time: 09:30 AM
Sale to be held at www.storageexpress.com.

PUBLIC STORAGE # 27321, 2308 Chillum Road, Hyattsville, MD 20782, (301) 363-2363
Time: 09:45 AM
Sale to be held at www.storageexpress.com.

PUBLIC STORAGE # 27151, 4301 Rhode Island Ave, Brentwood, MD 20722, (301) 209-1009
Time: 10:00 AM
Sale to be held at www.storageexpress.com.

PUBLIC STORAGE # 22316, 7800 Fenton Street, Silver Spring, MD 20910, (301) 637-4661
Time: 10:15 AM
Sale to be held at www.storageexpress.com.

PUBLIC STORAGE # 27180, 1352 Holton Lane, Takoma Park, MD 20912, (301) 445-2693
Time: 10:30 AM
Sale to be held at www.storageexpress.com.

PUBLIC STORAGE # 27185, 5329 Westbard Ave, Bethesda, MD 20816, (301) 718-4600
Time: 10:45 AM
Sale to be held at www.storageexpress.com.

PUBLIC STORAGE # 27824, 5423 Butler Road, Bethesda, MD 20816, (301) 363-0617
Time: 11:00 AM
Sale to be held at www.storageexpress.com.

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

Run Date: May 8th, 2024

AD#82891

Trustee Sales: Fairfax Co.

TRUSTEE SALE
7610 Pollen St, Lorton, VA 22079
Fairfax County

In execution of a Deed of Trust in the original principal amount of \$241,672.00, dated April 11, 2016 recorded in the Clerk's Office of the Circuit Court of the Fairfax County, Virginia, in Document No. 2016020954.001, in Book No. 24534, at Page 1755, at the request of the holder of the Note, the undersigned Substitute Trustee will offer for sale at public auction at the entrance to the Fairfax County Judicial Center, 4110 Chain Bridge Road, Fairfax, on July 9, 2024 at 11:30 AM the property described in said deed, located at the above address and briefly described as:

Lot 117, Section 2, Pohick Estates, with any improvements 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 \$10,000.00 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. (88213)
448 Viking Drive, Suite 350
Virginia Beach, Virginia 23452
757-457-1460 - Call Between 9:00 a.m. and 5:00 p.m. or visit our website at www.siwp.net

May 8th, 2024
June 5th, 2024
June 12th, 2024

AD#83511

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Legal Notices

		7	6		1		2	
1					7			8
		6	8				1	
4						2		9
	7		3	2	6		4	
6		1						3
		3				9	1	
9			1					3
	4		5		8	7		

JANRIC CLASSIC SUDOKU

Rating: Gold

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column and 3x3 block. Use logic and the process of elimination to solve the puzzle. The difficulty level ranges from Bronze (easiest) to Silver to Gold (hardest).

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ANSWERS TO PREVIOUS PUZZLES:

7	4	3	6	5	9	1	8	2
8	5	9	1	3	2	7	4	6
1	2	6	4	8	7	5	3	9
3	6	8	2	7	5	9	1	4
9	7	4	3	6	1	8	2	5
5	1	2	8	9	4	3	6	7
2	3	5	9	1	6	4	7	8
6	8	7	5	4	3	2	9	1
4	9	1	7	2	8	6	5	3

B	U	S	H	Y	L	E	S	S	C	U	B
U	S	T	O	O	E	R	I	N	A	P	O
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M	O	R	N	I	N	G	C	O	F	F	E
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K	O	A	L	A	B	R	I	E	R	O	A
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T	E	A	S	E	S	H	U	N	E	P	A
N	I	G	H	T	W	A	T	C	H	M	A
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A	C	L	U	L	I	M	O	A	R	I	S
D	Y	E	S	L	O	I	N	D	O	L	E

NEWSDAY CROSSWORD

In the Zone

- ACROSS
- 1 Karate blow
 - 5 Apple desktops
 - 10 Engrave with acid
 - 14 Italy's capital, to Italians
 - 15 French painter Claude
 - 16 Vicinity
 - 17 Actor Baldwin
 - 18 Cloudless forecast
 - 19 Condiment in a shaker
 - 20 Make a start
 - 22 Tennis court divider
 - 23 Fashion sense
 - 24 Least hazardous
 - 26 Tug-of-war cord
 - 28 Notion
 - 29 Bestowed, as a trophy
 - 33 Long heroic tale
 - 36 Supermarket path
 - 38 Unclothed statue
 - 39 Falls behind
 - 40 Nothing at all
 - 41 Intend (to)
 - 42 Pretzel shape
 - 43 New England fish serving
 - 45 Shade trees
 - 46 German apple pastry
 - 48 Given a signal on stage
 - 50 Princess of India
 - 51 Goes off-script
 - 54 Unclear, as a memory
 - 57 Wrestling surface
 - 59 Bet-matching comment in poker
 - 61 Stare at
 - 62 Come to (start bubbling)
- DOWN
- 1 Lobster relative
 - 2 Golf course's 18
 - 3 Last Greek letter
 - 4 California caviar source
 - 5 Online note exchanges, for short
 - 6 Person headed for the summit
 - 7 Diarist Frank
 - 8 Convenient meeting spot for all
 - 9 Pigeon
 - 10 Health practice that includes acupuncture
 - 11 Cafeteria's plate holder
 - 12 Mobile phone
 - 13 Dislike very much
 - 21 Homer Simpson neighbor
 - 23 Relaxing retreat
 - 25 Large body of water
 - 27 Have debts
 - 30 Fencing contest
 - 31 Dutch cheese
 - 32 Bear's lairs
 - 33 Large antlered animals
 - 34 Huff and puff
 - 35 Frankenstein's assistant
 - 37 Knight's title
 - 43 Any of a DC 100
 - 44 Defective firecracker
 - 47 24-hour period
 - 49 Yale student
 - 52 Makes cookies or cakes
 - 53 Take a nap
 - 54 What a shoe surrounds
 - 55 Fairy tale villain
 - 56 Great joy
 - 58 First-rate
 - 60 Well-mannered woman
 - 62 Author's negotiator: Abbr.
 - 63 Young boy

By Steve Faiella, Edited by Stanley Newman

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JUMBLE/David L. Hoyt & Jeff Knurek

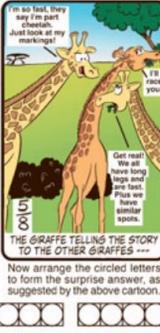
Unscramble these Jumbles, one letter to each square, to form four ordinary words.

TFYAT

LUVTA

LANTEY

RLODAL



RUBES/Leigh Rubin



IN THE BLEACHERS/Steve Moore



Yesterday's Jumbles: EXUDE GRAFT MINION COUPLE Answer: The customers waiting to pay using their Visa. Master Cards, etc. formed a — LINE OF CREDIT

MORE OF STAN'S CROSSWORDS! Play FREE from Stan's archives of Easy, Hard and Sunday puzzles at: tinyurl.com/stan-newman-crosswords

B.C./Mastroianni & Hart



LOLA/Todd Clark



BOUND & GAGGED/Dana Summers



ADAM @ HOME/Rob Harrell



THE BUCKETS/Greg Cravens



ROSE IS ROSE/Pat Brady & Don Wimmer



DOGS OF C-KENNEL/Mick & Mason Mastroianni



HERB & JAMAAL/Stephen Bentley



CARPE DIEM/Niklas Eriksson



BROOM-HILDA/Russell Myers



DICK TRACY/Shelley Plegler & Mike Curtis



POOCH CAFE/Paul Gilligan



STRANGE BREW/John Deering



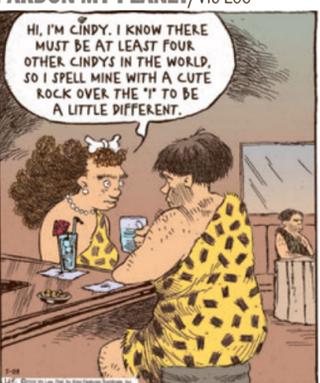
BOTTOM LINERS/Eric & Bill Teitelbaum



THE FLYING McCOYS/Glenn & Gary McCoy



PARDON MY PLANET/Vic Lee



BLISS/Harry Bliss



NBA

Gobert ties record with fourth top defensive honor

Rudy Gobert made some history. Victor Wembanyama nearly did.

Gobert, the Minnesota center, was announced Tuesday night as the NBA's Defensive Player of the Year for a record-tying fourth time — joining Basketball Hall of Fame inductees Dikembe Mutombo and Ben Wallace.

It was the fifth time in the last 11 seasons that a French center won defensive player of the year — and it sure seems like Wembanyama will add to that country's total before long. The San Antonio rookie center, announced Monday as the league's Rookie of the Year, was second in the voting and fell one spot short of being the first player to win the DPOY trophy in Year 1 of his NBA career. Joakim Noah became the first Frenchman to win DPOY when he was the overwhelming choice in 2014, and Gobert now has the trophies for 2018, 2019, 2021 and 2024.

WNBA

WNBA to begin full-time charter flights this season

The WNBA plans to commit \$50 million over the next two years to provide full-time charter flight service for its teams during the season, the league's commissioner announced Tuesday in a move that addresses years of player safety concerns.

Commissioner Cathy Engelbert said in a meeting with sports editors that the league will launch a charter program "as soon as we can get planes in places." She said it's projected to cost around \$25 million per year for the next two seasons.

That means no more long security lines, bodyguards in public spaces, cramped legroom or layovers for the professional athletes who have been lobbying for better travel long before Caitlin Clark's celebrity brought newfound interest to the league.

Most importantly, Lynx forward Napheesa Collier says, it means safety for the players.

"All these players and these faces are becoming so popular that it really is about that as much as it is about recovery," Collier said, noting how last season Brittney Griner was harassed by what the WNBA called a "provocateur" while traveling commercial.

GOLF

PGA Championship invites seven from LIV to get top 100

The PGA Championship officially has Tiger Woods in a field released Tuesday that includes invitations to seven players from Saudi-funded LIV Golf, giving the major the entire top 100 in the world ranking at Valhalla next week.

The PGA of America strives to have the top 100 in the world to maintain its reputation for having the strongest field of the four majors, although it is not part of the criteria.

Instead, the PGA uses a catch-all category of "special invitations." The group of LIV players includes Patrick Reed, whose tie for 12th in the Masters moved him inside the top 100. He is at No. 92, and the invitation keeps alive his streak of playing every major since the 2014 Masters.

The PGA Championship returns to Valhalla in Louisville, Kentucky, for the fourth time on May 16-19. Rory McIlroy won at Valhalla the last time it was there in 2014. The course is best known for Woods winning a playoff over Bob May in 2000 for his third straight major.

NHL

Sharks win draft lottery, right to No. 1 pick for first time

The San Jose Sharks won the draft lottery on Tuesday and earned the right to have the No. 1 pick in the NHL draft for the first time in franchise history.

The Sharks finished last in the overall standings and retained their position in the lottery. Now San Jose has the opportunity to select Boston University center Macklin Celebrini, who is ranked first among North American skaters by NHL Central Scouting.

Celebrini is from North Vancouver, British Columbia, but has previous ties to the Bay Area as he spent a season playing for the Sharks' junior team. His father, Rick Celebrini, is currently vice president of player health and performance for the NBA's Golden State Warriors.

San Jose had an 18.5% chance to win the lottery, and a 25.5% chance to pick first.

The Chicago Blackhawks, who selected Connor Bedard with the No. 1 pick last year, retained the No. 2 selection, followed by the Anaheim Ducks.

From wire dispatches and staff reports.

HORSE RACING

Mystik Dan's status for Preakness Stakes remains unclear

By **STEPHEN WHYNO**

ASSOCIATED PRESS

Three horses are confirmed as headed to Baltimore for the Preakness Stakes, though the status of Kentucky Derby winner Mystik Dan remained unclear Tuesday, with no imminent decision expected.

Mystik Dan is scheduled to return to the track Wednesday at Churchill Downs, site of his photo-finish victory Saturday ahead of Sierra Leone and Forever Young in the most-watched Derby in 35 years. Trainer Kenny McPeck has not committed to running Mystik Dan in the Preakness, telling the Maryland Jockey Club that he and owners would let the rest of the week play out before making a decision on the 3-year-old colt.

Entries for the Preakness must be made by Monday, when the post position draw is held.

If Mystik Dan does not run in the Preakness, it will be the fifth time in six years that the race goes on without a true Triple Crown on the line, a combination of Derby circumstances, the pandemic and other factors. McPeck has expressed



ASSOCIATED PRESS

Kentucky Derby winner Mystik Dan is scheduled to return to the track Wednesday at Churchill Downs, site of his photo-finish victory on Saturday. The horse's status remained unclear Tuesday for the Preakness Stakes in Baltimore on May 18.

concern about putting the horse through another two-week turnaround, which did not work out so well in November.

At least one Derby entrant is on track for the Preakness, with Hall of Fame trainer D. Wayne Lukas bringing

17th-place finisher Just Steel, along with Seize the Grey, who won the Pat Day Mile on the undercard Saturday. Lukas, 88, has won the Preakness six times.

Also going is Mugatu, the last horse left out of the Derby field, with trainer Jeff Engler calling the Preakness a logical spot.

Two-time Triple Crown-winning trainer Bob Baffert is expected to have a couple of horses in the Preakness after he was unable to run any in the Derby because of the ban on him that Churchill Downs extended for an additional year, based on Medina Spirit's positive drug test from 2021. Muth, winner of the Arkansas Derby in his most recent start on March 30, could be the Preakness favorite ridden again by Juan Hernandez, while Frankie Dettori is set to be aboard Imagination.

Baffert, 71, won his record-breaking eighth Preakness last year with National Treasure, whose victory ended Mage's chance at a Triple Crown.

The Preakness is May 18. The Belmont Stakes, being run at Saratoga Race Course in upstate New York each of the next two years, is June 8.

NFL

From page **B16**

after the No. 2 pick. Washington made nine total selections, including players who could make an immediate impact like defensive tackle Jer'Zhan Newton and cornerback Mike Sainristil.

Washington's draft earned an "A" grade from most evaluators. Experts praised Peters for selecting the best player available, rather than allowing positional need to dictate picks.

The Commanders also raised some eyebrows when they traded back in the second round with an unlikely partner in their division rival Eagles.

Philadelphia used the pick, No. 40, to select Iowa All-American cornerback Cooper DeJean. The Eagles targeted their secondary this offseason after allowing the fourth-most passing yards in the NFL last season.

Eagles Executive Vice President Howie Roseman selected cornerback Quinyon Mitchell from Toledo with their first-round selection before trading up for DeJean. The Eagles had already re-signed defensive back C.J. Gardner-Johnson and Avonte Maddox in free agency.

Philadelphia started hot in 2023 after a Super Bowl appearance the previous year. Their winning ways faltered at

the end of the season, culminating in a disappointing first-round playoff loss to the Tampa Bay Buccaneers.

Philadelphia grabbed headlines this spring by adding former New York Giants running back Saquon Barkley in free agency. The two-time Pro Bowler signed a three-year, \$37.5 million deal, even as most franchises shift large contracts away from running backs and toward premium positions like quarterbacks, wide receivers and pass rushers.

"From our perspective, you get to a situation where you kind of try to find, is something being undervalued?" Roseman told Adam Schein on Mad Dog Sports Radio. "Is there a way to zig when everyone's zagging? Or I don't know if it's the opposite, and you're freakin' zagging when zigging."

The Giants lost Barkley to the Eagles but added a big name in linebacker Brian Burns. The former Carolina Panther signed a \$141 million deal after joining the Giants in a trade.

After a surprise playoff run in 2022, the Giants fell back to Earth in 2023, finishing with a 6-11 record. A fresh \$160 million contract brought high expectations for quarterback Daniel Jones. He didn't meet them.

Draft analysts believed New York was in the market for a new quarterback in the draft, but they selected

wide receiver Malik Nabers with the No. 6 overall pick. The LSU product could be a vital piece for an offense that has struggled with Jones under center.

While the Giants and Eagles dished out hefty contracts, the defending division champion Dallas Cowboys had a quiet spring. Owner Jerry Jones doesn't shy away from media attention, but his team was passive throughout the offseason.

They lost Dan Quinn and defensive assistant Joe Whitt Jr. to the Commanders. Halfback Tony Pollard left in free agency to join the Tennessee Titans. Dallas' biggest additions, linebacker Eric Kendricks and running back Ezekiel Elliott, won't inspire much confidence for a hungry fanbase.

Dallas' draft picks also lacked the "wow" factor the league expects from the Cowboys. They added offensive tackle Tyler Gutyon and defensive lineman Marshawn Kneeland, but none of their new additions leap off the page.

Without fresh weapons, Dallas will rely on stars like quarterback Dak Prescott, wide receiver CeeDee Lamb and linebacker Micah Parsons.

During their uneventful offseason, the Cowboys could have negotiated new deals for the trio — they are all eligible for extensions. They didn't. The clock is ticking for Dallas to decide what their

future looks like.

"They're going to be on this team next year, and that's a great thing," Stephen Jones, the Cowboys executive vice president, said of his three superstars in February. "But once guys usually get to this window and they have a chance to be free, usually it's hard to get something done ... because they want to see what situation is out there."

With another division title, the Cowboys could try to keep their foundation intact for a Super Bowl run. Another playoff disappointment could lead to large-scale changes in Dallas.

The NFC East is one of the most dynamic divisions in the NFL — there hasn't been a repeat champion in the division in over 20 years. The Eagles and Cowboys are tied for the best odds to win the division at most sportsbooks. The two NFC powers are primed for playoff runs in 2024.

The Giants and Commanders are long shots to win the division. For Washington and New York, any progress could be considered a success, even if the playoffs remain elusive.

With an overhauled roster, Washington's front office said they want to build a culture after years of unrest. The Commanders might not be ready to compete with the juggernauts of the NFL, but a shrewd offseason is a step in the right direction.

NBA

From page **B16**

game. The second-round pick in the 2018 draft had some big games in his first three seasons playing for Dallas, but as Carlisle noted, the Mavericks were Luka Dončić's team.

The Knicks signed Brunson in July 2022, and he has led them to two straight trips to the East semifinals after they hadn't won a playoff series since 2013.

"So when he came here, it was pretty clear right off the bat that Thibs just said,

'Hey, this is your thing,' and when you give a strong-willed guy like that the green light — because Jalen, as aggressive a scorer as he is, is one of the great team guys I've ever been around in this league, or any sport at any level," Carlisle said. "I mean, he's just really exceptional.

"Amazing things can happen for your team and a lot of bad things can happen for opponents. So hats off to New York for being able to sign him and he's been historically great here."

Tyrese Haliburton, the other All-Star point guard in the series, wasn't great in Game 1. The NBA's assists leader in the

regular season, who has been bothered by back spasms, was limited to six points and eight assists for Indiana.

"We were playing ahead in Game 1 and feel like we should've won that game," Haliburton said, "but at the end of the day it starts with me, and I'll be better in Game 2."

Brunson has the same expectation. DiVincenzo saw how much Brunson prepares while they were teammates for two NCAA championships at Villanova, and how he's able to solve opponents as games go on.

In Game 1, that meant passing to

DiVincenzo for the tiebreaking 3-pointer with 40 seconds left, just as Brunson called someone else's number for the decisive shot in the first round when he passed to Josh Hart for a tiebreaking 3 with 25 seconds left in Game 6 against Philadelphia.

"He studies the game, he knows how teams are going to adjust and he continues to make adjustments himself," DiVincenzo said while sitting next to Brunson for their Game 1 news conference. "He finds different ways to be successful.

"He's always had this, it's just now you guys are seeing it on this stage."

NHL

From page **B16**

Panthers this season, the most recent — and most emphatic — of those wins coming by a 5-1 count in Game 1 on Monday night behind 38 saves from Jeremy Swayman. Only two teams have gone 6-0-0 in their first six matchups of a season against Florida, those clubs being the 2006-07 Atlanta Thrashers and the 2009-10 Washington Capitals.

"I thought our effort was good,"

Bruins coach Jim Montgomery said. "I thought we were physical. I don't think our execution was close to where it needs to be."

Maybe so, but Swayman being in the zone solves a lot of problems.

If he starts Game 2, it'll be his seventh consecutive start — which would be the longest by any Bruins goaltender since Tuukka Rask started the last 11 games of the 2020-21 season. Swayman has a 1.42 GAA in seven playoff games this season.

"You've got to give him credit," Panthers forward Sam Reinhart said. "You

know, there's always areas where you can try and make it more challenging on a goalie. And that's certainly what we're going to try and do moving forward."

The Oilers face the Canucks in the first playoff series between two Canadian teams since 2022, when Edmonton beat archrival Calgary in five games to advance to the Western Conference final. Edmonton is favored, according to BetMGM Sportsbook, to beat Vancouver this time, too.

That's likely because of how dominant Connor McDavid and Leon Draisaitl's

team looked in dispatching Los Angeles in five games in the first round. McDavid leads all playoff scorers with 12 points, Draisaitl has 10 and Edmonton went 5 for 12 on the power play and 10 for 10 on the penalty kill.

But the Canucks, coached by Jack Adams Award finalist Rick Tocchet, are no slouch, either. They overcame losing Vezina Trophy finalist goaltender Thatcher Demko and backup Casey DeSmith to injury in beating Nashville, with rookie Arturs Silovs stepping in and stopping 75 of the 80 shots he faced.

RACING

From page **B16**

Penske operations and is the strategist for Newgarden, is the top name to receive the two-race suspension, which includes the showcase Indy 500 on Memorial Day weekend. Also suspended was team managing director Ron Ruzewski, Newgarden engineer Luke Mason and senior data engineer Robbie Atkinson.

Cindric and Ruzewski "raised their hands as the team leaders" to accept responsibility for the mess, Penske told AP.

"For Ron and I as leaders of this team, it's not about what we did, it's about what we didn't do. It is our responsibility to provide the team and all our drivers with the right processes to ensure something like this can't happen," Cindric said in a statement. "For that, I apologize to Roger, our team and everyone that supports us. Our number

one job is to protect and enhance the reputation of our brand and that of those that support us.

"In that regard, as the overall leader, I failed, and I must raise my hand and be accountable with the others. This is a team, and in my position, it's the right thing to do."

Ruzewski and Atkinson both work on Will Power's car — Ruzewski is his strategist — and Power was the only one of the three Penske drivers not accused of wrongdoing. Penske acknowledged that Power had done nothing wrong and said the suspensions to his crew members were based solely on their roles within the team. None of Scott McLaughlin's team members were punished; the driver was earlier stripped of his third-place finish at the March race.

The suspensions cover this weekend's race on the Indianapolis Motor Speedway road course and the Indy 500, which Penske is trying to win for a

record-extending 20th time.

"That's a big deal, a significant impact to the team, to the individuals involved," Penske told the AP of the Indy 500 being included in the suspensions. "I talked to all of them and the goal was, 'How can we move forward and be competitive and win? Win the next two races?' That was the feeling I had when I left the meeting."

Asked how Newgarden moves forward and regains the respect of his competitors, Penske said: "He's got to do it on the racetrack. I think he understands the gravity of this thing and I need to support him."

He said contract talks with Newgarden are ongoing but "for sure I do" want to re-sign him.

The push-to-pass function is controlled by IndyCar and disabled on starts and restarts, when the extra boost of horsepower is illegal. Two weeks ago at Long Beach, a glitch in the software knocked out the software on all cars

except the three Penske entries. IndyCar's investigation later showed that the software had been in place in the season-opening race and Newgarden used it to his advantage an admitted three times.

Newgarden said he thought there had been a rule change and the P2P system was now legal on restarts. McLaughlin said he hit the button out of habit and gained no advantage from the horsepower boost that lasted less than 2 seconds.

McLaughlin said he used it once at St. Petersburg and Power never illegally used it. Besides stripping Newgarden and McLaughlin of their podium finishes, IndyCar fined all three drivers \$25,000 and docked them 10 points each.

Cindric said the software was inadvertently left on the cars since last August when it was installed to test IndyCar's upcoming hybrid engine but the scandal shook IndyCar, which had not had a disqualification in 29 years.

NBA

Be like Mike



ASSOCIATED PRESS

The Knicks' Jalen Brunson scored 43 points in a second-round Game 1 win Monday against the Pacers. Brunson has scored 40 or more points in four straight games.

By BRIAN MAHONEY
ASSOCIATED PRESS

Brunson on a postseason roll not seen since Jordan as Knicks go for 2-0 lead

GREENBURGH, N.Y. | Jalen Brunson's shot at stardom was clear to Tom Thibodeau when he was in high school. Donte DiVincenzo saw it as soon as they became teammates in college.

Rick Carlisle witnessed it as Brunson's first professional coach — and now has to figure out how to slow down a player on the longest scoring roll in the postseason since Michael Jordan three decades ago.

Brunson will try to help the New York Knicks take a 2-0 lead in the Eastern Conference semifinals over the Indiana

Pacers on Wednesday in the only game on the NBA schedule.

Brunson scored 43 points on Monday in the Knicks' 121-117 victory in Game 1. He has scored 40 or more in four straight games, the first player to do that in the postseason since Jordan in the 1993 NBA Finals, and is just the fourth player ever to do that.

Yet he insists he never goes into a game thinking about how much he needs to score, even on a Knicks team missing

points from injured fellow All-Star Julius Randle.

"I think, what can you do, how can we be aggressive, how can we attack and where can we get the best advantage for our team," Brunson said Tuesday. "And it has nothing to do with me saying I need to hit this amount of points, I need to hit this amount of shots. It's just, I'm reading how the game is being played and that's just my mindset and that's how it always has been."

Thibodeau first noticed it watching Brunson grow up, particularly when he became a high school star in Illinois while Thibodeau was coaching the Chicago Bulls. He has always been impressed by the way Brunson was never satisfied — and still isn't — and cares far more about team success than any individual accolades.

"I think that that's what makes him who he is," Thibodeau said. "And right now this is what we need for us to win."

Brunson has followed his first All-Star season by leading all players in postseason scoring with 36.6 points per

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COMMANDERS

Playoffs still likely elusive despite busy offseason

Commanders a step behind leaders

By LIAM GRIFFIN
THE WASHINGTON TIMES

No team was as active as the Washington Commanders this spring. In the first offseason for owner Josh Harris, coach Dan Quinn and general manager Adam Peters, the franchise overhauled a roster that finished 4-13 in 2023.

The Commanders added their quarterback of the future and several prospective starters in the draft, but they're still a step behind perennial playoff contenders in the Dallas Cowboys and Philadelphia Eagles.

Washington entered the offseason primed for a remodel with the most salary cap space in the league and valuable draft capital.

Instead of overspending on a flashy free agent, the front office built the team through less glamorous positions. Linebacker Bobby Wagner, tight end Zach Ertz, center Tyler Biadasz and defensive end Dante Fowler Jr. aren't household names, but they bring valuable experience to a rebuilding team.

According to OverTheCap, the Commanders have the highest roster turnover in the league. Only 57% of the players from Washington's 2023 squad are still on the team.

The rebuild is a work in progress — Washington ranks near the bottom of the league in most power rankings and holds long odds to make the playoffs. But the Commanders made their biggest splash in the draft when they added quarterback Jayden Daniels with the No. 2 overall pick.

The 2024 season, and Peters' tenure as general manager, will likely be defined by the reigning Heisman Trophy winner. If Daniels blossoms into a superstar, this year's draft will be a highlight reel moment for Peters and Quinn.

Washington has a blueprint to follow as the Houston Texans went from worst to first in their division last season, led by 2023 No. 2 pick C.J. Stroud.

The Commanders' draft didn't end

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NHL

Panthers, Oilers hope fortunes change in playoffs

By TIM REYNOLDS
ASSOCIATED PRESS

SUNRISE, FLA. | The season for the Florida Panthers cannot end on Wednesday night. It's not an elimination game, the Boston Bruins cannot close them out and no matter what happens there's a flight to Massachusetts on Thursday and another game there on Friday.

So, it's not a must-win.

The Panthers might feel otherwise.

Game 2 of Panthers-Bruins is Wednesday night, with Boston looking to go up 2-0 in the NHL second-round playoff series. Florida has trailed a playoff matchup 2-0 on five occasions in its history and

Florida seeks to even Bruins series as Edmonton has clean slate with Canucks

hasn't rallied to win any of them — the Panthers were swept by Colorado in the 1996 Stanley Cup Final, swept by New Jersey in the first round in 2000, lost in six games to Tampa Bay in the 2021 first round, got swept by the Lightning in the second round in 2022 and lost last year's Final to Vegas in five games.

"Nobody's gone 16-0 as far as I know," Panthers coach Paul Maurice said Tuesday. "So, everybody's going to suffer ... you rebound and you learn from it."

Florida-Boston is the first of two NHL playoff games on Wednesday's schedule. It'll be followed by Game 1 of Vancouver-Edmonton in a Western Conference second-round series, with the Canucks having home-ice advantage in that matchup.

Vancouver swept Edmonton in all four regular-season meetings, though three of those games were during the Oilers' horrid 3-9-1 start that led to the firing of coach Jay Woodcroft.

"We're going into Round 2 of the Stanley Cup playoffs," Oilers forward Leon Draisaitl said. "We don't care about what happened in the regular season. And I bet you that they don't either, as much as you think. We're a different team now. It's going to be tight-checking, with two really good teams going at it. The team that plays better hockey will win."

The Oilers hope their regular-season fortunes change.

The Panthers desperately need the same to happen.

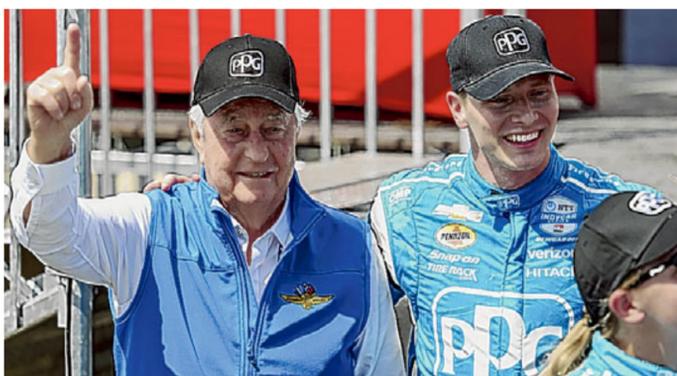
Boston is now 5-0-0 against the

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ASSOCIATED PRESS

"Nobody's gone 16-0 as far as I know," Panthers coach Paul Maurice said. "So, everybody's going to suffer ... you rebound and you learn from it."



ASSOCIATED PRESS

Owner Roger Penske suspended the president of Team Penske along with three others for the next two races for their roles in the IndyCar cheating scandal. Penske remains committee to Josef Newgarden (right), who was stripped of his March 10 win.

AUTO RACING

Penske suspends his team president, three others for IndyCar cheating scandal roles

By JENNA FRYER
ASSOCIATED PRESS

Roger Penske has suspended the president of Team Penske along with three others for the next two races for their roles in the cheating scandal that has rocked IndyCar ahead of the Indianapolis 500.

Penske said Tuesday in an interview with The Associated Press that a review done by his general counsel found no "malicious intent by anyone" and chalked

up the incident as a breakdown in internal processes and miscommunication.

He also said he remains committed to reigning Indianapolis 500 winner Josef Newgarden, who was stripped of his March 10 victory for the scandal, and is actively trying to sign the two-time IndyCar champion to a contract extension.

"We're the same company we have been for 50 years and I'm going to hold my head high," Penske told the AP. "This is an unfortunate situation and when you're the leader, you have to take action.

We've done that and we're going to move on. I am not trying to run a popularity contest."

The scandal dates to the IndyCar season-opener in March won by Newgarden. Six weeks later, the series discovered that the three Penske cars were able to use a software system to get a horsepower boost on starts and restarts, which is against the rules.

Tim Cindric, who oversees all Team

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