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Democracy Dies in Darkness

WEDNESDAY, MAY 29, 2024 · **$3**

S. Africa rocked by political killings

Violence could affect ruling ANC party's bid to retain power in election

BY KATHARINE HOURELD

NONGOMA, SOUTH AFRICA — The hit man struck just after midnight. His bullet shattered a window, punched through a 4-year-old boy and slammed into the body of his grandmother as she slept beside him, a family member recounted in an interview. The victim, Ntombenhle Mchunu, was a soft-spoken 75-year-old town councilor. That position had made her a target.

Mchunu's killing in August was the beginning of months of terror, including three other attacks on her council colleagues and their relatives, for this small town in the north of the country.

As South Africans head into national elections Wednesday, the country's politics have been rocked by an epidemic of assassinations, including 40 recorded since the start of last year. While they have largely targeted local officials, politicians and activists, the killings appear set to affect the outcome of the national vote.

The killings have fostered a climate of lawlessness and government paralysis that have fueled voter anger, and the failure of the ruling African National Congress to stem the violence has been eroding the party's popularity. National polls now show that the ANC, led by President Cyril Ramaphosa, is unlikely to gain a majority in the parliamentary elections for the first time since it came to power in 1994 after the end of apartheid, raising the prospect that the party will have to form a coalition government.

The ANC has grown so con-

SEE **SOUTH AFRICA** ON **A14**

PHOTOS BY YEHYUN KIM FOR THE WASHINGTON POST

For people of color with long covid, a 'huge disparity'

On top of a debilitating disease, many feel they're being erased from records and policy debates. Some struggle even to get a diagnosis.

BY AKILAH JOHNSON

A mild covid infection at the start of the pandemic has thrown Jeanine Hays's immune system out of whack, she said, as her husband ticked off ailments the way drug commercials list side effects.

Chronic hives. Hair loss. Tinnitus. Severe nerve pain. Extreme fluctuations in blood pressure. Allergic reactions to synthetic fabrics and processed foods.

In every room of their house, the couple keep an air purifier and EpiPen, both things they travel with, too. And Hays always carries an extra set of clothes just in case what she's wearing becomes unbearably itchy. "I definitely still feel like a toddler in that way," she said.

"Bryan and I are learning to live with long covid," the 45-year-old said of her high school sweetheart turned husband. "Our way of life is much different."

TOP: Jeanine Hays and husband Bryan Mason on a hiking trail in Napanoch, N.Y. Because her long covid has many symptoms, they take precautions like wearing N95 masks outside. ABOVE: Chimére Sweeney, a former Baltimore teacher, said of finally getting her diagnosis: "I cried. … I was like, 'Thank you, God!' "

It has been four years since covid began burdening people with lingering symptoms often dismissed by mystified medical providers who were dubious and unwilling to help — especially when treating patients of color, according to clinicians and public health researchers.

For patients of color, it is an all-too-familiar — and maddening — story.

Health-care experts and medical studies have found that racist myths about Black people having higher pain tolerance, coupled with physicians' biases, mean Black patients are more likely to be seen as drug-seeking and described negatively in electronic medical records. That is true when it comes to routine diagnoses, and clinicians and public health researchers believe the same to be true with long covid, even as its definition remains very much a work in progress.

It's bad enough that patients

SEE **COVID** ON **A6**

Trump trial's final pitches

PROSECUTION: PLOT TILTED 2016 RACE

Defense rips at Cohen in closing arguments

BY SHAYNA JACOBS, DEREK HAWKINS, ISAAC ARNSDORF AND DEVLIN BARRETT

NEW YORK — A prosecutor urged jurors in marathon closing arguments Tuesday to convict Donald Trump in a hush money scheme "that could very well be what got President Trump elected" in 2016 — suggesting that the stifled tale of sex with a porn star changed the course of American history.

By offering that the alleged crimes may have decided the winner of the 2016 presidential race, Assistant District Attorney Joshua Steinglass implicitly highlighted the potential stakes of the seven-week trial — that the jury's verdict here could alter the 2024 presidential contest, in which Trump is the presumptive Republican nominee.

Steinglass said the evidence is overwhelming that Trump knew of and directed efforts to falsify business records related to the reimbursement of a $130,000 payment to adult-film actress Stormy Daniels.

It was a "conspiracy and a coverup" that stretched from the campaign trail to the White House, Steinglass told the jury,

SEE **TRUMP** ON **A7**

Media frenzy: Biden's campaign stages an event outside trial. **A4**

What's next: Options range from mundane to unprecedented. **A8**

After thaw in LGBTQ+ ties, slur stains pope

Francis used a pejorative reference to gay men, leading to a rare apology

BY ANTHONY FAIOLA AND STEFANO PITRELLI

ROME — Pope Francis on Tuesday issued a rare apology after he was accused of using a highly pejorative slur to refer to gay men in a closed-door session with bishops last week.

The pope's choice of words, reported by major Italian news outlets and confirmed to The Washington Post by a senior Vatican official, appeared to run counter to his efforts to thaw the relationship between the Catholic Church and the LGBTQ+ community. Since he first declared "Who am I to judge?" shortly after becoming pope in 2013, Francis has gone further than any pontiff in building bridges to gay Catholics.

In the meeting with Italian bishops, however, the pope was quoted as using the word "frociaggine," which in the Roman Italian dialect roughly translates

SEE **POPE** ON **A10**

Strike on Rafah did not violate warnings, U.S. says

BY YASMEEN ABUTALEB, JOHN HUDSON AND MISSY RYAN

The White House said Tuesday that Israel had not violated President Biden's warnings on the conduct of its military campaign in Rafah after an airstrike there over the weekend killed at least 45 Palestinians and injured hundreds more, suggesting the United States would impose no consequences for the Israeli action.

The airstrike on a makeshift tent encampment caused a fire to break out in the Tal al-Sultan neighborhood of Rafah, in southern Gaza, creating one of the most horrifying scenes of the war in the Palestinian enclave. Images of charred bodies and videos of parents burning alive as their children screamed for help ricocheted across social media, prompting renewed global outrage and growing calls for Israel to halt its offensive in Rafah.

Several Biden officials, including Vice President Harris, lament-

SEE **BIDEN** ON **A12**

Latest strike: Gaza officials say at least 21 were killed in Rafah. **A12**

AMR ABDALLAH DALSH/REUTERS

The coffin of an Egyptian soldier is carried in Fayoum, Egypt, on Tuesday. The soldier was fatally shot in the Rafah border area Monday, and Egypt and Israel both said they were investigating.

ELECTION 2024

Trump tests limits of law with donor pleas

Ex-president increasingly touts promised policies as he solicits big money

BY JOSH DAWSEY

When Donald Trump met some of the country's top donors at a luxurious New York hotel earlier this month, he told the group that a businessman had recently offered $1 million to his presidential effort and wanted to have lunch.

"I'm not having lunch," Trump said he responded, according to donors who attended. "You've got to make it $25 million."

Another businessman, he said, had traditionally given $2 million to $3 million to Republicans. Instead, he said he told the donor that he wanted a $25 million or $50 million contribution or he would not be "very happy."

As he closed his pitch at the Pierre Hotel, Trump explained to the group why it was in their interest to cut large checks. If he was not put back in office, taxes

SEE **MONEY** ON **A5**

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Rising seas A home along North Carolina's Outer Banks became the area's sixth to fall into the sea in the past four years, and it probably won't be the last. A16

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President Biden braces for fallout with the first of Hunter Biden's two trials starting soon. A3

Texas storms with powerful winds and hail knocked out power for nearly 1.4 million. A4

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All three major self-driving vehicle companies are facing federal investigations over potential flaws linked to crashes. A15

The replacement of aging wires would boost U.S. power grid capacity and speed the transition to clean energy. A16

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The District's lack of tracking for youths in both the justice and welfare systems can have harmful consequences, a report found. B1

A dog at risk of being euthanized recently earned certification as a bomb-sniffing specialist in Maryland. B1

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In an excerpt from his book, Michael Andor Brodeur ruminates about the sway He-Man held in the early '80s. C1

FOOD

A Florida cafe that employs people with developmental and intellectual disabilities aims to do more than serve coffee.

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CORRECTIONS

• A May 24 A-section article about the Biden administration's handling of Israel's actions in Rafah, in the Gaza Strip, incorrectly referred to Edem Wosornu, the director of the U.N. Office for Coordination of Humanitarian Affairs, as a man. Wosornu is a woman.

• The headline of a May 28 Health & Science article incorrectly referred to the climate and health benefits of diesel school buses. The headline should have said that a study quantified the benefits of switching from diesel school buses to electric school buses.

The Washington Post is committed to correcting errors that appear in the newspaper. Those interested in contacting the paper for that purpose can:
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Virtual roll call would nominate Biden amid Ohio uncertainty

BY PATRICK SVITEK

JIM VONDRUSKA/REUTERS

The Democratic National Convention will be held at the United Center in Chicago in August, after an Ohio deadline to include President Biden on the ballot. While Ohio has scheduled a special session to address the issue, Democratic officials are seeking workarounds.

The Democratic National Committee is preparing to nominate President Biden as the party's presidential nominee through a "virtual roll call" ahead of its August convention in Chicago, an unusual step to ensure that Biden can meet a deadline to appear on the ballot in Ohio.

The move comes despite a special legislative session in Ohio this week that Gov. Mike DeWine (R) said would resolve the issue. Democrats are not optimistic about the special session, given that DeWine has added an unrelated proposal on campaign finance to the agenda that Republicans want considered alongside legislation that would allow Biden on the ballot.

"Joe Biden will be on the ballot in Ohio and all 50 states, and Ohio Republicans agree," Democratic National Committee Chair Jaime Harrison said in a statement. "But when the time has come for action, they have failed to act every time, so Democrats will land this plane on our own."

A virtual roll call, Harrison added, will ensure that the GOP "can't chip away at our democracy through incompetence or partisan tricks."

The exact timing of the virtual roll call remains to be seen, but party officials emphasized it will be before Ohio's Aug. 7 ballot certification deadline. The DNC's Rules and Bylaws Committee is set to meet June 4 to vote on a resolution to clear the way for the virtual event. If approved, the resolution will then need approval from the full DNC.

It would not be the first time Democrats finalized their presidential nominee virtually. In 2020, during the coronavirus pandemic, the Democratic National Convention was conducted almost entirely remotely, with the roll call featuring prerecorded messages and live shots from across the country.

But the in-person roll call of states, culminating with the official nomination of a presidential candidate, is typically a focal point of the pageantry of political conventions. The Chicago convention is still expected to feature the roll call, but the formal nomination of Biden will be during the virtual proceedings.

DeWine said after the DNC's announcement that he still wants legislation to ensure that Biden is on the ballot, calling it the "prudent" thing to do.

"As I previously said, we do not want to leave something so basic as having the sitting President of the United States on the ballot to others when this can — and should — be done legislatively," DeWine said in a statement.

Ohio's GOP secretary of state, Frank LaRose, first warned Democrats in early April that Biden could miss the ballot because the Democratic National Convention, which is set for Aug. 19-22, falls after the state's certification deadline. A similar challenge arose in Alabama, but state lawmakers passed a bill to push the deadline back, and Gov. Kay Ivey (R) quickly signed it into law.

Ohio state legislators had hoped to fix the problem legislatively, too, but leaders said this month they were at a stalemate.

When DeWine announced the special session last week, he said it would also include legislation to "prohibit campaign spending by foreign nationals."

While it is already illegal for foreign nationals to give to candidates in Ohio, state Republicans have been looking to crack down on foreign influence in ballot issue campaigns after liberal groups spent big last year to enshrine abortion rights in the state constitution. One of the groups that was involved, the Sixteen Thirty Fund, is heavily funded by Swiss billionaire Hansjörg Wyss.

DeWine on Thursday downplayed the idea that the foreign contribution ban would sink the proposal.

"I don't know why this would be a poison pill," DeWine said. "When you ask most Ohioans, they would think it's a ridiculous situation that a foreign national can come in to the state of Ohio — or not even come in to the state of Ohio — and spend a significant amount to affect an Ohio ballot issue."

After DeWine's announcement, the Ohio Democratic Party chair, Elizabeth Walters, called on the state's Republicans to "put politics aside and pass a clean bill to put Joe Biden on the ballot."

Biden's campaign has long expressed confidence that he will be on the ballot in all 50 states. Democrats floated "provisional" ballot certification as a possible solution, though LaRose and Alabama's Republican secretary of state, Wes Allen, rejected the method.

The Ohio Senate convened Tuesday afternoon after the DNC's announcement, and Democrats were quick to argue that the special session — with its controversial campaign finance proposal — was no longer necessary.

After deadly strike on Rafah, Israel is using words as camouflage

Robin Givhan
THE CRITIQUE

The recent Israeli airstrike on a tent camp in Rafah intentionally killed two militants who were hiding there but also killed at least 45 bystanders. The Israel Defense Forces confirmed the former as a mark of success in its military campaign against Hamas. The Gaza Health Ministry confirmed the latter. These deaths included parents, children, young adults, middle-aged singles and the elderly. They died by fire and by shrapnel. They died screaming for help from bystanders who were themselves helpless, who couldn't douse the flames that engulfed the victims because they had no water.

Israeli Prime Minister Benjamin Netanyahu called these civilian deaths a "tragic accident" in an address to parliament. Many words might accurately describe these killings — gruesome, cruel, immoral — but "accident" is not one of them.

The residents of Gaza have been displaced from their homes and herded into areas that have been designated humanitarian zones, the boundaries of which are not discrete, their locations confusing and their general fitness for human habitation indecent. Here they are stuck, crowded together under tarps and lean-tos, surrounded by devastation while Israeli leaders maintain that they're using "precise munitions" and "precise intelligence" to target combatants. The munitions are many things — destructive, deadly, powerful. But if they're not "precise" enough to spare lives, then are they really precise at all?

The language of war serves as a camouflage that allows the truth to hide. It aims to make the horror of deadly conflict acceptable, or at least manageable. The language is a balm to the combatants, perhaps. A way of allowing that certain deaths are unavoidable and therefore part of a cause whose moral standing remains unmarred.

But such forgiving words fail to dignify the victims of war with the unforgiving reality of what happened to them. They were not collateral damage. They were more than casualties. They were individuals. And they were slaughtered.

In wars, too often the words that name the unconscionable act can fail miserably in conveying the truth about it. Not just in this war, but every war. It's a struggle to reconcile the notion of "friendly fire" with the breathtaking reality of being wounded or killed by one's fellow soldier. How does the shooter carry that staggering burden? And so the awfulness is wrapped in a euphemism that sounds almost neighborly. "Enhanced interrogation" sounds far more banal and bureaucratic than torture. The description, used by the United States in the aftermath of 9/11, didn't make waterboarding or sleep deprivation any less inhumane when it was used against prisoners, but it was a phrase that leaders could repeat among themselves to make peace with their actions and their constituents.

HAITHAM IMAD/EPA-EFE/SHUTTERSTOCK

Palestinians transport the bodies of relatives killed in an Israeli airstrike. At least 45 bystanders were killed on the strike on a tent camp in Rafah, which was designated a humanitarian zone.

The euphemisms of war are the foundation upon which monuments are constructed. They're the retaining wall for when the moral ground on which countries stand begins to erode. "There were many measures taken before the attack to minimize harm to non-involved people," the IDF said about the assault on Rafah. Who are the "non-involved people" in Gaza? Isn't everyone involved in this carnage by default? By the mere fact that they can't escape Gaza? By their existence as Palestinians?

Hamas fighters hide within the general population in Gaza. Israeli leaders tell the world again and again that Hamas uses civilians as "human shields." It seems that the way around these shields has been to destroy them, whether those humans are in homes, hospitals or tent encampments. It's far gentler on the soul to hear that a commander has ordered his troops to attack inanimate shields, these tools of battle, rather than unwitting adults and schoolchildren.

The words of war are dehumanizing. They have to be. That helps sustain the anger, the demand for vengeance, the willingness to kill. The airstrike in Rafah is part of Israel's ongoing battle to destroy Hamas after its murderous Oct. 7 attack. Hamas viciously killed some 1,200 Israelis, mostly civilians, and kidnapped 252 people, some of whom are still missing. The attack, which took Israel's military by surprise, came after months of heightened tension between Israelis and Palestinians, but was also part of generations of conflict.

The language that has long been used by all the involved parties serves to add just a bit more territory to their moral high ground. The civilian Israelis who squat in disputed territory and expand their presence are referred to as "settlers" — a word that brings with it all the weight of divine right. When Hamas attacked Israel on Oct. 7, they terrorized a population; the United States considers Hamas a terrorist organization and the White House described the killings as "terrorist attacks." But Hamas, which is also a governing body in Gaza and one that refuses to recognize Israel, characterizes itself as a resistance movement. The misappropriated label aims to place Hamas fighters righteously alongside a host of other guerrilla organizations, such as the French resistance during World War II or the anti-apartheid forces in South Africa.

The munitions are many things — destructive, deadly, powerful. But if they're not "precise" enough to spare lives, then are they really precise at all?

And now, in Gaza, it seems that a slew of words are used to mitigate the anguish of the population, the devastating nature of its suffering, the history that fuels this fight and the horrible history that's being made. Shields, civilians, casualties, accidents and non-involved people. The fuzzy, diplomatic words are used to take some of the sting out of the truth. To keep the high ground from caving in on itself. To mitigate the moral burden. And to keep the fighting going until a meaningless, wretched end.

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POLITICS & THE NATION

Biden team braces for Hunter Biden's upcoming trials

Cases combine to add personal distraction to campaign pressure

BY MATT VISER AND TYLER PAGER

DEMETRIUS FREEMAN/THE WASHINGTON POST

President Biden and his son Hunter Biden at the White House Easter Egg Roll on April 1. Hunter Biden's federal trial on charges that he lied about his drug use when buying a gun begins Monday as the president prepares for foreign trips and a debate with Donald Trump.

At 8:30 a.m. Monday, Hunter Biden is scheduled to report to Courtroom 4A in Wilmington, Del., facing his most dire legal peril to date and the possibility of a federal conviction on charges that he lied about his drug use when he purchased a firearm.

The next day, President Biden is scheduled to depart for Paris on a trip that could not come at a worse personal moment. It sets up what could be a tumultuous June for the president, with his son scheduled to undergo a federal trial in the same month as the president takes two foreign trips, hosts a fundraiser with former president Barack Obama and holds a critical debate with his opponent Donald Trump.

Biden has increasingly expressed deep concerns about his son, worrying about him on a daily basis, partly reflecting a feeling of responsibility for, in a sense, putting Hunter in this situation, aides say. Biden launched his 2020 presidential campaign at a time when his son was in the throes of a major drug addiction, and Hunter now faces constant, often humiliating, scrutiny because his father is president.

The legal vise tightening around Hunter Biden has also aggravated tensions between White House advisers and Hunter Biden's legal team, and it has renewed concerns over how and whether some of Hunter's lawyers will be paid. Those close to the Biden family worry that, after years of relative stability in his life as a recovering addict, Hunter now faces the real possibility of a federal conviction that could result in a prison sentence.

Hunter Biden's trials — a second, on tax evasion charges, is scheduled for September — come after weeks of blanket coverage of Trump's own criminal trial involving an adult-film actress and allegations of adulterous sex and hush money payouts. Hunter Biden's trials could draw attention from that tawdry testimony to Hunter's own less-than-savory activities including drug abuse, payments to pornographic sites allegedly written off as business expenses, and benefiting from his famous family name.

There are vast differences in the two cases — chief among them that Hunter Biden is not running for anything — but Republicans are certain to seize anew on these embarrassing episodes in the Biden family's past. And while President Biden has often refrained from speaking publicly about a case that his own Justice Department is prosecuting, it has weighed heavily on him in ways that have close aides and advisers deeply concerned.

"He is fully capable of what will be a demanding month," Sen. Chris Coons (D-Del.) said in an interview. "If I would be concerned about anyone's ability, it would be former president Trump, who has all the stresses of being a defendant, not just a parent."

Federal prosecutors and attorneys for Hunter Biden declined to comment for this article.

Rarely in the history of the presidency have political drama and personal anguish converged in this way: An aging president who has lost two children faces the trial of a third during perhaps the most important month of his reelection campaign.

"The Hunter drama has been going on forever, and I know it has to take a toll on him," said veteran Democratic strategist James Carville. "He's just got to soldier on, just gut through it."

Carville said Biden's success in June does not hinge primarily on the trips to France and Italy or on his son's legal woes, but rests almost entirely on his performance in the debate with Trump.

In mid-June, the president is scheduled to attend a star-studded fundraiser in Los Angeles that will feature Obama, just miles away from where Hunter Biden's second trial will unfold in September.

Biden has in the past cleared his schedule during key moments involving his son, such as when Hunter Biden was set to plead guilty last July — an agreement that ultimately collapsed, leading to the upcoming trials. The president has generally tried to avoid commenting on the ongoing investigations, but he has also declared his son's innocence. "My son did nothing wrong," Biden said during a presidential debate in October 2019.

Last May, he remained steadfast on that point. "My son has done nothing wrong," he told MSNBC. "I trust him. I have faith in him."

Hunter Biden and his attorneys for months attempted to delay both the gun and the tax case with the aim of pushing them back by several months, and possibly past the election. They have filed interlocutory appeals — raising aspects of the case before an appeals court even before the trial commences — in hopes of having the cases delayed or dismissed. The tactic is similar to those Trump's attorneys have used to delay some of his cases.

Special counsel David Weiss, who is overseeing the prosecution of both cases against Hunter Biden, has vigorously objected to these moves, casting them as little more than stalling tactics.

U.S. District Judge Maryellen Noreika in Delaware recently issued a scheduling order setting up the gun purchase trial to begin on June 3, rejecting attempts by Hunter Biden attorney Abbe Lowell to push it back.

Hunter Biden's lawyers say he is being selectively prosecuted as the president's son, arguing that other people suspected of similar offenses do not face years-long investigations and aggressive criminal prosecutions.

His team also argued that he was being charged as punishment for his father's defeat of Trump in the 2020 election.

The judge has broadly rejected such claims, in part by citing President Biden's current role as the ultimate supervisor of the Justice Department. "Defendant's claim is effectively that his own father targeted him for being his son, a claim that is nonsensical under the facts here," Noreika wrote in one of her rulings.

The trials come after Hunter Biden weathered a lengthy investigation by House Republicans, who complained that he improperly benefited from his father's position when Joe Biden was vice president — and that the elder Biden benefited from his son's business dealings. But Republicans have struggled to present any direct evidence and have largely dropped their impeachment plans.

That has focused attention on the court proceedings and the highly unusual spectacle of a president's grown son facing a potential criminal trial at the time his father is revving up his reelection campaign.

Adding to the surreal quality of the moment, Trump has hurtled between the courthouse and the campaign trail as he faces a trial on allegations of falsifying documents related to a hush money payment. The former president faces three other potential criminal trials, on charges of mishandling classified documents and conspiring to overturn the results of the 2020 election, although those proceedings may be pushed beyond the Nov. 5 election.

A potential plea agreement between Hunter Biden and federal prosecutors, which would have avoided the need for trials, blew up a year ago under questioning from Judge Noreika, largely over a dispute about whether it would protect Hunter Biden from additional charges in the future.

The Delaware case centers on a claim Biden made, on the forms required to buy a gun on Oct. 12, 2018, that he was not addicted to illegal drugs — when, the indictment says, "he knew that statement was false and fictitious." If he is convicted, the maximum sentence for the most serious crime in the indictment would be 10 years in prison, although Hunter Biden would likely face far less time under federal sentencing guidelines.

That case is fairly straightforward, attorneys on both sides say, and the president's son has already admitted to using drugs during this period. Prosecutors have even submitted passages from Hunter Biden's own memoir as evidence of his addiction.

Prosecutors still may face challenges in winning the case at trial. Hunter Biden's team is likely to argue that prosecutors rarely pursue someone for such a paperwork violation unless it is tied to a more serious crime, which it is not in his case. And the charge of lying on the government form needed to purchase a gun represents a small percentage of the nation's firearm-related prosecutions.

In California, Hunter Biden is facing three felony and six misdemeanor charges that prosecutors say could result in a maximum penalty of 17 years in prison. That case involves the alleged failure to pay at least $1.4 million in federal taxes from 2016 through 2019. Hunter Biden's allies say he has since paid the taxes.

Prosecutors recently filed an extensive list of evidence they plan to introduce in that trial, including emails, texts and business documents. The documents include correspondence between Hunter and his children — the president's grandchildren — and with his uncle, the president's brother.

Charges aside, the trial could reopen a window into some of the less savory chapters of Hunter Biden's life, episodes he has sought to put behind him. The prosecutors' evidence list includes documents from his divorce from Kathleen Buhle; tax forms from Hallie Biden, his brother Beau's widow, with whom he had an affair following Beau's death; and Lunden Roberts, the woman with whom he had a child, which he denied until she took him to court.

Based on the list of 321 possible exhibits, it also appears that prosecutors may delve into some of Hunter Biden's controversial business arrangements in Ukraine and China. Investigators have spent years examining whether those arrangements violated the law, but those probes have not yielded any charges against Hunter Biden.

Adding to the stakes, his legal problems come at a time of growing financial anxiety in Hunter Biden's camp, according to people close to him. Over the past several years, the president's son has been heavily subsidized by Kevin Morris, a close friend and benefactor. Morris and others close to Hunter at one point explored a legal-defense fund as a way to raise money to pay for his mounting legal bills, ultimately deciding against it.

Hunter Biden, while pursuing a career as an artist, has lacked a steady source of income in recent years, according to an array of documents and friends and associates who spoke on the condition of anonymity to discuss private matters.

Perry Stein contributed to this report.

DIGEST

CALIFORNIA

Man apologizes for attacking Paul Pelosi

The man convicted of attempting to hold former U.S. House speaker Nancy Pelosi hostage and attacking her husband with a hammer two years ago apologized in federal court Tuesday but still received 30 years in prison at an unusual resentencing hearing that resulted from judicial error.

District Judge Jacqueline Scott Corley on May 17 sentenced David DePape to 20 years for attempting to kidnap Nancy Pelosi and 30 years for the October 2022 assault on Paul Pelosi, the maximum for both counts. The sentences would run simultaneously.

But she had failed to allow the defendant to address the court at that sentencing. Corley scheduled Tuesday's hearing for the limited purpose of allowing DePape to speak for the purpose of mitigating his sentence.

On Tuesday, she apologized to DePape, 44, and to attorneys for her error and asked if he wished to address the court.

DePape said yes and proceeded to speak quickly off a piece of paper.

"I'm sorry for what I did," he said, adding that he felt horrible and never meant to hurt Pelosi and that he should have left the house when he realized the former speaker was not there.

Corley said the sentence needed to reflect the seriousness of the crime and act as a deterrence to others who may choose to break into the homes of elected officials and hold their spouses hostage and beat them.

— Associated Press

MICHIGAN

Trooper charged in death of Black man

A Michigan State Police trooper who drove his unmarked SUV into a 25-year-old Kentwood man who was fleeing from police has been charged with second-degree murder.

Michigan Attorney General Dana Nessel announced the charges against Detective Sgt. Brian Keely on Tuesday after Michigan State Police earlier this month concluded their investigation into the April 17 death of Samuel Sterling and released body camera footage showing the collision.

Police say Sterling, a Black man, fled from officers on foot on April 17 after they approached him at a Kentwood gas station — located just outside Grand Rapids — and attempted to take him into custody on multiple outstanding warrants.

A 15-minute video of the incident released May 10, which includes body and dash camera footage from three separate police agencies, shows police chasing Sterling as they instruct him to stop and put his hands in the air. As Sterling runs past a Burger King, he is struck by an unmarked car and pinned against the building's wall. Sterling died later that day in a hospital.

Nessel filed a second-degree murder charge with an alternative involuntary manslaughter charge.

— Associated Press

Mother tells police she shot one child and drowned another: A Missouri woman went to a police station Tuesday and told officers that she fatally shot one of her children and drowned another, authorities said. Jefferson County Sheriff Dave Marshak said both children were less than 10 years old. One child was found dead inside the mother's car, which was parked outside the Festus police station, where the mother turned herself in. Marshak said the other child had been drowned elsewhere and was found dead at a resort near Festus, a suburb of St. Louis. Officers found a third child safe. The mother has been arrested and the deaths are being investigated as homicides.

Military plane crashes near Albuquerque airport: A military aircraft crashed Tuesday near the international airport in Albuquerque, N.M., but authorities said the pilot was conscious and breathing. The aircraft came down on the south side of the airport, Albuquerque International Sunport spokesperson Diana Lopez said. She said the nearby Kirtland Air Force Base was leading the investigation into the crash. Lopez said the pilot was the sole person aboard and was receiving medical care. Authorities haven't said what type of aircraft was involved.

— Associated Press

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Biden campaign pivots on Trump trial with news conference by courthouse

Former president's camp says event is admission that the case is political

BY ISAAC ARNSDORF AND TYLER PAGER

NEW YORK — The Biden campaign took its biggest step toward engaging with Donald Trump's criminal trial by staging a news conference on the courthouse's doorstep Tuesday, injecting the president's core campaign themes into the coverage but feeding claims from Trump's team that the prosecution is political.

The White House and the president's reelection campaign have avoided discussing Trump's four separate criminal cases, aiming to guard federal and local prosecutors' independence against Trump's accusations without evidence that the charges are centrally coordinated and fabricated to harm his candidacy.

On Tuesday, Trump's attorneys and the Manhattan district attorney presented closing arguments on charges of falsifying business records to cover up hush money payments to an adult-film actress before the 2016 election.

Biden and his campaign have occasionally made oblique references to the trial, often in the form of jokes about Trump being in court instead of campaigning, or him appearing to sleep during the proceedings. But coming to the courthouse was by far the most overt measure the campaign has taken to get involved in wall-to-wall press coverage of Trump's trial, now in its seventh week.

Michael Tyler, the Biden campaign's communications director, said they held the event at the courthouse for access to the blocks-long row of TV cameras, breaking into live network coverage.

"We're here because you're here," he said.

But Trump's aides almost immediately took over the microphones to call the event a stunt that showed desperation as Trump steadily leads in national and swing-state polls.

JABIN BOTSFORD/THE WASHINGTON POST

Actor Robert De Niro departs after speaking to reporters in support of President Biden at Collect Pond Park across the street from the courthouse where former president Donald Trump attends closing arguments in his criminal trial on Tuesday.

"The Biden folks have finally done it: After months of saying politics had nothing to do with this trial, they showed up and made it a campaign event," Trump campaign spokesman Jason Miller said after the Biden team left. "Why the change? … Because Joe Biden's [poll] numbers are in the tank."

Trump led Biden 51-49 among likely voters in a Marquette Law School poll this month.

The Biden campaign brought actor Robert De Niro, who recently provided the voice-over for a Biden television ad, and two officers who helped defend the U.S. Capitol from rioting Trump supporters on Jan. 6, 2021. The focus on Trump's tolerance and inspiration of political violence reflects one of three themes that the Biden campaign is driving leading up to the first debate on June 27 in Atlanta, the others being abortion and economic policies.

> *"If Trump returns to the White House, you can kiss these freedoms goodbye that we all take for granted. And elections? Forget about it."*
>
> **Actor Robert De Niro**

"Under Trump, this kind of government will perish from the earth," De Niro said of American democracy, referencing Abraham Lincoln's Gettysburg Address. "If Trump returns to the White House, you can kiss these freedoms goodbye that we all take for granted. And elections? Forget about it."

De Niro spoke over profane taunts and chants from Trump supporters demonstrating in the neighboring park, calling them "crazy" and a sign of the chaos that Trump sows.

Former Washington police officer Michael Fanone, who was violently assaulted on Jan. 6, said Trump would govern as an "authoritarian who answers to and serves only himself."

Harry Dunn, a former Capitol police officer who ran unsuccessfully in a Democratic congressional primary in Maryland, said Trump is continuing to encourage political violence, noting that his supporters were heckling him and Fanone as "traitors," as they did on Jan. 6.

"This is not a drill," Dunn said.

Officers who were attacked or injured on Jan. 6 are slated to campaign for Biden in six battleground states around the country ahead of the debate next month, emphasizing Trump as a threat to democracy.

Trump has attempted to spin concerns of undermining democracy back against Biden, portraying his criminal charges without evidence as a political persecution. On Tuesday, his spokeswoman Karoline Leavitt scoffed at the criticisms by Biden's surrogates, calling the proceedings inside the courthouse a "communist show trial."

Biden officials argue they have not changed their tack.

But officials have started to plan for how to respond to the verdict, including the possibility of referring to Trump as "convicted felon Donald Trump" in social media posts. No final decisions have been made, officials said.

But aides say regardless of whether Trump is convicted, their overall message will remain the same: Concerned Americans only have one option of defeating Trump — at the ballot box in November.

"We're going to run against the extremism embodied by Donald Trump, whether he sits in that building or anywhere else," Tyler said, gesturing toward the courthouse. "A threat no matter where he is."

Donna Brazile, a former chair of the Democratic National Committee, applauded the Biden campaign's news conference, saying they are right to "punch back" and draw a contrast with Trump.

"Isn't that the Trump playbook? They're just borrowing a page from the playbook of former president Donald Trump," she said. "If two or more reporters are gathered, then you try to be in the middle. Whether Joe Biden is campaigning in Pennsylvania or another battleground state, the media is in Lower Manhattan. We can't deny the fact that Trump's perfected it."

Judge in Fla. case rejects request to restrict Trump's remarks about FBI

BY PERRY STEIN

U.S. District Judge Aileen M. Cannon on Tuesday denied a request from federal prosecutors that she order Donald Trump to stop making incendiary claims about law enforcement personnel, saying the government should have more thoroughly consulted with Trump's attorneys before coming to her.

The judge, who is overseeing Trump's classified documents criminal case in Florida, strongly rebuked special counsel Jack Smith, who submitted his motion after the former president and his political campaign issued statements that said, "Biden's DOJ was authorized to shoot me!"

Those comments exposed FBI agents involved in the case "to the risk of threats, violence, and harassment," Smith said in the filing.

Cannon said the emergency request lacked "professional courtesy" and crammed important facts about the request in an "editorialized footnote." She denied the motion "without prejudice," which means prosecutors could raise the issue again in the future, presumably in a manner that would address Cannon's concerns.

Trump's attorneys quickly pushed back against the request over the weekend and said that Smith and his prosecutors "willfully disregard required procedures." They also asked Cannon to impose sanctions on the attorneys who participated in making the motion.

In Cannon's brief ruling Tuesday, she said prosecutors wrongly sought relief from the court without first trying to resolve the dispute with Trump's attorneys. Smith wrote in a footnote to the motion that prosecutors contacted Trump's lawyers, but his lawyers "do not believe that there is any imminent danger, and asked to meet and confer next Monday."

Cannon did not comment on the merits of the prosecutors' argument or whether she thought Trump should be allowed to make these types of comments about law enforcement. As the presumptive Republican presidential nominee, Trump has pushed hard to be allowed to publicly criticize those involved in all four of his criminal trials — creating a challenge for judges as they try to balance Trump's First Amendment rights with protecting the judicial process and the safety of those who are part of it.

Trump is charged in a federal indictment in Florida with improperly keeping classified documents after he left the White House and obstructing government efforts to retrieve the material. It is one of four criminal trials he faces as he seeks another term in the White House, but the Florida trial has been delayed indefinitely as Cannon slowly makes her way through a backlog of pretrial motions. On Tuesday, Trump was seated at the defense table in Manhattan criminal court, where jurors were hearing closing arguments in a state case in which he is accused of falsifying business records related to a hush money payment ahead of the 2016 election.

The claim last week by Trump and his supporters that FBI agents searched Trump's home in 2022 with specific authorization to use deadly force is a mischaracterization of a standard FBI document that accompanied the court-approved operation.

The document — which was attached to a Trump motion to dismiss his Florida indictment that was unsealed by the court last week — explains long-standing FBI policies; much like police officers, FBI agents are essentially always authorized to use deadly force when it is necessary and legally justified, and when they are operating in the United States.

Attorney General Merrick Garland told reporters last week that the policy is intended to limit the use of force and that agents used the same policy when conducting a voluntary search for government materials at President Biden's personal property last year.

Trump nevertheless has tried to argue that government agents were secretly trying or hoping to use lethal force against him.

In fact, people familiar with the investigation have previously told The Washington Post that the FBI deliberately chose to search Mar-a-Lago, Trump's Florida home and private club, at a time when Trump was not there. Some of their planning took into account a desire to avoid any confrontation or confusion with the Secret Service agents who were assigned to secure his home, according to the people, who spoke on the condition of anonymity to describe internal deliberations.

Trump's "allegation is false, and it is extremely dangerous," Garland said at a news conference on an unrelated matter on Thursday.

Smith's motion did not explicitly seek a gag order against Trump, but the kind of warning he describes would serve much the same function. Trump's lawyers called it an "unconstitutional gag order" in their motion asking Cannon to reject the request.

1.4 million in Texas lose power as violent storms slam Houston, Dallas

BY MATTHEW CAPPUCCI AND IAN LIVINGSTON

In less than 24 hours, multiple violent storms producing blinding rain, hail and winds over 70 mph battered Dallas, Houston and other parts of northern and eastern Texas, leaving nearly 1.4 million customers in the dark. The storms in the Houston area hit just 12 days after it was clobbered by a derecho, or violent straight-line windstorm, that killed eight people and unleashed 100 mph wind gusts.

The storms cut power to nearly 400,000 customers in Dallas County and 280,000-plus in Harris County, home to Houston. Dozens of counties to the southeast of Dallas and north of Houston had extensive outages affecting 30 percent to 60 percent of total customers.

Additional storms were possible in western and southern portions of Texas into the evening Tuesday.

Dallas was slammed by two complexes of storms in about 12 hours — the first late Monday afternoon, the second before dawn Tuesday.

The storms Tuesday morning brought winds of more than 70 mph around Dallas and its surrounding areas. A gust of 83 mph was clocked in Denton, while Dallas-Fort Worth International Airport and Love Field airports recorded gusts of 77 mph and 75 mph, respectively.

As these same storms headed south, they produced heavy rain, hail and numerous wind gusts of 60 mph or higher, affecting Lufkin and Coldspring while diving toward the Houston area. A gust of 75 mph was observed at George Bush Intercontinental Airport just north of Houston.

Reports of wind damage trickled into the area from Houston to Lake Charles on Tuesday afternoon, where gusts of around 55 to 60 mph were common. A carwash roof collapsed in Kountze, northwest of Beaumont.

During the early-morning storms near Dallas, the National Weather Service received reports of downed trees and damaged buildings, including a roof torn off a commercial building near Addison, a suburb about 13 miles north of Dallas. "Major damage" was reported at North Forney High School, about 23 miles east of the city.

SOFIA BARNETT/THE DALLAS MORNING NEWS/AP

Police block traffic in Garland, Tex., after a powerful storm toppled a power line Tuesday. Storms cut power to nearly 400,000 customers in Dallas County and 280,000-plus in Houston's Harris County.

Social media videos showed sheets of rain being blown sideways by the vicious gusts as lightning flashed frequently. The visibility at Dallas-Fort Worth International dropped to zero during the storm. In Houston, similar scenes emerged during the midafternoon as visibility dipped and skies turned black.

Monday's storm

Before that, Dallas was hit Monday afternoon when a lone supercell or rotating thunderstorm blossomed directly over the city. One storm cell over Tarrant County, just west of Dallas, dropped hail the size of baseballs. Social media video even captured the moments that hail shattered skylights at a Walmart, with chunks of ice and shards of glass raining down onto the store's shopping floor below.

The Weather Service received more than 100 reports of large hail Monday, mostly from northeastern portions of Texas.

It was initially unclear how much damage occurred across the region, but hail is the most expensive severe thunderstorm hazard in the Lone Star State. Hail damage routinely surpasses that of thunderstorm winds or tornadoes.

Monday night's hailstorms towered to more than 60,000 feet high and were even visible from north of Oklahoma City some 180 miles away.

Why these storms keep happening

Texas storms have been forming at the northern periphery of a "heat dome," or ridge of high pressure, that's been parking over Mexico and creating record temperatures there.

Thunderstorms like to straddle the edge of heat domes, riding the boundary along which temperatures change with distance.

So-called ridge runners also tap into jet stream energy, mixing momentum to the surface in the form of damaging straight-line winds.

Fortunately, the weather looks like it will be comparatively quiet Wednesday. But another band of windy thunderstorms is expected to crop up Thursday across the Colorado High Plains and blast southeast toward Dallas.

Jason Samenow contributed to this report.

Trump tests the boundaries of finance laws by tying solicitations to policies

MONEY FROM **A1**

would go up for them under President Biden, who vows to let Trump-era tax cuts on the wealthy and corporations expire at the end of 2025.

"The tax cuts all expire for wealthy and poor and middle-income and everything else, but they expire in another seven months and he's not going to renew them, which means taxes are going to go up by four times," Trump said, exaggerating the size of the cuts. "You're going to have the biggest tax increase in history."

Seconds after promising the tax cuts, Trump made his pitch explicit. "So whatever you guys can do, I appreciate it," he said.

The remarks are just one example of a series of audacious requests by Trump for big-money contributions in recent months, according to 11 donors, advisers and others close to the former president, who spoke on the condition of anonymity to describe his fundraising.

The pleas for millions in donations come as the presumptive Republican nominee seeks to close a cash gap with Biden and to pay for costly legal bills in his four criminal indictments.

Trump sometimes makes requests higher than his team expects to receive, sometimes surprising his own advisers because he is asking for so much money. By frequently tying the fundraising requests within seconds of promises of tax cuts, oil project infrastructure approvals and other favorable policies and asking for sums more than his campaign and the GOP can legally accept from an individual, Trump is also testing the boundaries of federal campaign finance laws, according to legal experts.

In one recent meeting staged by his super PAC, Trump asked oil industry executives to raise $1 billion for his campaign and said raising such a sum would be a "deal" given how much money they would save if he were reelected as president.

In recent meetings with donors, he has repeatedly suggested they should give millions of dollars without saying where it should go.

Larry Noble, a longtime campaign finance lawyer, said Trump was technically allowed to ask only for contributions of $3,300 or less for his campaign, according to federal laws. But he can appear at events for his super PAC where the price of admission is far higher — as long as he doesn't ask for the money directly.

"He can't say, 'I want you to give me $1 million,'" Noble said.

And after a 2016 Supreme Court decision overturning a public-corruption conviction of former Virginia governor Robert F. McDonnell, it would require an explicit quid pro quo for a specific government action in direct exchange for a contribution to be viewed as illegal, Noble said.

Also, even if presented with evidence Trump might have gone over the line, multiple prominent campaign finance lawyers said, the Federal Election Commission, which is gridlocked with three Republicans and three Democrats, is unlikely to investigate any of Trump's fundraising in an election year.

Trump is certainly not the first candidate to seek large checks from moneyed interests. Advisers say that Trump regularly makes the same policy promises on the campaign trail that he does behind closed doors with wealthy donors, and evidence has not emerged that Trump has directly linked a specific policy outcome to a specific donation.

Oftentimes, his comments at the events are about foreign policy and topics he discusses at rallies, such as inflation and immigration.

For example, at one event, he suggested that he would have bombed Moscow and Beijing if Russia invaded Ukraine or China invaded Taiwan, surprising some of the donors.

The Trump campaign did not respond to detailed questions about his fundraising requests but issued a statement in support of his efforts.

"As Joe Biden's backers in Hollywood and Silicon Valley are withholding their support for Biden's failing campaign, donors across the country are maximizing their efforts to reelect President Trump because they realize we cannot afford another four years of Joe Biden's terrible policies," Trump spokeswoman Karoline Leavitt said in a statement.

The former president was once reluctant to call donors and decried the role of big money in politics. He also often railed about having to take pictures — berating advisers for scheduling too many "clicks" — and sought to cast himself as an outsider who was not beholden to the traditional moneyed interests that shape Washington.

"He didn't want to make fundraising calls," said Sam Nunberg, a former aide on Trump's 2016 campaign. On the 2020 campaign, he would reluctantly participate in fundraisers, advisers said, seeing them as an unpleasant necessity.

Part of his opposition to making calls was that he liked the perception that he was an outsider who was going to "drain the swamp."

"I will say this — [the] people [who] control special interests, lobbyists, donors, they make large contributions to politicians and they have total control over those politicians," Trump said during a 2016 debate. "And frankly, I know the system better than anybody else, and I'm the only one up here that's going to be able to fix that system, because that system is wrong."

This time, campaign advisers say, Trump needs the money and he is taking an active role in raising it. The Trump campaign and RNC reported that they jointly raised $76 million in April, about $25 million more than the Biden campaign said it raised across all its committees in the same month. But the Biden operation still had about $60 million more cash on hand than the Trump campaign.

Trump has met with an assortment of real estate, legal, finance, oil and other business executives in recent months, according to people familiar with invitation lists. He has often promised agenda items they would like passed as part of his broader fundraising pitch, and sometimes has asked allies to bundle millions or more, according to people close to the former president. Some of the meetings have included tours of his Mar-a-Lago Club in Palm Beach, Fla., and his New York apartment.

Trump, four people close to him say, is closely tracking who gives what amount to his campaign and associated efforts — and which allies are bundling large checks for him. He has often told allies how much money he expects them to raise.

In the days following the recent meeting with oil industry donors, executives discussed whether it would even be possible to meet Trump's $1 billion request, according to four people in the oil industry familiar with the discussions.

But they are trying. Trump has repeatedly pressured oil magnate Harold Hamm to raise significant money for him, telling Hamm that he is "behind" and "needs the money," according to a person familiar with the outreach. Hamm had an event for Trump in Texas on Wednesday, where the price of admission was about $250,000 for oil executives, according to people familiar with the matter.

The meeting stretched for many hours, attendees said, and included photos with the top donors. At the fundraiser, he promised to cut taxes on corporations and give oil executives an array of policies they wanted and said he was being outraised by the Democrats and the unions, asking the crowd to "be generous, please."

"So give me some of your money," he said, drawing laughs. "True. I'm begging for your money."

At another event, Trump told the group that if they wanted a picture with him and did not have one, then they needed to give more.

He also held a fundraiser at the home of Kentucky coal baron Joe Craft earlier in May, according to a person with knowledge of the event.

Trump has regularly joked with donors and advisers that he doesn't spend more than 10 minutes with someone if the person doesn't give $10 million, according to people who have heard the comments. He also has complained about some of his billionaire friends not giving enough.

In Florida earlier this month, the crowd seemed stunned after Trump offered the stage to anyone who would cut a $1 million check, according to people present. He kept asking people to come forward, according to audio of the event. Then two people took him up on the offer. The limit to contributing to the RNC and the campaign — the entities hosting the event — was less than $1 million.

At a meeting with financial titans in Palm Beach earlier this year, he asked the group what regulations they viewed as the most onerous, according to a person who attended. He then remarked at a larger fundraiser that donors were telling him they cared more about regulations than taxes, according to a donor who attended.

At the New York fundraiser, Trump told the crowd that he wanted to hear what was on their minds and heard their thoughts about former U.N. ambassador Nikki Haley — whose prospects as a potential vice-presidential pick he dismissed — and a range of issues related to Israel.

To end the roundtable, he told the room that it was time to go to another fundraiser, prompting laughter when he joked that the next crowd would be less wealthy than the current one.

JABIN BOTSFORD/THE WASHINGTON POST

Donald Trump supporters gather Tuesday in New York across the street from his criminal trial at Manhattan Criminal Court. The former president has made a series of audacious requests for big-money contributions in recent months, insiders say.

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Fighting isolation along with long covid

COVID FROM **A1**

PHOTOS BY YEHYUN KIM FOR THE WASHINGTON POST

Jeanine Hays and husband Bryan Mason perform her daily physical therapy exercises. They count from 1 to 10 in Mandarin while stretching to help with brain fog.

of color are coping with a debilitating illness, they said. It's all the more devastating, they said, to feel like they're being erased — from medical records, public imagination and policy considerations. Researchers say that in many cases, people are not even being formally diagnosed, meaning they're suffering and not getting help.

Estimates of long covid's prevalence vary widely. A recent report from the Centers for Disease Control and Prevention showed about 1 in 14 adults said in 2022 that they had ever experienced long covid.

While the coronavirus wreaked havoc on communities of color — especially at the dawn of the pandemic — research has suggested that the misery of long covid is more equally visited upon various communities. A 2023 analysis of nearly 5 million U.S. patients by The Washington Post and research partners found virtually no difference among the percentages of Black, White and Latino patients who sought medical care for symptoms associated with long covid within several months of being infected.

But public health experts caution that those numbers almost certainly don't tell the full story. The data, they warned, may say as much about who is believed by their provider, who can doctor-shop until they are taken seriously and who has the language to describe their symptoms to medical personnel.

"People had all these things happening in their body, but they hadn't heard the term 'long covid' from a provider," said Linda Sprague Martinez, a professor and health equity researcher who has studied the impact of long covid on Black and Latino communities in Massachusetts.

As part of her research, Sprague Martinez's team conducted 11 focus groups last year: two in English and nine total in Spanish, Portuguese, Haitian Creole and Cape Verdean Creole. In the focus groups not conducted in English, she said, they found that most people had not heard of long covid before that day. The main culprit, she said: a lack of medical information in languages other than English, and language barriers at health-care facilities and online.

"They were going to the doctor and sometimes weren't being taken seriously," she said, adding that some people were told to get on with their lives but not given help to do so. "You need a doctor who believes you, who thinks you're not just being lazy," she said. Even if a provider who wants to help can be found, patients might lack the money or time off to receive a specialist's care.

Sprague Martinez said data at the time found that most patients seeking care at long-covid clinics and recovery centers in Massachusetts were White people who spoke English, had private insurance and were from out of state.

"Who gets diagnosed with long covid, it's socially and economically skewed," said Sprague Martinez, who now runs the Health Disparities Institute at UConn Health in Connecticut. "If we are only engaging White, middle-class, English-speaking America in treatment, we don't yet understand the full impact."

Jacqui Lindsay, a consultant working with the National Institutes of Health's RECOVER study on long covid, said the national research pool continues to inadequately represent Black, Latino, Native American, rural, immigrant, LGBTQ+ and disability communities and that health equity has not been sufficiently addressed.

"It's just like the early days of covid. The data infrastructure is not there. A coordinated communication strategy is not there," said Lindsay, who represents the Boston COVID Recovery Cohort as part of the NIH initiative. "And, as a consequence, the infrastructure for clinical care and support is not there."

Kanecia Zimmerman, who oversees the RECOVER Clinical Trials Data Coordinating Center at Duke University, said measures have been taken in the research to try to ensure that diverse communities are represented at every level of the research ecosystem.

Zimmerman, a pediatrician and internist who began working with the federal initiative in 2022, said sites in communities of color with a diverse workforce were identified to help enlist clinical trial participants. She said researchers created bilingual recruitment materials, including outreach videos, in English and Spanish, and made sure study participants were paid at research sites so they were compensated as fast as possible.

"We're not where we want to be," Zimmerman said. "We should be trying to reach rates of enrollment within the Black community and within the Hispanic community that are consonant with covid rates. We have not reached those targets."

For Hays and her husband, Bryan Mason, their journey began in March 2020 when they got covid about the same time. Back then, Mason was the sicker of the two. His lungs filled with so much fluid that one "was pushing the other one out of alignment," he said. Meanwhile, his wife thought she had just a stomach bug.

Her husband recovered, but Hays started developing what she called "very strange symptoms." When she stepped out of the shower and onto the tile floor, "it felt like my feet were on fire," she said.

She started breaking out in hives. Then came the anaphylactic reactions to foods she'd eaten most of her life, and difficulty breathing the air inside their pre-war Brooklyn apartment. Eventually, they were forced to move.

Then, at the end of 2020, things took a turn for the worse. She developed sores in her throat and on her tongue and lost the ability to eat and speak. "There's still parts that are missing for me because of brain fog," she said.

Mason was calling doctor after doctor, becoming an amateur medical researcher and patient-care coordinator. Hays was able to get an appointment with a notable allergist, but that ray of hope was dashed. The doctor wouldn't let Mason accompany his wife to the appointment, so she went alone with notes he'd jotted down because "I had a lot of holes in terms of things I remembered," she said.

Then, the doctor, a White woman, insisted Hays had herpes.

"I was like, 'Wait. What?' " she recalled, wondering if "maybe she's doing some study on Black women with herpes."

Not that it mattered, she said, because "clearly she wasn't caring at all about what was going on with me. She just kept going, 'No, I really think that you have herpes. Take Benadryl. You'll be fine.' " The doctor, however, never tested her for the viral illness, Hays said, adding that "I was in tears."

It wasn't until she began to receive care — and a long-covid diagnosis — at the Center for Post-COVID Care at Mount Sinai in New York in March 2021 that things began to turn around, Hays said. The couple's ordeal exemplifies the unpredictable nature of the damage the coronavirus can cause, with some people getting very sick while others show no symptoms at all. Now, Hays is able to walk again. Physical therapy keeps at bay the immobilizing feeling of "bees inside your body buzzing all the time," she said.

It can be difficult to determine just how many people in the United States have long covid — a wide-ranging constellation of symptoms that can persist for months or years — as it remains an underdiagnosed condition that researchers and clinicians still struggle to understand.

New or worsening symptoms lasting two to three months tend to be "the magic number" when determining if someone has long covid, said Daniel Lewis, a California internist who founded and leads the Black Physicians Council of Providence Facey Medical Group, which provides care to the Santa Clarita, San Fernando and Simi valleys in California.

A 2023 study showed that more than 65 million people worldwide — at least 15 million of them working-age Americans — had endured long covid. Most were 36 to 50 years old, and most experienced only mild covid cases that didn't require hospitalization.

For millions of patients of color, the pandemic was a mass disabling event — a fact many felt was widely ignored by policymakers, employers and society writ large. Long-covid sufferers say their pain has been dismissed. Their experiences downplayed. Their isolation intensified.

Chimére Sweeney said she was sure that's what her medical records reflected after a two-year odyssey that started with the fight to have her initial coronavirus infection noted in her records, a battle repeated with long covid.

The former Baltimore middle school teacher said she was told in March 2020 that her symptoms — sore throat, stuffy nose, headache, back pain — couldn't be covid because she didn't have a fever, cough or shortness of breath. "I wasn't tested," she recalled. "I was told, 'Oh, it's a sinus infection.' "

And that's how it went during repeated trips to the doctor and emergency room, with providers insisting she didn't have covid even as they told her to quarantine for 14 days just in case. When she insisted that something was wrong, Sweeney said, she was told that "you're just anxious because you can't teach" or that "I needed a psychiatric evaluation."

Meanwhile, she said, her symptoms worsened, leaving her unable to drive, barely able to see and 30 pounds lighter. Things improved, she said, only when she started emailing community leaders begging for help and hired a patient advocate.

Her long-covid diagnosis arrived in April 2022, she said.

"I cried that day because I was like, 'Thank you, God!' " she said. "Having that diagnosis got the ball rolling on everything else for me — Social Security, this retirement. Because I was poor. I went from making $65,000 to nothing."

The 41-year-old said she has not stepped back into the classroom because extreme fatigue, brain fog and migraines persist. Because she'd invested five years in the public school system, Sweeney said, she was able to retire with full benefits, including long-term disability.

This comes as researchers with the Urban Institute have found that about 40 percent of adults with long covid don't have enough to eat and about a quarter struggle to pay rent and utilities.

For those patients — insured or not — who find themselves in front of neurologist Joey R. Gee, there's one treatment that's more compassionate than clinical. And that, he said, is "to validate how they feel."

Gee, who works at Providence Mission Hospital in Orange County, Calif., said he sees a common denominator in the experiences of patients of color seeking pain management and treatment for long covid: "A huge disparity in treatment. The most common symptoms ... whether it be pain, fatigue, brain fog or pulmonary symptoms, were not really looked at seriously."

Instead, he said, referring doctors tend to take a wait-and-see approach, which can be "very invalidating."

Gee experienced debilitating, long-term effects from multiple coronavirus infections. His vocal cords hemorrhaged after his first infection, leaving him unable to speak for four months.

Researchers and clinicians have found that covid can turn once-manageable conditions into debilitating ailments, he said. Compounding the problem, he added, are insurers "who don't really feel it's a real condition to handle. That is a huge barrier."

Gabriel San Emeterio knows all too well what it's like trying to battle insurers to cover the cost of care for debilitating illnesses. For years, San Emeterio was a Medicaid recipient who received treatment at a clinic dedicated to helping low-income patients with HIV.

"It's not bad in terms of HIV," San Emeterio said about care provided at the clinic. But that was not necessarily the case for San Emeterio's other conditions — chronic fatigue, psoriatic arthritis, fibromyalgia and Lyme disease — which San Emeterio now believes include long covid.

The 43-year-old, who now has employer-based insurance but continues with the same doctors at the clinic, avoided a coronavirus infection until summer 2022. Nearly a year later, San Emeterio still hadn't returned to baseline and started experiencing new symptoms. Light sensitivity. Dizziness when scrolling webpages. Daily headaches. Intense pain. Brain fog.

So San Emeterio went to the doctor, who "tells me I'm prediabetic. So I was like, 'Could it be long covid? I'm still struggling, and my health is not the same.' "

The concern was casually dismissed, San Emeterio recalled, adding that the doctor said, "Well, you already had a lot going on before you got covid, so do we really need to put long covid" in your electronic medical records?

San Emeterio said it remains unclear whether the medical records reflect a diagnosis of long covid even after a second bout of covid in December. This time, at least, the doctor offered up "a long list of specialists" — even if it wasn't accompanied with a formal diagnosis.

Angela Meriquez Vázquez said she pays out of pocket for most of the medicines she needs because of long covid. Vázquez said she's allergic to changes in temperature and air pressure, most foods and the preservatives in manufactured medicine, which is why she has hers specially compounded.

The sun, she said, gives her a rash that feels "like someone lit a match under my skin." So, she gets a four-hour IV infusion of Benadryl weekly, she said, "just so my immune system doesn't freak out."

Vázquez got covid early in the pandemic when tests were hard to come by and people were discouraged from seeking care unless critical. "It was wild," she said. "I would forget what people were saying as they were saying it."

It was also a time, said the 36-year-old from Los Angeles, when she experienced discrimination like never before. In the days after her covid infection waned, new symptoms materialized. She was dizzy, short of breath and suffering from heart palpitations.

She went to the emergency room several times, only to be scolded for taking resources from "people who are really sick," she recalled, adding that providers were more focused on her confusion and inability to communicate than complaints "that my feet are swollen purple and warm."

"I was asked by a nurse if I needed an interpreter," said Vázquez, who identifies as Chicana. "I don't speak with an accent. Eventually, I spent the night in the hospital for what was later diagnosed to be a series of mini-strokes."

Now, she has a "life-or-death fear of the medical system" and worries that physicians have found a new reason to dismiss her concerns — her medical diagnosis of long covid.

TOP: Papers that helped Chimére Sweeney keep track of her daily routine in 2020, when her symptoms were worse. ABOVE: Sweeney says goodbye to husband Taurean as he heads to work.

Trump trial's closing arguments focus on 2016 election, Cohen's credibility

TRUMP FROM **A1**

pushing back forcefully against defense arguments that the payments were routine and Trump did nothing wrong.

"Everything Mr. Trump and his cohorts did in this case was cloaked in lies," the prosecutor said near the end of a summation that stretched well over four hours. "The name of the game was concealment, and all roads lead inescapably to the man who benefited most: the defendant, former president Donald Trump."

Defense attorney Todd Blanche offered his closing first on Tuesday, telling jurors that the prosecution's evidence was so weak, they should return "a very quick and easy not-guilty verdict."

The defense attorney insisted that Trump was not aware of the payment to Daniels by Michael Cohen, his onetime lawyer and fixer, and that Trump's subsequent payments to Cohen were legitimate compensation for legal work.

Blanche argued that the prosecution's entire case is built around the word of Cohen, a convicted liar and admitted thief, adding that a popular acronym in sports, the GOAT, or "greatest of all time," could be applied to Cohen — with one change in the wording.

Cohen is "literally the greatest liar of all time," or GLOAT, Blanche said. "He's the human embodiment of reasonable doubt."

Steinglass urged the panel to focus not on Cohen but on his former boss.

"This case is not about Michael Cohen. This case is about Donald Trump and whether he should be held accountable," the prosecutor said, comparing Cohen to a "tour guide" who can explain the paper trail of the payments.

"You don't need Michael Cohen to connect these dots, but as the ultimate insider he can help you to do just that," Steinglass said. "Like all fixers, Cohen knew where the bodies were buried."

Trump, on trial for 34 counts of falsifying business records, watched closely as the lawyers argued over his fate, turning in his chair to watch both Blanche and Steinglass as they delivered summations after weeks of presenting evidence.

At times during his closing, Blanche raised his voice and bellowed, such as when he accused Cohen of perjury. Other times, the lawyer seemed to be racing in trying to describe all the problems he saw with the prosecution's case. Speaking fast then slow, quiet then loud, Blanche's theme was nevertheless constant: A case centered on Cohen was built on quicksand.

Steinglass, by contrast, was more measured in his delivery, though at times he took sarcastic jabs at the defense lawyers. By late afternoon, some of the jurors seemed restless as he recounted chapter and verse of the evidence.

In stark terms, he described a conspiracy by wealthy and well-connected people to sabotage democracy — that to some extent succeeded.

The prosecutor said a 2015 meeting — between Trump, Cohen and the chief executive of the company that ran the National Enquirer supermarket tabloid — featured "three powerful men high up in Trump Tower trying to control the flow of information that might reach the voters."

The three allegedly agreed that the tabloid would keep an eye out for scandalous stories about Trump, part of a "catch and kill" scheme to try to protect the candidate from any skeletons in his closet.

"It was a subversion of democracy," Steinglass said.

At one point, he walked away from the lectern and toward the defense table, stretching his arm wide and pointing at Trump as he cited something the then-president's team had said about Daniels in 2018. "The statement that this defendant put out ... was a lie," the prosecutor said.

Blanche focused on trying to cut every thread of possible trustworthiness that Cohen may have created with the jury, telling the panel that Cohen lied to them repeatedly during the trial, on key issues and small ones, and that doing so was simply his nature.

"He is biased and motivated to tell you a story that is not true," Blanche said, because Cohen is "obsessed" with Trump and out for revenge. "He came in here and raised his right hand, and he lied to each of you."

JANE ROSENBERG/REUTERS

From left, former president Donald Trump and defense lawyer Todd Blanche listen to prosecutor Joshua Steinglass present his closing argument, as Justice Juan Merchan presides.

Blanche emphasized other points also built around the idea that Cohen is inherently unreliable. The defense lawyer said the reality of the Daniels payoff was that she and her lawyer set out to shake down Trump for money once he became a presidential candidate.

The evidence, Blanche argued, was far more convincing that Cohen had acted alone in arranging the hush money payment.

But Steinglass said Cohen's account of his interactions with Trump was believable and supported by phone records, witness testimony and common sense.

He reminded the panel that Cohen testified he never would have paid $130,000 in hush money to Daniels on his own, because he never would have done anything that significant without Trump's sign-off. As Steinglass made that point, a male juror in the front row nodded.

> *"The name of the game was concealment, and all roads lead inescapably to the man who benefited most: the defendant, former president Donald Trump."*
>
> **Joshua Steinglass,** assistant district attorney

Steinglass also tried to attack what was arguably the defense's strongest moment in the trial — when Blanche confronted Cohen with evidence indicating that an October 2016 phone call, which Cohen said was a discussion between him and Trump about hush money, was instead a conversation with Trump's security man about a different issue.

Using something like prosecutorial artistic license, Steinglass offered an imaginary conversation in which Cohen talked to the security man and then spoke to Trump about the hush money, all in well under the time the actual phone call took, according to records submitted at trial.

Blanche told jurors that prosecutors called Daniels to testify not because she had any evidence to offer but because her account of a sexual encounter with Trump would make the former president look bad in the jury's eyes.

"Why did they call her as a witness in this trial?" Blanche asked rhetorically, noting that Daniels has no firsthand knowledge of allegedly false records about payment and reimbursements. "They did it to try to inflame your emotions, they did it to try to embarrass President Trump."

Outside the courthouse, the significance of the closing arguments was not lost on President Biden's reelection campaign.

For the first time, the campaign sent surrogates — including actor Robert De Niro and two police officers who defended the U.S. Capitol on Jan. 6, 2021 — to speak out against Trump, who has repeatedly attacked the prosecution as politically motivated and blamed it on Biden, even though it is a state case and the White House has steered clear of involvement in any of Trump's criminal cases.

But the Trump campaign redoubled its efforts to portray the case as politicized.

"The fact they're holding a rally across the street from this very witch hunt tells us what we all knew: that this is a political persecution," Donald Trump Jr. told reporters during the lunch break.

Inside the courtroom, the afternoon session stretched into the evening, as Steinglass took jurors laboriously through the witness testimony and documents submitted as evidence throughout the trial.

After showing the panel the first of a number of Cohen reimbursement checks at issue, he made a joke at his own expense: "I know what you're thinking. Is this guy going to go through every single month's worth of checks?"

A few jurors smirked at the dry humor.

Four minutes before the 8 p.m. deadline set by New York Supreme Court Justice Juan Merchan, Steinglass finished his summation.

Court was adjourned until 10 a.m. Wednesday. The judge said that after he instructs the jury, they will deliberate until 4:30 p.m., then resume Thursday if they have not reached a verdict.

As he exited the courtroom, Trump forcefully flipped the lapels of his suit jacket and grimaced.

Trump's next steps if convicted range from the routine to the extraordinary

Sentencing options hold logistical and political thorns, legal experts say

BY DAVID NAKAMURA

Donald Trump has complained of the indignities of a cold, uncomfortable Manhattan courtroom during his hush money trial, which is expected to begin jury deliberations Wednesday.

If convicted, Trump could face other conditions he may consider insulting, including a required inmate review by New York City's Department of Probation.

The probation office on the 10th floor of the Manhattan Criminal Courthouse prepares presentencing reports for judges. There, Trump would be interviewed about his personal history, his mental health and the circumstances that led to his conviction.

Lawyers say the process is humbling.

"If you think the courtroom is dingy, just wait until you go to the probation office," said Daniel Horwitz, a white-collar criminal defense attorney in New York and former prosecutor in the Manhattan district attorney's office.

Former prosecutors sketched out a mix of likely experiences for Trump if he were found guilty of any charge in the case, which includes 34 felony counts of falsifying business records. The case involves $130,000 in payments allegedly authorized by Trump to adult-film actress Stormy Daniels before the 2016 presidential election to keep her quiet about a sexual encounter she says they had.

JABIN BOTSFORD/THE WASHINGTON POST

Supporters of former president Donald Trump protest at Collect Pond Park on Tuesday, across from Manhattan Criminal Court, where closing arguments were taking place.

The routine processing of convicted felons into the New York criminal justice system would include the timeline of a potential appeal. There would also be extraordinary considerations — such as how the Secret Service would protect him if he were sent to prison and whether he would be allowed to travel to campaign events if sentenced to home confinement — given Trump's standing as a former president and the presumptive Republican presidential nominee for the election in November.

Legal experts said incarceration appeared unlikely for Trump, 77, who has no criminal record.

The Class E felony charges are punishable by 16 months to four years in prison. Among the key issues to be determined if Trump were convicted would be whether he faces some form of incarceration, either in a government facility or a private location, or a less-restrictive experience through probation.

New York Mayor Eric Adams said this month that the city's Rikers Island jail complex and Department of Corrections were prepared if Trump were ordered to serve time.

A conviction would not disqualify him from running for office or serving as president if elected, constitutional experts said.

During the trial, which began April 15, prosecutors with Manhattan District Attorney Alvin Bragg's office said Trump falsely recorded the payments involving Daniels as legal expenses and alleged they were improper campaign expenditures. Defense attorneys said Trump, who pleaded not guilty, made personal payments to protect his family from an embarrassing disclosure.

The jury, which heard closing arguments from defense lawyers and prosecutors Tuesday, must unanimously agree on a conviction or an acquittal, while a split among jurors could prompt New York Supreme Court Justice Juan Merchan to declare a mistrial. In that situation, Bragg could decide to retry Trump, who likely would paint the outcome as a victory in his efforts to discredit the prosecution as politically motivated.

Trump's punishment if convicted would be up to Merchan, who would receive input from the prosecution and defense in the presentencing report. Though jail or prison are unlikely, the former prosecutors said, alternatives such as probation or home confinement would create logistical challenges and potential political concerns.

If he is sentenced to probation, for example, Trump would be required to clear any out-of-state travel — such as to campaign rallies and fundraisers — with a probation officer. If Trump were to serve home confinement at his Mar-a-Lago resort in Palm Beach, Fla., New York authorities would likely have to work with counterparts in Florida to accommodate him, the experts said.

Such arrangements are not uncommon for convicted felons, experts said, but the details must be approved by probation officers.

"If you have a probation officer, you are not supposed to travel without permission. Your home is subject to random search because you don't have a Fourth Amendment right to your home being private. You can get drug-tested, potentially. Travel outside the country is difficult," said Matthew Galluzzo, another former prosecutor in the Manhattan district attorney's office.

"That would be super awkward for someone on the campaign trail, but not impossible," Galluzzo said. "If he had to go to a debate against Biden, he probably could go, but you're supposed to make that request far in advance."

Trump and Biden have agreed to two debates, the first scheduled for June 27 in Atlanta — which is likely to take place before any potential sentencing of Trump — and the second planned for Sept. 10 at a yet-undisclosed location.

Before a sentencing date were scheduled, Trump's lawyers would likely ask Merchan to nullify the verdict, though the legal experts said the judge almost certainly would not do so.

Instead, the probation office would put together a presentencing report for Merchan. As part of that process, Trump would be required to participate in an interview with a probation officer who would produce a biography of him of about five or six pages, legal experts said. Such documents are confidential, intended only for the judge and the lawyers.

Trump has called his prosecution politically motivated and denigrated Merchan, Bragg and others, leading the judge to fine him 10 times for a total of $10,000 during the trial for violating a partial gag order. How Trump would react to questions from a probation officer about the case could get him into more hot water with the court. Legal experts said his lawyers likely would advise him not to discuss the case.

Convicts are "expected to tell the truth. If they are convicted and then say, 'No, it's a lie, it didn't happen,' that will go back to the judge. And that's not good," said defense attorney Jeremy Saland, who also served as a Manhattan prosecutor.

The prosecution and Trump's defense team also are expected to submit recommendations about the sentencing.

Because he was charged with nonviolent crimes, Trump is an unlikely candidate to be detained in prison as he awaits sentencing, said the experts, who added that it is also unlikely that Merchan would impose bail as a condition for his release.

Trump's team has 30 days to file notice of appeal and six months to file the full appeal if he is convicted.

A key question is whether the court would agree to stay Trump's sentence pending an appeal, a process that is likely to last well beyond the Nov. 5 presidential election.

Former prosecutors suggested such a scenario is plausible given that any punishment of Trump could be short enough in duration that the sentence would be fully carried out before a legal appeal is litigated.

The legal experts said Merchan could grant Trump a conditional discharge tied to the requirement that he not commit another legal offense.

Merchan also could impose a financial penalty or require him to do community service or undergo counseling, some legal experts said.

If the judge were to impose a more onerous penalty, such as home confinement, Trump could still find ways to continue campaigning, even if he were not on the road.

"He could be confined but go to Mar-a-Lago and hold a news conference every day, be on TV, hold rallies remotely," Horwitz said. "There's a lot he can do as a candidate while under home confinement."

THE TRUMP TRIALS

Key takeaways from closing arguments in Trump's N.Y. trial

BY MARK BERMAN

Prosecutors and defense attorneys in Donald Trump's criminal trial in New York delivered closing arguments Tuesday, making their final pitches to jurors who will decide whether to convict the former president on 34 counts of falsifying business records to cover up a hush money payment to the adult-film actress Stormy Daniels.

Here are key moments from the arguments, which are the last opportunity both sides have to sway jurors before deliberations begin in the case.

Donald Trump's legal team went first, followed by a lawyer from the Manhattan district attorney's office.

THE DEFENSE

'Literally the greatest liar of all time.'

Todd Blanche, Trump's defense attorney, spent much of his closing argument filleting Michael Cohen, Trump's former fixer and the prosecution's key witness.

Blanche told jurors Cohen "lied to each of you" during the trial, calling him "biased and motivated to tell you a story that is not true." He also invoked the acronym G.O.A.T., which is often used in sports contexts to describe someone as the Greatest Of All Time. During his closing remarks, Blanche dubbed Cohen the G.L.O.A.T., saying he's the "literally greatest liar of all time."

Calling Cohen "the human embodiment of reasonable doubt," Blanche told jurors that prosecutors were asking them to convict Trump based on the words of someone who has pleaded guilty to multiple crimes, including lying to Congress.

'The evidence . . . should leave you wanting more. You should want and expect more.'

Blanche bluntly told jurors that prosecutors didn't prove their case. The message, which he kept hammering home, was that the evidence and testimony they showed fell short of what is needed to convict Trump.

'They did it to try to inflame your emotions. They did it to try to embarrass President Trump.'

When Stormy Daniels testified during the trial, she described an alleged sexual encounter with Trump in 2006 that sounded, at times, nonconsensual. Blanche had unsuccessfully called for a mistrial based on Daniels's testimony, saying some of her remarks were "a dog whistle for rape."

During his closing remarks, Blanche criticized prosecutors for calling the adult-film actress in the first place, saying that she had no direct knowledge of the allegedly false records involved in the case, which prosecutors contend covered up Trump's reimbursement of Cohen for hush money the attorney paid Daniels.

The only reason prosecutors called her to the stand, Blanche said, was to rile up jurors and make Trump feel bad.

JABIN BOTSFORD/THE WASHINGTON POST

Former president Donald Trump departs Trump Tower as he heads to his criminal trial at Manhattan federal court on Tuesday.

'It was not a doomsday event.'

One pivotal moment that has come up again and again during this trial is The Washington Post's publication of the "Access Hollywood" recording, in which Trump is heard bragging about grabbing women by their vaginas. The Post revealed that video's existence on the eve of the 2016 election.

Prosecutors have said it so alarmed Trump and his associates that they were acutely motivated to keep stories involving women — including Daniels's claim that she had a sexual encounter with Trump — from becoming public, to avoid further damaging his campaign.

Blanche, though, sought to downplay the Trump camp's response to the video. Trump worried about the video and moved on, Blanche said, disputing what he said was prosecutors' contention that it was "so catastrophic to the campaign that it provided the motive for President Trump to do something criminal."

THE PROSECUTION

"We didn't choose Michael Cohen to be our witness. We didn't pick him up at the witness store. The defendant chose Michael Cohen to be his fixer because he was willing to cheat and lie on his behalf."

Joshua Steinglass, an assistant Manhattan district attorney, told jurors that Trump's defense team was trying to make the case all about Cohen. Delivering closing remarks for prosecutors, Steinglass said the case was not about Cohen.

Steinglass called Cohen "the ultimate insider" who "provides context and color" to the underlying records in the case. But he also argued that Cohen's presence as a witness was not prosecutors' choice.

'Anyone in Cohen's shoes would want the defendant to be held accountable.'

Steinglass walked a fine line on Tuesday, acknowledging to jurors that Cohen has baggage but defending him as "understandably angry that he's the only one who's paid a price for his role in this conspiracy."

Cohen, he said, did want Trump held accountable. But Steinglass also told jurors they had plenty of other evidence in the case, even without Cohen.

'The 'Access Hollywood' tape was capable of costing him the whole election, and he knew it.'

Steinglass spoke at length Tuesday about the political dynamics surrounding the 2016 hush money payment to Daniels. He called Daniels a "walking, talking reminder" to voters about what Trump said on the "Access Hollywood" recording.

This was a key difference separating how prosecutors and defense attorneys spoke about that recording and the hush money payment. Trump's defense portrayed the "Access Hollywood" recording as one of many negative stories he faced in the run-up to the 2016 election; prosecutors instead said it was a mortal threat to his campaign and that he reacted accordingly.

'It was a subversion of democracy.'

Prosecutors in the case have alleged that the underlying crimes are about far more than a hush money payment, though. In their telling, Trump oversaw a plot to pay off Daniels and keep it quiet to influence the outcome of the 2016 presidential election.

Steinglass reiterated that point on Tuesday, saying in his closing remarks that Trump, Cohen and then-tabloid publisher David Pecker had met in 2015 to plot how to keep negative stories about Trump from harming his presidential campaign.

That kept vital information from the public, Steinglass said, and the scheme "could very well be what got President Trump elected."

THE WORLD

ED RAM FOR THE WASHINGTON POST

Ukrainian helicopters return to Kharkiv from a sortie north of the city on May 17. Dutch Defense Minister Kajsa Ollongren said weapons restrictions have left Kyiv fighting "with one hand tied behind its back."

U.S. urged to let Ukraine use donated arms inside Russia

NATO chief, some European allies plead for policy change as Moscow racks up gains on the battlefield

BY SIOBHÁN O'GRADY AND SERHIY MORGUNOV

KYIV — Washington is facing mounting pressure from NATO and several key European allies to lift restrictions and allow Ukraine to use the full force of U.S.-provided weapons to strike military targets inside Russia. The demands reflect new alarm in the West over Russian battlefield advances in recent days, including the seizure of several villages in the Kharkiv and Donetsk regions and brutal bombings that have killed dozens of civilians.

"If you cannot attack the Russian forces on the other side of the front line because they are on the other side of the border, then of course you really reduce the ability of the Ukrainian forces to defend themselves," NATO Secretary General Jens Stoltenberg, the alliance's top political official, said during a visit to Bulgaria on Monday.

NATO's parliamentary assembly, meanwhile, issued a declaration urging that the restrictions be lifted.

The United States and other NATO allies, including Germany and Italy, have long refused to let Ukraine use their weapons to strike inside Russia's borders, fearing that such attacks could escalate the conflict. Senior Russian officials repeatedly have brandished Moscow's nuclear arsenal in response to suggestions of greater Western involvement in the war.

Kyiv for months has argued that the limitations have blocked its military from destroying key Russian hardware to prevent deadly attacks — a view now being voiced by several major European leaders.

Ukraine instead has relied on homemade drones to strike inside Russia — a tactic that has yielded some results, including apparent damage to a Russian radar battery near the city of Orsk this weekend, some 1,100 miles from Ukraine.

"We need to work together and put pressure not only on Russia but also on our partners to give us the opportunity to defend ourselves against Russia," Ukrainian President Volodymyr Zelensky said Monday in Spain, where he signed a 10-year bilateral security deal that will provide Ukraine with more than $1 billion in Spanish aid.

Dutch Defense Minister Kajsa Ollongren said Tuesday that restrictions on Ukraine's ability to strike inside Russia have left Kyiv fighting "with one hand tied behind its back." Lifting these limits "should not be a subject of debate," Ollongren said. "I hope that other countries with a different position will change it."

Latvian President Edgars Rinkevics told CNN on Monday that partners who oppose Ukraine using their weapons to strike targets on Russian soil should "reconsider that decision as soon as possible."

The recent attacks on Kharkiv are "the consequence of our inability to provide Ukraine with weapons and also putting restrictions [on using] those weapons to strike military targets in Russia," Rinkevics said.

"There is not any rational, pragmatic reason not to allow Ukraine to use those weapons against Russia in a way that is most efficient," he said. Claims that such strikes could cause Russia to further escalate the war, he added, are "not grounded in [a] really sound assessment of the reality."

British Foreign Secretary David Cameron, during a visit to Kyiv this month, appeared to give the green light for Ukraine to use British weapons on Russian territory, saying Ukraine should decide how best to use the weapons. "Just as Russia is striking inside Ukraine, you can quite understand why Ukraine feels the need to make sure it's defending itself," he said.

A Ukrainian military official, however, said the British government had never formally communicated the lifting of restrictions.

"There is no official permission," the official said, speaking on the condition of anonymity to discuss a sensitive security matter. The official added that British Storm Shadow air-launched cruise missiles, which have a range of more than 150 miles, have never been used to strike a target outside sovereign Ukrainian territory. (They have been used to hit Crimea, which Russia illegally annexed in 2014.)

"First, [politicians] throw this idea into the information space to see the reaction of their people," the official said. "After that, they decide: 'Yes, we allow,' or 'No, we do not allow.' "

European Union defense ministers at a meeting Tuesday were also set to discuss the issue of allowing strikes inside Russia, said the bloc's foreign policy chief, Josep Borrell. "Do we allow our arms to be used, further, in Russian territory? Well, some member states have started deciding that — taking this constraint out," Borrell said. "Another important thing to discuss today."

The issue remains contentious in Europe, where some nations fear that Russia will retaliate and spread the conflict beyond Ukraine if Western equipment is used to strike Russia's sovereign territory.

"I don't know why Stoltenberg said such a thing — I think we have to be very careful," Italian Prime Minister Giorgia Meloni said in an interview with Italian television Sunday, replying to comments by Stoltenberg pushing for a policy shift that were published Friday by the Economist.

German Chancellor Olaf Scholz said Sunday that he did not support any change to Germany's policy on strikes inside Russia. "We have clear rules agreed with Ukraine for the arms deliveries we have made so far," Scholz said. "And they work. At least that's my theory."

Stoltenberg has insisted that any decision to expand Ukraine's ability to strike Russian targets should be made by individual nations, not NATO, allowing the alliance to keep some distance from the war.

Kremlin spokesman Dmitry Peskov has already accused NATO of direct involvement in the war and described Stoltenberg's remarks as "an absolutely irresponsible position."

Even as the debate plays out in Europe, various countries are pledging new support to Ukraine. After his trip to Spain, Zelensky made an appearance Tuesday in Belgium, where he was promised $1 billion in assistance and 30 F-16 fighter jets by 2028.

Meanwhile, Ukraine's military announced this week that France planned to send military trainers to Ukraine, but later walked back the statement, saying Ukraine is "still in discussions with France and other countries on this issue."

When asked about the remark, the French Defense Ministry pointed to the Ukrainian clarification and said only that it continued to work with Kyiv on the issue. French President Emmanuel Macron has said previously that Western countries should not rule out sending troops to Ukraine.

Polish Foreign Minister Radoslaw Sikorski echoed Macron's comments this week, saying in an interview published Tuesday that Poland should not rule out such a move.

"We need to keep Putin guessing about our intentions," Sikorski said.

Speaking from Spain on Monday, Zelensky said Russia has dropped some 3,200 guided aerial bombs on Ukraine this month alone.

"How do you fight that? There aren't enough air defense missiles to stop thousands of bombs a month," Zelensky said. "Those partners who are afraid to give us this or that weapon should understand that air defense is defense, not offense."

Isabelle Khurshudyan in Kyiv and Emily Rauhala in Brussels contributed to this report.

DIGEST

Six arrested under national security law

Hong Kong police on Tuesday arrested six people, including a former organizer of the city's annual vigil that commemorated China's Tiananmen Square crackdown, for allegedly publishing seditious social media posts. They are the first publicly known arrests under the city's new national security law.

Secretary for Security Chris Tang said Chow Hang-tung, a former leader of the group behind the vigil, alongside five others, used a Facebook page to anonymously publish the posts. Police said their acts began in April and that the suspects were targeting a "sensitive date."

The authorities have not specified the posts' content. But the page started publishing posts to mark the upcoming 35th anniversary of the 1989 crackdown, a politically sensitive topic in Hong Kong and China, on April 30.

Tang alleged the group made the posts with the intent to incite dissatisfaction or even hatred against the Chinese central government, the Hong Kong government and the judiciary.

The authorities did not identify the five other suspects.

The introduction of the security law in March — four years after Beijing imposed a similar law that had all but wiped out public dissent — has deepened worries about the erosion of the city's freedoms.

The law has expanded the government's power to deal with future challenges to its rule, punishing treason and insurrection with up to life imprisonment.

— Associated Press

17 killed, 12 missing in quarry collapse

A stone quarry collapsed Tuesday in India's northeast amid heavy rain triggered by a tropical storm, killing 17 quarry workers and leaving 12 missing, officials said.

Senior police officer Rahul Alwal said rescuers recovered the bodies of those killed in the quarry in Melthum, about 3.5 miles from the Mizoram state capital, Aizwal, and pulled out two workers alive from the debris.

Alwal said rescue workers were trying to reach trapped workers while searching for more survivors.

Mizoram has many quarries where stones are mined for road and building construction. Many companies, however, extract stones without the required environmental clearance.

Alwal said four additional people were killed in separate landslides in the state.

— Associated Press

U.N. human rights experts appealed to Belarusian authorities to help a political prisoner who has been diagnosed with an advanced form of cancer. The experts expressed the "utmost concern" about the denial of medical assistance to Pavel Kuchynski, 29, who was detained in 2022 and sentenced to four years and nine months in prison on charges of insulting the president and threatening to use violence. Kuchynski was diagnosed with advanced Hodgkin's lymphoma, which worsened in prison, where conditions make it impossible for him to receive a bone-marrow transplant, the U.N. experts said in a statement.

Pakistan's former premier Nawaz Sharif was reelected president of the ruling Pakistan Muslim League (PML-N) party Tuesday. He last held the position in 2017, when he was forced out of office amid corruption allegations. The PML-N gained power in the Feb. 8 elections that Sharif's key rival, former premier Imran Khan, said were rigged. Sharif's younger brother, Shehbaz Sharif, leads a coalition government, and Sharif is a member of Parliament. Nawaz Sharif was ousted in 2017 when the Supreme Court disqualified him from holding public office over concealing financial assets, a charge Sharif denies.

A man accused of running naked down the aisle of an airliner during a domestic flight in Australia, knocking down a flight attendant and causing the plane to turn back, was arrested by police at the airport, officials said Tuesday. The incident happened early in what was scheduled to be a 3½-hour Virgin Australia flight Monday night from Perth to Melbourne. Flight 696 returned to Perth Airport because of a "disruptive passenger," according to a statement from the airline. Australian Federal Police officers were waiting for the plane after it landed, and "the disruptive guest was off-loaded," Virgin Australia said. Police said "officers arrested a man after he allegedly ran naked through the aircraft mid-flight and knocked a crew member to the floor." They said the man was taken to a hospital "for assessment, where he remains."

— From wire reports

Anti-gay slur adds to Francis's complicated history with LGBTQ+ Catholics

POPE FROM **A1**

as "faggotness."

"The pope must explain himself," said the Rev. Wolfgang Rothe, an openly gay German Catholic priest serving in the archdiocese of Munich, who said he was writing a protest letter to Francis and requesting a meeting with him in Vatican City. "I am not certain he understands [the term], but I think he does, and it makes me sad. A pope should not speak in such a manner."

In a statement to journalists, Vatican spokesman Matteo Bruni offered verbal acrobatics. Without specifically confirming the pope's use of the term, he said Francis was aware of the reports of his words at the closed-door session.

"The Pope never intended to offend or express himself in homophobic terms, and he apologizes to those who felt offended by the use of a term reported by others," Bruni said.

He emphasized that the pope believes "in the Church there is room for everyone, for everyone! Nobody is useless, nobody is superfluous, there is room for everyone. Just as we are, all of us."

A senior Vatican official, who spoke on the condition of anonymity to discuss internal matters, confirmed the pontiff had uttered the pejorative during a May 20 meeting with the Italian Episcopal Conference.

More than 200 bishops were gathered in a Vatican City auditorium, and Francis was reiterating his opposition to gay men studying for the priesthood. In seminaries today, Francis reportedly said, there is already too much "frociaggine."

It was possible, the official said, that Francis was not "aware" of the extent of the word's negative connotation: "His 'who am I to judge' stance remains" the pope's position, the official said.

A second Vatican official familiar with the pope's private conversations, who also spoke on the condition of anonymity to discuss a sensitive issue, said the pontiff has used the word "frociaggine" on previous occasions — not as a catchall for homosexual men, but for anyone, gay or straight, who forms closed, gossipy cliques.

MASSIMO PERCOSSI/EPA-EFE/SHUTTERSTOCK

Some observers have likened the use of an anti-gay slur by Pope Francis, 87, seen during Mass on Sunday in Vatican City, to a gaffe an elderly relative might make, while others argue he must have understood its meaning, regardless of his intent.

Some Vatican watchers portrayed the 87-year-old pope's use of the term as the sort of verbal gaffe an elderly relative might make. The Italian outlet Corriere della Sera noted that Francis has sometimes unintentionally referenced mental illness by mixing up the Italian words for "psychiatric" and "psychological."

But the pope — born into an Italian family in Argentina — has spoken Italian from an early age, and some argued that he must understand the word's meaning, even if he did not mean to wield it maliciously.

"I think this constitutes a heavy blow to Francis's prestige," said Marco Politi, author of several books on Francis. "Because a pope is not to use those words, neither in private nor in public. Among both Catholics and non-Catholics who admire the pope, I have witnessed a devastating impact, whereas on the right, among those who never loved the pope, they're quite happy with the pope using words interpreted as homophobic. This is quite a dramatic incident, although Francis has wisely backtracked."

> *"I think this constitutes a heavy blow to Francis's prestige. Because a pope is not to use those words, neither in private nor in public."*
>
> **Marco Politi,** author of several books on Pope Francis

Francis has a history of being, at times, less than reverent.

"It's widely known inside of the Vatican that, when angered, Pope Francis will resort to colorful language," said Lucetta Scaraffia, a church historian and former editor of a Vatican magazine.

In 2020, he apologized for slapping the hand of a woman who had grabbed him during a New Year's Eve event, and in 2016, he derided a crowd in Mexico as "selfish" after he was yanked by his robes into a man in a wheelchair.

His use of the loaded term for gay men was seen as more jarring — particularly among those in Catholic LGBTQ+ ministry who have hailed his outreach and landmark gestures.

Francis has endorsed blessings for same-sex couples and approved of transgender people serving as godparents. He has welcomed nearly 100 transgender women to the Vatican, publicly denounced anti-gay laws, backed secular civil unions for same-sex couples and pronounced that "being homosexual is not a crime."

Yet, he has also compared "gender theory" to nuclear weapons, and he signed off on a Vatican document in April that framed "sex-change surgery" as an affront to human dignity.

The substance of his latest comments did not break new ground. The pope has drawn a sharp line between pastoral acceptance of LGBTQ+ Catholics and the admission of gay men into ordained ministry. In 2018, he told prelates at the same Italian Episcopal Conference gathering that "even the slightest doubt" that a seminary candidate is gay should be enough to bar him from the seminary. He has supported a 2005 Vatican ruling that "homosexual candidates cannot become priests because their sexual orientation estranges them from the proper sense of paternity."

Italian bishops have been studying softer language that might open the door to more openly gay, if celibate, priests. Francis seemed to frown on that prospect, which critics saw as a setback.

The papal apology "confirms our thought that use of the slur was a careless colloquialism," said Francis DeBernardo, executive director of U.S.-based New Ways Ministry, which does Catholic LGBTQ+ outreach. "We are disappointed, however, that the pope did not clarify specifically what he meant by banning gay men from the priesthood. Without a clarification, his words will be interpreted as a blanket ban on accepting any gay man to a seminary."

The Italian gossip site Dagospia first reported the pope's use of the slur, which was later independently confirmed by major media outlets.

The Global Network of Rainbow Catholics, a pro-LGBTQ+ group, suggested the leak from a private meeting with Francis may have been an act of sabotage by conservative critics out to sully Francis and his outreach to gay Catholics.

"There is definitely mischief afoot to try and undermine Pope Francis," the group said in a statement.

Georgia enacts Russian-style 'foreign agent' law, in a victory for Moscow

BY ROBYN DIXON

DAVID MDZINARISHVILI/EPA-EFE/SHUTTERSTOCK

Georgian opposition supporters attend a march against a draft bill on "foreign agents" in Tbilisi, the capital, on Sunday. On Tuesday, the Parliament, dominated by the ruling Georgian Dream party, overrode a recent veto of the bill by the president. Critics say the law would be used to restrict independent media and clamp down on civil society.

Georgia's ruling party on Tuesday overrode the president's veto to pass a divisive "foreign influence" law that critics maintain is a copy of Russian legislation that has been used to crush civil society and independent media.

The Black Sea nation's future as being in either Moscow's orbit or that of Western Europe is under watch with the passage of the law, which could threaten its plans to join the European Union.

The former Soviet republic of 3.7 million people has been racked by protests and unrest in recent weeks as what the opposition has dubbed the "Russian law" has been debated. Even as lawmakers gathered to vote, thousands of people carrying Georgian flags gathered near the Parliament, confronting a phalanx of police.

President Salome Zourabichvili, a staunch critic of the ruling Georgian Dream party behind the legislation, vetoed the bill May 18, describing it as "fundamentally Russian" and stating that it contradicted Georgia's constitution and European democratic values.

The Georgian Dream party controls 83 of the assembly's 150 seats, well above the half needed to overturn the veto. The bill will now go back to the president to sign, and if she refuses, it can be published by the Parliament speaker.

Critics say the bill would be used to restrict independent media and clamp down on civil society and rights groups, many of which rely on foreign donors for funding.

U.S. and European officials have warned that enacting the law would damage Georgia's hopes of moving closer to the West and joining the E.U.

In a statement after the vote to override the president's veto, the European Commission said that it "deeply regrets" Parliament's decision to pass the measure, saying the law "goes against EU core principles and values." With the enactment of the law, expected in the coming days, Georgia would be backsliding in several key areas where progress was required to join the E.U., including taking steps against disinformation and polarization and adhering to the fundamental rights of civil society, the commission said.

"We urge the Georgian authorities to reverse this trend and to return firmly on the EU path. There is still time to change the dynamics — but a strong commitment by the governing authorities is needed," the statement said, noting that Georgia's progress was insufficient to move ahead in its membership aspirations.

"The law on foreign influence is not in line with EU values. If the law is enacted, it will impact Georgia's EU path," Josep Borrell, the E.U. foreign policy chief, wrote earlier on X, ahead of the vote.

Hundreds of riot police, many masked with balaclavas and clad in black, were deployed to the Parliament in the capital, Tbilisi, where thousands of Georgians gathered Tuesday evening to protest the decision.

Georgian Dream, whose honorary chair is reclusive billionaire oligarch Bidzina Ivanishvili, presented the bill "on Transparency of Foreign Influence" to force organizations that receive more than 20 percent of funding from abroad to label themselves as "organizations serving the interest of a foreign power."

The Munich Security Report this year described Ivanishvili as a "pro-Russian oligarch" who "is held responsible for the country's recent democratic backsliding and tilt away from the EU, against the wishes of the majority of the Georgian public."

The government insists that the law is necessary to strengthen Georgian "sovereignty" and counter the influence of Western-funded nongovernmental organizations and media outlets.

It mimics a Russian law that has enabled authorities to declare any group or individual receiving foreign funding to be a "foreign agent." The Russian law has been used extensively to harass civil society and curb dissent.

The conflict over the bill has simmered for weeks in Georgia, with punches thrown in Parliament and massive street protests in which riot police have used tear gas, water cannons and — according to witnesses — rubber bullets to intimidate protesters and break up demonstrations.

Yet Georgians, many of them students and young people, have returned to the streets again and again.

Zviad Kharazishvili, head of the Georgian police special task force, said Tuesday that police had a list of people they had targeted for beatings.

"I don't beat up the young, I beat up scoundrels," he said in comments aired on multiple independent Georgian media channels. "We have a list here," he said, before rolling up his window and ordering journalists to stop recording.

On Sunday, at Georgian independence day celebrations, Zourabichvili, whose powers are largely symbolic, said the nation's path to independence and peace was through embracing Europe.

In 2008, Russia invaded Georgia and occupied 20 percent of its territory in a deeply traumatizing event for the country. Moscow then recognized the "independence" of the occupied Abkhazia and South Ossetia regions, using a playbook similar to what it has since used in the war in Ukraine.

Georgian Prime Minister Irakli Kobakhidze of Georgian Dream has repeatedly accused Zourabichvili of "high treason" and being a "traitor to this country," a charge he repeated Sunday.

"It was the unity and reasonable steps of the people and their elected government that gave us the opportunity to maintain peace in the country for the past two years despite existential threats and multiple betrayals, including the betrayal of the president of Georgia," Kobakhidze said in an independence day speech Sunday.

European officials, including Borrell and European Commission President Ursula von der Leyen, have condemned the intimidation and violence against protesters and civil society groups as unacceptable.

On Monday, Borrell called on Georgian Dream to withdraw the bill, warning that the E.U. Foreign Affairs Council would announce "appropriate responses" in June if the veto was overturned and the law passed.

But European leaders have limited means to persuade Georgia to shrug off Moscow's influence and press ahead with democratic reforms. Any sanctions or moves to delay Georgia's E.U. membership could alienate the country's leaders and play into Russia's hands.

Tuesday's vote sets the scene for a summer of protests and confrontation ahead of October elections.

U.S. Secretary of State Antony Blinken last week called on Georgian leaders to "reconsider the draft law and take steps to move forward with their nation's democratic and Euro-Atlantic aspirations." He also announced travel sanctions against Georgian officials who are deemed "responsible for or complicit in undermining democracy in Georgia."

The European Council granted Georgia E.U. candidate status in December "on the understanding [that] a number of steps are taken" that would advance democratic institutions, judicial reforms and the rule of law.

In a speech at a pro-government rally last month, the oligarch Ivanishvili assailed what he described as a "global party of war" that he insisted had "a decisive influence on NATO and the European Union and which only sees Georgia and Ukraine as cannon fodder."

Foreign-funded NGOs, he insisted, were used by foreign forces to "appoint" a Georgian government. Echoing Kremlin rhetoric, he blamed this dark "global force" for confrontations that led to Russia's 2008 invasion of Georgia and its full-scale 2022 invasion of Ukraine.

In the April speech, Ivanishvili also extolled a law proposed by Georgian Dream against LGBTQ+ "propaganda," similar to homophobic laws passed in Russia, whose Supreme Court outlawed the "international LGBT public movement." The Georgian law would ban sex changes and adoption by same-sex couples, and prohibit gatherings "aimed at popularizing" LGBTQ+ relationships.

Nearly 8,000 are affected by landslide in Papua New Guinea, U.N. says

Death toll expected to rise as hopes dim for trapped survivors

BY ELLEN FRANCIS AND MORGAN COATES

Thousands of people in northern Papua New Guinea were in need of shelter or aid after a landslide swept over their villages, burying residents and homes. Hopes of finding survivors dimmed in the Pacific island nation, as unstable terrain and a collapsed bridge hampered the search.

Nearly 7,900 people — many younger than 16 — were affected, the United Nations said Tuesday, including residents near the disaster zone who may have to evacuate and those in need of food, clothing and medicine.

More than 2,000 people were believed to have been buried in the landslide, an official from Papua New Guinea's National Disaster Center reportedly estimated in a letter to the United Nations.

As the search operation faced challenges, U.N. officials urged caution about estimates of the toll — even as casualties were expected to be high — because just six bodies had been retrieved so far. The U.N. migration agency's mission to the country, which is north of Australia, had initially estimated the death toll at 670.

The U.N. statement on Tuesday said the toll is "expected to increase as retrieval efforts continue."

"Neither the U.N. nor government authorities have yet been able to verify numbers of casualties, although we are continuing to work with government on this," the U.N. Development Program's resident representative, Nicholas Booth, said in an email.

"We always hold out hope of finding survivors, but with each passing day the probability of that is becoming smaller, and we cannot be optimistic at this stage," he added.

Although some areas were evacuated, few people had done so elsewhere "because most of those affected are still anxious to learn the fate of their missing loved ones who remain trapped under the debris," Booth said.

The U.N. children's agency, UNICEF, said that the landslide in Enga province left thousands of people homeless and that damage to roads restricted access for aid operations.

"It appears that what was initially a rescue mission has now become a recovery operation," UNICEF Papua New Guinea's Niels Kraaier said, adding that evacuation centers were providing services to those displaced. Children "have been deeply traumatized by the loss of their families, homes and livelihoods," he said.

Footage from the disaster site showed people digging into rubble with shovels and others wailing as they searched for victims.

Local authorities have called for international help, including the deployment of geotechnical engineers to assess ongoing hazards, the U.N. statement said.

The results of a detailed investigation into what triggered the landslide are pending, although some members of the Tulpar community told the U.N. migration agency that lightning hit a nearby mountain, loosened the ground and precipitated the landslide. Others said heavy rainfall in recent weeks may have loosened the ground.

The landslide covers an area of about 915,000 square feet, according to Kate Allstadt, a research geophysicist who studies natural hazards for the U.S. Geological Survey. Allstadt analyzed satellite imagery from last year and found that the slope was unstable because of a previous landslide.

Kelly Kasulis Cho and Maham Javaid contributed to this report.

Selected by hard-right coalition, former spy chief will lead the Netherlands

BY EMILY RAUHALA AND ADELA SULIMAN

RAMON VAN FLYMEN/EPA-EFE/SHUTTERSTOCK

Dick Schoof, the Netherlands' next prime minister, is a top civil servant who has held jobs in counterterrorism and immigration.

The Netherlands finally has a prime minister — and it is not Geert Wilders, the hard-right firebrand who won a surprise victory in the last Dutch election.

On Tuesday, former spy chief Dick Schoof, 67, was picked to lead a coalition headed by Wilders's party, ending months of negotiation over how to work with Wilders's radical Party for Freedom.

Wilders, 60, has been a household name in Europe over the past two decades, known for his inflammatory views on Islam and immigration, and his opposition to the European Union.

In a shocking result last November, Wilders's far-right party won 37 of the Dutch legislature's 150 seats, more than doubling its footprint from after 2021 elections. The substantial win made it the largest party in parliament and Wilders the kingmaker of Dutch politics.

"The step I am taking is unexpected, but not illogical," Schoof told reporters in The Hague on Tuesday, according to the Associated Press. "In the end, the question you have to answer for yourself is, can I do something good? And my answer is, yes," he said.

Wilders congratulated Schoof, writing on X that he has "a great track record, is nonpartisan and therefore above the parties, has integrity and is also very likable."

For the Netherlands, a new government will mark the end of Mark Rutte's long tenure as prime minister and a sharp shift to the right.

Wilders has previously called for banning the Quran and stopping the nation's acceptance of asylum seekers. His rise also represents a growing political momentum in Europe that has given the far right a chance to reshape the region's politics and policies.

Far-right parties have taken power in Italy, extended their rule in Hungary under Prime Minister Viktor Orban, earned a coalition role in Finland, continued to gain pace in France under opposition leader Marine Le Pen, and made striking gains in regional elections in Austria and Germany.

The Netherlands' new coalition includes Wilders's party, Rutte's center-right People's Party for Freedom and Democracy, the centrist New Social Contract party and the populist Farmer Citizen Movement.

In a coalition deal reached last week, the parties agreed to push for new limits on asylum seekers, an end to family reunification for refugees and a reduction in the number of international students, the AP reported.

Schoof is a top civil servant who has held top jobs in intelligence, counterterrorism and immigration and is currently at the Ministry of Justice.

Koen Vossen, an academic and the author of "The Power of Populism: Geert Wilders and the Party for Freedom in the Netherlands," said not much is known about Schoof's personal politics.

"Schoof is a typical bureaucrat without a strong political profile," Vossen said. "We don't know much about his political opinions, but he seems to be a real pragmatist."

Simon Otjes, an assistant professor at Leiden University who studies Dutch politics, was surprised to see the coalition choose a technocrat without experience as a minister or member of parliament as prime minister.

"It is strange that a cabinet led by a populist party chooses a technocrat that is making the current policy," he said. "It shows the difficulty of finding someone they could agree on."

ISRAEL-GAZA WAR

At least 21 people killed in encampment in latest Rafah strike, officials say

Area that was hit was not in 'evacuation zones' designated by Israel

This article is by Kareem Fahim, Hagar Harb, Loveday Morris, Sarah Dadouch and Adela Suliman

At least 21 people were killed in a tent encampment near Rafah's coast Tuesday by what a spokesman for Gaza's civil defense said was Israeli artillery fire.

The strikes, which also injured at least 64 people, several critically, according to the Gaza Health Ministry, appear to have occurred outside "evacuation zones" designated by Israel during its military offensive in Rafah.

The Israel Defense Forces, in a statement Tuesday, said it "did not strike in the humanitarian area in al-Mawasi," referring to a zone along Gaza's coast. Witnesses said the strikes occurred just south of the humanitarian zone.

Witnesses described hearing explosions around 2:30 p.m. local time. Nidal Wahba, 58, said the first blast occurred about 200 yards from his house. As he left to investigate, a second explosion struck a tent belonging to another family, where he saw dozens of casualties and "bodies thrown everywhere." He said he found his 38-year-old daughter, Reham, suffering from a head injury and covered in blood.

Wahba said he believed the explosions were caused by artillery fire, rather than airstrikes, because of the shallow depth of the craters.

Another witness, 37-year-old Osama al-Bayouk, said in a phone interview that two of his daughters were hurt in the strikes — one of them, Leah, 14, critically. "I cannot describe what I saw, dozens of martyrs, blood everywhere, people slaughtered," he said from the intensive care unit of a hospital run by the International Medical Corps. "I hope not to hear the news of her death today, and that God will breathe life into her."

First responders in Rafah reported several Israeli attacks during the day, with Gaza's civil defense crews saying in a statement they had come under fire from planes and snipers as well as artillery shells in three incidents on Tuesday.

The IDF did not immediately respond to a request for comment but said in a statement Tuesday that it was continuing operations in Rafah, including in the Philadelphi Corridor area, as well as in Jabalya, northern Gaza and central Gaza.

The strikes came as the Israeli military announced the preliminary results of an investigation into another deadly strike at a tent camp in Rafah that killed 45 and drew worldwide condemnation.

The attack, which took place Sunday, targeted two senior Hamas militants and used "the smallest munition that our jets can use," described as 37 pounds in weight, Israeli military spokesman Daniel Hagari told reporters. He said the ongoing investigation is looking into the possibility that "secondary explosions" linked to "weapons stored in a compound next to our target" ignited a deadly blaze.

"Our war is against Hamas, not against the people of Gaza," Hagari said.

Israeli forces seized control of the Rafah border crossing in early May, shutting off the flow of aid through the crucial passage and forcing hundreds of thousands of civilians to flee. Israel has since expanded its ground incursion and intensified its bombardment of the area, despite assurances given to the United States of an "operation of limited scope, scale and duration," National Security Council spokesman John Kirby said at the time.

More than a dozen international aid agencies, among them Oxfam and the Norwegian Refugee Council, signed a joint letter released Monday calling on all members of the U.N. Security Council to enforce an order by the International Court of Justice for Israel to halt military operations in Rafah.

Despite the legal order, the letter said, "the bloodshed has continued." A failure by the Security Council to act "would undermine global trust in the primacy of international law," the letter added.

HATEM KHALED/REUTERS

Smoke rises following Israeli strikes in Rafah, in the southern Gaza Strip, on Tuesday. The Israel Defense Forces said its looking into the possibility that "secondary explosions" ignited a deadly blaze following a widely condemned strike Sunday that killed 45 in Rafah.

Here's what to know

The Pentagon announced Tuesday that it had halted the delivery of aid via the U.S.-built pier in Gaza after mishaps related to beached U.S. Army vessels and bad weather. Recent damage to the pier caused by rough conditions on the water will require the U.S. military to remove parts of the pier and rebuild them with Israeli assistance at the nearby Ashdod port. "The pier proved highly valuable in delivering aid to the people of Gaza," said Sabrina Singh, a Pentagon spokeswoman said. "Thus, upon completion of the pier repair and reassembly, the intention is to re-anchor the temporary pier to the coast of Gaza and resume humanitarian aid to the people who need it most."

Nearly 1 million people have fled Rafah in the past three weeks, the U.N. Relief and Works Agency (UNRWA) that aids Palestinian refugees reported, with that number expected to rise after the weekend's strike. UNRWA tweeted Tuesday that there was "nowhere safe to go & amidst bombardments, lack of food & water, piles of waste & unsuitable living conditions" in Rafah. "Day after day, providing assistance & protection becomes nearly impossible," it continued. The agency called for an immediate cease-fire.

Spain, Ireland and Norway formally recognized a Palestinian state on Tuesday, a week after they announced their intentions to do so. "The Government recognises Palestine as a sovereign and independent state and agreed to establish full diplomatic relations between Dublin and Ramallah," Ireland's government said in a statement, noting the "tragic backdrop to today's announcement." Norway said the recognition "represents a milestone in Norwegian-Palestinian relations." Spanish Prime Minister Pedro Sánchez called it a "matter of historical justice" and necessary to "achieve peace." Officials in Israel have criticized the decisions.

Egypt is investigating a shooting incident in the Rafah border area that killed a member of its security forces Monday. Israel confirmed a shooting and said it was also investigating. A former Egyptian official told The Post on Monday that details of the incident could be outlined by a joint committee Tuesday.

At least 36,096 people have been killed and 81,136 injured in Gaza since the war started, said the Gaza Health Ministry, which does not distinguish between civilians and combatants but says the majority of the dead are women and children. Israel estimates about 1,200 people were killed in Hamas's Oct. 7 attack, including more than 300 soldiers, and it says 287 soldiers have been killed since the launch of its military operations in Gaza.

John Hudson contributed to this report.

After airstrike, more calls for Biden to act on threat

BIDEN FROM **A1**

ed the "heartbreaking" and "tragic" scenes and loss of life. But they said the mass-casualty event did not cross the "red line" Biden announced this month, when he said the United States would suspend delivery of offensive weapons to Israel if it went into "population centers" in Rafah.

White House spokesman John Kirby said Tuesday that Israel had not started a "major ground operation" in the city. State Department spokesman Matt Miller added that Israel had not launched the type of offensive that it carried out in the cities of Gaza City and Khan Younis, where airstrikes leveled entire buildings and hundreds of Palestinian civilians were killed a day.

"We still don't believe that a major ground operation in Rafah is warranted. We still don't want to see the Israelis, as we say, smash into Rafah with large units over large pieces of territory," Kirby said. The weekend tragedy, he said, "speaks very clearly to the challenge of military airstrikes in densely populated areas of Gaza, including Rafah, because of the risk of civilian casualties, which of course happened terribly in this case, a horrible loss of life."

He noted that Israel said it used 37-pound bombs in the attack, aimed at killing Hamas officials it said were holed up in the city. "A 37-pound bomb is not a big bomb," he said. "If it is in fact what they used, it is indicative of an effort to be precise and targeted."

Kirby and other officials pointed to Israeli Prime Minister Benjamin Netanyahu's comments on Monday that the civilian casualties were a "tragic mistake" and said they would wait for the Israel Defense Forces (IDF) to release the results of an investigation into what went wrong. The IDF said two Hamas militants were killed in the attack, including the commander of Hamas operations in the West Bank.

Some experts and Democratic lawmakers said Israel's airstrike — along with reports of Israeli tanks rolling into the center of Rafah on Tuesday — had clearly crossed Biden's red line and urged the president to respond accordingly.

"The escalating civilian death toll and deepening humanitarian catastrophe make clear that the Biden administration should pause additional offensive military assistance to the Netanyahu government until we know that all the president's requests, including with respect to Rafah and the urgent delivery of humanitarian assistance, will be respected," Sen. Chris Van Hollen (D-Md.) said in a statement to The Washington Post.

He added, "A partnership should be a two-way street, not a one-way blank check."

The Biden administration spent several weeks over the spring meeting with Israeli officials in an effort to convince the country to conduct targeted raids and strikes in Rafah rather than mounting a full-scale ground invasion. U.S. officials expressed concern about the consequences of conducting a major operation in Rafah when some 1.3 million Palestinians were sheltering there under Israeli orders, most of whom had relocated several times throughout the nearly eight-month war and were living in decrepit conditions.

As part of those discussions, U.S. officials told their Israeli counterparts that they could not simply relocate hundreds of thousands of Palestinians from Rafah to other parts of Gaza without setting up basic infrastructure, including tents, and providing such necessities as food and water. But since Israel started its military campaign in the city several weeks ago, about 1 million Palestinians have left Rafah without such provisions, while both Israel and Egypt have sharply limited aid coming into Gaza.

As the Israeli invasion of Rafah neared, Biden and his top aides were especially trying to avoid the images of mass death and destruction that have defined much of the war and ignited anger in many parts of the world as well as in the United States. The president has encountered increasing political challenges because of his staunch support of Israel and the growing Palestinian civilian death toll, and he now faces protesters at nearly all his public events.

Israel launched its assault in Gaza after Hamas militants broke through the Israel-Gaza border Oct. 7, killing about 1,200 people and taking some 250 others hostage. In response, Israel launched a ferocious military campaign in Gaza that has so far killed more than 35,000 Palestinians, according to the Gaza Health Ministry. An Israeli siege of the enclave has caused the health system to collapse and created a humanitarian catastrophe that has put nearly all its residents at risk of famine and disease.

Biden issued several sharp warnings to Israel as it prepared to go into Rafah to demolish what it said were remaining Hamas battalions. During an interview in March, when he was asked whether an invasion of Rafah would be a "red line" with his relationship with Netanyahu, Biden replied that it would but added, "I'm never going to leave Israel."

In an interview with CNN this month, Biden said he would not supply the weapons — including controversial 2,000-pound bombs — that Israel had used in its military operations in key cities in Gaza.

"I've made it clear to Bibi and the [Israeli] war cabinet they're not going to get our support if in fact they go into these population centers," Biden said, using Netanyahu's nickname. "We're not walking away from Israel's security — we're walking away from Israel's ability to wage war in those areas."

Critics of Biden's handling of the Gaza war, including some Democrats, however, said he has delivered inconsistent messages about the potential American response to Israel's actions and has not imposed meaningful consequences on Netanyahu.

"Our response has apparently been to move the red line back so that anything short of the thousands of civilian deaths we saw in Khan Younis and Gaza City won't cross it," said Frank Lowenstein, a former State Department official who worked on the 2014 Israeli-Palestinian peace negotiations.

Bruce Riedel, a senior fellow at the Brookings Institution who worked on Middle East issues in several administrations, noted that other nations are issuing growing calls for action against Israel, leaving the United States increasingly isolated.

Days before the deadly airstrike, the International Court of Justice, an arm of the United Nations, urged Israel to immediately halt its operations in Rafah — an order that is unenforceable but is supported by several U.S. allies.

French President Emmanuel Macron said that he was "outraged" by the airstrike in Rafah and that Israel's operations "must stop," adding that there needed to be "full respect for international law and an immediate cease-fire."

Norway, Ireland and Spain last week announced formal recognition of a Palestinian state, an effort to send a signal of deep displeasure with Netanyahu's conduct of the war.

"The red line has been crossed, and it's being crossed again as we speak. Despite the horrific airstrike, which should have been a wake-up call to stop this offensive, it's going forward," Riedel said. "The U.S. is looking increasingly like it's out of step with the rest of the world community, and that's not a place where Joe Biden wants to be."

To some detractors, Biden's reluctance to impose consequences on Israel echoed President Barack Obama's decision not to take more forceful action against Syrian President Bashar al-Assad during his country's civil war. Obama warned Syria in 2012 that the use of chemical weapons would prompt a major U.S. reaction, but when evidence emerged Assad had used chemical weapons that killed about 1,500 people, he did not order a significant military response.

The White House's message on the strike — that it was a tragedy but did not violate Biden's warnings against a full-scale invasion of Rafah — was echoed elsewhere in the administration.

Miller, the State Department spokesman, said the United States was "deeply saddened by the tragic loss of life in Rafah" but that it would not prompt Biden to restrict military support for Israel. "Those images were heartbreaking, and I know the pain that those families are suffering through must be unimaginable, especially those who've lost children and those who have lost family members a repeated number of times," Miller told reporters.

But he added, "With respect to Rafah, we do not want to see major military operations take place there … the way that we saw them take place in Khan Younis and in Gaza City. At this point, we have not seen a military operation on the scale of those previous operations."

Sabrina Singh, a Defense Department spokesperson, said that Pentagon leaders were closely tracking the deadly incident and that U.S. officials had been speaking with their Israeli counterparts "to figure out and determine what exactly happened." Defense Secretary Lloyd Austin has seen the "devastating imagery" of the strike, she said, adding that she did not know whether Israel had used U.S.-provided munitions in its attack.

Tommy Vietor, co-host of "Pod Save America" and a former Obama official, said presidential administrations often become wrapped up in semantic debates over whether certain incidents constitute "major" military action. But he said the continued American defense of Israel in the face of rising global pressure gives adversaries, including Russia and China, an opening to accuse the United States of hypocrisy when Washington criticizes other countries' human rights violations.

"At the end of the day, if civilians are getting killed in airstrikes and through fires and if people are getting displaced for the fifth, sixth, seventh time, what's the difference?" Vietor said. "The human suffering doesn't change based on how you describe it. I think sometimes those semantic debates miss the bigger point, which is that this war is a humanitarian catastrophe. Every single country in the world seems to recognize that except for us."

HAITHAM IMAD/EPA-EFE/SHUTTERSTOCK

Palestinians inspect their tents Tuesday after an Israeli airstrike hit Rafah. President Biden had said he would suspend delivery of offensive weapons to Israel if it went into the city's "population centers."

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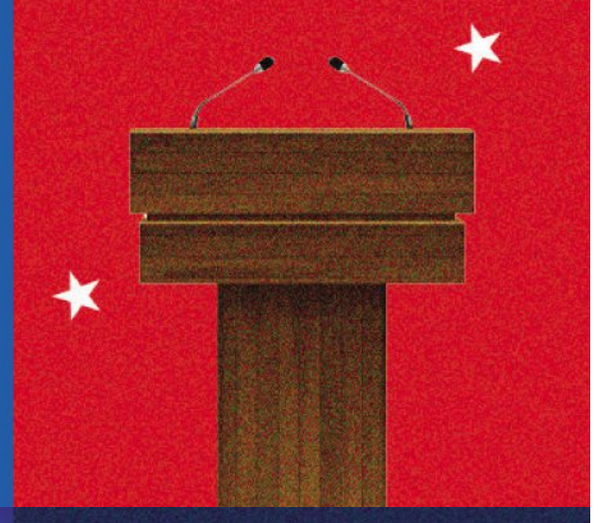

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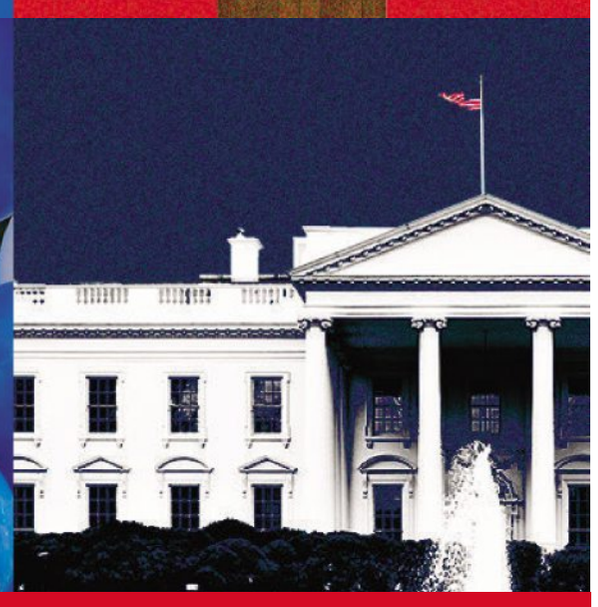

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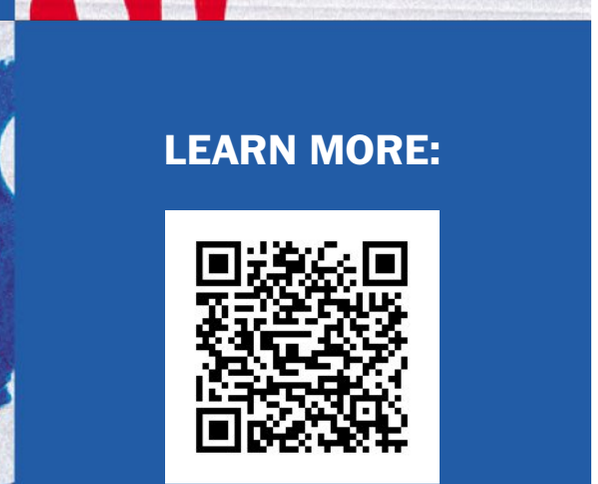

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The Washington Post

Ruling party risks losing power in S. Africa election

SOUTH AFRICA FROM **A1**

cerned about the hijacking of local administrations by violent criminals that it warned in a document at its last party conference that "entrenched gangs and extortion networks have sought to establish criminalized forms of governance."

Rumbidzai Matamba, who conducts research at the Global Initiative Against Transnational Organized Crime into assassinations in South Africa, said municipal killings in part affect the outcome of national elections by disrupting local services, vital to many voters. Many of the political killings are linked to disputes over corrupt government contracts for basic services such as sewage, security, water, trash collection, electricity and road repairs.

She said the assassinations are also part of an effort by criminals to seize control over local party branches, which exert a huge influence over the selection of candidates on the national stage and on voter turnout.

Matamba's organization has recorded 166 political killings — which it defines as the murder of individuals holding political or administrative positions, candidates for local municipal positions, activists and whistleblowers — since 2019. The killings have reached across the country's political spectrum.

Police established a special unit in 2018 to investigate political killings, focusing especially on KwaZulu-Natal province, a hotbed of political killings in South Africa, but they rarely issue updates. In September, Police Minister Bheki Cele said 348 suspects had been charged in 233 cases of political violence, but it's unclear how high the arrests reach.

"It's the paid assassins who are arrested, not those who plan, those who pay," said Thami Ntuli, chairman of the South African Local Government Association.

Town councilors terrorized

The main road in the town where Mchunu lived is a stretch of tarmac crowded with cheap liquor stores, gasoline stations and grocery stores, nestled amid the undulating green hills of KwaZulu-Natal. Nongoma is not particularly prosperous, but the town council has control over lucrative contracts.

Trouble began in January 2023 after the political coalition governing the council collapsed and a new coalition, including the elderly councilor Mchunu, took control. Immediately, tensions spiked. Council members from the Inkatha Freedom Party (IFP), which had lost power, came to a council meeting chanting Zulu war songs, witnesses said, and summoned their followers to help blockade the council offices. Police were called, and ultimately a court ordered the council to reconvene.

The town council under the new coalition began examining contracts that had been awarded by the previous council, dominated by the IFP. One in particular caught councilors' attention: a contract for street cleaning worth an estimated $24,000 a month. It was canceled.

Weeks later, Mchunu was shot dead. No one has been arrested in the case.

Then the husband of a colleague in the new coalition, Senzeni Zulu, was killed in front of their grandchildren, Zulu said in an interview. The killers had come looking for her, she said, but she had left her home very early for a morning prayer meeting. They forced her husband to open every door in the house, insisting she must be home, then shot him when they couldn't find her.

"When they shot my husband, the kids tried to scoop up the blood and put it back in his chest," she recounted sadly, drawing her fringed black shawl closer around her black shirt.

When police arrested four men in connection with the killing, Zulu said they discovered that their phones contained pictures of her sent by a fifth suspect: the man who held the canceled street-cleaning contract. He was later arrested, she said.

An IFP party spokesman, Mkhuleko Hlengwa, and multiple IFP councilors in Nongoma did not respond to requests for comment about the contract and the killings.

PAUL BOTES/AFP/GETTY IMAGES

An electoral poster for South African President Cyril Ramaphosa in Hammanskraal on Tuesday, a day before South Africa's parliamentary elections. For the first time since it came to power in 1994, Ramaphosa's African National Congress looks unlikely to gain a majority.

Town councilors hired bodyguards — men in sunglasses to escort the officials' shiny pickups — but the violence didn't stop. Another member of the governing coalition, Mphathiseni Manqele, was shot in his car beside his wife and son, he later recounted. The bullet shattered Manqele's jaw. He now wears a surgical mask when he appears in public.

Two of the assailants were apprehended after one was wounded by a bodyguard, Manqele said, but the mastermind of the attack remains at large.

Yet another councilor, Nonhlanhla Zungu, went into hiding. Armed men ambushed her brother and niece and beat them, unsuccessfully trying to make them reveal her whereabouts, Zungu said.

"We couldn't go into the streets and meet our constituents. We couldn't hear their complaints," she said. "Council business mostly stopped."

Activists gunned down

As public disaffection with political violence and corruption has surged, voter turnout in South Africa has tumbled, falling from a high of 87 percent three decades ago to only 66 percent in the last national election, held in 2019. Many South Africans hold the ruling ANC responsible, including for some of the assassinations.

"There is an attitude here that if you are poor, you can be killed. That is how apartheid treated us, and it is how the ANC government treats the poor," said Thapelo Mohapi, a leader of a squatters' movement known as Abahlali baseMjondolo. The walls of his office were decorated with portraits of some of the 25 slain members of the movement.

Three of its activists were killed in the space of a few months in 2022.

From the patch of ground in front of his home in KwaZulu-Natal's eThekwini municipality, Sibusiso Mhlongo can see the fig tree where his friend Ayanda Ngila was shot. Behind Mhlongo is a hillside shack with a broken window where Lindokuhle Mnguni was killed.

His own wife, Nokuthula Mabaso, was gunned down beside the corrugated iron wall of their home. "I found her kneeling down, bleeding from her wounds. The bullets had passed through her," said Mhlongo, leaning his powerful shoulders back and closing his eyes. They had been together for 25 years. A mother of four, Nokuthula Mabaso was a warm, confident leader who would even crack jokes with her adversaries.

As his wife lay dying, Mhlongo said the residents called for the police and an ambulance. Neither came.

The violence was linked to a dispute with the ANC over a tract of once-vacant land where the squatters had settled after, they alleged, government-built homes elsewhere meant for the poor were instead sold by town councilors to political cronies.

The squatters had built their settlement known as eKhenana in an overgrown ravine, complete with jury-rigged power, a chicken house and a school named for the Martinique-born revolutionary Frantz Fanon. On the wall of the shipping container that functions as an office and library are letters of support from global intellectuals.

But the settlement was on valuable land. In 2018, residents say, the local ANC councilor told the people to get out. "He came with petrol to burn people's houses," recalled resident Thozama Mazwi. Their homes were demolished.

But the squatters came back.

Then in March 2022, Khaya Ngubane, the son of the local ANC party chief, was accused of attacking one of the residents with an ax. The attack was witnessed by Ngila, and a few days later, he was shot dead beside the fig tree. Ngubane was charged with the murder and later convicted.

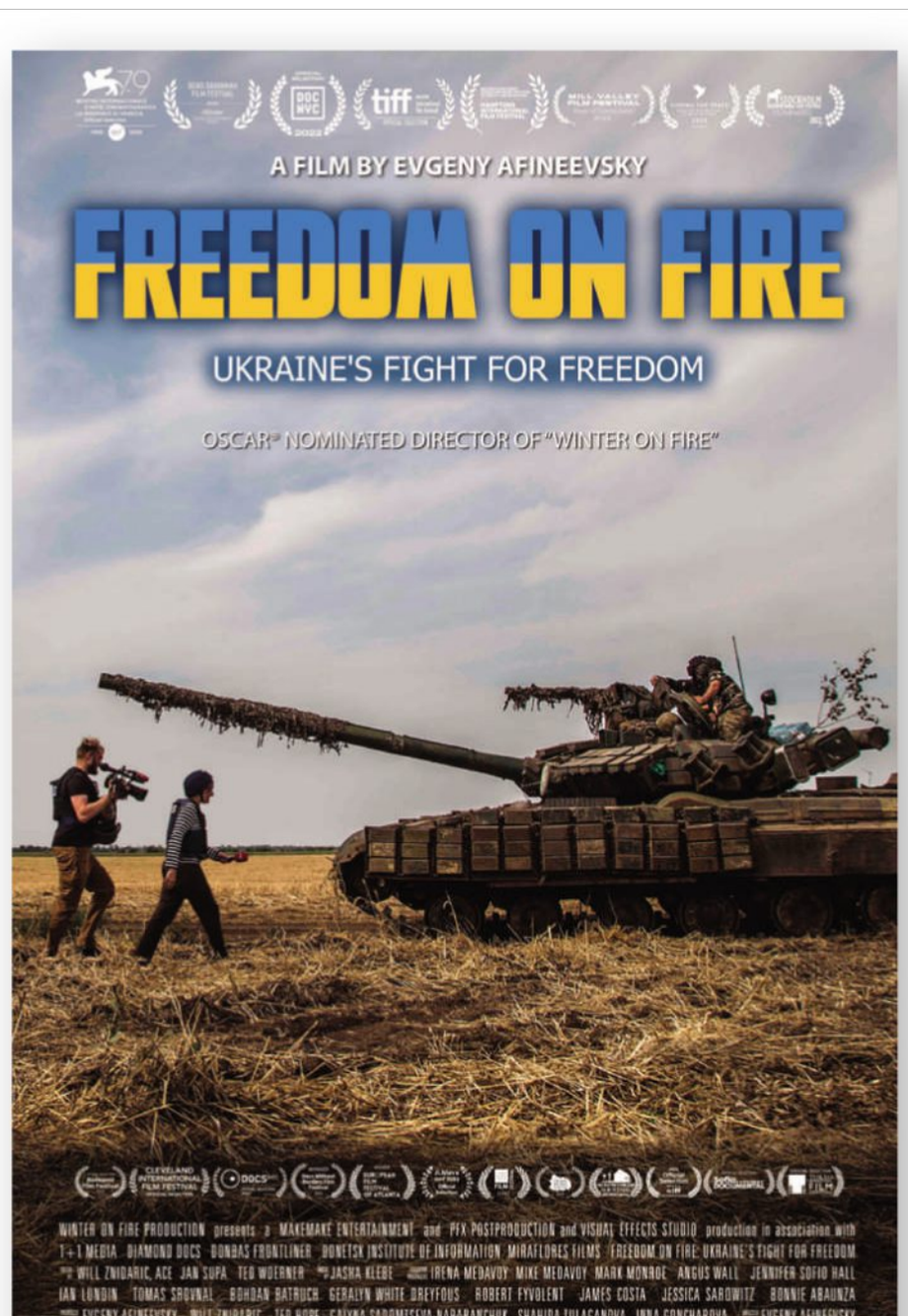
During Ngubane's trial, two witnesses to that fatal assault were, in turn, killed: Mnguni at the hillside shack and Mabaso beside the corrugated metal wall.

ANC spokesperson Mahlengi Bhengu-Motsiri did not reply to a request for comment.

Mhlongo, Mabaso's widower, said he used to be an ANC supporter, but after the violence in their community and the poor response to her death, he plans to vote for another party.

"When we need government, where are they?" he asked. "Why should we come out for them?"

The Washington Post | LIVE



'Freedom on Fire'

A Conversation with

Evgeny Afineevsky
Director & Producer, "Freedom on Fire"

Oleksii Reznikov
Former Ukrainian Defense Minister

Thursday, May 30 at 1:00 p.m.

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ECONOMY & BUSINESS

BLOOMBERG NEWS; AP; THE WASHINGTON POST

Self-driving cars in California. Dozens of companies are testing self-driving vehicles in at least 10 states, with some offering services to paying passengers, according to an industry group.

Robotaxi industry's biggest players are facing federal investigations

All three major companies are under scrutiny by NHTSA, a setback for the fledgling industry

BY TRISHA THADANI AND IAN DUNCAN

SAN FRANCISCO — All three major self-driving vehicle companies are facing federal investigations over potential flaws linked to dozens of crashes, a sign of heightened scrutiny as the fledgling industry lays plans to expand nationwide.

The National Highway Traffic Safety Administration (NHTSA) announced this month that it would examine two rear-end collisions involving motorbikes and vehicles operated by Amazon's Zoox, which is already testing cars without steering wheels or brakes for passengers to operate.

A few days later, the agency opened a probe into robotaxis operated by Waymo, owned by Google parent Alphabet, over 31 incidents that included ramming into a closing gate and driving on the wrong side of the road. A federal investigation into GM's Cruise — launched last year after one of its cars hit and dragged a jaywalking pedestrian in San Francisco — remains open, even as the company began a return to public roads this month in Phoenix.

The industry is poised for growth: About 40 companies have permits to test autonomous vehicles in California alone. The companies have drawn billions of dollars in investment, and supporters say they could revolutionize how Americans travel. But robotic cars are still very much in their infancy, and while the bulk of the collisions flagged by NHTSA are relatively minor, they call into question the companies' boasts that their autonomous vehicles are far safer than human drivers.

"The era of unrealistic expectations and hype is over," said Matthew Wansley, a professor at the Cardozo School of Law in New York who specializes in emerging automotive technologies. "These companies are under a microscope, and they should be. Private companies are doing an experiment on public roads."

Dozens of companies are testing self-driving vehicles in at least 10 states, with some offering services to paying passengers, according to the Autonomous Vehicle Industry Association. The deployments are concentrated in a handful of Western states, especially those with good weather and welcoming governors.

According to a Washington Post analysis of California data, the companies in test mode in San Francisco collectively report millions of miles on public roads every year, along with hundreds of mostly minor collisions.

An industry association says autonomous vehicles have logged a total of 70 million miles, a figure that it compares to 293 trips to the moon and back. But it's a tiny fraction of the almost 9 billion miles that Americans drive every day. The relatively small number of miles the vehicles have driven makes it difficult to draw broad conclusions about their safety.

Federal car regulations allow the companies to put vehicles on the road without anyone in the driver's seat. Without federal regulation controlling what technology is allowed on the roads, NHTSA is relying on its investigations and recall power in a retroactive effort to keep the companies in check. Since 2021, the agency has required operators to report crashes, data that it has used to justify the latest probes.

Together, the three investigations opened in the past year examine more than two dozen collisions potentially linked to defective technology. The bulk of the incidents were minor and did not result in any injuries.

NHTSA declined to comment on the investigations.

Wansley said NHTSA appears to be running something like a "surveillance program." Opening probes and then ordering a recall is a much faster process for the agency than developing new regulations, he said, which would have to go through a tangle of government bureaucracy that could take years.

"NHTSA wants to know what's going on the ground, what's the state of automated-driving technology, what kinds of safety risks there are, what steps are companies taking," he said.

But as the incidents pile up, the agency is under increasing pressure from lawmakers, labor unions and road-safety advocates to be more proactive, rather than resorting to investigating after things go wrong.

"Innocent people are on the roadways, and they're not being protected as they need to be," said Cathy Chase, the president of Advocates for Highway and Auto Safety.

The industry has responded with safety pledges and by emphasizing efforts to respect other road users.

Cruise, once a leader in the self-driving space, shook public trust in the technology last year after a collision in San Francisco. In October, a Cruise vehicle hit and rolled over a jaywalking pedestrian who was flung into its path by a hit-and-run driver and then dragged for 20 feet. The company recently reached a settlement with the victim.

The California Department of Motor Vehicles pulled Cruise's permits after determining that the robotaxis were causing an "unreasonable risk" to public safety and that the company initially "failed to disclose" the entire series of events. Cruise suspended its driverless operations around the country. The company installed a new management team and spent months running simulations before putting its autonomous vehicles back on the road this month in Phoenix.

Mo Elshenawy, one of Cruise's co-presidents and its chief technology officer, said the company is raising the bar for what it considers good performance. Before, he said, the benchmark was a human ride-share driver.

Now, he said, Cruise is aiming to be a "role model driver" as it aims to win back the trust of regulators. That will mean avoiding driving clumsily or in an unhumanlike way, and driving like someone who is alert, obeying the law and not impaired by drugs or alcohol, executives said. The company is focused on better performance in construction zones and when emergency vehicles are close by — common situations on the roads in which automated vehicles and driver assistance systems have often struggled.

"When it comes to public perception, when it comes to regulatory perception, in terms of everyone's perception, this is something that we've missed the mark on," Elshenawy said.

In its latest inquiry, NHTSA took aim at Google's Waymo — the most prominent self-driving car company that has been operating a robotaxi service in San Francisco, Los Angeles and Phoenix. The federal agency said it looked at 31 reports of incidents — at least 17 of which involved a crash or a fire — in which a Waymo automated vehicle was the sole one operated during a collision or exhibited behavior that potentially violated traffic safety laws.

In October, a Waymo autonomous vehicle attempted to exit a parking lot in Phoenix while the gate was closing. The passenger-side sensors and side mirror made contact with the gate. Similar incidents took place in Scottsdale, Ariz., and Los Angeles in recent months, according to incident reports disclosed by NHTSA. In January, a Waymo vehicle outside of Phoenix tried backing up from a closed gate, but instead rolled over security spikes and deflated its tires.

Waymo said in a statement this month that it was proud of its safety record and would work with NHTSA as it aims to become "the world's most trusted driver." The company did not respond to an interview request.

For Christopher White, interim executive director of the San Francisco Bike Coalition — a prominent voice in the city that has opposed the expansion of the vehicles on the dense urban roads — the federal probe highlights how unpredictable the vehicles can be.

"Predictability is one of the most important aspects of safety on our streets," he said. "And if a vehicle is behaving unpredictably, it may not result in a crash or a collision, but it could result in a near miss that you don't necessarily hear about."

Zoox says on its website that its vehicles are "designed for AI to drive, and humans to enjoy." In launching the Zoox review, NHTSA said it received two reports of modified Toyota Highlanders with the Amazon unit's automated-driving system braking suddenly in intersections, leading motorcyclists to crash into the backs of the SUVs. (Amazon founder Jeff Bezos owns The Post.)

In one of the incidents, a Zoox vehicle was bearing right in an intersection when a motorcycle came up from behind and hit the vehicle on the passenger side, according to a company disclosure filed with NHTSA. The rider declined medical attention, according to the report, and the police were not called. The other incident took place in Nevada, where the Department of Motor Vehicles has authorized 14 operators to test automated vehicles.

In a statement this month, Zoox said it would cooperate with NHTSA's investigation. The company declined to further discuss its rollout plans and the federal scrutiny.

With limited federal regulation, states have sought to manage deployments themselves. But officials around the country have been looking to Washington for help.

J.D. Decker, the Nevada DMV's chief of enforcement, said that while the agency can theoretically revoke the licenses of companies with poor safety records under a 2017 law, it has limited resources to assess the performance of robotaxi firms, leaving the state mostly reliant on NHTSA to hold them accountable.

"The law was fashioned broadly to welcome new technologies," Decker said. "The department in its regulatory capacity wasn't necessarily given the means to monitor or inspect for safety considerations. We don't have that capacity."

Ian Duncan reported from Washington.

DIGEST

TELECOMMUNICATIONS

T-Mobile, U.S. Cellular unveil wireless deal

T-Mobile plans to buy "substantially all" of U.S. Cellular's wireless operations in a deal worth about $4.4 billion, the two companies announced Tuesday.

The deal would expand T-Mobile's presence to millions of people in "underserved rural areas," the company said. Under the terms of the deal, U.S. Cellular will retain 70 percent of its wireless spectrum and keep its cellphone towers but lease space on at least 2,100 of them to T-Mobile.

It's the latest megadeal from T-Mobile, which merged with Sprint in 2020 in a deal worth $26 billion. T-Mobile reported 119.7 million cellular connections at the end of 2023. U.S. Cellular's roughly 4.5 million wireless customers will have the option to keep their phone plan or switch to one offered by T-Mobile.

— Aaron Gregg

PETROLEUM

Hess shareholders back Chevron merger

Hess Corp. on Tuesday approved the company's $53 billion merger with the No. 2 U.S. oil company, Chevron, according to preliminary results of the vote. The merger required a vote to approve the deal by a majority of Hess's 308 million shares outstanding to pass. The company did not immediately provide the vote tally.

Chevron offered to acquire Hess in October in a move to gain a foothold in oil-rich Guyana's lucrative offshore fields. The deal has been stalled by an ongoing review by the U.S. Federal Trade Commission and clouded by an arbitration claim filed by Hess's partners in Guyana, Exxon Mobil and CNOOC.

— Reuters

ALTERNATIVE ENERGY

N.J., wind farm firm settle claims for $125M

Danish wind farm developer Orsted will pay New Jersey $125 million to settle claims over the company's cancellation of two offshore wind farms last year — a little over a third of what the company once was required to pay.

The state's Board of Public Utilities said Tuesday that New Jersey and Orsted have settled claims against each other stemming from the company's decision in October to scrap two wind farms off the state's southern coast.

— Associated Press

ALSO IN BUSINESS

A federal judge on Tuesday sentenced former FTX executive Ryan Salame to more than seven years in prison, the first of the lieutenants of failed cryptocurrency mogul Sam Bankman-Fried to receive jail time for their roles in the 2022 collapse of the cryptocurrency exchange. Salame, 30, was a high-ranking executive at FTX for most of the exchange's existence and, up until its collapse, was the co-CEO of FTX Digital Markets. He pleaded guilty last year to illegally making unlawful U.S. campaign contributions and to operating an unlicensed money-transmitting business. The sentence of 7½ years in prison, plus three years of supervised release, was more than the five to seven years prosecutors had asked Judge Lewis A. Kaplan to impose on Salame in their presentencing memo.

Oil prices gained more than $1 a barrel Tuesday on the expectation that OPEC Plus will maintain crude supply curbs at its Sunday meeting, while the start of U.S. summer driving season and a weaker dollar also boosted the commodity. Brent crude futures for July delivery settled up $1.12, or 1.4 percent, at $84.22 a barrel. U.S. crude ended at $79.83 a barrel, gaining $2.11, or 2.7 percent from Friday's close, having traded through Monday's U.S. Memorial Day holiday without a settlement. For the online meeting of OPEC Plus oil producers coming up Sunday, traders and analysts are predicting 2.2 million barrels per day of voluntary production cuts to stay in place. Oil extended a more than 1 percent increase in trade Monday, with hopes of a demand boost from the first tradable day since the start of the U.S. summer driving and vacation season giving support.

— From news services

Old wires limit capacity of U.S. power grid, slowing transition to clean energy

BY SHANNON OSAKA

There is one big thing holding the United States back from a pollution-free electricity grid running on wind, solar and battery power: not enough power lines.

As developers rush to install wind farms and solar plants to power data centers, artificial intelligence systems and electric vehicles, the nation's sagging, out-of-date power lines are being overwhelmed — slowing the transition to clean energy and the fight against climate change.

But experts say that there is a remarkably simple fix: installing new wires on the high-voltage lines that already carry power hundreds of miles across the United States. Just upgrading those wires, new reports show, could double the amount of power that can flow through America's electricity grid.

"This is something that could be a triple win," said Brian Deese, an innovation fellow at the Massachusetts Institute of Technology who headed the White House National Economic Council under President Biden until early last year. "A win for the electricity system, a win for utilities and a win for consumers."

Since Biden signed the Inflation Reduction Act in August 2022 — pouring hundreds of billions of dollars toward the buildout of clean energy — experts have warned that without a dramatic increase in the size of the electricity grid, most of those new wind and solar farms won't be able to plug in.

Many renewables are stuck in the "interconnection queue," a long line of projects waiting to get connected to the grid. According to Lawrence Berkeley National Laboratory, more than 1,500 gigawatts of power, mostly renewables, are waiting for approval to connect. (That's more than one-third of all the power produced in the United States.)

JOE RAEDLE/GETTY IMAGES

High-voltage power lines run through a substation in Pembroke Pines, Fla. Aging wires are a constraint on the nation's electricity grid.

One of the main reasons for that long wait is that the nation builds transmission lines — those giant, high-voltage wires that carry power across large distances — extremely slowly. The average transmission line takes about 10 years to complete, and the country has been building even fewer lines recently than it did a decade ago.

Without enough power lines, there is nowhere for new solar, wind and battery power to go.

"We have to be able to integrate all this low-cost, renewable energy fast," said Amol Phadke, a scientist at the University of California at Berkeley and Lawrence Berkeley National Laboratory.

That's where replacing the country's power lines — or "reconductoring," as engineers call it — comes in.

Most of America's lines are wired with a technology that has been around since the early 1900s — a core steel wire surrounded by strands of aluminum. When those old wires heat up — whether from power passing through them or warm outdoor temperatures — they sag. Too much sag in a transmission line can be dangerous, causing fires or outages. As a result, grid operators have to be careful not to allow too much power through the lines.

But a couple of decades ago, engineers designed a new type of wire: a core made of carbon fiber, surrounded by trapezoidal pieces of aluminum. Those new, carbon-fiber wires don't sag as much in the heat. That means that they can take up to double the amount of power as the old lines.

According to the recent study from researchers at UC-Berkeley and GridLab, replacing these older steel wires could provide up to 80 percent of the new transmission needed on the electricity grid — without building anything new. It could also cost half as much as building an entirely new line and avoid the headaches of trying to get every state, city and even landowner along the route to agree to a new project.

"You're not acquiring a new right of way; you're not building new towers," Phadke said. "So it can be done much faster."

If stringing new lines is so easy — and cheap — why hasn't it been done already? Part of the problem, experts say, is that utilities profit more from big infrastructure projects. Routine maintenance or larger-scale upgrades of the electricity grid don't help utilities make a lot of cash compared with building new transmission lines.

Deese compares it to having leaky pipes in a building — building managers don't get rewarded for fixing all of a building's problems, but rather for just keeping things running as long as possible on a limited budget. "You patch and plug rather than thinking systematically," Deese said.

Duncan Callaway, a professor of energy and resources at UC-Berkeley and one of the authors of the recent study, said that many transmission engineers are not used to thinking of rewiring as one of their tools. "But it's a much faster way," he said.

Some changes are already underway to encourage this approach. For a long time, utilities had to undergo lengthy environmental reviews if they were rewiring a line longer than 20 miles. This month, the Federal Energy Regulatory Commission announced that those would no longer be necessary if utilities are simply replacing wires.

And last month, the Biden administration announced a goal to upgrade 100,000 miles of transmission line over the next five years — which could include rewiring the lines.

"We actually need stuff that can cook right now, right away," Ali Zaidi, the White House national climate adviser, said Tuesday at a White House summit on grid modernization. "And the way to do that is by deploying grid-enhancing technologies, by reconductoring the lines that we have already strung up or buried across the country."

This doesn't mean that new lines don't need to be built. "In the longer run, newer lines will play an important role," Phadke said. But as new demand surges onto the grid in the short term, upgrading the nation's wires could help keep clean energy flowing until those new lines can be built.

"We have the potential to achieve all of these things with just taking new technology and running it through old lines," Deese said. "It's pretty cool."

Sixth home in Outer Banks town falls into the sea

BY BRADY DENNIS

Another home has crumbled into the sea in Rodanthe, N.C., the scenic Outer Banks community where rising seas and relentless erosion have claimed a growing number of houses and forced some property owners to take drastic measures to retreat from the oceanfront.

The National Park Service, which manages the Cape Hatteras National Seashore, said an unoccupied home at 24131 Ocean Drive probably collapsed around 2:30 a.m. Tuesday.

The demise of the five-bedroom house, which county records show had stood since 1970, makes it the sixth house to topple along that part of the national seashore over the past four years, the agency said.

"Another one bit the dust," David Hallac, superintendent of the Cape Hatteras National Seashore, said in an interview. And it probably won't be the last, as many homes in the area are perilously close to the surf. "This situation will continue."

As with other homes that have suffered a similar fate, Tuesday's collapse prompted officials to close a roughly one-mile stretch of beach to the public while cleanup began. Given the wind and tides, the remnants of fallen homes can stretch for miles along the shoreline.

"Dangerous debris may be present on the beach and in the water," Park Service spokesman Mike Barber said in a statement. "Additional beach closures may be necessary as the debris spreads and cleanup efforts proceed."

Hallac said the National Park Service sent 49 employees to the site to help jump-start the cleanup, including staffers who typically answer phones, do accounting and manage campground facilities.

"If we don't do it, we'd be accepting the fact this debris would continue to spread for many miles," he said. "You have to begin cleanup immediately, otherwise it becomes an almost unachievable cleanup in the future."

Hallac said that along the beach, he saw many boards with nails sticking out of them, along with chunks of drywall, mattresses, kitchen utensils, chess pieces and dominoes.

"It underscores this idea that everything in that house is now all over the place," he said, adding that workers removed dozens of truckloads of debris Tuesday.

The latest house collapse in Rodanthe is less a surprise than merely another reminder of how vulnerable many properties are in this small community, which is home to some of the most rapid rates of erosion and sea level rise on the East Coast. Seas near Rodanthe have risen by 4.6 inches since 2010, according to a Washington Post analysis.

NATIONAL PARK SERVICE

Debris from a collapsed house in Rodanthe, N.C., lies scattered on the beach. Homeowners on North Carolina's Outer Banks are contending with constant erosion and rising ocean levels.

Noah Gillam, planning director for Dare County, said the home on Ocean Drive had been "decertified for occupancy" since early 2022 because it no longer had a functioning septic system.

"The erosion kept them from ever being able to reestablish a septic system," Gillam said in an email. He said that in recent weeks, the house began showing signs that some of its pilings were failing, and it began to lean.

"We notified the property owners of our observations and that they made preparations to have a contractor on standby in the event it collapsed," Gillam said.

The owners of the house, which last sold in 2021 for $500,000, could not immediately be reached for comment. But public records hint at its declining value in recent years. In 2005, it was assessed at $687,600, according to Dare County records. The most recent assessed value was $185,400.

The encroaching sea along this swath of North Carolina has left dozens of homeowners to grapple with a similar predicament.

Some have been unable to act before their own homes gave way, sending their personal investment vanishing into the ocean, creating a public safety and environmental hazard, and ultimately leaving them on the financial hook for the cleanup.

> *"You have to begin cleanup immediately, otherwise it becomes an almost unachievable cleanup in the future."*
>
> **David Hallac,** superintendent of the Cape Hatteras National Seashore

Others have scrambled to move their houses further inland from the pounding surf — a proposition that can cost hundreds of thousands of dollars and, in many causes, might only buy so much time.

Still others last fall agreed to sell their precariously perched vacation homes to the Park Service, which, after spending more than $700,000 for the salt-sprayed houses, promptly tore them down and turned the area into a public beach.

"It will be a safer beach," Hallac said at the time, adding that he plans to explore the possibility of scaling up this approach in an area where strong storms and shifting sands mean numerous houses are on the brink of collapse.

Some residents have argued that local officials and the Park Service should be taking more aggressive actions to protect the fast-eroding shoreline and the residents who live near it. But at the same time, there are no easy answers, and some officials say those who live near the water must accept a measure of responsibility.

"If you're going to buy on the oceanfront, that's a roll of the dice," Dare County Commissioner Danny Couch told The Post during one visit in late 2022. "It always has been and always will be."

An engineering assessment undertaken by the county last year found that the type of extensive beach nourishment that many residents want for the area would cost as much as $40 million. Maintaining that beach over 30 years would cost more than $175 million, the report found.

By comparison, the balance in Dare County's beach nourishment fund, which comes from a tax on hotels and vacation rentals and must go toward multiple projects in the sprawling county, stood at about $6 million at the time — meaning that, absent a large batch of funding from the state or federal government, no beach nourishment in the community appears imminent.

Kevin Crowe contributed to this report.

White House eases some sanctions against Cuba

BY KAREN DEYOUNG

The Biden administration amended and clarified a number of existing sanctions against Cuba on Tuesday to allow private entrepreneurs and businesses on the island to open U.S. bank accounts and access online banking as part of its effort "increase support for the Cuban people" while avoiding any assistance to the government.

The actions followed the administration's lifting of Cuba's designation as a country that was not "fully cooperating" with the United States on counterterrorism earlier this month, according to senior administration officials who spoke on the condition of anonymity under rules set by the White House.

Lifting of the designation and other sanctions-easing measures came as Cuba has seen the largest exodus in the country's history over the past three years. More than 500,000 migrants — roughly five percent of the population — have crossed into the United States along the southern border since 2021.

In view of what one administration official called the "dire straits" of Cuba's economy, with growing shortages of fuel, electricity and food, "it's clear the communist experiment in Cuba has failed and the government is no longer able to provide for its citizens' most basic needs in a country where there are no free elections."

By relaxing sanctions, the administration also seeks to stem recent outreach by the Cuban government to both Russia and China for economic and other assistance.

"We believe the organic expansion of the private sector and evolution of the digital economy on the island, led by the Cuban people themselves and not by any foreign government, is critical," a second official said.

Since the communist government in Havana legalized the creation of small and medium-size private enterprises in 2021, the Biden administration says, 11,000 private businesses have registered in Cuba, accounting for one-third of all employment there, in sectors from tourism to agriculture to car repair.

The new U.S. Treasury Department regulations, which exclude any business with ties to Cuba's government or its security and intelligence services, will allow direct transactions with U.S. banks, facilitating the procurement of supplies to keep private enterprises alive, the officials said.

In addition to the banking access, U.S. companies will be able to provide private businesses in Cuba with videoconferencing, online learning and cloud-based services.

Still in place is the 1960s economic embargo and several subsequent legislative expansions, and the U.S. designation of Cuba as a state sponsor of terrorism — along with Syria, North Korea and Iran.

That designation was first made in 1982 because of Cuba's support at the time for revolutionary and guerrilla groups in Latin America and beyond. It was lifted in 2015 by the Obama administration as part of its diplomatic normalization with Havana, but reimposed by President Donald Trump just a week before he left office in January 2021.

During his 2020 presidential campaign, Biden vowed to roll back Trump's Cuba policy. But the administration has hesitated to make major moves in that direction amid other international crises and strong opposition from some in Congress and Cuban American voters in Florida.

Trump's justification was Cuba's failure to comply with an extradition request by Colombia's right-wing government for leaders of a militant group who were in Havana to participate in U.S.-backed peace negotiations. Iván Duque, then Colombia's president, issued arrest warrants for the leaders after the group's members attacked a Colombian military base in early 2019.

A decision by Colombia's new left-wing government in 2022 to drop the extradition request eventually led to the Biden administration dropping the non-cooperation designation.

The state-sponsor designation has had profound effects on Cuba's tourism industry, as European and other visitors have resisted travel there for fear of running afoul of the U.S.-visa and other sanctions it authorizes.

The Cuban government's eased restrictions on private enterprise were designed not only to improve tourism and other aspects of the economy, but to stem the brain drain from the island.

After illegal border crossings to the United States surged in 2021 and 2022, the Biden administration expanded opportunities for Cuban migrants and asylum seekers to enter the country legally. Since the beginning of 2023, illegal entries have fallen sharply, and the administration is allowing about 20,000 Cubans per month to enter the country legally, according to the latest U.S. data.

WEDNESDAY OPINION

JOSH ROGIN

Biden's deal with Saudi Arabia is a nonstarter. Good.

The Biden administration is racing to complete a set of agreements with Saudi Arabia that U.S. officials claim are a step toward a future three-way deal including Israel that could lead to broader Middle East peace. The deal comes with huge benefits for Saudi Arabia and risky new commitments for the United States. But there's no chance Israel will agree to the conditions Saudi Arabia has set for normalizing the two countries' relations — so whatever agreements President Biden makes with Riyadh will likely never get implemented.

Secretary of State Antony Blinken confirmed long-swirling rumors of the U.S.-Saudi security pacts in congressional testimony last week. Agreements are "very close to being able to be concluded," he told the House Appropriations Committee. These agreements would reportedly commit the United States to come to the kingdom's defense if it is attacked, provide Saudi Arabia with even more advanced U.S. weaponry and help Riyadh develop its own civilian nuclear program. In exchange, Saudi Arabia would agree to normalize relations with Israel.

There's just one catch, Blinken added. After the two governments finalize the agreements, Saudi Arabia doesn't intend to hold up its end until Israel meets its demands. "Saudi Arabia has made very clear that even with the agreements between us completed, they have to have two things: They have to have calm in Gaza and they have to have a credible pathway to a Palestinian state."

That would seem to be a significant speed bump, considering Gaza is in a state of war and overall catastrophe that seems destined to persist. As for a "credible pathway" to a Palestinian state, the government of Israeli Prime Minister Benjamin Netanyahu is publicly against it, as are a majority of Israeli citizens.

A U.S. deal with Saudi Arabia could be a step toward a future three-way deal including Israel. But Saudi Arabia doesn't intend to hold up its end until Israel meets its demands.

"Why the rush?" Sen. Chris Murphy (D-Conn.), a close ally of the administration, pressed Blinken during his Senate Foreign Relations Committee testimony. Blinken responded that the administration wants to lock in the Saudi part of the deal now because it will put pressure on the current, or a future, Israeli government to commit to a plan for Palestinian statehood.

"Israel will have to decide whether it wants to proceed and take advantage of the opportunity to achieve something that it has sought since its founding, which is normal relations with the countries in its region," Blinken said.

In an interview, Murphy told me he is not convinced proceeding with the Saudi piece alone is a good idea. For one thing, he said, Crown Prince Mohammed bin Salman, known as MBS, has shown time and again he is not a reliable security partner for the United States. Since ascending to his role in 2017, MBS has kidnapped a prime minister, imprisoned his own elites, cracked down on dissidents, ordered the murder of Post contributing columnist Jamal Khashoggi, committed atrocities while losing a war in Yemen and supported Russia against the United States when it comes to energy markets. This is not the record of someone to trust with nuclear technology.

"No matter the elements of the agreement, it still rests on the premise that you can believe anything MBS says," Murphy said. "And I don't see the evidence of that right now."

Moreover, unless Saudi Arabia normalizes relations with Israel, there's no way Congress would entertain giving "our most sacred national security commitment to a repressive, despotic regime," Murphy said. And absent Senate consent, the agreements can't enter into force.

Biden has been cozying up to MBS since abandoning his 2020 campaign pledge to treat the crown prince as a pariah. But Saudi watchers suggest that the administration has specific motivations for rushing into agreements with Riyadh now: King Salman, MBS's father, is 88 years old and unwell. Shoring up ties with his likely successor seems pragmatic.

Presidential politics may also be at play. Simon Henderson, director of the Bernstein Program on Gulf and Energy Policy at the Washington Institute, told me the administration is trying to come up with a semi-plausible explanation for both its Gaza strategy and broader regional approach.

"They are spinning the Gaza disaster in a manner where there might be a positive result out of it, and that positive result might be a headline-friendly gesture between Saudi Arabia and the United States," he said. "Perhaps they think they can get away with it until after the election, and then after that, things change."

By finalizing these agreements while knowing they won't achieve the expected result, the administration would be giving up its only leverage over Riyadh to address other U.S. concerns. That's a high price to pay for a public relations exercise, especially considering the Saudis know they won't have to deliver on their side of the bargain. Yet Blinken's unwavering advocacy indicates that Biden is planning to move forward with them anyway.

The Trump administration was able to move Israel-Arab normalization forward because all parties essentially ignored the Palestinian statehood issue. Since Oct. 7, that's not possible and, therefore, the conditions for further normalization, unfortunately, no longer exist. Pretending otherwise makes sense for MBS, who is getting the deal of the century, but not for U.S. interests.

AFP/GETTY IMAGES

People walk past the rubble of destroyed buildings in Khan Younis in the southern Gaza Strip on May 14.

Here's the real problem with the U.N.'s revised Gaza death toll

BY GABRIEL EPSTEIN

The United Nations recently roiled discussions of the Gaza death toll when the organization altered the way it cites reporting on those killed in Israel's counterattack against Hamas. The number of women and children killed, in the tally offered by the United Nations, suddenly dropped by nearly half, even as the overall death toll was almost unchanged. Yet the revision was neither a stunning rollback, as some claimed, nor an inconsequential shift, as others insisted.

Rather, the adjusted numbers reflect a combination of U.N. missteps in evaluating conflicting information reported by Hamas-run authorities, nontransparent casualty-counting techniques and the difficulty of counting deaths in a chaotic urban conflict.

Controversy over the Gaza death toll frequently devolves into a partisan, callous fight that obscures real problems with the death toll reporting — problems that significantly influence public perceptions and policymaking decisions. Assessing claims about the death toll, whether those alleging a massive overcount or undercount, requires a close examination of the timeline involved, methodologies at play and available data.

When the war began after Hamas's Oct. 7 mass atrocities, Hamas's Gaza Health Ministry initially counted deaths through its hospital and morgue system, in which bodies are identified and information is entered into a central database. This system's accuracy in previous conflicts is sometimes regarded as evidence of its reliability in the present war. But in the past, the Health Ministry's count could be independently checked by the U.N.'s Office for the Coordination of Humanitarian Affairs, working with other U.N. agencies and nongovernmental organizations. That critical real-time verification, which also distinguished between civilian and combatant casualties, is absent now.

An additional complication: The Health Ministry is using three separate methodologies of varying reliability. By early November, when the Israel Defense Forces' ground operation necessitated the closing and evacuation of hospitals in northern Gaza, the Health Ministry began using a new and opaque methodology in that area: "reliable media sources."

This methodology, which has never been explained, quickly became the dominant input into the death toll, peaking at 45 percent of total cumulative reported deaths in late March. In January, the Health Ministry added a third methodology: self-reports, via a Google Form, from family members of those killed. The Health Ministry released the first tranche of that data in late March. As of May 3, hospitals and morgues accounted for roughly 60 percent of fatalities reported; media sources, 29 percent; and family member self-reports, 11 percent.

The Health Ministry provided demographic data for hospital-morgue reports and self-reports in 41 Telegram releases published Dec. 11-May 3, along with four lists providing names of the dead, the most recent released May 5.

Demographic analysis of the 24,682 names listed with a given age indicates that 45.6 percent of those killed were men, 23.1 percent were women and 31.3 percent were children. Since almost half of Gazans are children, and just over one-quarter of each are men and women, this shows significant underrepresentation of children and overrepresentation of men, particularly those ages 20 to 45. (The latter is not surprising; these Gazans are the most likely to be combatants.) Among the self-reports from families, which seem more likely to reflect the deaths of combatants, men account for more than 55 percent.

For months after the war began, the Health Ministry reported that 70 percent of those killed in Gaza were women and children, but its own data has not supported the claim since mid-December. The U.N.'s Office for the Coordination of Humanitarian Affairs stopped reporting the 70 percent figure in January, and the Health Ministry itself quietly dropped the claim in late March.

For months, Hamas's government media office has provided fatality figures with reported overall totals for women and children killed that cannot be reconciled with the Health Ministry's data from the hospital-morgue and self-reports. The gap is big enough that for the media office and Health Ministry numbers to line up, the number of men reported killed via the media reports methodology would have to be either minuscule or negative.

Despite this, and an admission in December that the Hamas government media office's "methodology is unknown," the United Nations cited its figures for months, forgoing higher-quality Health Ministry information. This led to widespread confusion — and extensive media coverage — on May 8, when the United Nations reverted to reporting Health Ministry data and differentiated between "identified" (hospital-morgue and self-reports) and "unidentified" fatalities.

Yet this new framing obscures reality. The "identified" data has become increasingly incomplete over time, and 17.1 percent of the "identified" entries in the Health Ministry's early-May release have missing or invalid IDs, ages, names or sex. Meanwhile, the "unidentified" entries are actually a rebranding of the data from the media reports methodology, a change made in April as outside scrutiny grew.

It is unusual for the United Nations, which normally uses a strict casualty verification standard, to report unverified casualty figures from involved parties. The United Nations stopped reporting the death toll in Syria between 2014 and 2021 amid verification difficulties, and it has not even attempted comprehensive casualty reporting in the Ethiopian civil war. In Sudan, the verified U.N. death toll is nearly exceeded by estimated fatalities from a single city.

A better approach for the U.N.'s Office for the Coordination of Humanitarian Affairs would be to stop citing statistics from Hamas's government media office, which lacks the capacity or authority to count casualties, and to distinguish between the three Health Ministry methodologies, while applying basic scrutiny to claims by all parties.

What can a partial and contested picture of the death toll, patched together through three methodologies of varying reliability, tell us? It cannot yield a civilian-combatant ratio, given the Health Ministry's refusal to distinguish between the two and the likely undercounting of militants killed on the battlefield. It also cannot help assess the legality of individual Israeli strikes or operations. Nor is the claimed death toll a clear undercount: 40 percent of reported deaths derive from methodologies that do not involve physical identification of a body, creating likely overlap with those reported missing or under the rubble. The approach also cannot convey the enormous loss of life experienced by Gazans.

The data can give only broad indications: namely, that fighting-age men are overrepresented among the dead and that there has been a steady decline in the daily death toll, from an average of 341 in October to 56 in April.

A core criticism of Israeli conduct is that it has inflicted a high civilian death toll — the numbers have featured prominently in the news media, in remarks by international leaders, in arguments before the International Court of Justice and in criticism from the U.S. government. Yet the methodologies employed by the Hamas-run organizations compiling the information have been subjected to remarkably little scrutiny.

Exercising caution is essential when dealing with claims made about death tolls in any conflict, particularly claims made by warring parties. That means being transparent in acknowledging flaws in the available data and methodologies; failure to do so inevitably leads to suspicion that the data is being employed with a political goal in mind. The United Nations, government officials, media outlets and policy analysts have an obligation to employ the same professionalism and diligence regarding the war in Gaza that they have applied in other conflicts.

The writer is a research assistant in the Washington Institute's Koret Project on Arab-Israel Relations.

CATHERINE RAMPELL

Nearly everything Americans think about the economy is wrong

Nearly everything Americans believe about the economy is wrong, according to a recent Harris-Guardian poll. And that's pretty much everyone's fault.

The poll, conducted this month, found that perceptions of the U.S. economy are often at odds with reality. For instance, most Americans (55 percent) think the economy is shrinking, with about the same share saying we're in a recession.

In reality, the U.S. economy has been growing consistently for nearly two years, even after accounting for inflation. By virtually every benchmark, in fact, we're *exceeding* growth expectations. The U.S. economy has been outperforming other advanced economies. We're also doing better than pre-pandemic forecasts had situated us by now, both in terms of gross domestic product and the number of jobs out there. This generally isn't true elsewhere in the world.

The poll also found that roughly half (49 percent) of Americans believe the unemployment rate is at a 50-year high. Reality is, again, nearly the opposite: Unemployment has been below 4 percent for more than two years now, the longest stretch of time it's stayed that low since the Nixon administration.

Roughly half of respondents (49 percent) also said stock markets were down since the beginning of the year. Meanwhile, the S&P 500 is up more than 10 percent, and major equity-market indexes have recently touched all-time highs.

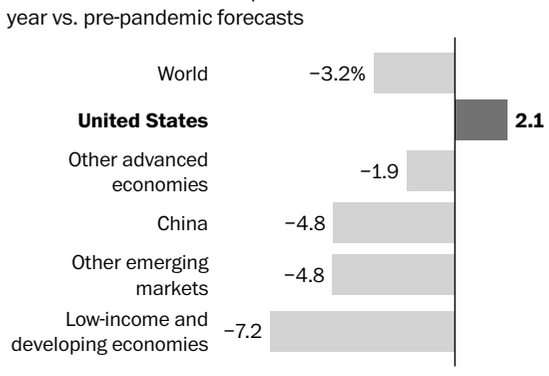
Why are our perceptions so distorted?

To be fair, some economic jargon means specific things to economists but is used differently by normal people. This could explain some of the disconnect.

For example, to economists, "recession" means that the economy overall (as measured by output, employment, etc.) is shrinking. But laypeople often use the term more loosely to mean "something feels bad about this economy," such as high gas prices. This difference in usage might account for why a plurality or a majority of respondents — including nearly half of Democrats in that Harris-Guardian poll — believe we're in a recession now, while almost no professional economic forecasters agree.

The United States is beating pre-covid economic projections

Difference between the expected size of economies this year vs. pre-pandemic forecasts



"Pre-pandemic forecasts" refers to projections made in the January 2020 World Economic Outlook Update. Numbers are adjusted for inflation.

Sources: International Monetary Fund, World Economic Outlook and IMF staff calculations.

Similarly, economists define "inflation" as *growth* in prices, not the *level* of prices. So if prices skyrocketed last year, then flattened out this year, economists would describe inflation as low. A normal person, however, might still complain about "inflation" since the *level* of prices remains higher than it was not long ago.

This is essentially what's going on right now. Inflation reached its fastest pace in a generation back in mid-2022 and has generally been slowing since then. Price growth is still elevated, so the problem isn't over. But to economists (including those at the Federal Reserve), a lot of progress has been made.

For normies who might be (hopelessly) expecting prices to revert to pre-covid levels, however, there is little to celebrate. They remember when ground beef was a buck or two cheaper per pound; the fact that the cost of hamburger meat hasn't risen a lot further in recent months is not comforting.

That's apparent in polling. Nearly three-quarters of Americans think inflation is increasing when it has definitely slowed down.

But none of this explains why the public appears so wrong about more straightforward metrics, such as whether unemployment is at historic highs or whether the stock market has risen or fallen recently.

Many commentators (particularly those on the left, who are furious about how these misperceptions reflect upon President Biden) blame the media for the public's economic illiteracy or for leaving the public with the impression that economic conditions are terrible. I agree that we journalists generally give more play to bad economic numbers than good ones. We've also done a lousy job of helping the public understand what the right benchmarks are, such as whether they should expect prices to fall outright, what counts as a "good" GDP report or how our outcomes compare to those in other countries.

But here's a secret: If the media has a bad-news bias, that's because our audiences have a bad-news bias, too.

People are more likely to click, watch, listen to and share content that induces outrage. This human predisposition toward negativity is not unique to economic news, nor news in general. For decades, social scientists have documented a "negativity bias" in how humans process and gravitate toward information. Journalists respond to those incentives, particularly when we have dwindling resources and are fighting for an audience.

Social media and political echo chambers then amplify our biases for negative news, particularly when consumers see developments that also align with their other preferences. For example, there's a reason Republicans rate the economy more poorly than Democrats do, even if both groups are pretty dour.

So by all means, tell your preferred political team to highlight their wins — and pressure those of us in the media to do better. But the most useful thing you personally can do to help the public be more informed about good news on the economy or anything else? Reward it with your attention.

OPINION

The Washington Post
AN INDEPENDENT NEWSPAPER

Don't count out Detroit

THE LONG-SUFFERING city of Detroit got some recent good news when a Census Bureau revision showed the city's population increased between July 2022 and July 2023, to 633,366 residents, after decades of decline. The increase of just 1,852 people was still a far cry from the Motor City's 1950s population heyday when the car industry was booming, the southern migration was at its peak, Motown Records began turning out hits and the Detroit Lions were a championship football team.

EDITORIAL

But Detroit officials think even that revision undercounts the city's real population by tens of thousands of people. The city is suing the Census Bureau for using what it calls a flawed methodology that disadvantages older, economically struggling northern and Midwestern cities in favor of Sun Belt cities, and discriminates against undercounted Black and Hispanic residents — about 85 percent of Detroiters. Many other cities are upset with the 2020 count, too, for similar reasons. They are paying close attention.

Getting an accurate population count is not just about bragging rights but also money. Trillions of federal dollars are allocated each year to cities, states and tribal communities based on Census Bureau figures. In 2021 that amounted to $2.8 trillion. More than 350 federal programs rely on census data for everything from health-care funding to money for highways and school lunches. Detroit's share represents just a sliver — but the issues the city raises could affect counting well beyond its limits.

The census count is so vital that Congress requires the bureau to make every effort to get it right. The bureau in 2022 was instructed to consider "more flexible methodologies and broader use of administrative data" to fulfill its mission to produce "current, comprehensive, and reliable data." The bureau might not be passing that basic test.

The crux of Detroit's complaint is the bureau's method of using housing stock as a measure of a city's population. The bureau counts two people per household, so whenever an abandoned house is torn down, that counts as a net loss of two people. The bureau also counts new housing construction — but not renovation of old existing stock — as a sign of a population increase, at two people per new house. Detroit officials make a persuasive case that the housing metric is unfair, slanted toward growing western cities where much new housing is being built and little torn down. Independent analysts at the University of Michigan have supported the city's position.

Detroit has long suffered from a surfeit of abandoned homes. The city's population peaked at around 1.8 million in the 1950s, making Detroit the fifth-largest city in the United States, and all those houses were needed. But the 1970s saw a flight to the suburbs, and a decline in auto factory jobs. Detroit's population dropped to less than 1 million in the 2000 Census, and just over 700,000 by 2010.

Detroit's population flight left entire city blocks blighted with abandoned houses. Dilapidated homes, overgrown by weeds, became rat-infested fire traps, or dangerous venues for drug use and other crime. Depopulation also strained city finances, forcing Detroit to extend public services to distant neighborhoods even when only a few people still lived there.

Detroit Mayor Mike Duggan (D) made it a priority to demolish abandoned housing, bulldozing about 4,000 homes in 2021 and 2022. But his valiant effort meant the city was tagged with a loss of about 8,000 people. At the same time, new arrivals to the city began refurbishing abandoned homes to make them livable. But according to the Census Bureau, renovated homes don't count, only new construction permits.

The census does use old-fashioned door-knocking and online surveys. But there, too, Detroit — and other urban areas — are likely to be undercounted. Detroit is one of the least digitally connected cities in the United States. And a door knocker seeing a row of decrepit abandoned houses might consider the entire desolate block forsaken, likely missing the aging nonagenarian hanging on in their home with the lights out, the curtains drawn and refusing to answer the door to a stranger.

The bureau also uses a "county cap," in which the surrounding county's population must add up to the total of all its towns and cities. Detroit feels that cap arbitrarily reduces its figures.

Detroit has offered what should be better metrics for a city's population. Counters could use U.S. Postal Service address data, electricity bills and city-issued housing renovation permits. Technology could help, too, since smartphone GPS data and geolocating can be used to more precisely determine people's home locations.

The Census Bureau often comes in for criticism because so much money is at stake. Urban areas losing population are the most likely to complain. Yet rural states worry about counting their hard-to-reach populations, too. In the Detroit case, the bureau has told news organizations that it does not comment on pending litigation. But the bureau's typical response to criticism is defensive, refusing to accept challenges to its methodology. That should change. Detroit makes a compelling case that its population is being undercounted, costing the city tens of millions of dollars in federal assistance. This carries implications far beyond the Motor City.

LETTERS TO THE EDITOR

The case for 'Made in America'

Regarding The Post's May 17 editorial, "Clean energy is the new casualty of Mr. Biden's tariff war":

The same East Coast elites who brought us the North American Free Trade Agreement and Permanent Normal Trade Relations with China now want to sell out the next generation of American industry. From batteries to biofuels, from solar panels to the cleanest steel in the world, Ohio workers prove every day that they can lead the world in these industries — they just need a government willing to fight for them.

People in places like my hometown of Mansfield, Ohio, have lived the consequences of decades of bad policy that sold out American workers. Corporations lobbied for tax breaks and bad trade deals to move production overseas in search of lower wages. And politicians in both parties were all too happy to deliver, in the form of both so-called free-trade agreements and weak trade enforcement.

Today, much of the technology invented here is produced abroad, only to be sold back into the United States. America invented semiconductors, yet 90 percent of them are now made overseas. Over the past few years, there has been some admission of these failures. Those realizations, along with years of work by unions and manufacturers to build support for U.S. production, have led to substantive progress. We've made bipartisan, strategic investments to support American leadership in the industries of the future: semiconductors, solar panels, batteries and biofuels.

But investments alone are not enough. American businesses can't compete if they're constantly dealing with a flood of illegally subsidized imports, no matter how many tax credits they get.

We know that's what China does in industries key to global economic dominance, from traditionally important industrial sectors such as steel to strategic emerging markets such as solar panel manufacturing.

The Editorial Board even admitted that China cheats. The government funds overcapacity, flooding the global market with artificially cheap imports to kill off the entire industry in competitor countries. When anyone tries to fight back with enforcement actions, China simply routes its products through other countries, changing nothing but the label on the box.

That hurts companies like First Solar, which employs about 3,000 workers outside Toledo. Northwest Ohio is the brightest light of the U.S. solar industry. But China is deliberately — and effectively — stifling its growth.

If we do nothing, China will use the same tactics in the auto industry. It's why we must ban all Chinese EVs, before China can dump them in our country.

The auto industry and its supply chain are too important to our economy. Millions of Americans depend on it for their livelihoods. From steel to glass to rubber to semiconductors, autos use and refine so much of our manufacturing output. In Ohio, the auto industry is part of who we are. My wife and I proudly drive Jeeps made in Toledo, by UAW workers. Anyone who's been to Jeep Fest in Toledo knows those are more than just cars — they're part of the community and the culture.

China isn't just cheating our trade laws — it is also aggressively trying to take advantage of tax credits meant for U.S. businesses. And in some cases, the Biden administration is making it worse by the loose way it writes these rules, betraying the intent of the credits. Look at batteries: The administration allows tax credits for electric vehicles to apply to cars with some battery components from China, such as the critical mineral graphite. Right now, Ohioans in Appalachia are doing exciting work, pioneering technology that could turn coal into graphite. That is exactly the kind of innovation we need — but it won't able to get off the ground if China can use U.S. tax dollars to corner the market.

Ohio workers and Ohio communities are not expendable. Any renewable energy future that doesn't benefit workers and doesn't result in a strong, growing middle class isn't a future worth fighting for.

Sherrod Brown, *Mansfield, Ohio*
The writer, a Democrat, represents Ohio in the U.S. Senate.

Reading The Post's recent editorial on tariffs against China provided a flashback to 2012. Then, the United States failed to fully enforce our trade laws to ensure the American Recovery and Reinvestment Act was successful. The result? A surge of dumped solar panels, the shuttering of U.S. solar companies and an America too dependent on Chinese companies to reach our climate goals.

The Inflation Reduction Act gave new life to America's ability to innovate and manufacture solar components, so we can quickly, sustainably and reliably deploy solar at the scale needed to address the climate crisis. Yes, the jobs created by manufacturing are vital. But it's also far better for the climate if the American solar industry is strong. The innovations in solar (not to mention the creation of solar power itself) have long come out of the United States and Europe. And solar products made in China are 30 to 40 percent more carbon intensive to produce than solar components made in America.

The Biden administration is not taking an extraordinary measure with these tariffs; it is simply enforcing our trade laws on the books. If we are serious about achieving our climate goals, we should not trade our dependence on foreign oil for dependence on Chinese-owned solar companies. The next generation of clean energy is possible only if our trade laws are enforced.

Tim Brightbill, *Washington*
The writer is lead counsel for the American Alliance for Solar Manufacturing Trade Committee.

Ms. Haley's surrender

Regarding Karen Tumulty's May 24 op-ed, "Haley supports Trump in 2024 with her eyes on 2028":

I have long admired Nikki Haley for her service to her home state of South Carolina and to her country. I hoped that, after dropping out of this year's Republican primary race with grace, she would continue to maintain her integrity and fortitude throughout the 2024 election by supporting the only presidential candidate who is a decent man, a true patriot, and a believer in the rule of law, democracy and the Constitution: President Biden.

Instead, it appears that Ms. Haley is a partisan who might prefer proximity to power to the principles she articulated on the campaign trail. She hasn't lost her honor — she has given it away.

Charles James Nash Jr., *Gaithersburg*

Kudos to former presidential candidate Nikki Haley for taking a significant first step in burying the hatchet and trying to unify the GOP by publicly saying, "I will be voting for Trump. . . . Trump would be smart to reach out to the millions of people who voted for me . . . and not assume that they're just going to be with him."

If Mr. Trump maximizes the potential upside he has to offer Americans worried about immigration, crime and soul-crushing inflation while emphasizing Biden's catastrophic performance in these areas, he will unite Republicans with millions of independent and remorseful Democrats on board and win the election handily, achieving what will undeniably be the greatest comeback in U.S. political history.

Eugene R. Dunn, *Medford, N.Y.*

Nikki Haley's announcement that she will vote for former president Donald Trump in November after repeatedly calling him "unhinged" and unfit to be president comes as little surprise. This is simply the way GOP leaders behave now. Ms. Haley now joins a number of other Republican luminaries who have at one time or another denounced Mr. Trump in similar terms but have since walked back such criticisms by endorsing him or announcing that they, too, will support, or at least vote for, him in November. Among these are Senate Minority Leader Mitch McConnell (Ky.), who declared Mr. Trump's actions on Jan. 6, 2021, "a disgraceful dereliction of duty"; Mr. Trump's former attorney general William P. Barr, who said Mr. Trump "shouldn't be anywhere near the Oval Office"; Sen. Marco Rubio (Fla.), who during the 2016 campaign labeled Mr. Trump a "con man" and "a serious threat to the future of our party and our country"; Sen. Ted Cruz (Tex.), who denounced Mr. Trump as a "pathological liar"; and New Hampshire Gov. Chris Sununu, who mocked Mr. Trump as someone who was "surrounded by losers" and condemned him for having "contributed to insurrection" on Jan. 6.

This appalling volte-face by Ms. Haley and others makes it difficult to avoid the conclusion that they are more than willing to place their own selfish interests above the interests of this country. They have turned their backs on their responsibilities as national leaders and are contributing to the further fragmentation of our country into implacable, unthinking hyper-partisanship.

John Luchak, *Roselle, Ill.*

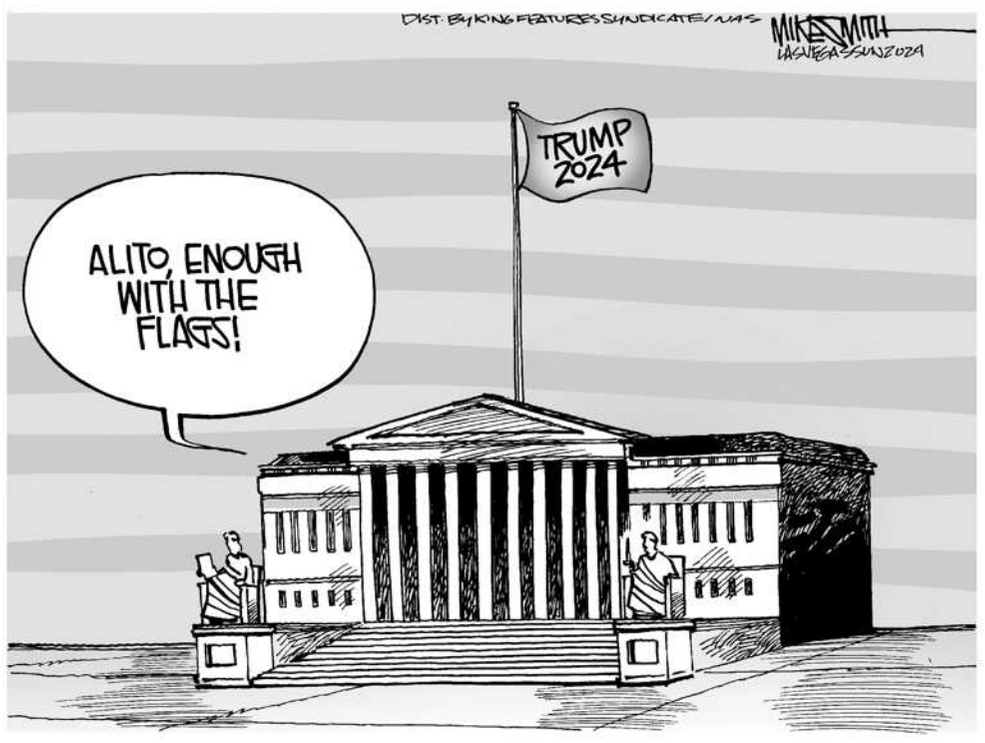
I try to be judicious in my ancillary expenditures, which includes donating to political candidates. Nikki Haley was one of the primary recipients of my political donations. My interest in Ms. Haley was her opposition to Donald Trump. She was very clear on the reasons he is not acceptable, including his chaotic governing style and his desire for the presidency to serve his personal interests. I became a Nikki Haley cheerleader.

Now, she has declared she would vote for Mr. Trump. I want my money back. I believe her decision to vote for Mr. Trump, after her many media presentations as to his incompetence, demonstrates a fraudulent message. It seems she wanted to raise money, not to help align the Republican Party, but to advance her personal political agenda. This is no different from what Mr. Trump does.

This is a matter of principle, not just money. Still, I would like to be reimbursed. Ms. Haley should know not to scam senior citizens.

Raymond Moss, *New Brockton, Ala.*

DRAWING BOARD



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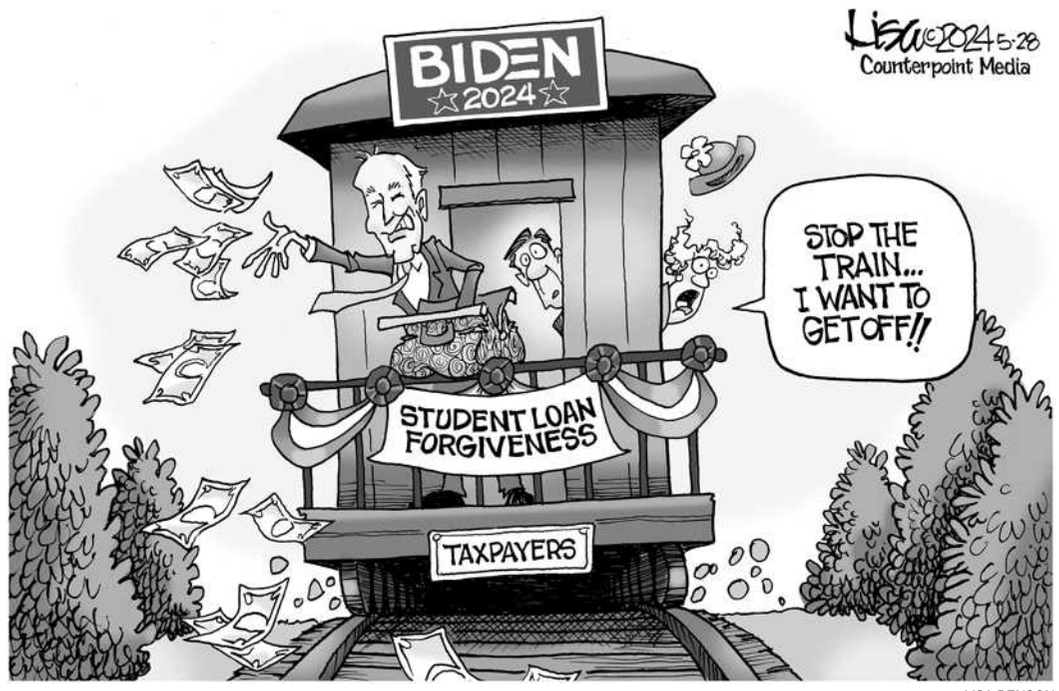

LISA BENSON

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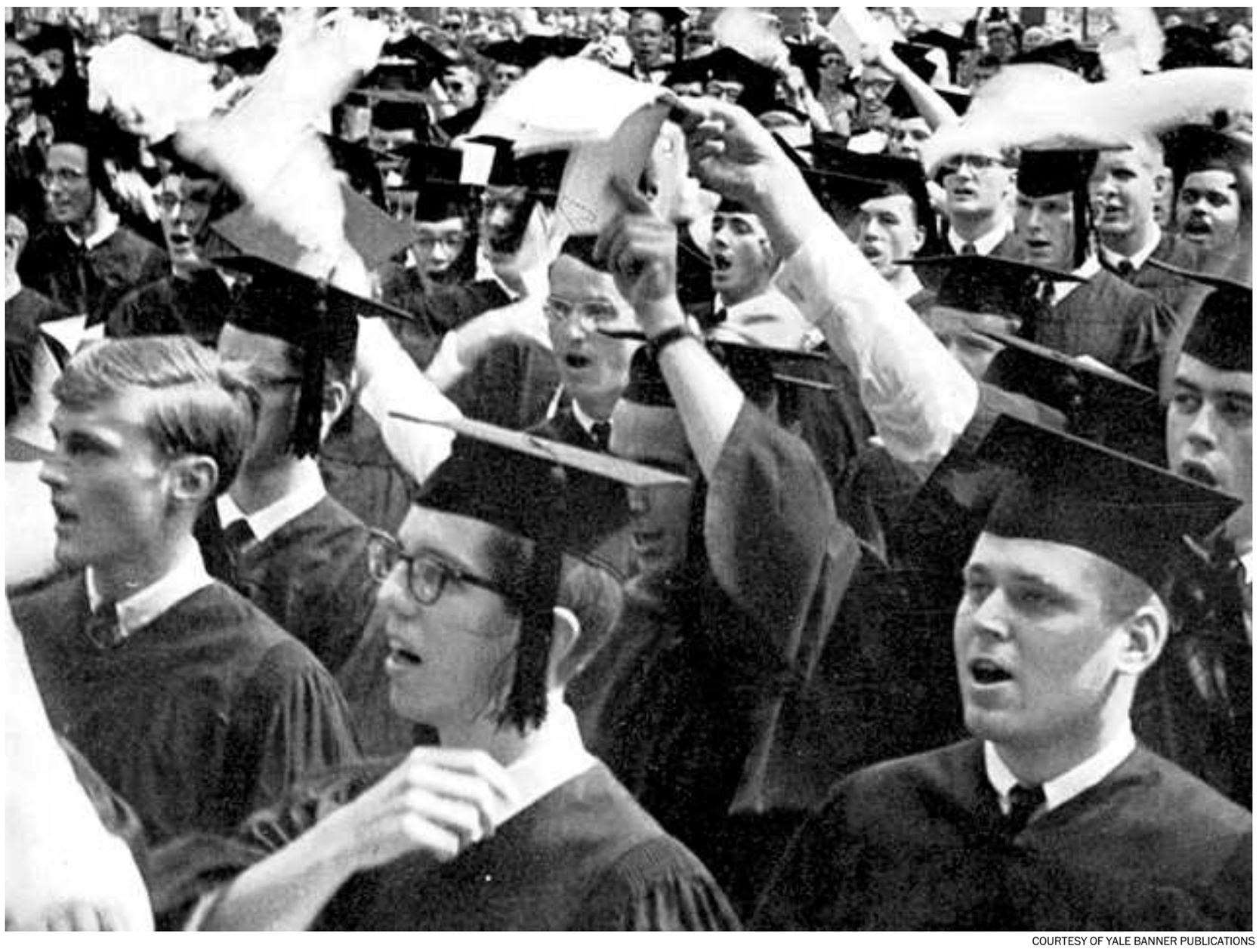
OPINION



COURTESY OF YALE BANNER PUBLICATIONS

Yale's commencement ceremony in 1964.

The revolutions around the corner

BY ROBERT G. KAISER

When I was asked to write an essay to mark the 60th reunion of the Yale Class of 1964 — proposed title "Where Do We Go From Here?" — I suppressed a laugh. I'm sure we have all figured out that the 700 or so of us still living are headed relatively soon to the same final destination already reached by more than 300 of our classmates.

But the direction of America and the wider world was the real topic of interest. Of that, I can only guess. It's a cliché to say so but we really are heading into uncharted territory without a compass. We've lived through amazing changes in our 80-plus years, but the next 80 years will surely produce even more profound changes around this deteriorating planet. America will be reconfigured demographically, and much will be transformed by new technologies. Most compelling might be the need to adapt to a radically changing climate. Adjusting to a world where machines might be smarter than human beings will also be an enormous challenge, as will the constant need to resist using thermonuclear weapons.

The world's inability to establish a global regime to control nuclear weapons and discourage their proliferation after 1945 is one of humanity's many failures in the lives of the Class of '64. Frankly, we don't have a great deal to be proud of. We had our turn at running the world, and our record stinks. Born into the world of Franklin D. Roosevelt and Winston Churchill, we are leaving to our heirs and assigns a world that featured Donald Trump and Boris Johnson, a veritable clown show.

But the picture is never clear or consistent. Our time and the future will share an important characteristic that has been part of every era of American history. Past, present and future have been or will be riddled with contradictions. The earliest version of the United States featured Washington, Jefferson and Madison — and human slavery. Those three godlike Founders bought, sold and exploited other human beings, yet with straight faces declared that all men were created equal.

Uplifting moments have jostled with depressing ones throughout American history. It has never been easy to make sharp distinctions between good times and bad, and it probably won't be in the future, unless our descendants really do burn up the planet or Trump and his cult really do destroy American democracy. If someone had told us in 1964 that these disasters would both become realistic possibilities in our lifetimes, who would have believed it?

When such gloomy thoughts get me down, I often try to recall words of the great Yale professor Vincent Scully, who was much more than an art historian. I was in the audience at the Kennedy Center in 1995 when Scully gave his brilliant Jefferson Lecture. Most of the rhetoric I have experienced in a long life has washed over me like a morning shower, but Scully's words made a deep impression. I quote them to myself and to friends on occasions when the world's follies erode my spirits.

It's a cliché to say so but we really are heading into uncharted territory without a compass.

Scully recalled "the three great movements of liberation which have marked the past generation: Black liberation, women's liberation, gay liberation. Each one of those movements liberated all of us, all the rest of us, from stereotypical ways of thinking which had imprisoned us and confined us for hundreds of years. Those movements, though they have a deep past in American history, were almost inconceivable just before they occurred. Then, all of a sudden, in the 1960s, they all burst out together, changing us all."

Scully understood the significance of these liberations, and we should, too. They were the sort of spontaneous occurrences that bubble up exuberantly from a complicated, self-governing society, often without warning or planning by powerful individuals. There could be more such rebellious upheavals in years to come that would seem as unlikely to us today as legalizing same-sex marriage would have seemed to us on our graduation day in 1964.

One possibility is a rebellion against economic inequality in some future version of the society whose citizens have long been told they were created equal. America is wildly unequal in terms of both income and wealth, and the inequality in both is steadily increasing. Consider:

At the time of our 20th reunion, the median wealth of upper-income Americans was about $344,100; the median wealth of low-income families was $12,300. By 2021, the wealth of typical upper-income families had risen to more than $800,000, and that of low-income families had risen to only $24,500. The richest 1 percent of American earners in 2020 made 104 times as much as the bottom 20 percent.

One more interesting statistic. The top income tax rate when we entered Yale as freshmen (men only, one winces to recall) was just over 90 percent; today it's about 40 percent. Theoretically, it would be pretty easy to narrow American inequality using the tax code.

But that would require political action, and the rich have big advantages over the lower classes in the political arena. Spending money on campaigns, the Supreme Court has ruled, is the same as speaking out for or against particular candidates: Free speech is the same as free spending, says *Citizens United*. That's another potential target for a future uprising.

Of artificial intelligence, the latest technological wonder, I can make no forecasts with confidence. Will the future world delight in AI's ability to find cures for diseases, ways to reduce the burdens of work, and avenues to fun and fulfillment? Or will AI destroy our confidence in everything from banking to news reporting by supercharging the dark side of human nature, turning us into a nation of fraudsters, phonies and liars?

The traditional way to end an essay like this one is with some variation of "stay tuned." As Mort Sahl, a great satirist of our youth, pronounced solemnly, "The future lies ahead." Indeed it does, but sadly, our lives do not. Our futures are behind us now. As we pass tomorrow's perils and promise to our descendants, I am hoping that they do a better job than we did.

Robert G. Kaiser is a former managing editor of The Post who worked for the paper for 50 years.

How the wheels came off affordable housing

BY LEE E. OHANIAN AND JAMES A. SCHMITZ

With the median selling price of U.S. homes at nearly $400,000, the rising cost of housing is a top concern of many Americans. One reason homes both new and resold are so expensive is that almost all of them have been built the traditional way — on-site, and by construction workers.

Things were different in the quarter-century after World War II, when progress in manufacturing allowed homes to be built from start to finish within a factory and delivered to the buyer's site. Often called "mobile homes," they offered middle- and lower-income families an affordable housing alternative. By the early 1970s, roughly 1 in 3 single-family homes produced in the United States were manufactured, and in 14 states at least half the homes were manufactured.

But passage of the 1974 National Manufactured Housing Construction and Safety Standards Act ushered in a long decline in the industry. Fifty years later, we find that manufactured homes account for only about 9 percent of new single-family home production. Amending the law — by eliminating five crucial words — would provide an important first step in bringing back this once-popular housing alternative.

Those words are "built on a permanent chassis" — the phrase that requires manufactured houses to be affixed to a bulky traveling base even after they become somebody's home. Previously, the houses were usually mounted on a wheeled chassis for transport, but once on-site, both the wheels and the chassis could come off; most families chose to do that and fix their homes onto a permanent foundation, often including a basement.

Housing officials justified the permanent chassis requirement by saying it made the homes safer — but it has done the opposite. The permanent chassis regulation is intended to increase the structural stability of the home and reduce the likelihood of high winds turning the home over or damaging the home. Forced to leave the base on their houses, most buyers "tie them down," fastening the chassis to anchors buried in the ground.

Homes on chassis have proved to be susceptible to severe weather risks such as tornadoes, as they are much more easily ripped off a chassis than off a permanent foundation. Analyzing U.S. tornado deaths from 1996 to 2023, the Associated Press found that 53 percent of people who died at home — 815 people — were in manufactured houses.

Homes on chassis are also far less aesthetically pleasing — and they conjure up long-standing prejudice against "mobile homes" in "trailer parks." Some homeowners have put skirts around the base of the house to hide the chassis, but that doesn't do much to override the prejudice. And trying to bury the chassis in a deep foundation or basement is expensive — thwarting the basic goal of providing a cheaper home.

These factors led to significantly lower demand (and production levels) for manufactured homes, and reduced sales led to higher prices. Even so, manufactured homes are still significantly less expensive than traditionally built homes — 52 percent less per square foot.

If Congress removed the permanent chassis requirement, manufactured homes would be safer, and they would be much more acceptable in traditional neighborhoods. Today, they come in sizes ranging from 600 square feet to more than 3,000 square feet, and in a variety of designs and finishes.

Amending the law would also facilitate the financing of manufactured homes. Private mortgages are largely unavailable for manufactured homes because, in principle, they can be moved. This leads them to be typically financed as personal property, like cars, with higher interest rates than mortgages. In 2021, 77 percent of manufactured homes were titled as personal property rather than real estate.

Using the Census Bureau's cost data for building manufactured homes and site-built homes, we calculate that purchasing an average-size new home of 2,559 square feet as a manufactured home, rather than as one built on-site, would save consumers about $175,000. This is nothing short of a game changer for home affordability.

Last year, Rep. John Rose (R-Tenn.) submitted House Resolution 5198, which would eliminate the permanent chassis requirement by striking the words "built on a permanent chassis" from the definition of a manufactured home.

Congress should pass that bill. It could transform the dream of homeownership for millions of Americans into reality.

Lee E. Ohanian is a distinguished professor of economics at UCLA and a senior fellow at the Hoover Institution. James A. Schmitz is a member of the graduate faculty in economics at the University of Minnesota.

DAVID IGNATIUS

Russian gains nudge Biden into revisiting red lines

To combat Russia's advances in Ukraine, President Biden is considering two tough new countermeasures: punishing China for supplying key technology to Moscow and lifting limits on Ukrainian use of U.S. short-range weapons to attack inside Russia.

These moves would represent a significant escalation of Biden's carefully calibrated policy of supporting Ukraine while seeking to avoid direct confrontation with Russian President Vladimir Putin or his key ally, China's Xi Jinping. The fact that such moves are being considered now shows the administration's growing concern about Ukraine's vulnerability on the battlefield.

Secretary of State Antony Blinken telegraphed a tougher stance after recent visits to Beijing and Kyiv. While in Beijing, he told the BBC in late April that China was "helping fuel the biggest threat to Europe" since the fall of the Soviet Union and indicated that the United States was weighing new sanctions against Chinese companies and financial institutions.

Blinken then visited Kyiv and heard firsthand accounts of Russia's recent gains near Kharkiv and elsewhere in eastern Ukraine. What he heard worried him enough that he urged administration colleagues to re-examine the prohibition on Ukraine firing American artillery and short-range missiles into Russia, U.S. officials told me and, separately, other journalists.

The threat of new sanctions against China is especially delicate because it comes at a time when both countries have been trying to stabilize their relationship. But U.S. officials are troubled that Beijing, while technically adhering to its pledge not to supply weapons to Moscow, has become the biggest enabler of Russia's defense sector and its full-scale invasion of Ukraine.

China's growing assistance is clear in a report by Nathaniel Sher for the Carnegie Endowment for International Peace. By analyzing international customs data, Sher found that China was Russia's largest supplier of 50 "high priority" dual-use items. The customs data also showed that China's share of Russia's imports of these goods had risen from 32 percent in 2021 to 89 percent last year.

Blinken told the BBC that these dual-purpose items "are being used to help Russia on what's an extraordinary crash course effort to make more munitions, tanks, armored vehicles, missiles" — even though China continues to refrain from "provision of actual arms." The secretary said China was supplying about 70 percent of Russia's imports of machine tools and 90 percent of its imported microelectronics.

China is also providing Russia with satellite technology that can be crucial for communications and targeting in the Ukraine battlespace, according to the Royal United Services Institute, a British foreign policy think tank.

Xi has maintained his own balancing act since Russia invaded Ukraine in February 2022, less than three weeks after he and Putin had declared a "no limits" partnership. China publicly called for a cease-fire, but Putin pleaded for weapons. They were ready for delivery when Biden called Xi to warn him that the United States would respond — drawing what officials told me was an angry riposte from Xi asking whether Biden was threatening him.

Since that showdown, Xi has refrained from direct weapons shipments. But U.S. officials said the Chinese leader directed Liu He, former vice premier and one of Xi's most trusted negotiators with the West, to oversee quiet help for Russia's war effort. At the same time, China has sent peace feelers to Ukraine and its European backers about an eventual settlement.

Ukraine's vulnerability has increased partly because of the long delay in U.S. weapons shipments. While House Republicans dithered, Ukraine was forced to consider retreat. And many weapons the United States had hoped would bolster Ukraine — such as M1 Abrams tanks, HIMARS missile systems and F-16 fighter jets — proved vulnerable to Russian drones, electronic jamming and air defenses, respectively.

U.S. officials worry that Russia is massing troops and equipment just across the border inside Russia for its assault on Kharkiv and other cities in eastern Ukraine. U.S. artillery and short-range missiles could strike these targets without threatening deep strikes into Russia. But, for now, the United States restricts their use to inside Ukraine, so they aren't able to strike the big Russian logistical and troop-marshalling centers just over the border. But that may be changing, as other NATO countries press Biden to loosen controls.

The loudest call for strikes inside Russia came this week from NATO Secretary General Jens Stoltenberg. "The front line is more or less the border line, and if you cannot attack the Russian forces on the other side of the front line because they are on the other side of the border, then of course you really reduce the ability of the Ukrainian forces to defend themselves," Stoltenberg told a NATO parliamentary meeting Monday in Sofia, Bulgaria.

"The right to self-defense includes the right to strike legitimate military targets outside Ukraine," Stoltenberg added. The NATO parliamentary group meeting in Sofia joined him in endorsing "lifting some restrictions on the use of weapons."

We might be nearing another inflection point in Ukraine. As China leans harder into its partnership with a newly dominant Russia, Biden is weighing whether to deepen his alliance with Kyiv. This would bring new risks, but it would make sense if it could bolster a wobbly Ukraine and rebalance the negotiating table, which is where this war must eventually be settled.

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The Washington Post
METRO
WEDNESDAY, MAY 29, 2024 EZ RE B

8 a.m.	Noon	4 p.m.	8 p.m.
68°	74°	69°	67°

High today at approx. 1 p.m. **76°**
Precip: **90%**
Wind: **WNW 6-12 mph**

VIRGINIA
Donald Trump backs state Sen. John J. McGuire III in his primary challenge of Rep. Bob Good. **B3**

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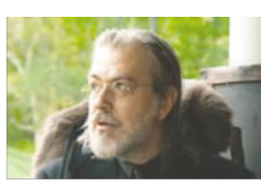


OBITUARIES
Novelist Caleb Carr, 68, mined his knowledge of history and humans' dark side for "The Alienist." **B4**

Boomer was set to be euthanized.

PHOTOS BY SARAH L. VOISIN/THE WASHINGTON POST

Now he's sniffing out bombs.

BY BEN BRASCH

Boomer shot forward with his nose high, looking for the bomb.

He sniffed around the base of a Prince George's County firetruck containing a training chemical that smells like explosive residue.

The 2-year-old German shepherd caught a whiff of something by the driver's-side wheel well and investigated further with his cold, wet nose. Boomer was sure he had something, so he sat and shook his head — just like he was trained.

It took Boomer 18 seconds to save the day. His handler, Cpl. Andrew Cummings of the Prince George's County Police Department in Maryland, threw Boomer his favorite blue Kong chew toy on a rope.

As he gnawed on the toy, Boomer's tongue hung out the side of his mouth — the face of a hero.

But that smile almost didn't happen.

Boomer was at risk of being euthanized at the Anne Arundel County animal shelter in

SEE **DOG** ON **B2**

Cpl. Andrew Cummings receives a lick from 2-year-old Boomer on May 22. The German shepherd is the Prince George's County Fire Department's newest bomb-sniffing specialist.

New tax hikes in budget proposal

D.C. COUNCIL CHAIR AIMS TO AVOID CUTS

Bowser has said she opposes more increases

BY MEAGAN FLYNN

In a budget proposal that will go before the D.C. Council on Wednesday for an initial vote, Council Chairman Phil Mendelson (D) is suggesting further tax increases on businesses and some homeowners to stave off some of the significant cuts put forth by Mayor Muriel E. Bowser (D) last month.

During one of the most challenging budget years D.C. has faced over the past decade, Mendelson is seeking to raise more revenue to preserve or enhance various programs rather than greenlight the austerity of Bowser's budget proposal, which she said was necessary to "right size" city finances amid slowing revenue growth. Among several revenue-raising proposals, Mendelson would increase real property taxes on homes worth more than $2.5 million, and would increase the tax that businesses must pay toward the paid family leave program, beyond what Bowser proposed, to bring in roughly $100 million more in revenue in the upcoming fiscal year.

The council proposal would also drastically alter Bowser's proposed education budget by reallocating millions to individual schools — drawing firm pushback from the mayor — while using more revenue, mostly from the tax increases, for various housing and child-care programs. Bowser has said she opposes further tax increases beyond several she put forth last month, including a phased-in sales tax increase.

Mendelson also refused Chief Financial Officer Glen Lee's request to fully replenish a local reserve fund, which would have cost $217 million. Bowser had said Lee's insistence on replenishing the reserves led her to propose entirely slashing a pay stipend fund for early-childhood educators, infuriating hundreds of teachers and parents. In sidestepping Lee's request, Mendelson restored funds for the Early Childhood Educator Pay Equity Fund and took several steps he said would ensure the reserve fund is fully replenished by 2027 without requiring steep cuts now.

"I am confident this will be approved" by the council, Mendel-

SEE **BUDGET** ON **B3**

D.C. fails to track youths in justice and welfare systems, report finds

BY ELLIE SILVERMAN

District agencies do not track youths with histories in both the city's welfare and juvenile justice systems, leaving the city unprepared to meet their needs, according to a report released Tuesday.

The 122-page report from the nonprofit Council for Court Excellence and the Office of the D.C. Auditor provides the most comprehensive look yet at youths with experiences in both systems. It details how the city's failure to track this population caused further harm, including youths mistakenly released from delinquency court to adults "to whom the youth should not be entrusted," according to the report.

"These youth are very vulnerable," said Tracy Velázquez, the policy director at the Council for Court Excellence, which advocates for improvements to the city's criminal justice system. "We as adults need to ensure that they are able to move past these experiences and live healthy lives."

Researchers identified at least 181 such youths, referred to in the report as "crossover youth," between 2018 and 2022. These are children and young adults with active delinquency cases in Superior Court and any history with the District's Child and Family Services Agency, which investigates allegations of child abuse and neglect. All but 10 of the youths are Black children.

The report emphasizes ways the District's Child and Family Services Agency and the Department of Youth Rehabilitation Services, which detains and rehabilitates youths charged with certain crimes, can work together, along with other agencies, to more comprehensively care for crossover youths.

In a joint statement to The Washington Post, the Child and Family Services Agency and the Department of Youth Rehabilitation Services said they will continue to "improve coordination, information sharing, and data sharing between the agencies to ensure a holistic approach to meeting the needs of these, and all, youth and families we serve."

Robert Matthews, the director of the Child and Family Services Agency, and Sam Abed, the director of the Department of Youth Rehabilitation Services, wrote in a letter to D.C. Auditor Kathleen Patterson earlier this month that collaboration on this issue must also include other agencies, including the Office of the Attorney General and Superior Court.

Although the child welfare and

SEE **YOUTHS** ON **B3**

Across Virginia, powerful utility casts shadow over dozens of solar projects

BY JIM MORRISON

Four years ago, Fairfax County announced a landmark clean energy plan to install solar panels on more than 100 buildings including schools, community centers and government facilities. But progress on that goal — which the county estimated would save $60 million in utility costs over 25 years — has stalled after the state's biggest utility imposed expensive grid connection requirements that solar proponents say make those midsize projects not viable.

Fairfax had completed six projects before Dominion Energy changed the requirements for midsize solar in December 2022. Since then, the county has downsized two projects to fall below the requirements' parameters, while five others — including a police station, stormwater complex and library — are on hold. Fairfax is moving ahead with a five-megawatt installation at its landfill complex in Lorton despite an increase of $1.7 million to connect to the grid.

Across the state, the company began requiring upgrades for a "direct transfer trip," which automatically disconnects a system, on some projects. That includes laying a dark fiber optic transmission line to a substation at a cost of $150,000 to $250,000 per mile and in some cases adding a relay panel that runs $250,000 for projects exceeding 250 kilowatts, raising costs by 20 to 40 percent.

"This is a unique requirement by Dominion for this size system," said John Morrill, director of Fairfax County's Office of Environmental and Energy Coordination. "Wouldn't some other technology that's less expensive be suitable?"

Dominion says the upgrades are necessary for grid reliability and safety to prevent arc flashes, wildfires or injuries to line workers. Aaron Ruby, a Dominion spokesman, said the upgrades were instituted in response to a 600 percent increase in midsize projects after the 2020 passage of the Virginia Clean Economy Act, which encourages small-scale rooftop solar by third parties.

Solar proponents note that those third-party projects compete with the company's Dominion Energy Solutions small and midsize business. They say the powerful company's requirements have halted dozens of small and midsize solar projects throughout the state — notably in socially vulnerable neighborhoods and in schools, which championed solar for the financial benefits and their clean energy goals.

SEE **SOLAR** ON **B4**

In Prince George's, one dog goes from stray to savior

DOG FROM **B1**

December. But the county saved him, and now he's a dog with a job.

Boomer is the newest Prince George's County Fire Department bomb-sniffing specialist. He escaped death and moved in with Cummings.

"He was a stray dog with no purpose," said Assistant Fire Chief Caroll Spriggs, who heads the department's fire investigations and bomb squad.

His journey from stray to savior took about six months.

He came to the Anne Arundel County animal shelter on Dec. 2, said Christina Lopez, the shelter's volunteer foster rescue and events coordinator. A passerby found him on Governor Ritchie Highway in Severna Park and turned him in. The shelter staff named him Baldwin.

He was an angry dog who barked and growled. A shelter is not a good place for an aggressive German shepherd, she said.

"He's just a dog who needed a job, and we couldn't offer that," she said. "They deteriorate quickly."

On Dec. 16, an administrator sent a message to staff saying not only that the dog was overwhelmed but also that they couldn't meet his needs and couldn't find an adopter.

"He definitely was going to be humanely euthanized if we couldn't find placement for him," Lopez said.

So, on Dec. 19, an observation technician reached out to the Anne Arundel County Police Department's Cpl. Jeff Jackson, who often comes to scout for dogs with promise. The tech said Jackson really should take a look at Boomer (nee Baldwin) because he had a real drive to play, which is just what K-9 handlers look for in prospects. Jackson came the next day.

"He was a bit of a handful, but you could see he was a good dog," Jackson said. "He was definitely someone's pet at some time."

What Jackson saw was a dog with good hunting abilities, a strong drive to chase a ball and no behavioral issues — exactly what they look for in a prospective bomb dog.

Jackson, who trains K-9 units around the area, fostered the canine cadet and started reaching out to agencies to see if anyone needed a fixer-upper. Jackson said he was happy to help Boomer, saying the shelter is packed and the staff does the best it can with the resources it has.

"Some dogs are euthanized because of behavioral issues and sometimes there's no space in the center and [they] have to make room and make an unfortunate decision," he said.

Jackson said it became a first-come, first-served situation because multiple agencies were interested. Spriggs answered the call and went to assess the dog himself.

"It was instant," Spriggs said.

Boomer is now one of three bomb-sniffing dogs at the Prince George's Fire Department.

Bomb squads are typically run out of police departments, but Spriggs said Prince George's County is one of 70 — out of 465 bomb squads nationwide — that are based in fire departments. Spriggs said it is a mixed bag in the D.C. area: In Virginia, Arlington's bomb squad is with its fire department, but Fairfax County's bomb squad is under its police department.

It usually takes about 480 hours of formal training for a new K-9 dog, but Boomer needed more instruction.

He was certified a few weeks ago and is now an elite bomb-sniffing dog.

The Washington Post was curious: How is it that Boomer doesn't get distracted? What stops a bomber from throwing Boomer off the scent with a plump porterhouse on the ground nearby?

Spriggs said they train dogs to ignore everything but the explosive scent. He said they put out dog and human food during training. And there are other scent considerations: Spriggs said they train dogs to ignore the scent of latex gloves to ensure handlers have dogs pick up on the correct scent and not the smells associated with the scent during training.

> *"He was a bit of a handful, but you could see he was a good dog."*
>
> **Cpl. Jeff Jackson,** of the Anne Arundel County Police Department, who often scouts shelter dogs with promise

"It's a game for them," Spriggs said.

Boomer has also been a great deal for the department. A green K-9 dog can cost about $12,000, Spriggs said. But Boomer was free, and Anne Arundel County donated training.

So, in all, Boomer has cost the taxpayers between $600 and $800. About half of it paid for a "Hotdog System" that monitors the interior temperature of Cummings's vehicle and drops the windows and kicks on a fan for Boomer when it hits 92 degrees.

Cummings said he has wanted to be a K-9 officer since joining the fire department's office about 11 years ago. He has always been a dog person; at home he has four Labradors, which he trains for duck- and goose-hunting competitions. "They're basically four kids," he said. But he found room for a fifth.

Boomer picked up some kennel weight and was "not exactly muscular" at 90 pounds when he came home, Cummings said. So he put Boomer on an extensive conditioning regimen of walking and agility tests. Boomer is now a trim 82 pounds with his ribs and smile showing.

Cummings knows a little something about cutting weight for the job. When weighing 400 pounds hampered his dream of becoming a K-9 officer, he got weight-loss surgery and dropped 150 pounds.

As a fresh handler with a fresh dog, 43-year-old Cummings and 2-year-old Boomer were both newbies.

"We had to go through the entire process together," he said. "We're both learning at the same time."

Cummings remembers how Boomer acted when they first met: With his hair standing up, Boomer growled and showed his teeth.

"You can't let them think they won that," Cummings said. "That's a fear-based response." So he took control of Boomer, who quickly eased off.

But that was just the beginning.

"We had to build him from the ground up," Cummings said.

He said Boomer needed basic obedience training to be a house dog, which Cummings did at home on his off time.

It's an unwritten rule in the K-9 community that rookie handlers don't get to pick or name their first dog. It's a rite of passage. Accounts differ, but someone gave him the bomb-appropriate name of Boomer. (The other two bomb-sniffing Prince George's Fire Department dogs are Casper and Jack.)

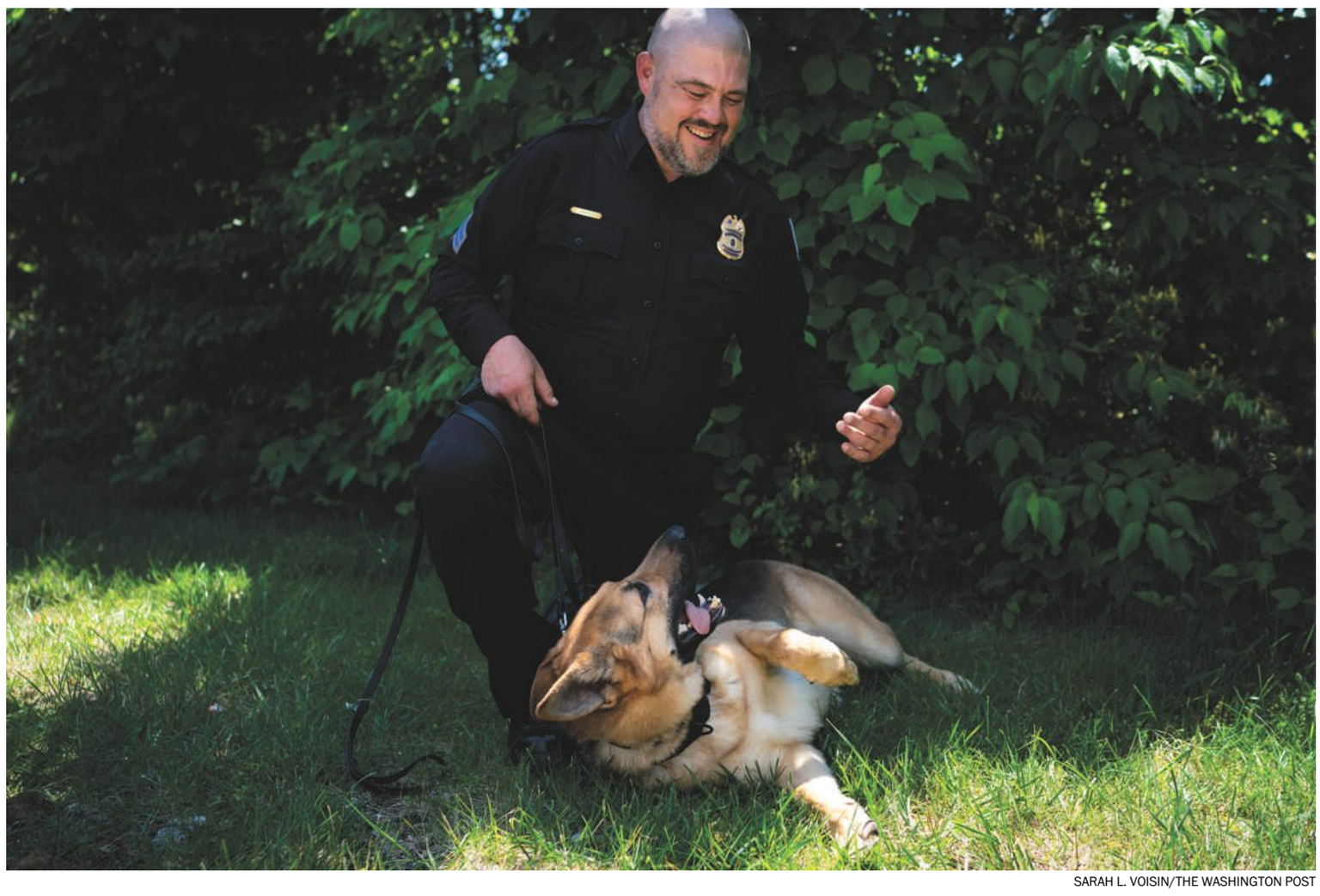
The department and its bomb dogs respond to about 120 explosive calls a year, Cummings said. That's in addition to roughly 400 annual fire investigation calls.

Most of what Cummings and Boomer will do is sniff cars coming to FedEx Field for games and concerts. They will sweep the parking lot and get a whiff of cars driving in.

Protecting the Kenny Chesney concert at FedEx on Saturday was their first of many assignments.

Cummings reflected on the scared, angry dog he met five months ago.

"Now," said Cummings, "he's a glass-half-full dog."



SARAH L. VOISIN/THE WASHINGTON POST

Boomer, with Cpl. Andrew Cummings, earned his certification a few weeks ago and is now an elite bomb-sniffing dog. The pair, together for about five months now, will inspect cars coming to FedEx Field for games and concerts.

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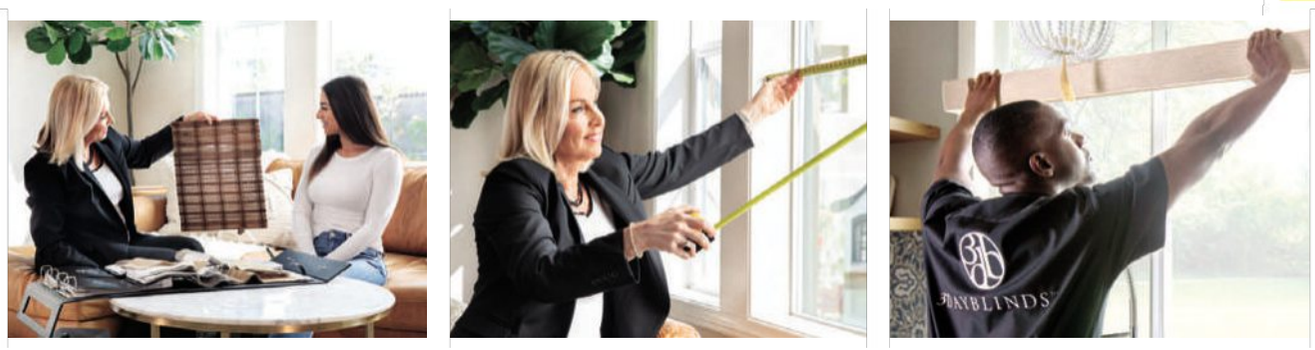

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VIRGINIA

Trump endorses McGuire over Good in House race

BY LAURA VOZZELLA

RICHMOND — Former president Donald Trump has endorsed state Sen. John J. McGuire III (R-Goochland) over incumbent Rep. Bob Good in the GOP primary battle for Virginia's 5th Congressional District seat, dealing a blow to Good as the House Freedom Caucus chairman seeks a third term.

Trump took to his Truth Social platform Tuesday to hail McGuire, a former Navy SEAL, as a "true American Hero" and to blast Good, who initially endorsed Florida Gov. Ron DeSantis (R) over Trump for the White House.

"Bob Good is BAD FOR VIRGINIA, AND BAD FOR THE USA," Trump posted. "He turned his back on our incredible movement, and was constantly attacking and fighting me until recently, when he gave a warm and 'loving' Endorsement — But really, it was too late."

Political analysts have said Trump's endorsement could be pivotal in the June 18 primary, which pits two ultraconservatives against each other in the solidly red central Virginia district that stretches from the Richmond exurbs to Lynchburg and the North Carolina border.

Good, 58, frequently calls Trump "the greatest president of my lifetime." He voted against certifying the 2020 election results and repeated Trump's false claim that Joe Biden stole the White House.

Even so, Good endorsed DeSantis in May 2023 before the governor entered the race. He did so because he believes DeSantis is more of a "true conservative" than Trump on issues such as abortion and guns, Good explained in what he thought was a private chat with a voter in October. Good also said the "baggage" of Trump's various indictments — including the New York hush money trial, in which closing arguments were underway Tuesday — could cost him the race.

The exchange was secretly recorded and eventually turned into an attack ad against Good, who endorsed Trump after DeSantis dropped out of the race.

McGuire, 55, was an early MAGA cheerleader who years ago turned his pickup truck into a rolling billboard for Trump. He won a Richmond-area seat in Virginia's House of Delegates in 2017 and moved up to the state Senate this year.

McGuire attended Trump's Jan. 6, 2021, Stop the Steal rally in Washington but says he did not enter the Capitol. He later promoted a local showing of "2000 Mules," a discredited film that purports to expose voter fraud in the 2020 election.

"I just want to MAKE AMERICA GREAT AGAIN, and the person that can most help me do that is Navy SEAL and highly respected State Legislator, John McGuire, a true American Hero," Trump posted. "John, who fought the Cartels on the Front Line, and then came home and fought the drug dealers in Virginia, will ALWAYS PUT AMERICA FIRST."

McGuire thanked Trump on X, writing: "Together we will fight for We the People and Save America. We can do better than Good."

In a written statement released by his campaign, Good said he has the support of the grass roots and "conservative warriors" such as Trump's former chief of staff Mark Meadows.

"I have never been the choice of political power brokers in Washington," Good said. "The people of Virginia's 5th District know me better than anyone, and I trust them."

Trump weighed in on another Virginia race over the weekend, endorsing Hung Cao, one of five Republicans vying for the chance to take on Sen. Tim Kaine (D) in November. Cao, a retired Navy captain who in 2022 made an unsuccessful bid to unseat Rep. Jennifer Wexton (D-Va.) in the 10th District, is the best-known and best-funded candidate in the GOP field.

LAURA VOZZELLA/THE WASHINGTON POST

Virginia state Sen. John McGuire, who is challenging Rep. Bob Good for his House seat, talks with fairgoers in Mineral on May 3.

"A Combat Veteran and Highly Decorated Special Operations Officer, Hung Cao will be a tireless fighter to stop Inflation, grow our Economy, secure our Border, strongly support our Incredible Military/Vets, and defend our always under siege Second Amendment," Trump posted on Truth Social.

Trump endorsed McGuire on Truth Social at 8:57 a.m., about half an hour before Trump arrived with relatives at the courthouse in Lower Manhattan for one of the most-watched days of his trial. Trump is charged with falsifying business records to cover up a hush money payment to an adult-film actress before the 2016 election. He has pleaded not guilty.

Good and McGuire turned up at the courthouse on the same day nearly two weeks ago, both hoping to demonstrate their loyalty to and support for Trump. The former president seemed to send a message that day that he was tighter with McGuire than Good, inviting only the former to travel with him to court in his motorcade.

Trump's team had vowed to destroy Good after the DeSantis endorsement, with Trump campaign senior adviser Chris LaCivita telling Cardinal News in January, "Bob Good won't be electable when we get done with him."

But LaCivita went quiet after that, and it was not clear that Trump would wade into an unpredictable race, with Good enjoying the advantage of incumbency and some tight relationships on local GOP committees, and McGuire benefiting from outside spending by Good foes.

Over two terms in Congress in which Good has casually flirted with government shutdowns and helped oust House Speaker Kevin McCarthy (R-Calif.), the congressman has made a name for himself as an iron-willed fiscal and Christian conservative — a quality that vaulted him atop the Freedom Caucus but hardly endeared him to moderate Republicans or even some fellow right-wingers.

Rep. Derrick Van Orden (R-Wis.), who attended the Jan. 6, 2021, rally but says he never entered the Capitol, said Good and other Freedom Caucus members "want to just blow stuff up," never vote on anything and stay in office forever.

"What's more swampy than that?" he said.

McCarthy allies and moderate interest groups have poured more than $4 million into TV ads bashing Good as a "backstabber" and "MAGA traitor." That outside spending has helped McGuire dominate the airwaves but also has allowed Good to attack McGuire for taking "establishment" money.

"The people of Virginia's 5th District will not let this seat be bought by the DC and CA swamp," Good said in his written statement Tuesday.

McGuire has his share of critics, who see him as overly ambitious. In the six years he served in the House of Delegates, McGuire ran twice for Congress in the 7th District. He announced his current bid days after winning his state Senate seat — breaking a promise he made during the campaign not to challenge Good.

Council chair 'confident' budget will be approved

BUDGET FROM B1

son said of the overall budget proposal in a Monday afternoon briefing with reporters — though he added, "I am not guaranteeing there won't be some messiness." Mendelson noted that he expects lawmakers to put forth ideas to further increase taxes, but cautioned that he does not support increasing income taxes. In this proposal, he said, "I've tried to find a way to minimize how much we are increasing taxes."

Asked whether Lee would certify the budget, his spokeswoman, Natalie Wilson, said that Mendelson's provisions to ensure the reserve fund is replenished by 2027 suggest the council has taken Lee's concerns "very seriously and has taken direct action to address them during the financial plan period." She said that they appear to preserve the District's "financial health" but that Lee would determine certification after review.

Mendelson's budget outline, which combines proposals from the council's various committees, broadly seeks to restore some funding or create new funding for programs that social justice advocates were worried would be gutted under Bowser's budget. For example, Mendelson's proposal would both enhance the earned income tax credit and establish a child tax credit fund, the latter costing $15 million a year. The child tax credit, put forth by council member Zachary Parker (D-Ward 5) last year — and mirroring the popular federal program — would give families with at least one child age 6 or under up to $420 per year per child, with eligibility depending on income.

In one move likely to garner debate, Mendelson's proposal would also restore money for the baby bonds program — trust funds for children born into low-income families — by using proceeds from a more competitive mobile sports betting system in the District.

D.C.'s existing sports gambling operation, GambetDC — developed in a no-bid contract by the Greek company Intralot — has utterly failed lawmakers' and users' expectations with paltry revenue and problems with odds and user experience. Mendelson's budget would implement a proposal from council member Kenyan R. McDuffie (I-At Large) to open up mobile sports betting to other platforms.

That idea differs from the current structure, in which Intralot subcontracted with FanDuel to exclusively provide sports betting in D.C. starting this spring. Mendelson said that because the council had not approved a long-term contract with FanDuel, nothing would be derailed. He cited projections from the CFO's office that a more competitive model could generate more revenue. He also said revenue from licensing fees could go toward boosting funding for services for domestic violence victims.

Additionally, the budget proposal would fully restore funds for the Access to Justice initiative, which provides legal services to residents facing challenges ranging from domestic violence to evictions, and which faced steeper cuts under Bowser's proposal.

In housing, Mendelson's proposal would fund an additional 477 vouchers for people who struggle to afford rent in the city or may be on the brink of homelessness, while adding $6 million for emergency rental assistance. Bowser's budget had called for $20 million in emergency rental assistance funds, a reduction from more than $40 million in the previous fiscal year. Though still significantly less than what housing advocates wanted, this proposal would make it $26 million.

The council's proposal would also increase Bowser's prized Housing Production Trust Fund — the District's main engine for producing more affordable housing — to $80 million from $60 million. Bowser has funded it at a minimum of $100 million throughout her tenure, with the exception of this year due to the fiscal strains.

The budget largely preserves the policing investments that Bowser's proposal called for, along with her proposed investments in downtown. It makes some changes in the areas of environment and transportation — notably, nixing a proposal from council member Charles Allen (D-Ward 6) for a Connecticut Avenue bike lane after it was abandoned by the mayor's office last month. "The council doesn't normally vote on bike lanes, and I don't think the council should be voting on bike lanes," Mendelson said.

But in education, Mendelson's proposal drastically shakes things up. He would reallocate $25.4 million from the central office to individual schools — part of a long-simmering argument with the Bowser administration about the best way to fund the public school system. Shifting the funds, Mendelson said, allows the council to save some of the teaching positions that would have been eliminated and, among other things, allocates one additional permanent teaching position to each elementary school in Wards 7 and 8, where disparities in education outcomes are most acute. Mendelson also proposed preserving funding for the D.C. Futures program, a college tuition assistance program that had been on the chopping block, for existing participants while barring new participants.

The proposal marked the second consecutive year in which Mendelson redirected millions in funding away from the central office, after the Bowser administration again did not follow a law mandating that individual campuses get at least as much money as they did in the previous year.

Mendelson's budget moves infuriated Bowser and education officials. D.C. Public Schools Chancellor Lewis D. Ferebee previously said the shift in funds would necessitate big cuts to programs such as after-school meals, swimming lessons for third-graders and services such as tech support. Ferebee also said multiple programs that he hoped would start next school year would not be able to get off the ground, including districtwide training for math teachers and an alternative school for students with severe behavioral problems — part of a proposal from Bowser targeting truancy.

In a May 17 letter to Mendelson, Bowser objected after reviewing proposals emerging from council committees.

"While on the surface this may appear as a neutral shift, residents should be aware of the significant tradeoffs being made and the loss of services at schools that will occur if these reductions are implemented," she wrote.

On Tuesday, Mendelson said the Bowser administration's approach would reduce funds for individual schools compared with the previous year and create "enormous instability in these schools." Asked how long the standoff may continue, Mendelson said he did not plan on getting tired of staking his position any time soon.

"I think it's just horrible," he said. "And I don't see what the long-term vision is on the part of the chancellor to keep reducing the budgets for some of these schools. The [schools first] formula promotes stability in funding so this doesn't happen."

Mendelson also defended cuts to truancy prevention from the Department of Human Services budget that rankled Bowser. The mayor has sought to consolidate numerous truancy prevention services under DHS — but Mendelson said he doubted the agency was up to the task because it also handles homelessness, housing vouchers and migrant services, a deluge of need that has the agency busy. Mendelson instead restored some money to the Office of the State Superintendent of Education for its "Show Up, Stand Out" truancy program, which Bowser had sought to cut in the consolidation plan.

Among Bowser's more pointed disagreements, she also pushed back against further tax increases.

"I do not support raising additional taxes and fees beyond what was proposed in my budget," she said.

Mendelson described the proposal to increase real property taxes on higher-value homes as "modest," bringing in an extra $5.7 million in the next fiscal year. The current tax rate is 85 cents per $100 valuation. Mendelson said that would remain the tax rate for homes valued up to $2.5 million. Above $2.5 million, the tax rate would go up to $1 per $100. For example, a home worth $3 million would pay the existing tax rate on the first $2.5 million, then the increased rate on the remaining $500,000.

The largest revenue-raising tax proposal would fall on businesses. Bowser had proposed increasing the tax rate employers pay into the paid family leave program from 0.26 percent to 0.62 percent, returning it to a rate that businesses paid a few years ago. Mendelson's proposal would take that up to 0.75 percent, bringing in a projected $76 million next year and more than $300 million over the financial plan.

The budget proposal would also remove tax exemptions for interest on out-of-state bonds, while also eliminating Bowser's proposed fees on hotels that would go toward the 911 call center. Mendelson said he doubted the money would ultimately end up helping the call center. But he said lawmakers more broadly were worried about the impact of the tax on hotels.

"The hotels are very sensitive to what the tax burden is, because when they compete with other cities for conventions, that's one thing associations look at," Mendelson said.

Looking at the budget overall, Mendelson said he was anticipating some criticism, describing a perception that the council was not reining in spending. "I do share that concern that many have expressed," Mendelson said, "that, are we — meaning the mayor and the council — doing enough to control expenditures?"

He said the proposal added $40 million onto the mayor's budget but that he remained concerned about bloated expenditures.

Michael Brice-Saddler contributed to this report.

D.C. fails to track youths in both its welfare and justice systems, report finds

YOUTHS FROM B1

juvenile justice agencies already track "dual jacketed youth" — those involved in both systems at the same time — the report states this population is just "the tip of the iceberg" compared with the number of crossover youths. For example, on Sept. 30, 2022, there were seven times as many crossover youths as dual-jacketed youths, according to the report.

Researchers did not have access to data showing the reasons youths were arrested or what charges they faced, but the researchers were able to analyze about two dozen case files from each agency. They noted that crossover youths are more likely to experience multiple school-related issues such as suspensions and truancy and are at a "high risk" of becoming victims of homicide, according to the report.

There have been harmful consequences because of the lack of tracking, including visitations that violated orders in a child's neglect case, the report states. Additionally, workers involved with child welfare, such as guardians ad litem or court-appointed special advocates, said they have been left out of important juvenile justice hearings because they did not have electronic access to the court system.

Because data is not shared between the two systems, judges are often left without a child's full history of abuse and neglect when adjudicating juvenile justice cases, according to the report. D.D. Davis, an attorney who has represented youths involved with both systems, said she has had clients whose court-ordered conditions, such as mental health treatment, don't take into account what's already recommended in their neglect cases.

"So now the kid is supposed to be seeing four different providers in one week. … It's unreasonable, particularly for their age," Davis said. "Not only one system is essentially failing them or not providing them with what they need, now they have two systems that aren't able to provide them what they need."

Megan Conway, who has served as guardian ad litem, or the person appointed to represent the interests of a child in neglect hearings, for more than 100 youths, said this lack of coordination can cause a child to "check out."

"You can burn through a child's capacity to even respond to behavioral health intervention," said Conway, who is a senior attorney and policy liaison at the Children's Law Center.

"When we portray these children as bad kids, it enables us to think about harsher penalties and diminish the worth of their lives."

Tracy Velázquez, policy director at the Council for Court Excellence

Some of the report's recommendations include formalizing ways to track a youths' involvement in both systems, more information sharing between agencies, measuring how these youths fare, and providing data to the Office of the Ombudsperson for Children, which is tasked with analyzing and reporting on this population.

The report also highlights the need for a facility in the District that can provide psychiatric services for youths in the juvenile justice system, noting that children have been sent as far as Arizona for treatment.

"Our child welfare and juvenile justice agencies have a real opportunity to lead in the creation of a system that supports our crossover youth and improves the lives of our most vulnerable young people," Patterson, the D.C. auditor, said in a statement.

Velázquez, of the Council for Court Excellence, said other jurisdictions that coordinated case management and care for youths involved in both systems saw improvements among this population, like reduced recidivism.

"When we portray these children as bad kids, it enables us to think about harsher penalties and diminish the worth of their lives," Velázquez said. "The way that we improve community safety is by improving the well being of the people in the District of Columbia. And this is, I believe, a very important way that we can do so."

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Dominion Energy changes its rules, stalling Va.'s push for solar power

SOLAR FROM **B1**

"We went from a worst-case scenario of interconnection fees being about $20,000 — and that was a rare, worst-case scenario — to we're starting out at half a million and going up from there. They've literally shut down midsize solar," said Alden Cleanthes of Norfolk Solar, which works in low-income communities.

After launching in 2019, her company did more than $2 million in business, including installations on two historically Black churches, a community center and a family-owned roofing company. In 2023, it completed no projects.

Others have similar tales. Prince William County Public Schools held off a plan to put solar panels atop Freedom High School because of an interconnection charge of more than $1 million. Henrico County suspended a 668-kilowatt solar array at the James River Detention Center after Dominion said interconnection costs would be $2.25 million or more.

The Grand Mart grocery chain tapped its Virginia Beach store into the grid without a problem. To connect its Newport News store would run $376,000, according to Dominion, and the lead time for upgrades would be up to 16 months. The project was canceled. Grand Mart owner Chris Lee wrote to the State Corporation Commission, a regulatory agency, that had he known about the unexpected changes, he would have located his grocery in a state more favorable to solar investment.

Since Dominion's changes, the company and solar proponents have turned to the commission to decide whether the requirements are legal, justified or necessary. Weighing filings from both sides, the commission last year removed the parameters, then months later reimposed many of the original requirements on an interim basis.

The commission has solicited comments and held working group meetings to discuss new rules.

More than 100 comments were submitted, the majority in favor of repealing the rules. But there is no deadline for a decision, frustrating solar proponents. A commission spokesman declined to comment, citing the pending case.

Solar proponents say cheaper alternatives required by other states have been effective. They point to states where solar is more robust — including New York, Massachusetts and Hawaii — that have moved to less expensive solutions because fiber optic cable is an outdated technology.

"There are industry best practices that we can really leverage and deploy within Virginia," said Shay Banton, regulatory program engineer and energy justice policy advocate for the Interstate Renewable Energy Council, who has worked on grid integration since 2017.

Dominion describes cheaper alternatives championed by solar installers as "unproven technology" in commission filings. The company also uses higher-voltage lines than other utilities, making it harder to detect faults without direct transfer trip, Ruby said.

Dominion is exploring three less expensive alternatives. "If we pilot an alternative technology that is just as effective as dark fiber and just as reliable as dark fiber but less expensive, then we'll adopt it," he said.

He said the more expensive requirements are imposed only after a study and not for every midsize and large solar project. Since December 2022, Dominion has required direct transfer trip in 33 midsize projects. Before then, it had been required in zero. It has required direct trip transfer for six larger projects.

Fairfax is moving ahead with the Lorton landfill project despite the cost increase, but with the Dominion requirements, the county will have to pay the developer an additional $50,000 annually. For the smaller projects, the cost would double. Final designs for five of those are pending pricing.

"If the cost of interconnection due to the fiber requirement is inordinate, then we may postpone those projects," said Morrill, of Fairfax's Office of Environmental and Energy Coordination.

Tony Smith, chair of the Virginia Distributed Solar Alliance and president of Secure Solar Futures, said his company has worked on several school installations but now avoids projects in Dominion territory that would come under these parameters. That means schools won't reap the benefits they anticipated.

"We're talking about hundreds of thousands if not millions of dollars over a 25-year period in savings over what they would otherwise pay to the utility," Smith said. "Of course, the cynic might say, 'Well, that's the reason.'"

Smith and other proponents say Dominion has not cited any instance where the old rules caused an injury to a worker or a problem with the grid. According to Ruby, Dominion had no reports of safety incidents under the old rules.

Proponents worry that utilities in neighboring states will follow Dominion's lead and install similarly expensive requirements.

Aaron Sutch, the Atlantic Southeast regional director for Solar United Neighbors, an advocacy nonprofit, said utility companies know pushing back on midsize solar projects is "political suicide." He says the requirements are another way to stifle competition.

"There's nobody that's against putting solar on schools or churches and municipalities," Sutch said. "Dominion is purposely blocking larger-scale distributed solar projects [more than 250 kilowatts] because they don't own them. And instead of saying that, which is an untenable, indefensible position, they're imposing bureaucratic barriers."

Ruby denied that Dominion is putting up barriers to maintain its market share, noting that the company's Dominion Energy Solutions is a leading provider of midsize solar projects.

"We are all in on solar at Dominion Energy," he said. "We're fully supportive of customers developing their own solar systems for their homes, or businesses or governmental buildings."

OBITUARIES

CALEB CARR, 68

Historian and author of best-selling novel 'The Alienist'

BY MATT SCHUDEL

Caleb Carr, who chronicled the dark side of human nature as a historian and novelist, most notably in his best-selling "The Alienist," an atmospheric tale portraying the search for a serial killer in 19th-century New York, died May 23 at his home in Cherry Plain, N.Y. He was 68.

The cause was cancer, said his brother Simon Carr.

Mr. Carr spent much of his childhood in the bohemian milieu of Beat generation writers, who were a constant presence in his family's home in Greenwich Village. The only inspiration young Caleb took from them, however, was a determination not to follow their example.

"They were noisy, drunken people, living very alternative lifestyles," Mr. Carr told the online magazine Salon in 1997. "I wanted nothing less than to be a fiction writer when I was a kid."

Mr. Carr said he often endured physical and psychological torment from his father, Lucien Carr, a journalist who had introduced Jack Kerouac, Allen Ginsberg and William Burroughs to one another in the 1940s.

"My father sat around bellowing till very late in the night about love, truth, beauty," Mr. Carr told the New York Times in 2005. "If there were things these guys often missed it was love, truth and beauty."

Instead, young Mr. Carr became "very misanthropic" and said he valued reason and research over raw emotion. He began to study the history of violence, terrorism and warfare, later saying, "It's safe to assume I know something about family violence and childhood violence from firsthand experience."

After publishing a coming-of-age novel, "Casing the Promised Land," in 1980, Mr. Carr bounced through an eclectic period as a guitarist in a punk band, an editor of a foreign policy journal, a screenwriter and an independent historian and co-author of a study of national security.

He received modest acclaim for "The Devil Soldier," a 1992 biography of an American mercenary in 19th-century China. His next manuscript was ostensibly a historical account of the investigation of murders of young male prostitutes in New York City in 1896.

One of the central figures in the book was Theodore Roosevelt, who was then New York's police commissioner. Another was Laszlo Kreizler, an early forensic psychiatrist, or "alienist," who searched for clues to piece together an "imaginary picture" of the serial killer.

When his agent said the manuscript of "The Alienist" read like a novel, Mr. Carr confessed that, in fact, it was a novel. Kreizler — something of a blend of Sigmund Freud and Sherlock Holmes — was invented out of whole cloth, as were the gruesome murders.

The novel was bolstered by Mr. Carr's deep knowledge of the social and political history of New York, including a dangerous underworld teeming with "many desperately troubled young people who every season were spat up by the dark, miserable tenement ocean that stretched away from us to the west. Forced to use whatever means they could . . . to survive on their own, such children were more *completely* on their own than anyone unfamiliar with the New York City ghettos of 1896 could possibly imagine."

CALEB CARR/LITTLE BROWN/AP

Caleb Carr and his adopted cat, Masha, at the author's home in Cherry Plain, N.Y.

When it was published in 1994, "The Alienist" became an immediate bestseller. Time magazine reviewer John Skow wrote that Mr. Carr's "ability to re-create the past is truly impressive," with "brooding, detailed cityscapes and rich historical set pieces."

Mr. Carr's father even praised the book. Hollywood producer Scott Rudin paid $500,000 for the film rights, although a movie was never made, and a paperback deal totaled $1 million.

In 1997, Mr. Carr published a best-selling sequel with the same characters, "The Angel of Darkness," about a mother who kills her own children, then begins to kill others. Beginning in 2018, TNT produced an 18-part series based on "The Alienist" and "The Angel of Darkness."

Mr. Carr used his newfound wealth to buy a 1,400-acre estate near his family's longtime summer home in Upstate New York on a promontory called Misery Mountain near the Massachusetts border. He lived alone in a custom-built house, with 20-inch-thick stone walls.

"If you were to ask me to trade in this book, this whole career," he told New York magazine in 1994, "and have my childhood be different, I probably would."

Clashes with critics

Caleb Carr, the second of three sons, was born Aug. 2, 1955, in Manhattan. His mother, the former Francesca von Hartz, was a reporter at the United Press news service, where she met Lucien Carr.

As a student at Columbia University, the charismatic Lucien Carr was considered the catalyst of the Beat movement. He befriended Kerouac and Ginsberg and introduced them to Burroughs, a writer from Carr's hometown of St. Louis.

In St. Louis, Lucien Carr had a Boy Scout leader, David Kammerer, who became infatuated with him. He followed the young Carr to East Coast prep schools and eventually to Columbia, sometimes sneaking into his room. During an encounter in 1944 — often described in accounts as a homosexual advance by Kammerer — 19-year-old Lucien Carr killed his stalker with a pocket knife.

Carr pushed the body into the Hudson River and, with Kerouac's help, disposed of the knife and Kammerer's eyeglasses. The corpse was quickly found, and Carr turned himself in to police. He pleaded guilty to manslaughter and served two years in prison.

Caleb Carr did not learn of this episode in his father's life until he was 18. "I found it shocking," he said in 2005, "but not exactly surprising."

His parents divorced when Caleb was 8. Kerouac then proposed to his mother, who turned him down. She later married a journalist, John Speicher, who had three daughters. The children described their blended family as the "dark Brady Bunch," after the cheery TV sitcom.

From time to time, Caleb continued to see his father — who supplied Kerouac with the roll of teletype paper on which he wrote "On the Road," the seminal novel of the Beat movement. Lucien Carr eventually moved to Washington, as United Press International's chief international editor, and died in 2005.

As a child, Caleb Carr roamed Manhattan's movie theaters and museums. In the ninth grade, he could recite Friedrich Schiller's "Ode to Joy" in the original German. His interest in military history and weapons was deemed alarming at his Quaker high school, and his official transcript labeled him "socially undesirable." He attended Kenyon College in Ohio for two years before receiving a bachelor's degree in history from New York University in 1977.

Mr. Carr published 12 books but never matched the success of "The Alienist" and "The Angel of Darkness." He taught military history at Bard College in Annandale-on-Hudson, N.Y., and occasionally spoke at writing seminars.

In 2002, in the wake of the Sept. 11, 2001, attacks, he published "The Lessons of Terror," in which he argued that waging war on civilian populations has never succeeded throughout history. The book, in which Mr. Carr called for military attacks on countries harboring terrorists, was praised in some quarters, condemned in others.

He fired back at some of his critics online, including Laura Miller of Salon and Michiko Kakutani of the New York Times, who suggested that Mr. Carr should stick to writing historical thrillers. He asked how the critics thought they were "as qualified to review books" on military history "as they are to chatter about bad women's fiction."

Mr. Carr published three later novels, including "The Italian Secretary" (2005), a Sherlock Holmes tale authorized by the estate of Holmes creator Arthur Conan Doyle, and "Surrender, New York" (2016), a modern-day tale of murder set in rural New York.

Mr. Carr never married and had no children.

"I made sure the abuse was going to end with me," he told the Lit Hub Daily website in 2016.

He lived in his mountaintop retreat with an adopted cat, who was his sole companion from 2005 to 2022 and the subject of his final book, "My Beloved Monster: Masha, the Half-Wild Rescue Cat Who Rescued Me," published in April.

Survivors include two brothers, Simon Carr, an artist in New York, and Ethan Carr, a historian of landscape architecture at the University of Massachusetts at Amherst; three stepsisters; and his mother, Francesca Cote.

Mr. Carr admitted that anger — at injustice, at the abuse of children, at his father — was a continuing, even motivating force in his life.

"I write out of outrage," he told People magazine in 1994. "I'm afraid of what happens the day I wake up and find I'm no longer angry about anything."

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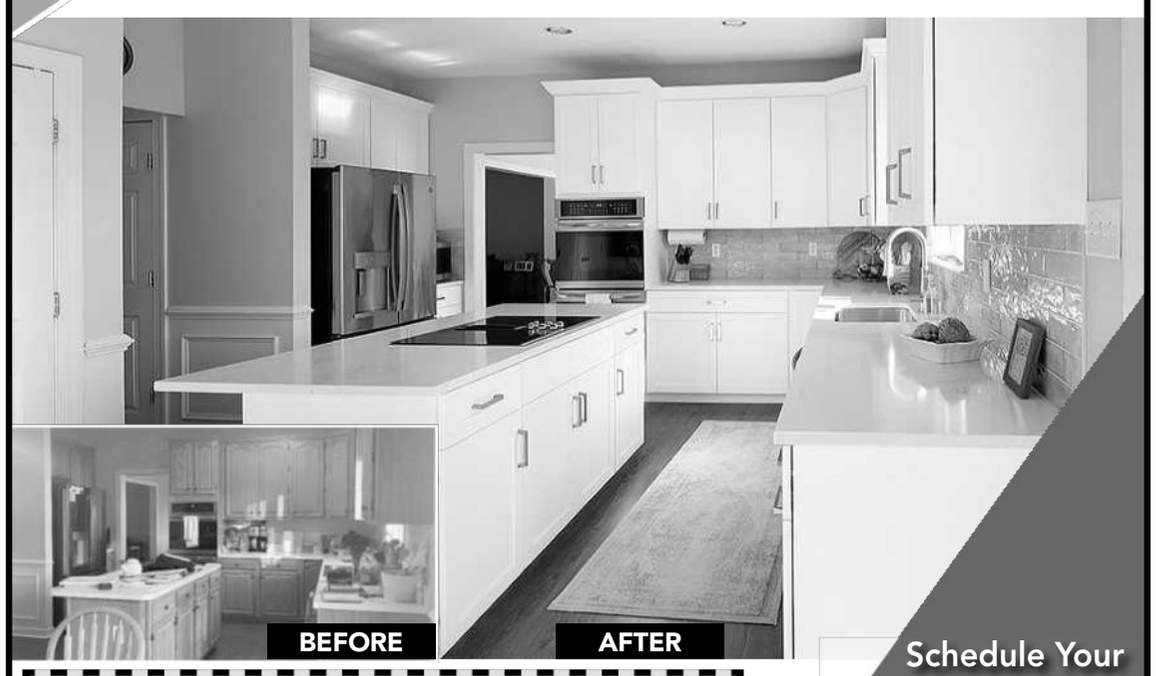

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DEATH NOTICE

HECKER

CARLOS METSCH HECKER MD
(Age 86)

Carlos Metsch Hecker, M.D., award winning psychiatrist and avid stained-glass artist has passed away after a sudden illness at the age of 86. In pursuit of adventure, he left his hometown of Caracas, Venezuela to attend undergraduate and Medical School at Tulane University. After graduation he joined the Navy and completed his medical internship at the Naval Hospital located on the National Mall in Washington, DC. In 1965, he met the young Karen Sonosky and proposed on the spot (after a year). Throughout his years as a psychiatrist, he cared deeply for his patients. After 30 years in private practice, he found a career rebirth at Mental Health Services of The Fairfax-Falls Church Community Services Board. At home, he threw himself into his art, covering nearly every window with stained glass and creating nine-foot-tall free standing mirrored triptychs. He was also an opera and classical music lover who enjoyed traveling, skiing, sculpting, cooking, reading on the beach, speaking German with his conversation group, and celebrating Shabbat with his family. He was one-of-a-kind and he will be sorely missed by his devoted wife, Karen Hecker, two beloved daughters, Nicolette Chandler and Raquel Hecker, and loving grandchildren Max and Zsa Zsa. The funeral will be held on Thursday, May 30 at 10:30 a.m. at Temple Rodef Shalom in Falls Church, Virginia. Donations in his honor can be made to Northern Virginia Mental Health Foundation or Temple Rodef Shalom. Please view and sign the family guest book at

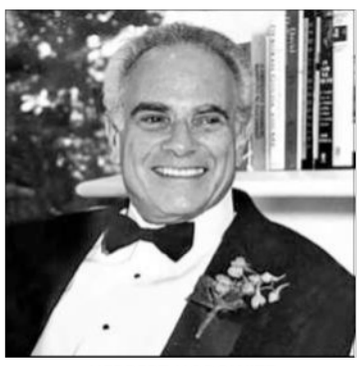
www.Jeffersonfuneralchapel.com

FERGUSON

WILLIAM FERGUSON JR.

William Ferguson, Jr., 80, of Charleston, South Carolina, loving husband of Susan Ellen Ferguson, entered into eternal rest Sunday, May 26, 2024. A Graveside Service was held Tuesday, May 28, 2024, in the Mount Pleasant Memorial Gardens, 1308 Mathis Ferry Road, at 1 p.m.. Arrangements by J. Henry Stuhr, Inc. Mount Pleasant Chapel.
William was born October 31, 1943 in Bronx, New York, son of the late William Ferguson Sr. and Barbara Elder Ferguson. He was a graduate of Michigan State University in East Lansing, Michigan, and continued studies at Boston University, the Harvard Kennedy School, and the University of Southern California, Washington, DC Campus. William was Founder, Chief Executive Officer, and Chairman Emeritus of The Ferguson Group, an advocacy, consulting, and grants firm in Washington, DC, and Founder and past CEO of E-Civis. He was an entrepreneur, and astute business visionary, serving as part of the Harbor Entrepreneur Center in Charleston, SC, and was also involved with Co-Lab in Chattanooga, TN.
He is survived by his beloved wife, Susan Ferguson, of Charleston, SC; his daughter, Jessie Lynn (Sam), and his son, Christopher Ferguson (Annalyse); his grandchildren, Phoenix, Max, and Valentino; his sisters, Sandra Ferguson and Sheila Gremse; and his brother, Andrew Ferguson.
In lieu of flowers, memorials may be made to The William Ferguson, Jr. Scholarship - John F. Kennedy School of Government, Harvard University, c/o International City/County Management Association, 777 North Capitol Street NE, Suite #500, Washington, DC 20002.
A memorial message may be sent to the family by visiting our website at www.jhenrystuhr.com.

HOROWITZ



HERBERT HOROWITZ

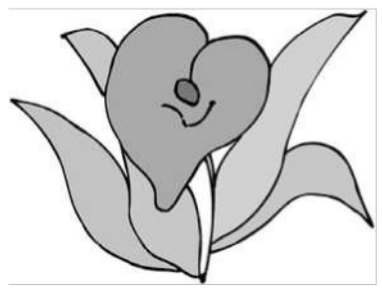
With a full heart, we mourn the death of Herb Horowitz, PhD. A clinical psychologist, beloved by family and friends, Herb touched the lives of many with his profound insights and gentle demeanor. His passing on Wednesday, May 22, 2024, at the age of 89, leaves a void in our hearts, but his legacy will forever live on.
Above all he loved his wife, Sylvia, his children, grandchildren, and friends. Herb was not just a clinical psychologist; he was a beacon of wisdom and compassion. Through his work, he offered comfort and guidance to countless individuals grappling with the complexities of the human mind and the soul. His ability to listen, understand, and provide support was unparalleled. Herb's unique attention made you feel seen, heard, and comforted by his words. He served as a friend, confidant, and inspiration to many. His presence reminded us to live with intention, discover our "why", and find meaning in adversity. He made us think about life and death in profound ways.
Born in Vienna, Austria, his family escaped the Nazis and made it to the US where the family was able to create stability. Eventually, with his first wife, Edie, he had three biological children, Paul (deceased), Diana, and Laura.
We celebrate the beauty and impact of his life, the warmth of his smile, the twinkle in his eyes, and the gentle wisdom he offered. We honor his memory by carrying forward the lessons he taught, embracing compassion and understanding, and seeking truth in the face of adversity.
In sorrow, memories of Herb bring solace. May his soul find eternal peace, and may his memory bless us all.
He is survived by his beloved wife, Sylvia Horowitz; his daughters, Diana (Richard) England, and Laura (Warren) Simon; his step-children, Joanne Beren (Jeffrey Arbeit), Susan Beren (Rodrigo Pizarro), and David Beren; his grandchildren, Justine, Alexander, and Natalya England, David and Alexandra Simon, and Samuel and Nathaniel Arbeit; his brother-in-law, John (Diane) Baum; his sister-in-law, Patricia Baum; his nieces and nephew, Emily Baum (Josh Burke), and Matthew (Deborah) and Katherine Baum; his great nieces and nephews, Alexander and Charlotte Burke, Beatrice and Max Baum; his cousin, Astrid (Ron) Namaroff; and his former sister-in-law, Jane (Stan) Rodbell. He was predeceased by his parents, Claire and David Horowitz, and his brother-in-law, Charles Baum.

MORRISSEY

BARBARA CATHERINE MORRISSEY
(Age 90)

On Friday, May 24, 2024, passed peacefully with her family by her side after a brief illness. Beloved wife of the late Daniel H. Morrissey, loving mother of Daniel (Anna), Kerry Grace (Adam), and Michael, and eight adoring grandchildren, Evan, Lauren, Annie, Andrew, William, Christine, Patrick, and Alexander. Barbara was born in Fall River, Massachusetts, to the late William and Catherine McGrath. She was the oldest of four children, frequently enjoying time with siblings Patricia (William), Jeremiah and Bing (d. 2013) and her nephews and nieces.
Barbara graduated from Sacred Heart in Fall River, then moved to Boston where she met Dan, joining him in Washington, DC after marrying in 1960. She had a career in women's retail fashion and real estate, was a long-term active parishioner of Holy Trinity in Georgetown, and an avid volunteer with numerous community organizations. Barbara was a 55-year resident of Chevy Chase, MD, and moved to Asbury Methodist Village in 2017.
A Mass of Christian Burial will be held at St. Mary's Catholic Church, 520 Veirs Mill Road, Rockville, MD, on Friday, May 31 from 10 to 11 a.m., presided by her brother Monsignor Jeremiah McGrath, with Interment to follow at Gate of Heaven Cemetery at 11:30 a.m.

www.devolfuneralhome.com



When the need arises, let families find you in the Funeral Services Directory.

To be seen in the Funeral Services Directory, please call paid Death Notices at 202-334-4122.

The Washington Post

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The Washington Post

DEATH NOTICE

BOWMAN

DOUGLASS C. BOWMAN JR. "Virger"

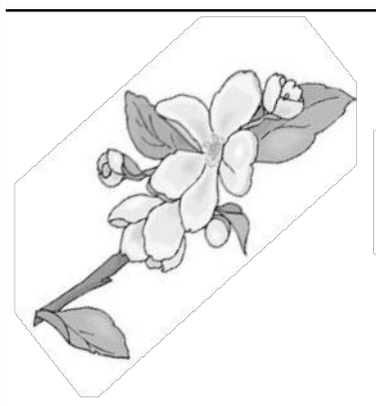
On Sunday, May 19, 2024. Beloved father of Kyle Bowman; uncle of D'Monroe, Fred (Trey) Green, James Chambers and Jason and Amanda King. Also survived by other relatives and friends. Visitation will be held on Thursday, May 30 from 10 a.m. until time of Mass of Christian Burial 11 a.m. at Mt. Calvary Baptist Church, 5120 Whitfield Chapel Road, Lanham, MD 20706. Interment 11 a.m. on Friday, May 31 at Arbutus Cemetery, 1101 Sulphur Spring Rd., Baltimore, MD 21227.

DEATH NOTICE

FELLNER

BARUCH A. FELLNER

On Monday, May 27, 2024, BARUCH A. FELLNER of Washington, DC. Beloved husband of Karen Eudovich Fellner. Devoted father of Sara (Daniel) LaFountain, Shimona (Ari) Katz and Michael (Nechama) Fellner. Loving grandfather of Joseph, Alex, Noah, Jacob and Diane LaFountain, Ethan and Talia Katz and Kaylee, Arielle, Ross and Allison Fellner. Dear brother of Azriel (Rabbi Judith) Fellner. Funeral services will be held on Wednesday, May 29, 2024, 4 p.m. at Judean Memorial Gardens Chapel, Olney, MD, with interment following. Shiva will be observed at the late residence. Memorial contributions may be made to the Jewish National Fund, https://www.jnf.org. Arrangements entrusted to TORCHINSKY HEBREW FUNERAL HOME, 202-541-1001.



DEATH NOTICE

HANKIN

NORBERT HANKIN

Norbert Hankin, renowned physicist and health scientist, died on May 24, 2024 at age 91. Norbert's life included a 40-year career at the U.S. Environmental Protection Agency as one of the agency's first employees. His achievements in life included designing one of the first gamma ray detectors and monitoring the effects of non-ionizing radiation from various devices, including cell phones. His greatest achievement was his family, including a loving wife, Carol,;children, Stephanie Hilmantel (Gene), and Samuel Hankin (Sharon); stepdaughters Elaina Maness (Chris), Elissa Bush (David), and April Jacobowitz. Norbert also is survived by Tristan Hankin and Samantha Jacobowitz, grandson and granddaughter, whom Norbert adopted and raised as his son and daughter. Also, Norbert had nine other grandchildren: Amy LaFarr (Jim), Joe Hankin (Jordan), Robin Kusel (Matt), Adam Hilmantel, Jesse Maness, Ilyssa Maness, Josh Bush, Claire Bush, and Paulina Bush. Survivors also include six great-grandchildren. Norbert suffered from Alzheimer's Disease, which undermined his great intellect but could not diminish his love for his family.
Funeral services will start at 2 p.m. on Wednesday, May 29, 2024 at Judean Memorial Gardens, 16225 Batchellors Forest Road, Olney, Maryland. In lieu of flowers, please donate to the Alzheimer's Association in his memory at http://act.alz.org/goto/NorbertHankin. Services entrusted to Sagel Bloomfield Danzansky Goldberg Funeral Care.

www.sagelbloomfield.com

JENKINS

BARBARA M. JENKINS

Barbara M. Jenkins, 82, of Fairfax City, sadly left us on May 22, 2024. She is survived by her two daughters, Patti Watson and Debbie Jenkins; son-in-law James Vaughn; grandson J.T. Vaughn; sister, Brenda Ravella; brothers-in-law, Abby Ravella and Bill Jenkins, and aunt, Virginia Mahoney. A visitation will be held Thursday, May 30 from 2 to 4 p.m. and 6 to 8 p.m. at Demaine Fairfax Funeral Home. A Funeral Service in her honor will be held Friday, May 31 at 11 a.m. at Demaine Fairfax, followed by burial at Fairfax City Cemetery. For more information please visit

www.demainefairfaxfuneralhome.com

MAKELL

QUEEN E. MAKELL

On Monday, May 20, 2024 at her home. She was the widow of Calvin S. Makell. She is survived by two sisters, Eloise Alexander and Arlene Grant-Gilmore; on brother, Anthony Johnson; and a host of other relatives and friends. She was employed at the American Chemical Company in Washington, DC for over 20 years. After retirement she went to work for the Mt. Vernon Estates Gift Shop. Services will be held on Saturday, June 1, 2024 at the Groveton Baptist Church, 6511 S. Richmond Highway, Alexandria, Virginia with visitation at 10 a.m. until time of service at 11 a.m. Interment in Snowden Cemetery.

PRUGH

CAROLINE JANE PRUGH
12/13/1973 - 5/13/2024

Caroline Jane Prugh died on Monday, May 13, 2024, surrounded by family and friends. A graduate of Amherst College and Columbia University she was a playwright, a theater professor and she worked in general management on many hit Broadway shows. She is survived by her wife, Paige van den Burg, of 28 years, her mother Jane; her brother Russell; her sisters-in-law, Kate Walsh Prugh and Amanda van den Burg; and nephews and nieces Mae, Hugh, Elizabeth and Zofia. Her funeral was held in New York on May 24 and a celebration of her life will be held at St. Aidans Episcopal Church in Alexandria, VA on June 15 at 2 p.m. Contributions in her memory can be made to the Marfan Foundation.

DEATH NOTICE

SCHULER

JAMES CODY SCHULER JR.

James Cody Schuler, Jr., 82 of Falls Church, Virginia died on May 23, 2024. He was a U.S. Navy Veteran and retired from the U.S. Postal Service after 38 years of service. Surviving is his wife Sharon R. Schuler; his children Monica (Peter) Kapitan, Eric Schuler, Marla (Bryan) Small; three grandchildren, Megan (Jeremy) Atkins, Andrew (Ashley) Small, and Nicole Kapitan, his brothers Mark J. and T. Andrew and many nieces and nephews. He was preceded in death by his father James Cody Schuler, Sr., his mother Adelle Z. Schuler, his brothers John, Louis R., Bartley C., Francis M., and his sister Anne E. Schuler. A Graveside Service and interment will be held on Thursday, May 30, at 12 p.m. at the Gate of Heaven Cemetery, 13801 Georgia Avenue, Silver Spring, MD.

www.COLLINSFUNERALHOME.com

SMITH

JOYCE BELINDA SMITH

Entered into eternal rest on May 5, 2024. She was predeceased by her parents, Ertie Mae and Louis Lawrence and brothers, Carl Ivey and Louis Lawrence, Jr. Mrs. Smith is survived by her devoted husband, Glenn Hill; loving siblings, Essie Mae Lawrence-Herndon (Edwin), Henrietta Dandy (Paul), Macie Warren (Andre); and Larry Taylor; adored goddaughter, Crystal Austin; several nieces and nephews, host of other relatives and friends.

Mrs. Smith will lie in state at Stewart Funeral Home, 4001 Benning Road NE, Washington, DC 20019, on Friday May 31, 2024, from 10 a.m. until service 11 a.m. Final resting place at Fort Lincoln Cemetery.

www.stewartfuneralhome.com

THOMPSON

BOBBIE LLOYD THOMPSON
May 29, 1931 – May 21, 2024

After a short illness, Bob passed away at the hospital in Aiken, SC. He lived his life with humor and humility. He always made others feel that they were important and valued.

He started his life in Beckley, WV, middle son to Howard C. Thompson, Sr., and Orpha Fern Lilly. He is preceded in death by his wife, Elizabeth S. "Betsy" Thompson and his two brothers, Howard C. Thompson, Jr. and Tommie Thompson.

He served honorably in the Navy during the Korean War. He was the first person in his family to attend college. In 1956 he graduated from Virginia Tech with his BS in Electrical Engineering. He went on to earn is Masters in Business Administration from American University. He and Betsy settled in Rockville, MD and raised their three girls – Helen E. "Beth" Bilson, Marion R. Thompson and Rebecca A. "Becky" Goedeke. Bob was very active with his daughters and their activities, particularly Girl Scouting.

In 1978 he passed the exam to become and Enrolled Agent, entitling him to represent taxpayers. In 1980 Bob and Betsy started Thompson Tax Associates – a family accounting and tax preparation firm. It served thousands of clients during its tenure from 1980 to 2023 when Marion Thompson retired. He was an active member of the Maryland Society of Accounting and Tax Professionals, serving on several committees over the years. He was also a member of the NAEA (National Capital Chapter.)

He is survived by his three daughters, two sons-in-law – T. Blaine Bilson and H. Scott Goedeke, five grandchildren and four great grandchildren.

No services are planned.

IN MEMORIAM

WILEY

VANNETTE E. WILEY
May 29, 1939 – May 4, 2008
We Miss You and We Love You!

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4 p.m. M-F
3 p.m. Sa-Su

CURRENT 2023 RATES:
(PER DAY)

MONDAY-SATURDAY
Black & White
1" - $160 (text only)
2" - $370 (text only)
3" - $525
4" - $575
5" - $725

SUNDAY
Black & White
1"- $191 (text only)
2" - $405 (text only)
3" - $580
4" - $610
5" - $790

6"+ for ALL Black & White notices
$160 each additional inch Mon - Sat
$191 each additional inch Sunday

MONDAY-SATURDAY
Color
3" - $670
4" - $725
5" - $885

SUNDAY
Color
3" - $710
4" - $810
5" - $985

6"+ for ALL color notices
$268 each additional inch Mon - Sat
$299 each additional inch Sunday

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(All photos add 2" to your notice.)

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Optional for In Memoriams

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The Washington Post

THE WEATHER

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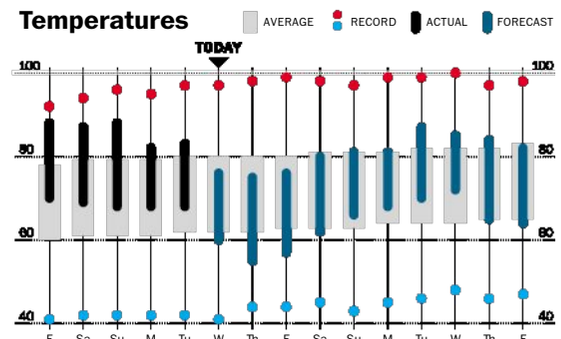
Seasonable with a storm chance

Partly to mostly sunny skies prevail as highs reach the mid-70s to near 80. Look for scattered showers and thunderstorms in the afternoon to evening. Humidity remains on the lower side with dew points in the low to mid-50s. Winds are from the west at 5 to 10 mph, but they could be briefly gusty around any thunderstorms. An evening shower or storm is possible, but otherwise skies are mixed overnight with lows ranging through the 50s.

Today	Thursday	Friday	Saturday	Sunday	Monday
T-storm	Partly sunny	Mostly sunny	Mostly sunny	Partly sunny	Partly sunny
76° 60°	**75°** 55°	**76°** 57°	**80°** 62°	**81°** 66°	**81°** 68°
FEELS*: **83°**	FEELS: **81°**	FEELS: **78°**	FEELS: **88°**	FEELS: **82°**	FEELS: **83°**
CHNCE PRECIP: **90%**	P: **5%**	P: **0%**	P: **5%**	P: **15%**	P: **20%**
WIND: **WNW 6–12 mph**	W: **NNW 7–14 mph**	W: **NNW 8–16 mph**	W: **E 4–8 mph**	W: **SSW 7–14 mph**	W: **SSW 6–12 mph**
HUMIDITY: **Moderate**	H: **Low**	H: **Low**	H: **Low**	H: **Moderate**	H: **High**

OFFICIAL RECORD

Temperatures

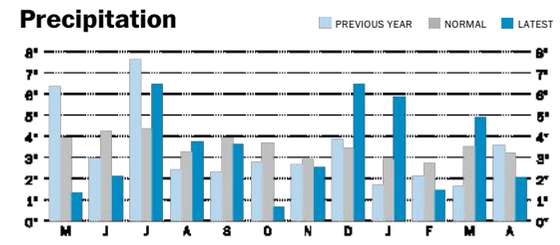


Statistics through 5 p.m. Tuesday

	National	Dulles	BWI
High	**83°** 3:29 p.m.	**82°** 3:00 p.m.	**83°** 3:00 p.m.
Low	**68°** 1:00 a.m.	**65°** 4:20 a.m.	**62°** 4:44 a.m.
Normal	80°/62°	78°/57°	79°/57°
Record high	97° 1941	90° 2019	97° 1941
Record low	42° 1961	37° 1994	38° 1961

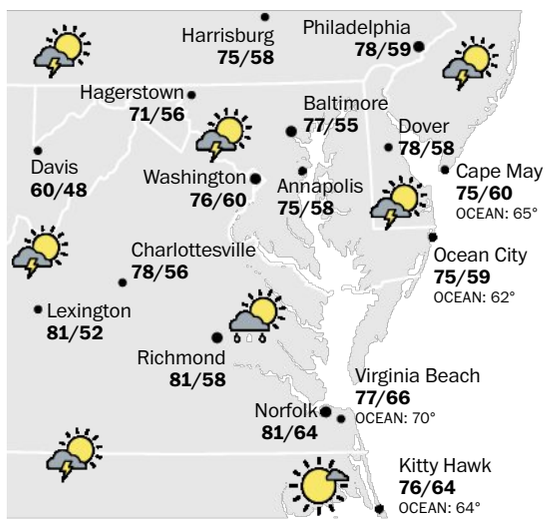
Difference from 30–yr. avg. (National): this month: **+2.7°** yr. to date: **+3.2°**

Precipitation



	National	Dulles	BWI
Past 24 hours	0.17"	Trace	0.28"
Total this month	3.51"	4.01"	2.71"
Normal	3.56"	4.26"	3.47"
Total this year	17.75"	17.09"	20.24"
Normal	15.85"	16.88"	16.96"

REGION



Pollen: High

Grass	High
Trees	Moderate
Weeds	Low
Mold	High

Air Quality: Moderate
Dominant cause: Ozone

UV: Very High
10 out of 11+

Blue Ridge: Today, partly sunny; a couple of afternoon showers, a thunderstorm, except dry in northern parts. High 62 to 67. Winds west 7–14 mph. Tonight, a shower, thunderstorm. Low 48 to 52. Winds northwest 6–12 mph. Thursday, mostly sunny.

Atlantic beaches: Today, sun, some clouds; a couple of afternoon showers, a thunderstorm, except dry in the south. High 74 to 81. Winds west–southwest 6–12 mph. Tonight, a shower, thunderstorm. Low 59 to 64. Winds west–southwest 4–8 mph.

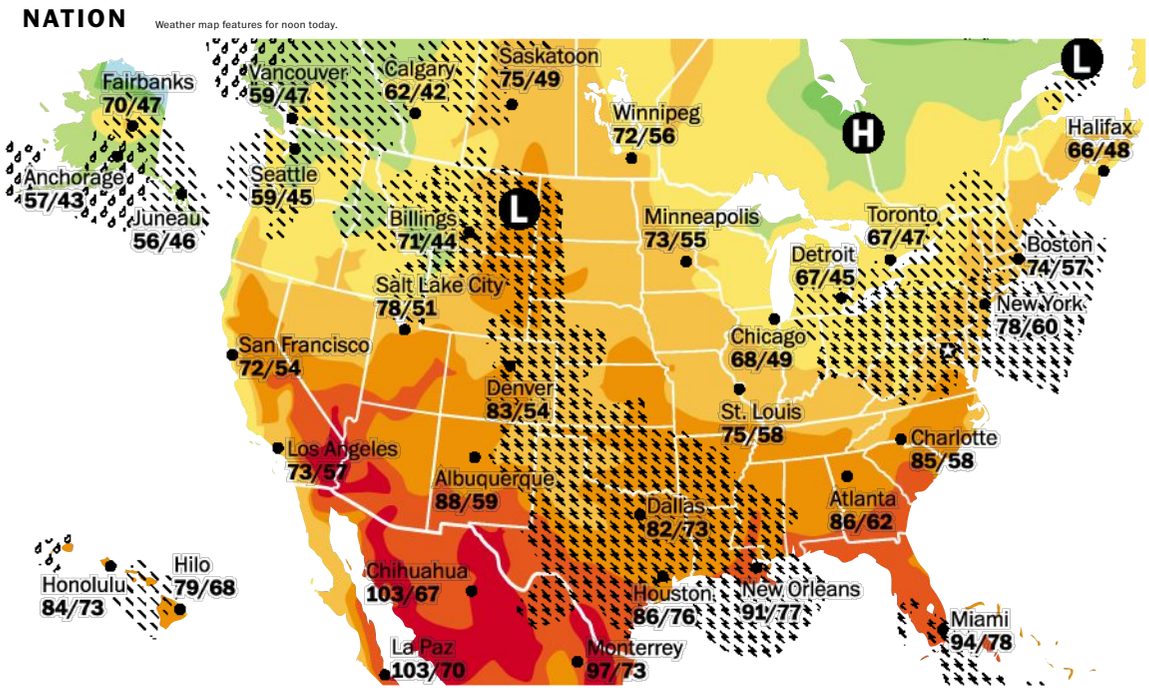
Waterways: *Upper Potomac River*: Today, partly sunny, a shower, thunderstorm in the afternoon. Wind west 4–8 knots. Waves 0–1 foot. • *Lower Potomac and Chesapeake Bay*: Today, partly sunny, a shower, thunderstorm in the afternoon. Wind west 6–12 knots. Waves 1–2 feet on the Lower Potomac and the Chesapeake Bay. • *River Stages*: The stage at Little Falls will be around 3.90 feet today, falling to 3.80 Thursday. Flood stage at Little Falls is 10 feet.

Today's tides (High tides in **Bold**)

Washington	**12:56 a.m.**	7:50 a.m.	**1:07 p.m.**	8:29 p.m.
Annapolis	3:55 a.m.	**10:30 a.m.**	5:18 p.m.	**11:11 p.m.**
Ocean City	**12:23 a.m.**	7:00 a.m.	**12:53 p.m.**	7:01 p.m.
Norfolk	**2:19 a.m.**	8:49 a.m.	**2:52 p.m.**	9:04 p.m.
Point Lookout	**6:27 a.m.**	1:38 p.m.	**7:12 p.m.**	none

NATION

Weather map features for noon today.



T-storms · Rain · Showers · Snow · Flurries · Ice · Cold Front · Warm Front · Stationary Front

<–10 | –0s | 0s | 10s | 20s | 30s | 40s | 50s | 60s | 70s | 80s | 90s | 100s | 110+

Yesterday's National
High: Fort Stockton, TX **107°**
Low: Daniel, WY **24°**
for the 48 contiguous states

World
High: Nawabshah, Pakistan **125°**
Low: Troynoy Island, Russia **13°**
excludes Antarctica

Moon Phases

May 30	June 6	June 14	June 21
Last Quarter	New	First Quarter	Full

Solar system

	Rise	Set
Sun	5:46 a.m.	8:26 p.m.
Moon	1:16 a.m.	11:34 a.m.
Venus	5:42 a.m.	8:15 p.m.
Mars	3:34 a.m.	4:28 p.m.
Jupiter	5:23 a.m.	7:43 p.m.
Saturn	2:16 a.m.	1:42 p.m.

NATIONAL	Today	Tomorrow
Albany, NY	74/53/sh	71/49/pc
Albuquerque	88/59/pc	89/60/s
Anchorage	57/43/c	57/44/pc
Atlanta	86/62/s	80/62/sh
Austin	86/75/t	86/73/t
Baltimore	77/55/t	77/56/pc
Billings, MT	71/44/t	65/43/pc
Birmingham	87/65/pc	81/62/pc
Bismarck, ND	76/59/c	73/45/t
Boise	70/44/c	69/46/s
Boston	74/57/pc	62/53/sh
Buffalo	67/49/c	66/49/pc
Burlington, VT	70/48/c	71/50/pc
Charleston, SC	91/66/s	88/61/pc
Charleston, WV	72/53/t	71/46/pc
Charlotte	85/58/s	79/59/s
Cheyenne, WY	75/48/t	74/42/sh
Chicago	68/49/pc	67/52/s
Cincinnati	67/53/t	73/49/s
Cleveland	66/50/t	68/50/s
Dallas	82/73/t	82/72/t
Denver	83/54/t	76/49/pc
Des Moines	76/54/s	77/57/c
Detroit	67/45/sh	71/47/s
El Paso	99/70/s	98/69/s
Fairbanks, AK	70/47/c	66/45/pc
Fargo, ND	75/57/s	68/51/t
Hartford, CT	81/57/pc	75/50/sh
Honolulu	84/73/r	85/73/pc
Houston	86/76/t	86/75/t
Indianapolis	69/51/pc	72/49/s
Jackson, MS	91/68/t	88/68/c
Jacksonville, FL	94/64/pc	90/68/pc
Kansas City, MO	77/58/s	77/60/t
Las Vegas	100/77/s	102/77/s
Little Rock	84/68/t	79/66/c
Los Angeles	73/57/pc	76/57/s
Louisville	72/56/pc	76/54/s
Memphis	85/65/pc	80/63/sh
Miami	94/78/t	92/79/pc
Milwaukee	63/48/s	63/49/s
Minneapolis	73/55/pc	79/57/pc
Nashville	81/57/pc	77/54/s
New Orleans	91/77/t	89/75/c
New York City	78/60/t	71/56/pc
Norfolk	81/64/s	76/61/pc
Oklahoma City	80/65/t	76/62/t
Omaha	78/58/s	77/60/t
Orlando	98/72/s	97/71/pc
Philadelphia	78/59/t	75/55/pc
Phoenix	103/74/s	103/76/s
Pittsburgh	64/47/t	68/46/pc
Portland, ME	71/51/pc	65/48/c
Portland, OR	67/49/sh	70/50/pc
Providence, RI	76/58/pc	68/53/sh
Raleigh, NC	85/60/s	81/55/pc
Reno, NV	81/49/s	84/54/s
Richmond	81/58/t	77/53/pc
Sacramento	90/58/s	92/56/s
St. Louis	75/58/s	79/58/s
St. Thomas, VI	89/81/c	90/80/pc
Salt Lake City	78/51/c	73/50/pc
San Diego	68/59/pc	69/59/pc
San Francisco	72/54/pc	74/51/pc
San Juan, PR	91/80/t	91/78/t
Seattle	59/45/sh	61/47/c
Spokane, WA	61/40/sh	65/45/s
Syracuse	69/49/pc	68/50/pc
Tampa	98/76/s	99/78/s
Wichita	80/64/t	74/65/t

WORLD	Today	Tomorrow
Addis Ababa	81/55/pc	82/55/pc
Amsterdam	64/53/r	63/53/r
Athens	80/63/c	79/63/s
Auckland	59/52/sh	63/55/pc
Baghdad	108/82/pc	114/83/pc
Bangkok	97/82/t	96/82/t
Beijing	85/67/c	94/66/pc
Berlin	71/55/c	68/54/r
Bogota	65/51/r	68/52/r
Brussels	65/51/r	62/52/r
Buenos Aires	61/53/pc	61/53/c
Cairo	87/68/s	89/69/s
Caracas	78/66/t	79/67/t
Copenhagen	65/57/c	64/55/r
Dakar	81/74/c	80/73/pc
Dublin	65/49/pc	63/45/sh
Edinburgh	64/51/pc	65/48/sh
Frankfurt	66/55/sh	69/53/r
Geneva	67/56/c	68/51/r
Ham., Bermuda	80/73/s	80/73/sh
Helsinki	80/55/pc	78/55/pc
Ho Chi Minh City	96/81/t	92/79/t
Hong Kong	82/76/c	84/79/r
Islamabad	104/76/s	105/78/s
Istanbul	75/61/pc	77/63/pc
Jerusalem	79/57/s	79/57/s
Johannesburg	70/47/s	69/48/s
Kabul	81/50/s	81/52/s
Kingston, Jam.	88/81/t	90/80/t
Kolkata	97/84/pc	95/84/pc
Kyiv	78/60/c	75/57/pc
Lagos	91/78/t	90/77/r
Lima	68/60/pc	68/62/s
Lisbon	84/60/s	85/62/s
London	68/52/pc	64/51/sh
Madrid	91/65/s	90/59/s
Manila	90/80/t	93/81/t
Mexico City	82/59/c	84/58/c
Montreal	69/51/c	73/52/pc
Moscow	81/63/s	82/62/pc
Mumbai	94/86/pc	96/85/sh
Nairobi	79/56/c	80/57/pc
New Delhi	114/92/pc	112/90/s
Oslo	68/55/sh	67/56/c
Ottawa	64/46/c	68/47/s
Paris	63/52/r	63/51/r
Prague	69/53/pc	65/52/pc
Rio de Janeiro	75/67/r	76/67/c
Riyadh	110/84/pc	112/85/pc
Rome	75/59/pc	76/65/c
San Salvador	91/71/pc	89/71/t
Santiago	67/40/pc	69/43/pc
Sarajevo	69/52/r	72/55/sh
Seoul	81/57/s	78/55/c
Shanghai	81/64/s	79/69/c
Singapore	91/81/t	90/80/t
Stockholm	71/49/pc	73/53/pc
Sydney	72/51/pc	75/61/pc
Taipei City	82/73/pc	92/77/r
Tehran	92/76/s	95/78/s
Tokyo	78/65/c	80/65/c
Toronto	67/47/c	67/48/c
Vienna	73/53/pc	74/57/c
Warsaw	77/58/sh	77/56/sh

Key: **s**-sunny, **pc**-partly cloudy, **c**-cloudy, **r**-rain, **sh**-showers, **t**-thunderstorms, **sf**-snow flurries, **sn**-snow, **i**-ice

Sources: **AccuWeather.com**; US Army Centralized Allergen Extract Lab (pollen data); airnow.gov (air quality data); National Weather Service

* AccuWeather's **RealFeel Temperature®** combines over a dozen factors for an accurate measure of how the conditions really "feel."

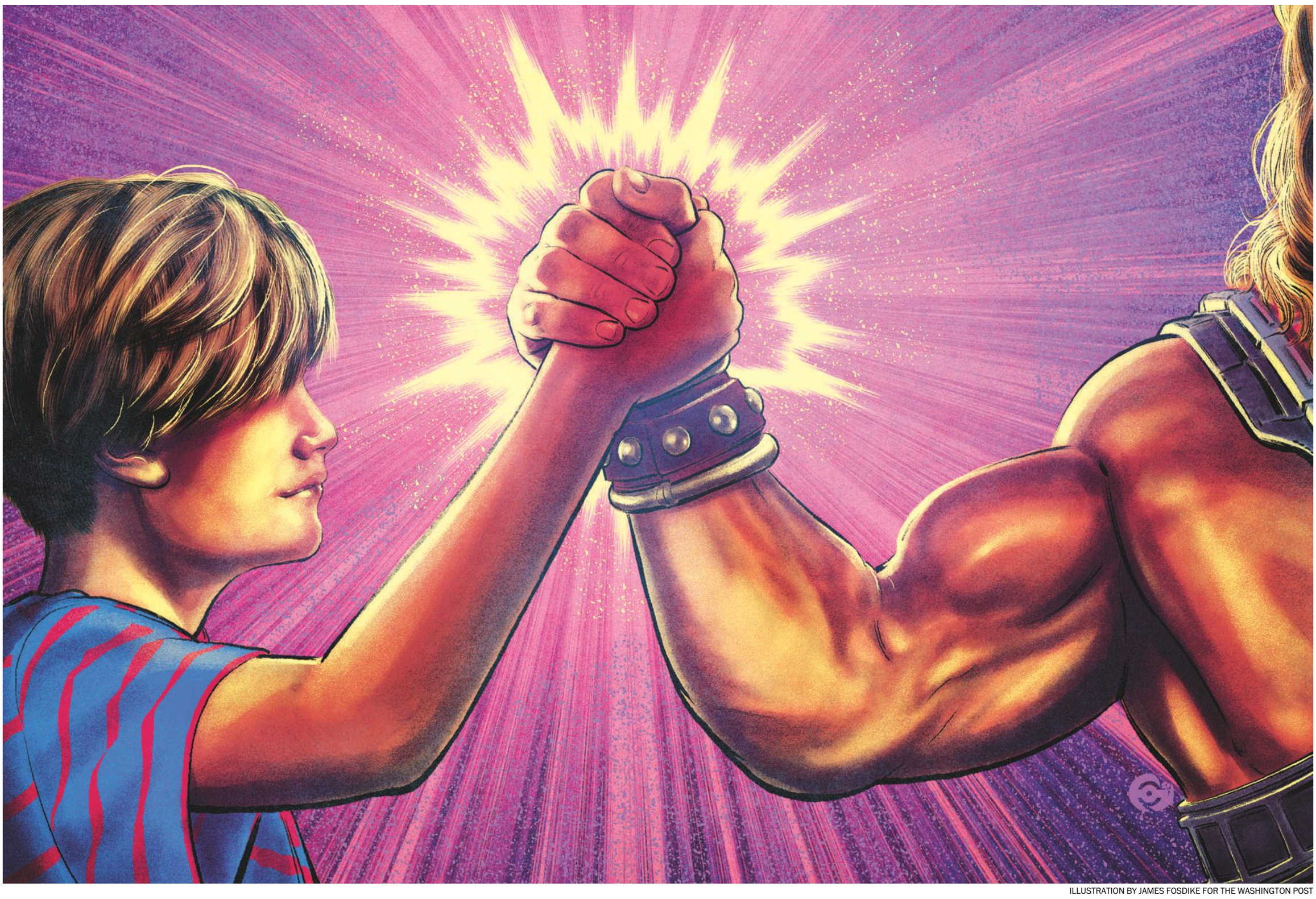


ILLUSTRATION BY JAMES FOSDIKE FOR THE WASHINGTON POST

HE-MAN AND ME

40 years ago, 'Masters of the Universe' dominated boys' lives with a cartoon show and a bevy of toys that featured a jacked-up hero who was much more than he seemed

BY MICHAEL ANDOR BRODEUR

Adapted and excerpted from "Swole: The Making of Men and the Meaning of Muscle." © 2024 by Michael Andor Brodeur. Reprinted with permission from Beacon Press.

In the beginning were the letters. The little plastic multicolored ones with the magnets fitted into their backs. I filled beach buckets and grocery bags with them. I hoarded and guarded them like gems. ¶ My office, at age 3, was in the living room: a Fisher-Price school desk with a green plastic chair and a pristine white desktop that flipped open to reveal storage enough for all of my alphabets — the makings of a universe. There, between the steady glow of the console television and the blank void of my desk, I learned to manifest entire worlds from nothingness — that is, I learned how to spell. ¶ Language was my first play set, letters my first action figures. The puffed chest of the P. The manly stance of the M. The big belly of the B. The leaning repose of the Z. I perceived letters as characters in both senses and felt a kind of tenderness toward them, the way they required one another to mean anything. ¶ My early embrace of letters and words was, I think, a way of learning how meaning is made and unmade — through difference, combination, context, and proximity.

SEE **HE-MAN** ON **C2**

THEATER REVIEW

'Long Way Down' uses music to relay YA novel's tale

BY TREY GRAHAM

The words come dense and quick, as from Shakespeare or one of the Wu-Tang brotherhood, until they don't come at all anymore and there's just a mother's long, musical moan: A son, a brother, another young Black man is dead, and "The Rules" mean somebody's got to do something about it.

This is "Long Way Down," a promising if overstuffed musical rethink of the blunt-force, beautiful YA novel by D.C. native Jason Reynolds. Told in stark and powerful verse in its first incarnation and adapted into a gut punch of a graphic novel in 2020, Reynolds's best-selling saga spans all of 60 seconds — the minute it takes its 15-year-old protagonist, Will, to ride the elevator from his family's eighth-floor apartment to the street, where Shawn, his brother, has been gunned down.

Inside that minute, though, lives a host of ghosts and stories, and as the neighborhood phantoms manifest one by one between floors, their reflections build a mirror in which Will is forced to consider not just Shawn's death but also the life — the lives, rather, whole generations bound up in vicious cycles — that led to it. And he'll have to ask whether following the Rules — don't cry, don't snitch, get revenge — will mean Will

SEE **THEATER REVIEW** ON **C8**

When it comes to homemaking, the importance is in the 'why'

Monica Hesse

What do you call a woman who holds no paying job, and who spends her days engaged in child care, domestic scheduling and general housekeeping?

This isn't a trick question or a bad joke. It's an interesting cultural discussion for which we may thank, of all possible organizations, the NFL.

A few weeks ago, Kansas City Chiefs kicker Harrison Butker said some loopy things in a commencement speech, which I didn't bother to write about because the whole thing felt very fish/barrel. Butker was roundly excoriated for telling the graduating women of Benedictine College that they should forgo careers and "embrace one of the most important titles of all: homemaker." The concept of women finding happiness in work, he said, is just one of the "diabolical lies" they're told. Butker looked even more ridiculous when folks started pointing out that his own mother is a renowned medical physicist.

Rich athlete says tiresome thing, blah, blah.

But over Memorial Day weekend, the story continued. The famous footballing Kelce brothers, Jason (formerly of the

SEE **HESSE** ON **C4**

ILLUSTRATION BY NICK GALIFIANAKIS FOR THE WASHINGTON POST

CAROLYN HAX

Friend blabbed years ago about a supposedly long-held secret. **C4**

ART

Caravaggio painting gets its debut at the Prado Museum in Madrid. **C8**

BOOK WORLD

Darius Rucker just wants to be honest

BY EMILY YAHR

Back in the mid-1990s, when Hootie & the Blowfish's first album was selling millions of copies, you might remember that the band's feel-good brand of alt-rock was also mocked for being too nice, too tame, too cookie-cutter. So anyone who recalls those days might be a bit surprised by the first chapter of lead singer Darius Rucker's new memoir.

"Hootie & the Blowfish reigned supreme in two not altogether unrelated areas: selling records and doing drugs," Rucker writes near the beginning of "Life's Too Short," noting that the band spent lots of time "smoking, snorting or swallowing" various substances. "One time, a roadie, British guy who had worked with several rock and roll bands known for their contribution to the music world as well as their record-breaking drug consumption, stared at the mountain range of the snowy-peaked white powder we'd laid out on the table in front of us, and said, 'I've been around a lot of bands and nobody comes close to you guys, not *close*.'"

While anecdotes about the band's penchant for drinking and drug use are a small part of the book, Rucker's decision to include such details upfront sends a message: There's a lot more to the Hootie & the Blowfish story than the massive success that made them both Grammy winners and a cultural punchline. There's also a lot more to Rucker, who became a solo country music star after the band parted ways

SEE **BOOK WORLD** ON **C8**

AUSTIN FRIEDLINE

Darius Rucker's new memoir, "Life's Too Short," looks back at his time in Hootie & the Blowfish and his transition to country music.

HE-MAN FROM **C1**

He-Man, hero of the ’80s, and the forming of a new masculine ideal

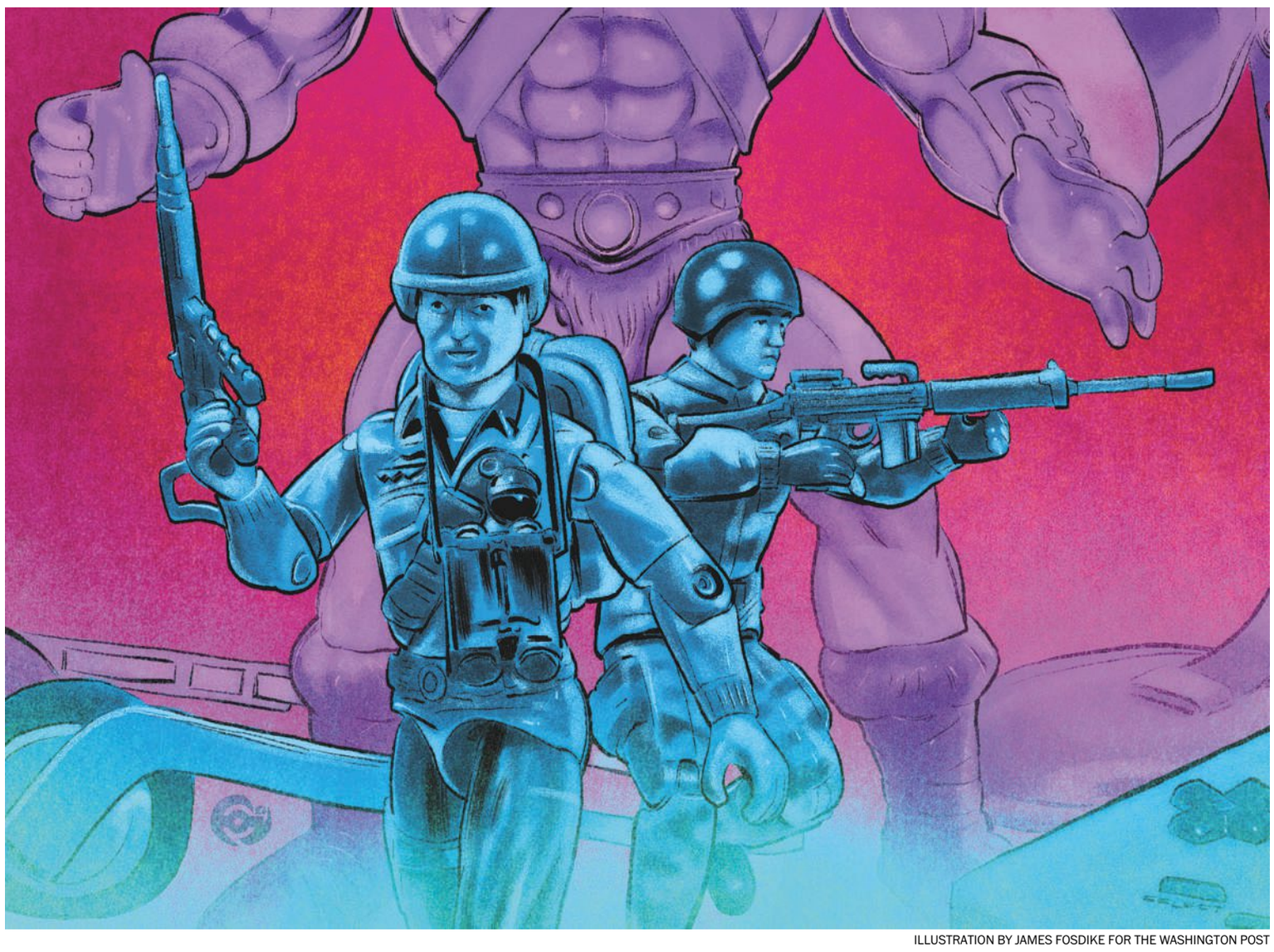


ILLUSTRATION BY JAMES FOSDIKE FOR THE WASHINGTON POST

The youngest of three brothers, I was slender and restless, showy but shy, gentle and strange in terms that wouldn’t be flung at me for a few more years. In the textual noise of my scattered alphabets I detected something like an echo of myself, my own unfinished image articulated in a cloud of undone words, their nonsense an assurance that everything was made of difference. I’m pretty sure every boy’s first game is some form of god.

In the fall of 1983, when I was 8, He-Man — or Prince Adam, his alter ego — invaded our living room five afternoons a week. Even with the iffy UHF reception, the body of He-Man was the clearly detailed focal point of his flagship syndicated series, “He-Man and the Masters of the Universe.” Each frame of the animation struggled to negotiate with the impossibility of He-Man’s body.

I’d never seen bodies like He-Man’s in real life, though I had seen them on TV before. Like when the Creature Double Feature would fill entire afternoons with mythologically inspired peplum (i.e., Italian sword-and-sandal) epics from the 1960s. I loved watching Hercules in those old overdubbed Italian flicks, embodied by proto-swole beefcakes like Reg Park or Steve Reeves or Alan Steel, each strutting in his own specific interpretation of the legendary demigod, half-naked, heavily bronzed, thickly bearded and perfectly coifed, battling cheaply wardrobed “moon-men,” or strangling massive animatronic snakes.

I’d also seen bodies like He-Man’s on those rare occasions when “CBS Sports Spectacular” would air the annual World’s Strongest Man competition, which featured a pantheon of real-life small-town giants in trucker caps, tinted sunglasses, and tightfitting singlets performing eye- (and tendon-) popping feats of brute strength: pulling trucks, pressing logs over their heads, racing down a track while carrying a refrigerator, squatting a platform crowded with Playboy bunnies. I was entranced by their majestic forms and ridiculous grudges against gravity, awed by the ample evidence of their bodies.

And I’d seen bodies like He-Man’s in the comic book store on Main Street, its walls plastered in posters of beefcake warlocks and barbarians, many of them drawn by fantasy art’s godfather of fleshy detail, Frank Frazetta. They hung over bins of costume-stretching superheroes and hyper-jacked mutants. If their aggressive chiaroscuro and suggestive pyramid formations (often climaxing in a thrust sword) weren’t exactly erotic, they at least expressed an unabashed adoration of muscle, an indulgence in the fantasized form of men that managed to sneak by as standard-issue objectification of women — that is, for every preternaturally jacked Viking, there was a scantily clad Valkyrie bursting out of her pelten bikini.

I’d seen bodybuilders on TV commercials, where they flexed their biceps and posed their bodies in service of analogy — the strength of a detergent, the reliability of a tire, the power of a battery — propping up their brands like telamons supporting the corners of a temple. And while I was too young to behold him on the big screen myself, I was fully cognizant of the R-rated cult of Conan the Barbarian. At the mall I’d gaze upon Arnold Schwarzenegger, the seven-time Mr. Olympia who had Hollywood in a headlock, flexing across the covers of the muscle magazines, which they kept half-hidden by little metal barriers due to their adult-adjacent content. I’d nag my parents to take me to the poster store (a thing that existed) just to steal glances at his body, rendered in spectacular vascular sword-hoisting glory by the Italian artist Renato Casaro (also responsible for some of the more iconic images of Sylvester Stallone as Rambo that would soon arrive). I downloaded them to my memory and hung them all over the walls.

Holding him in my hand, I felt tiny.

Even in action figure form, He-Man was broad and stout, thicc before thick was a thing. He and his legion of allies and nemeses arrived as part of a larger influx of Masters of the Universe action figures led by my two older brothers, who had taken over an entire corner of our living room with a rolling battlefield of crumpled blankets fenced in by a canyon of stacked sofa cushions.

There, a cross-mythological force of Star Wars troops and stray G.I. Joes combined and clashed, the front lines advancing behind rows of wheezing Stomper trucks fueled by struggling AA batteries. Day after day, they’d storm and swarm each other’s playsets in a hail of mouthed explosions and little death screams, all in the name of intergalactic justice, the killing of villains and time.

But He-Man and his ilk quite literally didn’t fit in.

Not one of them could man the tanks, fly the X-wings, drive any of our firetrucks, or even stand upright in the Millennium Falcon. He-Man and his friends stood 5.5 inches to the G.I. Joe’s 3.75, making miniatures of the Real American Heroes. He-Man and his universe were completely incompatible with the imaginary status quo of our toyscape. It was as though the only mythology He-Man could fit into was his own. This was by design.

In 1980, executives at Mattel, having passed on the pricey licensing rights to the then-untested Star Wars brand, went on to enlist designer Roger Sweet to design a new line of action figures, vehicles, playsets and accessories for boys.

For the base body of his prototypes, Sweet used a Big Jim — the leader of a pack of foot-tall tough guys produced by Mattel through the 1970s to compete with G.I. Joes, Hasbro’s similarly statured military men.

Big Jim and his cohort of clones were a lot more casual about following the heroic paths predicated by their heroic forms, opting instead for lives of leisure (camping, playing baseball) or occupations of relative peril (astronaut, cowboy). They also emerged from their boxes barely clothed. Big Jim, Big Jack (who was Black), Big Jeff (who was blond), and Big Josh (who had a beard, a denim vest, and serious vers-top vibes) rolled into American homes wearing nothing but bland grins and red P.E. shorts — and something about it felt as aspirational as a Barbie Dream-House.

Their spring-loaded arms (much like He-Man’s snapback waist) allowed Jim, Jack, Jeff, and Josh to simulate “smashin’ karate action,” as touted on the box, and throw a variety of miniature sports balls (a tiny baseball was included and likely immediately swallowed). You could also “flex” their biceps to activate “bulgin’ muscle action” — enough to pop off an enclosed “muscle band.” To ensure that their pump was eternal, the dolls also came packaged with dumbbells. Sold separately were dozens of outfits, uniforms, get-ups (hunter, boxer, spy, pirate) and conveyances (copters, fan-boats, dirt bikes, jets), allowing Jim and company to drop in anywhere to bestow their suddenly acquired expertise in a number of specialized realms upon whichever crisis demanded it.

For his prototypical trio of He-Men, Sweet amped up the body of a Big Jim doll by gluing it into a fighting stance inspired by the hulking heroes in Frazetta’s illustrations and heaping on additional clay, thickening his already stacked proportions and expanding his form into a distinctly Herculean one.

Sweet’s He-Men arrived in multiple forms, intended to demonstrate the boundless vision of the creator’s budding mythology. Sweet created a dark-haired barbarian hailing from the distant past; a “mid-tech” contemporary soldier outfitted for enhanced warfare; and a futuristic intergalactic warrior to cover the Star Wars bases, each of them inviting a different kind of boy, each of them outlandishly jacked.

Mattel executives reviewed several contenders for their new action figure and, upon examining Sweet’s transdimensional trio of hulking brutes, they pointed and said, with unexpected prescience, “Those have the power”— a distinct pre-echo of He-Man’s skyward sword-thrusting catchphrase. (According to Sweet, those same executives would later order him to lighten He-Man’s deeply tanned complexion and the doll was made “more clean-cut and changed to a blond.”)

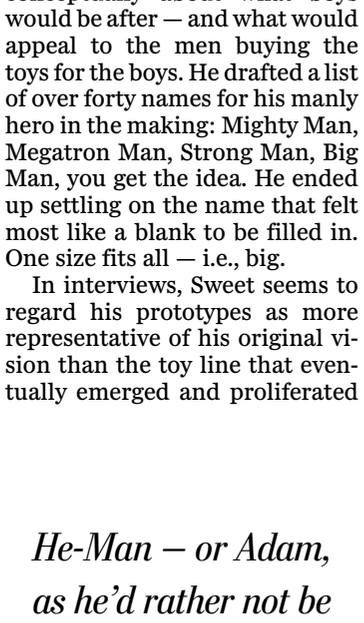
In interviews — as well as in response to a lawsuit filed and lost by Conan Properties International, with whom Mattel had canceled a prospective licensing deal before stamping out their new fair-haired barbarian — Sweet has denied that the pop-culture shadow of Conan the Barbarian played any role in shaping the silhouette of He-Man. He was thinking more conceptually about what boys would be after — and what would appeal to the men buying the toys for the boys. He drafted a list of over forty names for his manly hero in the making: Mighty Man, Megatron Man, Strong Man, Big Man, you get the idea. He ended up settling on the name that felt most like a blank to be filled in. One size fits all — i.e., big.

In interviews, Sweet seems to regard his prototypes as more representative of his original vision than the toy line that eventually emerged and proliferated into more than 70 characters, saying that other designers “weakened” the concept with their input. This makes sense considering his original gang of “three huge tough guys” weren’t just modeled on Big Jim and his buddies. Sweet had built them upon foundations of manhood that seemed wicked from his own experience. In a 2005 interview with ToyFare magazine, Sweet points to his own past as a beanpole among brutes as a key inspiration for He-Man.

“When you were a boy, you were a ‘small man,’” he said. “Kids were not coddled. That had a great bearing on my originating He-Man. Where I grew up in Akron, Ohio, with the rubber factories, there were thousands of guys there who were factory laborers, and they were tough guys. And I saw a lot of tough stuff happen. And I’ll tell you another thing. I’ve always been slender. And when I saw or got into tough situations happening, there were many times I wished I was a He-Man.”

Same.

He-Man — or Adam, as he’d rather not be known — taught me that men find more power in the generic than the specific.



BEACON PRESS

He-Man’s origin story as a toy cuts a much clearer path than the character’s in-world genesis, which was blurred to a point that seems intentional. Most superheroes had a relatively clear point A: they were launched here from another planet, or bitten by a radioactive spider, or bathed in gamma rays. With He-Man, such questions seemed superfluous; it was as though he had always been He-Man.

A tiny comic book series that accompanied the figures revealed that He-Man’s official tale began as an ending: He-Man waving farewell to his tribe and their jungle home, which he had protected as their strongest warrior. According to the broad strokes of the provided lore, He-Man was the first of his people to venture beyond the jagged cliffs that marked the margins of “the outside world.”

“He might have preferred to stay,” read the strip, “but had a noble mission to accomplish” — vanquishing vaguely identified “evil forces” threatening the mysterious Castle Grayskull, “a fortress so ancient that no one knew its origin.” He-Man immediately encounters a sorceress imperiled by some furry beast thing and rescues her, earning himself an arsenal of enchanted weaponry as well as a super sexy harness. Bam: He-Man is born. He finds a suitable valley, punches his new home into the side of a mountain, and begins perpetual battle against his blue-bodied skull-faced nemesis/frenemy, Skeletor — who, fun fact, came packaged with the other half of He-Man’s Power Sword, the two of which could snap together into one. *Interesting!*

Meanwhile, “Masters of the Universe” — the companion Filmation cartoon series in which I and many other boys first caught sight of He-Man — offered a sweeping revision of the hero’s mythology. “He-Man” was actually the secret identity of lavender-leotarded royal layabout Prince Adam, the inexplicably super-jacked son of bonus zaddy King Randor and Queen Marlena of the Kingdom of Eternia. Adam was the keeper of a dry, sardonic wit as well as a large, green, chronically terrified cat named Cringer. This telling did retain the Sorceress as the bestower of He-Man’s magical powers, though here they were derived through the mysterious forces of Castle Grayskull and channeled quite dramatically through the Power Sword. He-Man broke it all down in his introductory voice-over, the end of which you should drench in reverb:

“Fabulous secret powers were revealed to me the day I held aloft my magic sword and said, ‘By the power of Grayskull, I HAVE THE POWER !’”

With this, a flood of iridescent energy would course through Adam’s body, Cringer would transform into the far more ferocious Battle Cat, and Adam would burst out of his work-from-home outfit into full regalia as He-Man, the Most Powerful Man in the Universe, a.k.a. Adam in drag.

DINELLO/THE PEOPLE/MIRRORPIX/GETTY IMAGES

LEFT: Michael Andor Brodeur’s new book, “Swole: The Making of Men and the Meaning of Muscle,” which came out Tuesday. RIGHT: A He-Man doll, as he appeared in 1988.

“Masters of the Universe” was an opening salvo in a larger-scale siege on American living rooms during the Christmas of 1983. Not long after Ronald Reagan took office in 1981, he appointed one Mark Fowler as chairman of the Federal Communications Commission (FCC), the agency charged with the regulation of radio, television, and cable. Think of Fowler as the He-Man of deregulation.

Fowler did everything he could to make the FCC as feckless and redundant as possible, relaxing limits on how many radio and television stations could be owned by the same entity, removing restrictions that prevented advertisers from completely infiltrating children’s programming, and otherwise inviting the market to determine what made it on the airwaves, regardless of who was on the receiving end.

This was not good news for children’s television as I had come to know it. Shows like “Sesame Street,” “The Electric Company” and “The Great Space Coaster” had been welcoming youngsters like me into a happy-go-lucky fantasyland whose big furry puppets and grown-up human neighbors were primarily concerned with ensuring that I understood which words started with J and what a conjunction is.

Back in 1969, an FCC review of “Hot Wheels,” a children’s television program based on Mattel’s popular toy cars, had determined the show was little more than an extended commercial for the toys and moved to ban such product-centered programming. Fowler began his tenure by swiftly undoing these restrictions, thus opening the gates of daytime TV for a decade of lucrative partnerships between cartoon creators and toy companies, who raced to reverse-engineer flimsy mythologies to fill hours of airtime and sell millions of pieces of plastic.

Having already stormed a good portion of American households as an action figure, He-Man now took to the TV screen to spread awareness to the remaining masses, including my brothers and me. Around the same time, Hasbro relaunched its long-standing G.I. Joe brand with the more compact 3.75-inch figures my brothers collected, and also released a companion cartoon, “G.I. Joe: A Real American Hero” — which remains a favorite of meme-crafters to this day.

A line of warring vehicles emerged over the TV horizon next, with “Voltron” (featuring robotic lions that assembled into a multicolored colossus), “Transformers” and its iconic “robots in disguise” and “Challenge of the GoBots,” all vying for the hearts of boys and the paychecks of parents.

(Girls were, of course, squarely targeted in their own set of merchandising crosshairs, with another Filmation and Mattel collaboration, “She-Ra: Princess of Power,” launching in 1985 and leading its own charge on the pink half of the toy store, along with other TV to-Christmas-tree offerings like “My Little Pony,” “Rainbow Brite,” “Jem and the Holograms,” and the clearly jealous-of-Jem “Barbie and the Rockers.”)

By 1985 there were no fewer than 40 cartoons on the airwaves with matching toys on the shelves. He-Man was king of the mountain, reaching 2.9 million households on weekday afternoons and selling over 125 million figures (representing 70 some-odd characters) for $500 million in sales.

This rampant commercialization of what was once educational television’s turf naturally caused plumes of steam to shoot from the ears of children’s advocacy groups. “If there were a show for adults based on … Hoover vacuum cleaners, it would be boycotted,” asserted the chairman of the American Academy of Pediatrics’ Task Force on Children and Television. “A commercial by any other name is still a commercial,” said Peggy Charren of Action for Children’s Television.

A Christian day school in Manhattan hosted a “He-Man Work-

SEE **HE-MAN** ON **C3**

HE-MAN FROM **C2**

shop" for concerned parents to voice grievances over this new vanguard of barbarism. In a New York Times article covering the event, one father was quoted expressing deep concerns about the extreme violence and "one-dimensional nature of the characters" he saw in the cartoon. Peggy Marble, the school director, agreed, saying that He-Man and his friends "are devoid of human characteristics — they have no emotions and no humor," deficiencies that had little apparent impact on their appeal to children. "I would say in terms of boys age 3, 4 and 5, it's almost a national obsession for them," she said.

Filmation president Lou Scheimer argued that He-Man never hurts another living creature — which is technically true, as his Power Sword was usually drawn to deflect laser beams or demolish obstacles. Scheimer also claimed the show often addressed important issues ranging from gun control to child molestation, "and the good guys always win." Paul Cleveland, a senior vice president at Mattel, chimed in, arguing that the concept of good guys and bad guys didn't originate on the mean streets of Planet Eternia. "Little boys played that way 1,000 years ago," he said, throwing in some choice what-about-ism: "Look at 'Road Runner.' Can anything be more violent than that?"

By second grade, most of the boys in my class at St. Bernard's were arriving at school lugging backpacks full of little barbarians. They'd dump their respective hordes out on the cafeteria tables at lunch and swap armors and axes, shields and swords, bludgeons and other tiny tactical choking hazards. They'd faction off their figures into arbitrarily warring tribes.

Little boys fighting as giant monsters. My men against your men. If two boys had copies of the same guy, one of them was designated the evil one. Battle was the fundamental organizing principle of our free time in boyland. Boy was a simple language to master. Together we grew fluent in each other: bodies in proximity spelled war.

But Adam on his own was a different story.

TONY FORTE/MEDIAPUNCH/IPX/AP

A well-defined He-Man fan makes the scene at San Diego Comic-Con in 2023.

Unlike most barbarians, Adam had a soft side.

It's hard to say what about He-Man made his otherworldly figure so relatable to me. I wasn't particularly drawn to medieval warfare (or any warfare for that matter) or any of the other fantasy references aesthetically conjured up by his regalia.

In fact, when I played with He-Man, I tended to disarm him completely, stripping him of his weapons, his shield, his harness.

He-Man was nothing but his body: a glossy colossus in fur briefs and matching boots. He was high camp the likes of which I wouldn't experience again for another decade, when as high-schoolers we'd drive in to Cambridge to sing and shout through midnight screenings of "The Rocky Horror Picture Show" in Harvard Square, and where I'd spend half the film drooling over the titular lab-grown hunk, perfectly embodied by Peter Hinwood.

Like Rocky, the He-Man of my imagination was a misunderstood meathead, a gentle giant stuck in a world built for somebody else's proportions.

It was this difference that became the center of gravity for my play. I'd have He-Man wander, lost and alone, through the hinterlands of a rumpled blanket before stumbling upon the outskirts of my Legoland, its placid plastic Main Street cutting through the wild shag of our carpet.

There, the perma-smiling townsfolk would gather around him and tilt back on their planted heels to take in the spectacle of his body, its bulging curves in stark contrast with the right angles of the Legos. In this setting, He-Man was more about awe than shock. While in town, he might rescue a cat from a green plastic tree; or hoist a car by hand to its spot in a questionably constructed parking garage; or he might just stand in the town square like a statue, flexing to the silent thrall of his audience. Whether I was playing the part of He-Man or his adoring audience is the only detail I can't recall.

My body-first fascination with He-Man now seems to be a trend among men my age — and not just the gay ones who have made quick Halloween homages out of the harnesses they already own.

The writer John DeVore recalls "clutching the brawny plastic figures as if they were magical totems" in his youth, but he regarded the animated character of He-Man as a model for the type of man he wanted to grow up to be: in possession of grace and humility and a jolly demeanor.

"He-Man wasn't a barbarian," he writes in a piece titled "He-Man Is My Gender Icon." "He was a human being confident enough to run around half-naked, fighting evil with his pet cat."

A 2020 article in Men's Health speculates aloud that He-Man, with his lavender-legging'd alter ego Adam, is difficult to imagine as anything but "super gay," citing eavesdropped locker-room talk among Filmation animators about designing Prince Adam as a "soft prince" and He-Man as having "10 pounds of balls."

I've even seen connections drawn between the strange relationship (or duality) of He-Man and Skeletor, interpreting the antagonism between the fresh-faced Adonis and the skull-faced monster as unconscious analogues for the endangered gay self amid the first fatal surges of the AIDS crisis.

Were the two men truly enemies or two sides of the same mirror? Or two ends of the same lifetime? There was something tender about their antagonism, as though they needed each other to mean something. How else to explain that their little plastic Power Swords snapped together into one?

He-Man's muscles were strong enough to pry open the gates between the boardroom and the living room and rip them off their hinges, but were they truly of zero educational value? Right now, sitting here, I can't summon the details of a single one of his adventures from memory. But I did learn some valuable things that I wouldn't be able to articulate for another 40 or so years.

He-Man — or Adam, as he'd rather not be known — taught me that men find more power in the generic than the specific. The wide-open conceptual space of the He-Man — not as any specific character but as an ideal of masculinity — has been sold to young men since the 1950s, when fitness magnate and Schwarzenegger mentor Joe Weider started hawking home strength-training courses with booklets titled "How to Develop a He-Man Personality and Be Popular, Self-Confident and a He-Man," which posited the body as the foundation for a growing man's sense of self.

As an artifact of the mid-1980s, the body of He-Man (the superhero) remains a hulking emblem of Reagan-era excess, a greed-is-good hunger for economic and geopolitical domination that was only beginning to whet its appetite.

To me, the violence that He-Man's critics so easily read into (or projected onto) his de facto threatening muscles could as easily be understood as a Plasticine manifestation of Sweet's own boyhood pain.

He-Man was, at heart, a doll for "small men."

As such, he let us pretend: the blur of He-Man's half-fabled origins, the implied disposability of his past, even the open brackets of his name, all made his impossible form an easy imaginative space to inhabit. He struck me as the shape I was supposed to grow into, my body the universe I was meant to master.

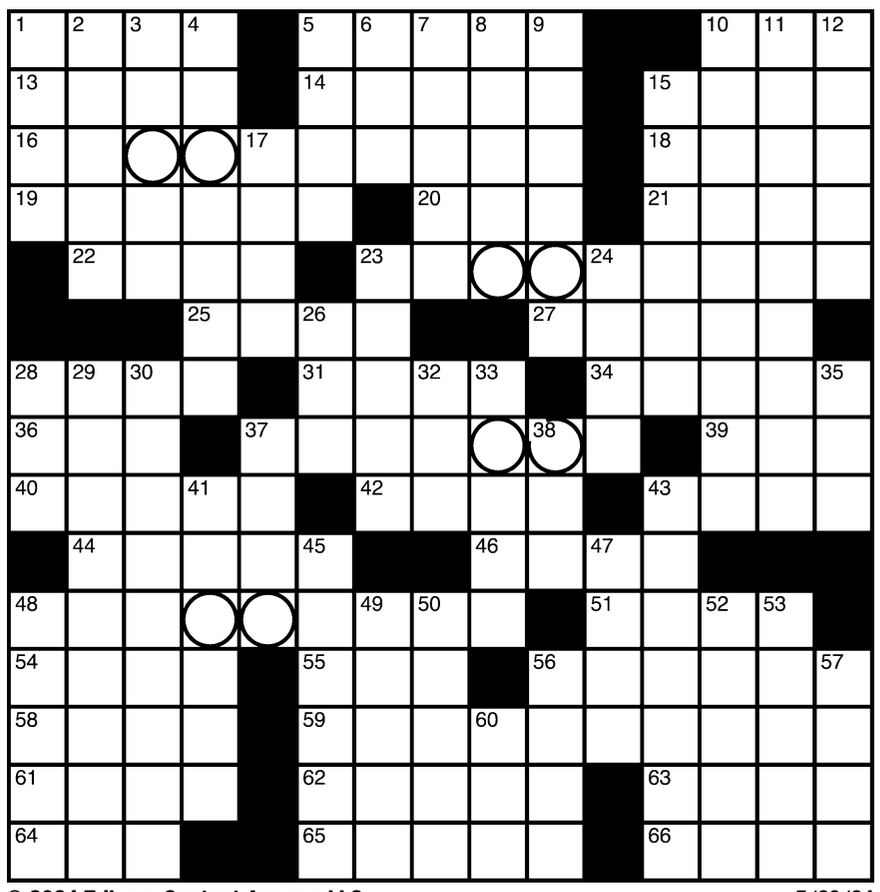
TELEVISION

5/29/24	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00
4.1 WRC (NBC)	♦ **NBCNe**..	♦ **Hollywo**..	♦ Chicago Med		♦ Chicago Fire		♦ Chicago P.D.		♦ **News**
4.2 WRC (IND)	Bones		Frasier	Frasier	Frasier	Frasier	Roseanne	Roseanne	Roseanne
5.1 WTTG (Fox)	♦ **Fox 5**	♦ **TMZ**	♦ **MasterChef** (SP)		♦ **Food Stars**		♦ **Fox 5 at 10**		♦ **Fox 5**
7.1 WJLA (ABC)	♦ **Wheel**	♦ **Jeopardy!**	♦ Conners	♦ Conners	♦ Conners	♦ Conners	♦ Shark Tank		♦ **News**
9.1 WUSA (CBS)	♦ **InsideEd.**	♦ **ET**	♦ **Price Is Right**		♦ Willie Nelson's 90th Birthday Celebration				♦ **9 News**
14.1 WFDC (UNI)	♦ **Rosa**		♦ **Golpe de suerte**		♦ **El gallo de oro**		♦ **El amor no tien**		♦ Noticias
20.1 WDCA (MNTV)	♦ FamFeud	♦ FamFeud	♦ **Fox 5 News**		♦ FamFeud	♦ FamFeud	♦ FamFeud	♦ Puzzler	♦ Dateline
22.1 WMPT (PBS)	♦ Samant..	♦ MotorW..	♦ Nature		♦ NOVA		♦ **Pompeii** (F)		♦ **Amanp**..
26.1 WETA (PBS)	♦ **PBS NewsHour**		♦ Nature		♦ NOVA		♦ **Pompeii** (F)		♦ **Amanp**..
32.1 WHUT (PBS)	♦ Daily Drum		♦ American Experience				♦ Jonathan Street		♦ DailyDr..
50.1 WDCW (CW)	♦ Neighbor	♦ Neighbor	♦ **Walker**		♦ **Sight Unseen**		♦ **DC News Now**		♦ Seinfeld
66.1 WPXW (ION)	♦ Blue Bloods		♦ **Scripps National Spelling Bee Semi-Finals**				♦ Blue Bloods		♦ BlueBlo..
A&E	The First 48		**The First 48**		**Killer Cases**		**Murder at the Motel**		First48
AMC	(5:00) Movie: U.S. Marshals ★★ (1998)		Movie: Gladiator ★★★ (2000) A fugitive general becomes a gladiator in ancient Rome.						
Animal Planet	Dr. Jeff: RMV		Dr. Jeff: RMV		Dr. Jeff: RMV		Dr. Jeff: RMV		Dr. Jeff
BET	Neighbor	(:50) Neighbor		Neighbor	**Tyler Perry's Sistas**		**Ms. Pat**	Tyler Perry's Sistas	
Bravo	Top Chef		Top Chef		**Top Chef**		(:15) Below Deck		(:15) Vanderp..
Cartoon Network	King/Hill	King/Hill	Burgers	Burgers	Burgers	American	American	American	American
CNN	**E. B. OutFront** (Live)		**Cooper 360** (Live)		**The Source** (Live)		**CNN** (Live)		**Laura**
Comedy Central	Seinfeld	Seinfeld	Seinfeld	Seinfeld	Seinfeld	Seinfeld	Seinfeld	Seinfeld	SouthPark
Discovery	Expedition X		Expedition X		Expedition Unknown		**Ghost Adventures**		Ghost Adv
Disney	Big City	Big City	Ladybug	Ladybug	Ladybug	Marvel's	Hailey	Hailey	Raven
E!	Mod Fam	Mod Fam	Mod Fam	Mod Fam	Mod Fam	Mod Fam	Mod Fam	Mod Fam	**E! News**
ESPN	**NBA Countdown** (Live)		**NBA Basketball** Indiana Pacers at Boston Celtics (Live)					**SportsCenter With Scott Van Pelt** (Live)	
ESPN2	NFL Live		Movie: 26.2 to Life (2022) Inmates in San Quentin's 1,000 Mile Club run a marathon.				30 for 30		UFC 302
Food Network	Guy's Grocery Games		Guy's Grocery Games		Guy's Grocery Games		Guy's Grocery Games		Grocery
Fox News	**Ingraham** (Live)		**Jesse Watters** (Live)		**Hannity** (Live)		**Gutfeld!**		**Fox News**
Freeform	(5:00) Movie: P...		Movie: Cast Away ★★★ (2000) A courier company executive is marooned on a remote island.					**Royal Rule**	**The 700 Club**
FX	(6:00) Movie: A Good Day to Die Hard (2013)		Movie: Transformers: Age of Extinction ★★ (2014) Optimus Prime and the Autobots face fearsome challengers.						
Hallmark	Movie: It Was Always You (2021) A woman's engagement plans get thrown into disarray.				Movie: Roadhouse Romance (2021) Sparks fly between a lieutenant and a TV director.				Golden Girls
Hallmark M&M	Curious Caterer Mysteries				Curious Caterer Mysteries				Murder ...
HBO	(6:45) Movie: The Iron Claw ★★★ (2023)				Movie: MoviePass, MovieCrash (2024) (P)			(:35) Movie: The Revenant (2015)	
HGTV	Home Town		Hunters	Hunters	**House Hunters**		**Hunt Intl**	Hunt Intl	Hunt Intl
History	American Pickers		American Pickers		**American Pickers**		(:05) Pickers		Pickers
Lifetime	Castle		Castle		Castle		(:05) Castle		(:05) Castle
MASN	(6:30) **MLB Baseball**				**O's Xtra**	Orioles Magic		Sports	24Perfect
Monumental	**WNBA Basketball**				**Mystics**	Mystics	WNBA Basketball		
MSNBC	**The ReidOut** (Live)		**All In With** (Live)		**Wagner** (Live)		**Last Word** (Live)		**11th Hour**
MTV	Catfish: The TV Show		**Teen Mom**		Movie: Daddy's Home ★★ (2015)				
Nat'l Geographic	Catch a Smuggler		Catch a Smuggler		**Catch a Smuggler**		To Catch a Smuggler		Smuggler
Nickelodeon	SpongeB..	SpongeB..	SpongeB..	SpongeB..	Friends	Friends	Friends	Friends	Friends
NWSN	**On Balance** (Live)		**Cuomo** (Live)		**Dan Abrams** (Live)		**Banfield** (Live)		Cuomo
Paramount	Two and a Half Men	Two and a Half Men	Movie: John Wick ★★★ (2014) An ex-assassin hunts down the gangsters who ruined his life.					Movie: John Wick: Chapter 2 (2017)	
Paramount+Sho	(5:30) Movie: 13 Hours: Secret Soldiers of Be...		Movie: The Hateful Eight ★★★ (2015) Bounty hunters and a prisoner encounter four strangers.						Movie: Mechani...
Syfy	(:55) Movie: Armageddon ★★ (1998) A hero (Bruce Willis) tries to save Earth from an asteroid.						**Reginald the Vampire**		Movie: Underw...
TBS	Big Bang	Big Bang	**All Elite Wrestling: Dynamite** (Live)				Mod Fam	Mod Fam	Mod Fam
TCM	(5:45) Movie: The Sea of Grass ★★★ (1947)		Movie: Sabrina ★★★ (1954) Two highbrow brothers vie for their chauffeur's daughter.				Movie: Ninotchka ★★★★ (1939)		
TLC	Botched Bariatrics		**My 600-Lb. Life: Where Are They Now?**				**Botched Bariatrics**		Help-Giant
TNT	Impracti-cal Jokers	**NHL on TNT Face Off** (Live)	**NHL Hockey** Dallas Stars at Edmonton Oilers (Live)						
Travel	Paranormal Cam.		Paranormal Cam.		Paranormal Cam.		Paranormal Cam.		Paranor..
TruTV	**TNT Sports**	**NHL on TNT** (Live)	**NHL Hockey** DataCast: Dallas Stars at Edmonton Oilers (Live)						
TV Land	Raymond	Raymond	Raymond	Raymond	(:20) Raymond		Raymond	Raymond	King
TV One	CosbySh..	CosbySh..	Fatal Attraction		**Fatal Attraction** (SP)		**For My Man** (SP)		Crime Fil.
USA Network	Law & Order: SVU		Law & Order: SVU		Law & Order: SVU		Law & Order: SVU		Law-SVU
VH1	(5:30) Movie: Boyz N t...		Movie: Dead Presidents ★★ (1995)					Movie: Brothers (2009)	
WNC8	Relief	Who Stole	7News at..	H2O X5	**SportsTalk**	**WorldNe**..	**WJLANe**..	Paid Prog.	**National**

LEGEND: Bold indicates new or live programs ♦ High Definition
Movie Ratings (from TMS) ★★★★ Excellent ★★★ Good ★★ Fair ★ Poor No stars: not rated

LA TIMES CROSSWORD

By Matthew Stock



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ACROSS

1 Retail club similar to Costco
5 Coin flip call
10 Pine family tree
13 Sitting on
14 Arm joint
15 Singer and civil rights activist Horne
16 Marine animal that resembles a flower
18 Possesses
19 Open-toed shoe
20 Payable now
21 Dance Dance Revolution move
22 Term of address that elides a letter
23 Branch of mathematics focused on collections
25 Creature in Sherpa folklore
27 Virtuous one
28 Contributes
31 "Kapow!"
34 Guinness, for one
36 "You stink, ref!"
37 Chance to get together and take shots?
39 Slam Dunk Contest org.
40 Pixy Stix contents
42 Episodic drama
43 "Come on now"
44 Underneath
46 Minor in astronomy?
48 Genre for 1980s hair bands
51 Parts of plays
54 Mother of Apollo and Artemis
55 Thanksgiving, e.g.: Abbr.
56 "I'm one of them too!"
58 Lends a helping hand
59 Kittens who should be adopted together, or what can be found in this puzzle's circles
61 Catch sight of
62 __ Martin: British car
63 Norway's capital
64 Go limp
65 Naps, say
66 Simple tops

DOWN

1 Back talk
2 Starting five, e.g.
3 Disney heroine who sings "How Far I'll Go"
4 Some self-care opportunities
5 Element of high fashion?
6 __ City: New Haven nickname
7 Place to call home
8 Breakfast-on-the-run choice
9 Candy
10 Maybe not any at all
11 Float in some water rides
12 Coarse-sounding
15 Succumb to one's emotions
17 Title
23 Farm fixtures
24 Padlock holder
26 "Candidly," in texting
28 Muscles stretched in cobra pose
29 High-ABV hoppy beer
30 Extremely competitive
32 __ snail's pace
33 Bigwig
35 Toon devil
37 Gathering for senior partners?
38 Source of water power?
41 "So close"
43 "Bingo!"
45 Mixologist's amenity
47 Uttered
48 Pane piece
49 This and that
50 Some godmothers
52 Needle
53 Happy face
56 Binoculars part
57 God with a bow and arrow
60 Pointillism bit

TUESDAY'S LA TIMES SOLUTION

G	O	B	I	G	■	■	A	C	K	■	M	A	L	T
E	D	I	T	O	R	■	P	O	R	■	O	T	O	H
N	O	T	A	T	E	■	O	P	I	■	U	R	G	E
■	■	P	L	A	N	K	P	O	S	I	T	I	O	N
A	S	L	■	N	A	N	■	U	T	A	H	A	N	■
S	T	A	F	F	M	E	E	T	I	N	G	■	■	■
S	O	Y	A	■	E	L	L	■	■	S	U	S	A	N
E	V	E	L	■	S	T	E	N	T	■	A	C	R	E
T	E	R	S	E	■	■	N	O	R	■	R	O	M	A
■	■	■	E	L	E	V	A	T	O	R	D	O	O	R
■	T	I	S	S	U	E	■	R	U	E	■	P	R	S
M	A	S	T	E	R	S	D	E	G	R	E	E	■	■
U	R	S	A	■	O	S	U	■	H	O	L	D	I	T
S	O	U	R	■	P	E	N	■	S	O	M	U	C	H
S	T	E	T	■	E	L	K	■	■	T	O	P	I	C

MONICA HESSE

Jason Kelce goes with the domestic flow. Listen to him, not Harrison Butker.

HESSE FROM C1

Philadelphia Eagles) and Travis (currently of Taylor), delved into Butker's remarks on their podcast. Jason, a father of three, said he would feel as though he "failed" his daughters if they paid attention to anyone telling them to be homemakers.

One person went on X to post what they clearly thought was a gotcha: "Your wife is a homemaker," the user wrote to Jason. ". . . Seems you're a bit hypocritical."

"I don't think of Kylie as a homemaker," Jason replied, adding: "Our marriage is a partnership, we are equals who are figuring it out on the daily. The only expectation is that we love each other, support one another, and are committed to our family, that comes first. We both raise our kids, we both work, we both keep our home. It is both our faults it is messy, but such is life with 3 young children."

Jason Kelce did not get into the specifics of his domestic arrangement, but followers of his podcast, or viewers of a documentary made about his life and career, already have some insight: Kylie Kelce does participate in volunteer and advocacy work, but her primary tasks of unpaid child care, scheduling and making a "mean sandwich," as Jason joked, are precisely the kinds of duties that one might argue encapsulate the definition of "homemaker."

So, what's the distinction?

The distinction that Jason seemed to be getting at wasn't about the tasks that Kylie performs; it was about *why* she performs them. And it was about how the family values her contributions.

Neither Jason nor Kylie expected that Kylie should stay home because it was her primary directive as a woman, he seemed to be saying. They mutually decided that she would stay home because it was the labor division that made sense for their partnership; he traveled a lot and was paid heaps of money, so she would be the one with the flexible schedule and the sandwich ingredients. The household tasks could be reassigned when it made sense. In one of my favorite scenes in "Kelce," Jason ices his foot while putting his toddler down for a nap. He does so not in the way of a showoff looking to score points, but in the way of a competent, experienced parent looking to get a kid to sleep.

Kylie wasn't the homemaker, in other words. *They* were the homemakers. Household tasks — whether paying the mortgage or doing the laundry — had been thrown into a pile, and Jason and Kylie had divvied them up in a way that felt equal, and their joint contributions had made their home.

Last month, I wrote a column about "tradwives," a social media breed of women who live and love like it's 1952: homemade bread, retro clothing and a belief that husbands should be the heads of households while wives should be the helpmeets.

More than one woman wrote to me later, worried that "housewife" had been co-opted by the conservative movement. One told me that, although it was true that her husband brought in all of their income, they mutually decided how to budget it. And although it was also true that a sexist infrastructure (a history of women making lower salaries, a history of men not having paternity leave) may have informed their initial decision to have her stay home, they were now trying to live out their arrangement in a way that was as egalitarian as possible. At dinnertime, he cooks, she cleans.

LISA LAKE/GETTY IMAGES FOR PRIME VIDEO

Jason and Kylie Kelce. "I don't think of Kylie as a homemaker," Jason wrote on social media, adding: "Our marriage is a partnership, we are equals who are figuring it out on the daily."

The act of staying home isn't what makes someone a tradwife, after all, any more than the act of making a salary isn't what makes someone a feminist. What defines either is the thought process that goes into the decision, and the conversations that follow if the decision needs to be renegotiated. What happens if someone gets sick, loses a job or just doesn't feel like making a sandwich? Does the other partner say, "How about I make scrambled eggs?" Or do they hope their spouse — as Butker put it — "leans into her vocation" and drags herself to the kitchen?

The trouble with Butker's comments was not that he was telling women that satisfaction and joy could be found via marriage and motherhood — something that both stay-at-home parents and work-out-of-the-home parents can agree on. The trouble is that he seemed less interested in couples doing what's best for their individual families and more interested in women doing what he thinks women should do.

Jason Kelce gets it. Homemaking isn't a role that women are born for. It's a process that a family builds together.

World's only copy of Wu-Tang Clan's mythical album to be played for public

BY LEO SANDS

It was the world's most expensive album ever sold. And perhaps the most mysterious.

Almost no one has heard Wu-Tang Clan's seventh studio album, "Once Upon a Time in Shaolin." Only one copy — physical or digital — exists.

Now, some members of the public will have the rare chance to hear a curated, 30-minute selection of its tracks at listening sessions in Australia next month.

"You hear talk about once-in-a-lifetime opportunities: This is probably one of them," said Tasmania's Museum of Old and New Art, the Australian museum that is preparing to exhibit the 2015 album, which is not available to stream in full anywhere online. According to one Wu-Tang member, it even includes an appearance from Cher.

Excerpts of the fabled 128-minute-long soundscape will be played at twice-daily listening sessions from June 15 through June 24, on loan from digital art collective PleasrDAO — which said it acquired the album in 2021 — for a reported sum of $4 million.

The album's notoriety soared when former pharmaceutical executive Martin Shkreli purchased the world's sole copy at auction for $2 million in 2015, making it the most expensive album ever sold. After Shkreli was imprisoned for fraud, the U.S. government seized the album and sold it.

According to the terms of its 2015 sale, the owner of "Once Upon a Time in Shaolin" cannot commercialize the album for 88 years — until the year 2103. RZA, a founding member of Wu-Tang Clan, said in an interview at the time, that the length of time was chosen because the group had eight original members, the figures in the year 2015 add up to eight, and the figure 8 resembles an infinity symbol on its side.

A news release issued by Paddle, the auction house that handled the 2015 sale to Shkreli, described the album as a "retrospective soundscape that threads 31 songs, skits, and stories into a 128-minute-long aural screenplay."

Many of the tracks were recorded in secret in Staten Island — known to the rap group as Shaolin — before being printed as a disc and encased in a hand-carved nickel-silver box.

The record, which was packaged with a 174-page parchment manuscript providing context for each song, was then stored in the vault of a luxury hotel in Marrakesh, Morocco, for two years.

"The idea was to make something that was unique, that had a value of its own," RZA told Hot 97 in a later interview. "When we let it go, the quote that came out of my head was like, 'Yo. This thing is going to have a life of its own, like a child.'"

The prediction proved correct.

MADISON MCGAW/BFA/SHUTTERSTOCK

Only one physical copy of Wu-Tang Clan's "Once Upon a Time in Shaolin" was produced. It is encased in a hand-carved nickel-silver box and has a 174-page manuscript providing context for each song.

Under Shkreli's ownership, the album — which he said he bought to "show off" — soon returned to the spotlight.

The pharmaceutical executive became widely known for hiking the price of lifesaving AIDS drug Daraprim by 4,000 percent and was convicted and imprisoned for defrauding investors. After Shkreli's arrest, Wu-Tang member Ghostface criticized the former pharma executive in an interview with TMZ and said he'd like the album to be made public.

According to the Department of Justice, Shkreli attempted to sell "Once Upon a Time in Shaolin" in an online auction weeks after he was convicted but before the court imposed its forfeiture order.

Formed in 1992, Wu-Tang Clan produced a string of hits, including "C.R.E.A.M.," "Protect Ya Neck" and "Triumph." According to its online store, the group has sold more than 40 million albums worldwide.

I'm angry that our 40-year 'secret' was out of the bag the whole time

Carolyn Hax

Dear Carolyn: Forty years ago, a very close friend and I agreed to keep something we did in our 20s a secret for life. We did not want to hurt anyone else.

I never said a word to anyone. My friend, however, flippantly said to me one day recently, So-and-so "will give you a wink at my funeral to acknowledge your complicity." I was stunned.

Apparently, my friend shared our secret with their friend (someone I know only by name) 40 years ago. They never kept the secret. But I am just finding out.

I am stinging mad, hurt and feeling disrespected. All the years of being told I was the single most important person in their life have come tumbling down. It has taken me almost a year to regain my composure enough to discuss this matter.

My friend feels as if this was a betrayal committed 40 years ago and I should just let it go. But to me, it is a deception committed today, as I just now found out. They want me to put this behind us as old news, and I feel newly betrayed.

I have decided to forgive them and move on, but our relationship is severely impaired. I will never be able to respect and trust this person again, because they disclosed their deception to me flippantly and with no remorse. They suggest I judge them in the context of our lifelong relationship.

Does revealing a secret 40 years ago get a pass now? Am I overreacting? Should I judge my friend on the past 40 years and discount this lie?

— *Stinging Mad*

Stinging Mad: I can't tell you what you can and can't get over, or what you "should" feel or do.

I can tell you, from my safe remove, that you're both right and both wrong to some degree.

"All the years ... have come tumbling down" screams overreaction. But skipping the remorse stage and lobbying to be let off the hook is some serious downplaying.

Your friend is right about this as a single mistake four decades ago.

You are right about this as fresh and immediate *for you.* No doubt you've mentally paged though all 40 years for other lies you may have been told. Hard stuff.

Your friend is right that 40 years of fellowship count, too.

You are right that your friend's way of revealing the truth was seriously off-key. (But are you always pitch-perfect?)

And I think I'm right that you would both agree on most of these things, if not all, if you weren't so busy talking past each other.

You want what you want. Friend wants what Friend wants. You're both on the defensive, and neither is giving much thought to what your very close friend wants and needs right now.

ILLUSTRATION BY NICK GALIFIANAKIS FOR THE WASHINGTON POST

That might look something like this:

Friend to you: "The way I dropped this on you was thoughtless. I was ashamed and wrongly tried to minimize it. I want you to forgive me, of course, but also understand I've had 40 years to make sense of my actions, and you haven't."

You to Friend: "I know you're worried your current self will pay now for the ancient sins of your past self. And, yes, I do need time. But I promise I am mindful of human frailty, and of everything you have been to me."

If one of you isn't willing to be vulnerable, then this won't work.

But if you both are, then it's safe to come out of your defensive stances, consider the friendship as well as your selves and let the friendship protect you.

So. What'd y'all do? (I kid.)

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

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

the GUIDE to the Lively Arts

SHOW NAME	DATES & TIMES	DESCRIPTION	DETAILS	PRICE	ADDITIONAL
MUSIC - ORCHESTRAL					
THE APOLLO ORCHESTRA **Symphonic Metamorphosis Mahler 4 + Hindemith** featuring David Chan & Ying Fang	June 2, 2024 at 4 PM	The Apollo Orchestra presents the final in concert in the 2024-2025 season with principal conductor David Chan and soprano Ying Fang. The program will feature Hindemith's Symphonic Metamorphosis of themes by Carl Maria von Weber and Mahler's Symphony No. 4 in G major.	**Montgomery College Cultural Arts Center 7995 Georgia Avenue, Silver Spring, MD 20910 https://www.apolloorchestra.com/events/june2/**	Free	Free parking

The Guide to the Lively Arts appears: • Sunday in Arts & Style. deadline: Tues., 12 noon • Monday in Style. deadline: Friday, 12 noon • Tuesday in Style. deadline: Mon., 12 noon • Wednesday in Style. deadline: Tues., 12 noon • Thursday in Style. deadline: Wed., 12 noon • Friday in Weekend. deadline: Tues., 12 noon • Saturday in Style. deadline: Friday, 12 noon
For information about advertising, call Jason Samuel at 202-334-4776.
To reach a representative, call: 202-334-7006 | guidetoarts@washpost.com
22-0776

Boyfriend says it was catfishing, not cheating, but it sounds like a whale of a lie

Ask Amy
AMY DICKINSON

Dear Readers: As I announced last week, my final "Ask Amy" column in this space will run on June 30. (Readers will be able to find me through my newsletter and on *amydickinson.com*.) Until then, I'll occasionally open my files and rerun some previously published Q&As. Here are two:

Dear Amy: I learned that my boyfriend may have cheated on me. He told me that a friend of his saw a woman (that the friend used to date) on a dating site. The friend wanted to get revenge on this ex, so he used my boyfriend's old profile from the dating site to catfish her.

However, from everything I saw, it seems as if my boyfriend was not the middle man, but the primary person. All the messages between the two were from my boyfriend, and the messages from him sounded just like him — not like his friend.

My boyfriend and I got into an argument, and he left the house. At the same time he was arguing with me, he was texting the girl, wanting to see her. He went to her house that night, and when he came home, he was acting differently. Later, I spoke with the woman involved, and she told me that she and my boyfriend had in fact slept together. He has adamantly denied this, saying that he only went to her house as a bet from his friend — the one who was using his profile on the dating app.

I'm trying to move forward from this situation, but I don't know whether I believe my boyfriend. I need a second opinion: How does this situation sound to you? Do you think he cheated? Should I put this behind me, move on and accept his explanation?

— Wondering and Worried

Wondering: Rome's Bocca della Verità, or "Mouth of Truth," is an ancient marble mask that, according to the popular medieval legend, will bite the hand off anybody who has told a lie. The idea is that you place your hand inside of the mouth of this large sculptured mask, then let the magic of the Bocca della Verità be your lie detector. (You might recognize this monument from the wonderful Audrey Hepburn/Gregory Peck movie "Roman Holiday.")

Let me put it this way: If your guy had placed his hand inside the Mouth of Truth while spinning his entertaining tale (about his friend using his account to catfish a woman), he would be left holding a bloody stump. So, yes, put this behind you. You also might want to put him behind you.

Dear Amy: I live in an affluent neighborhood of expensive, although older, homes. The vast majority of homes are very well-maintained and manicured. Many have had major remodels to look like new homes. However, there are a couple of homes that are in serious need of a facelift! One home in particular is a complete eyesore.

Although it is worth more than a couple million dollars, the lawn is dead, there are high weeds where the lawn should be, the paint doesn't match and/or is faded in places, wood fascia is rotting, along with other significant cosmetic problems. There do not seem to be any code violations. I am not aware of the owner's financial situation, but they have been there long enough where there should be significant equity to refinance and pull out money for repairs — or sell and move to a less expensive home. Other neighbors have left notes, to no avail.

Any suggestions on how to get this family to fix up their house, or even move?

— Frustrated Neighbor

Frustrated: It is so generous of you to provide such a detailed list of repairs that need to be made to this property! You've obviously inspected the house quite closely. You've also extended your generous attitude toward these strangers by offering suggestions for how they might finance improvements to their property to meet your needs, including the idea of them moving. What you haven't done is offer to mow their lawn. Or offer to get a group of people together to help with some cosmetic repairs to the outside of their home. (Oh, the horror of faded paint!)

What a neighborhood! People leaving notes and developing repair punch lists and investment advice — and not one person finding out who these neighbors are and asking whether they need a hand. I suggest that you approach this by putting human values ahead of property values. Changing your own orientation and approach should improve the neighborhood.

Amy's column appears seven days a week at *washingtonpost.com/advice*. Write to *askamy@amydickinson.com* or Amy Dickinson, P.O. Box 194, Freeville, N.Y. 13068. You can also follow her *@askingamy*.

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MOVIE DIRECTORY

Wednesday, May 29, 2024
(!) No Pass/No Discount Ticket
www.washingtonpost.com/movies

DISTRICT

AMC Georgetown 14
3111 K Street N.W.

Furiosa: A Mad Max Saga (R) OC: 8:50
Spider-Man: Far from Home (PG-13) CC: 1:00-7:00
The Fall Guy (PG-13) CC: 1:15-4:15-7:10-10:10
Furiosa: A Mad Max Saga (R) CC: 1:10-4:30-7:50
Civil War (R) CC: 9:20
Challengers (R) CC: 1:00-4:00-7:30-9:50
If (PG) CC: 1:50-4:30-9:50
The Garfield Movie (PG) CC: 4:10-7:10-9:45
Kingdom of the Planet of the Apes (PG-13) CC: 1:20-4:45-8:00-9:30
The Ministry of Ungentlemanly Warfare (R) CC: 4:00
Sight (PG-13) CC: 2:00-4:30-9:40
The Strangers: Chapter 1 (R) CC: 2:50-5:10-7:30-10:00
Babes (R) CC: 2:20-5:00-10:15
Furiosa: A Mad Max Saga: The IMAX Experience (R) CC: 3:20-6:40-10:00
Back to Black (R) CC: 1:10
I Saw the TV Glow (PG-13) CC: 5:00
In A Violent Nature CC: 7:00
Blue Angels (G) CC: 2:30
The Garfield Movie 3D (PG) CC: 1:30
The Commandant's Shadow (R) 4:00-7:00
Furiosa: A Mad Max Saga (R) CC: 2:00-5:20
If (PG) OC: 7:15
Sight (PG-13) OC: 6:50
Babes (R) OC: 7:40

Alamo Drafthouse Cinema - DC Bryant Street
630 Rhode Island Ave NE

The Nice Guys (R) 8:00
Furiosa: A Mad Max Saga (R) 11:30-3:15-7:00-10:45
Challengers (R) 11:45-3:15-6:45-10:00
If (PG) 10:45-1:45-4:45-7:45-10:45
The Garfield Movie (PG) 12:00-1:15-6:30-9:45
Kingdom of the Planet of the Apes (PG-13) 12:00-3:45-6:15-10:15
Babes (R) 10:30-4:15-7:15-10:30
Back to Black (R) 11:30-2:45-10:00
I Saw the TV Glow (PG-13) 12:30-3:30-7:30-9:30
Furiosa: A Mad Max Saga (R) 6:00
The Garfield Movie (PG) 3:00
Babes (R) 1:15
Furiosa: A Mad Max Saga (R) 4:15

Angelika Pop-Up at Union Market
550 Penn Street NE - Unit E

Furiosa: A Mad Max Saga (R) 12:15-2:30-4:10-6:30-7:25
Challengers (R) 1:10-4:00-7:00

Avalon Theatre
5612 Connecticut Avenue

Little Rose (Rozyczka) (NR) 8:00
Farewell, Mr. Haffmann (Adieu Monsieur Haffmann) 1:45
The Old Oak 11:15-4:30
Back to Black (R) 11:30-2:15-5:00-7:45

Landmark Atlantic Plumbing Cinema
807 V Street Northwest

The Fall Guy (PG-13) 7:30
Furiosa: A Mad Max Saga (R) 4:50-6:45-7:45
Challengers (R) 4:20-7:20
If (PG) 6:30
Kingdom of the Planet of the Apes (PG-13) 4:00-7:00
The Fall Guy (PG-13) 4:30
Furiosa: A Mad Max Saga (R) 3:50
If (PG) 4:10

Landmark E Street Cinema
555 11th Street Northwest

Furiosa: A Mad Max Saga (R) 3:15-4:15-7:00-8:00
Challengers (R) 7:20
Evil Does Not Exist 3:25-7:45
Babes (R) 3:00-4:00-7:10-8:15
Back to Black (R) 4:10-7:30
I Saw the TV Glow (PG-13) 7:50
Challengers (R) 3:30
I Saw the TV Glow (PG-13) 4:30

Regal Gallery Place
701 Seventh Street Northwest

The Fall Guy (PG-13) 1:50-3:40-7:40-9:20
Furiosa: A Mad Max Saga (R) 3:00-6:20-10:00
Civil War (R) 2:10
Challengers (R) 1:10-3:50-6:50-9:45
If (PG) 12:50-4:50-6:40-9:50
The Garfield Movie (PG) 12:40-3:20-4:40-6:10-7:10-8:50
Kingdom of the Planet of the Apes (PG-13) 1:00-2:00-4:30-5:20-7:50-8:40
Sight (PG-13) 1:05
The Strangers: Chapter 1 (R) 1:20-7:20-10:10
Back to Black (R) 9:40
The Garfield Movie 3D (PG) 12:20
The Commandant's Shadow (R) 4:00-7:00
The Crow 30th Anniversary (R) 6:30
Furiosa: A Mad Max Saga (R) 12:30-1:30-2:30-4:10-5:00-5:30-7:30-8:30-9:00-9:30
The Garfield Movie (PG) 1:40
The Strangers: Chapter 1 (R) 4:20

MARYLAND

AFI Silver Theatre Cultural Center
8633 Colesville Road

The Tingler (NR) 9:30
Hit Man (R) OC: 1:50
Sicilian Clan (Le clan des Siciliens) (NR) 7:00
The Third Man (2016) (NR) 12:00-2:20-4:45
Evil Does Not Exist 12:05-4:30
Hit Man (R) 4:15-6:40-9:00
Wildcat 2:15

AMC Academy 8
6198 Greenbelt Road

Furiosa: A Mad Max Saga (R) CC: 1:20-3:00-4:20-6:00-7:15
Challengers (R) CC: 4:10
If (PG) CC: 1:30-4:10-7:10
The Garfield Movie (PG) CC: 1:50-4:40-7:40
Kingdom of the Planet of the Apes (PG-13) CC: 1:00-4:00-6:40
Godzilla x Kong: The New Empire (PG-13) CC: 1:10-7:20
Tarot (PG-13) CC: 6:20
The Strangers: Chapter 1 (R) CC: 2:10-4:30-7:00
The Garfield Movie 3D (PG) CC: 1:00-3:30

AMC Annapolis Mall 11
1020 Annapolis Mall Road

The Fall Guy (PG-13) CC: 1:30-4:30-7:30-10:30
Furiosa: A Mad Max Saga (R) CC: 12:30-4:00-7:20-10:40
Challengers (R) CC: 2:00-9:50
If (PG) CC: 11:20-12:40-3:30-6:20-7:15-9:00
The Garfield Movie (PG) CC: 11:00-3:50-5:00-7:40-9:05
Kingdom of the Planet of the Apes (PG-13) CC: 12:20-3:40-7:00-10:15
Sight (PG-13) CC: 11:15-1:50-4:20-6:50-9:20
The Strangers: Chapter 1 (R) CC: 12:50-3:20-5:50-8:20-10:40
Babes (R) CC: 12:00-2:35-5:10-7:45-10:20
Back to Black (R) CC: 1:40-10:10
I Saw the TV Glow (PG-13) CC: 11:10-4:40
The Garfield Movie 3D (PG) 1:10-6:30
Furiosa: A Mad Max Saga (R) CC: 11:30-2:50-9:30; 6:10

AMC Center Park 8
4001 Powder Mill Rd.

The Fall Guy (PG-13) CC: 1:45-4:45-7:15
Furiosa: A Mad Max Saga (R) CC: 1:00-2:30-4:00-7:00-8:30
If (PG) CC: 12:30-3:00-5:30-8:00
The Garfield Movie (PG) CC: 12:00-4:30-6:00
Kingdom of the Planet of the Apes (PG-13) CC: 12:00-3:15-6:30
Sight (PG-13) CC: 12:00-2:30-5:00-7:30
The Strangers: Chapter 1 (R) CC: 2:15-4:45-7:45
The Garfield Movie 3D (PG) CC: 1:30-7:30

AMC Columbia 14
10300 Little Patuxent Parkway

Furiosa: A Mad Max Saga (R) OC: 8:45
The Fall Guy (PG-13) CC: 12:50-3:50-6:50-9:45
Furiosa: A Mad Max Saga (R) CC: 1:15-4:30-7:45
Challengers (R) CC: 12:15-3:15-4:00-7:00-10:00
If (PG) CC: 1:20-1:50-4:30-7:10-9:30
The Garfield Movie (PG) CC: 1:30-6:40-9:10
Kung Fu Panda 4 (PG) CC: 12:30-1:30
Kingdom of the Planet of the Apes (PG-13) CC: 12:00-3:00-6:25-8:45-9:45
Godzilla x Kong: The New Empire (PG-13) CC: 2:40
Sight (PG-13) CC: 1:45-4:15-9:15
The Strangers: Chapter 1 (R) CC: 12:20-2:40-5:00-7:30-10:00
Babes (R) CC: 1:50-4:30-7:10-9:50
Furiosa: A Mad Max Saga: The IMAX Experience (R) CC: 12:00-3:15-6:30-9:45
Back to Black (R) CC: 3:20-6:20-9:50
I Saw the TV Glow (PG-13) CC: 6:15-9:40
Blue Angels (G) CC: 12:15
The Garfield Movie 3D (PG) CC: 4:05
The Commandant's Shadow (R) 4:00-7:00
Furiosa: A Mad Max Saga (R) CC: 5:30
Sight (PG-13) OC: 6:45

AMC DINE-IN Rio Cinemas 18
9811 Washingtonian Center

Spider-Man: Far from Home (PG-13) CC: 7:30-10:00
The Fall Guy (PG-13) CC: 12:00-4:15-7:45-10:30
Furiosa: A Mad Max Saga (R) CC: 2:15-6:00-9:45
Civil War (R) CC: 11:30-10:15
Challengers (R) CC: 1:00-4:40-6:15-9:30
If (PG) CC: 11:30-1:15-4:00-5:00-6:45-7:45-9:30
The Garfield Movie (PG) CC: 11:45-2:45-5:30
Kung Fu Panda 4 (PG) CC: 11:40-2:10
Kingdom of the Planet of the Apes (PG-13) CC: 8:15
Sight (PG-13) CC: 2:00-4:30-7:00-9:30
Godzilla x Kong: The New Empire (PG-13) CC: 1:00-7:15
Tarot (PG-13) CC: 3:45-6:20
The Strangers: Chapter 1 (R) CC: 12:30-3:00-5:30-8:00-10:25
Babes (R) CC: 1:30-4:15-7:00-9:45
Furiosa: A Mad Max Saga: The IMAX Experience (R) CC: 12:00-3:30-7:00-10:30
Back to Black (R) CC: 11:45-2:45-6:00-9:15
I Saw the TV Glow (PG-13) CC: 2:15-10:30
In A Violent Nature CC: 7:00
Blue Angels (G) CC: 1:15
The Garfield Movie 3D (PG) 6:15
Love Me If You Dare 4:00-8:45
Three Old Boys 1:25-3:00
Raju Yadav 12:15-3:15
The Garfield Movie (PG) CC: 1:45-4:30-7:15-9:00
Kingdom of the Planet of the Apes (PG-13) CC: 12:00-3:30-4:30-7:45-9:45

AMC Magic Johnson Capital Center 12
800 Shoppers Way

The Fall Guy (PG-13) CC: 2:30-5:30-8:30
Furiosa: A Mad Max Saga (R) CC: 1:20-4:40
Challengers (R) CC: 5:40-8:45
If (PG) CC: 1:00-2:00-3:50-6:25
The Garfield Movie (PG) CC: 1:00-3:00-8:15
Kung Fu Panda 4 (PG) CC: 2:30
Kingdom of the Planet of the Apes (PG-13) CC: 1:10-4:30-5:00-7:45-8:15
Sight (PG-13) CC: 1:10-3:35-6:10
Godzilla x Kong: The New Empire (PG-13) CC: 4:35-7:20
The Strangers: Chapter 1 (R) CC: 1:00-3:25-5:45
Ghostbusters: Frozen Empire (PG-13) CC: 2:55
Furiosa: A Mad Max Saga: The IMAX Experience (R) CC: 2:00-5:20-8:45
The Garfield Movie 3D (PG) CC: 5:40
The Commandant's Shadow (R) 4:00-7:00
Furiosa: A Mad Max Saga (R) OC: 8:00
If (PG) OC: 9:00
Sight (PG-13) OC: 8:40
The Strangers: Chapter 1 (R) OC: 8:10

AMC Montgomery 16
7101 Democracy Boulevard

The Fall Guy (PG-13) CC: 1:15-4:15-7:15-10:15
Furiosa: A Mad Max Saga (R) CC: 12:00-7:00-10:30
Challengers (R) CC: 6:30-9:45
If (PG) CC: 1:45-4:30-10:00
The Garfield Movie (PG) CC: 1:15-4:00-6:45-9:30
Kung Fu Panda 4 (PG) CC: 1:30-4:00
Kingdom of the Planet of the Apes (PG-13) CC: 12:30-3:45-7:00-10:15
The Strangers: Chapter 1 (R) CC: 12:00-2:30-5:00-7:30-10:00
Furiosa: A Mad Max Saga (R) OC: 3:30
If (PG) OC: 7:15

AMC St. Charles Town Ctr 9
11115 Mall Circle

The Fall Guy (PG-13) CC: 1:15-4:15-7:15
Furiosa: A Mad Max Saga (R) CC: 12:15-2:00-3:45-5:15-7:00-8:30
If (PG) CC: 12:00-2:30-3:00-5:15-8:00
The Garfield Movie (PG) CC: 12:15-4:30
Kingdom of the Planet of the Apes (PG-13) CC: 12:00-3:15-6:30-8:15
Godzilla x Kong: The New Empire (PG-13) CC: 5:30
Tarot (PG-13) CC: 12:15-2:45-5:20-7:45
The Strangers: Chapter 1 (R) CC: 12:00-2:30-5:00-7:30
The Garfield Movie 3D (PG) CC: 2:00-7:00

Cinemark Egyptian 24 and XD
7000 Arundel Mills Circle

Furiosa: A Mad Max Saga (R) 10:05-10:20-10:45-11:35-12:45-1:30-2:10-3:00-4:10-5:35-6:25-9:00-9:50-11:00; 7:35
The Garfield Movie (PG) XD: 10:55-1:40-4:25-7:10-9:55; 6:45
The Fall Guy (PG-13) 10:25-1:35-4:40-10:50
Furiosa: A Mad Max Saga (R) 4:55-8:20
Challengers (R) 10:10-1:20-4:30-7:40
If (PG) 10:05-10:20-10:50-11:10-1:05-1:35-1:55-3:50-4:20-4:40-7:05-7:25-9:20-9:45-10:05
The Garfield Movie (PG) 11:30-2:15
Kung Fu Panda 4 (PG) 10:00AM
Kingdom of the Planet of the Apes (PG-13) 12:15-12:35-12:55-3:35-3:55-4:15-7:15-10:05-10:35-10:55
Sight (PG-13) 11:00-1:50-4:40-10:20
Godzilla x Kong: The New Empire (PG-13) 10:15-1:10-10:00
Tarot (PG-13) 10:05-1:45-4:15-9:15
The Strangers: Chapter 1 (R) 11:20-1:50-4:20-4:55-6:50-9:50-10:00
Babes (R) 11:15-1:55-4:35-9:55
Back to Black (R) 10:00-4:20-10:40
I Saw the TV Glow (PG-13) 10:50
In A Violent Nature 7:00
The Garfield Movie 3D (PG) 10:15-4:00-9:10
Love Me If You Dare 12:30-3:40-6:50-10:00
Turbo 1:00-7:20
The Crow 30th Anniversary (R) 7:00
The Fall Guy (PG-13) 7:45
Furiosa: A Mad Max Saga (R) XD: 12:10-3:35-7:00-10:25
If (PG) 6:35
The Garfield Movie (PG) 10:00-10:30-12:55-1:15-3:40-6:25-9:30
Kingdom of the Planet of the Apes (PG-13) 7:35
Sight (PG-13) 7:30
Godzilla x Kong: The New Empire (PG-13) 4:05
Tarot (PG-13) 6:45
The Strangers: Chapter 1 (R) 7:25
Babes (R) 7:15

Cinépolis Gaithersburg
629 Center Point Way

Knocked Up (R) 7:30
The Fall Guy (PG-13) 1:45-4:45-8:00
Furiosa: A Mad Max Saga (R) 2:00-3:15-6:00-7:00-9:45-10:45
If (PG) 1:30-4:15-7:15
The Garfield Movie (PG) 2:00-3:00-5:00-6:00-7:45-9:00-10:30
Kingdom of the Planet of the Apes (PG-13) 2:45-6:30-10:00
Sight (PG-13) 3:00-6:00-9:00-10:00
The Strangers: Chapter 1 (R) 2:00-4:45-11:00
Back to Black (R) 9:00

Greenbelt Cinema
129 Centerway

If (PG) 6:30
Evil Does Not Exist 6:45

Landmark Bethesda Row Cinema
7235 Woodmont Avenue

The Fall Guy (PG-13) 4:25-7:20
Furiosa: A Mad Max Saga (R) 4:00-5:00-7:00-8:00
Challengers (R) 4:15-7:10
If (PG) 3:30-6:30
The Garfield Movie (PG) 7:15
Kingdom of the Planet of the Apes (PG-13) 3:50
Back to Black (R) 6:40
The Garfield Movie (PG) 4:30
Kingdom of the Planet of the Apes (PG-13) 6:50
Back to Black (R) 3:45

Landmark at Annapolis Harbour Center
2474 Solomons Island Road Unit H-1

The Fall Guy (PG-13) 1:15-4:00-6:45
Furiosa: A Mad Max Saga (R) 1:30-2:30-4:40-6:10-7:50
Civil War (R) 2:10
If (PG) 1:10-3:40-6:05
The Garfield Movie (PG) 1:00-2:00-3:20-4:20-5:35-6:35-7:50
Kingdom of the Planet of the Apes (PG-13) 1:05-4:05-7:15
Back to Black (R) 1:25-4:15-7:10

Phoenix Theatres Marlow 6
3899 Branch Avenue

Furiosa: A Mad Max Saga (R) 4:00-7:30-8:35
If (PG) 4:30-7:00
The Garfield Movie (PG) 3:30-4:00-7:00
Kingdom of the Planet of the Apes (PG-13) 3:00-7:45
Godzilla x Kong: The New Empire (PG-13) 6:00
The Strangers: Chapter 1 (R) 5:00-7:45

Regal Cinemas Majestic Stadium 20 & IMAX
900 Ellsworth Drive

Furiosa: A Mad Max Saga (R) 2:10-2:40-3:10-4:50-5:25-5:50-6:50-8:30-9:00-9:30-10:00; 1:40
The Fall Guy (PG-13) 1:25-4:45-8:05
Civil War (R) 9:40
Challengers (R) 1:15-4:25-7:45
If (PG) 12:25-1:55-3:25-4:55-6:10-7:50-9:15
The Garfield Movie (PG) 12:30-1:00-1:15-1:30-3:15-3:45-4:15-6:00-7:10-8:45
Kingdom of the Planet of the Apes (PG-13) 1:05-4:35-6:25-8:10-9:50
Sight (PG-13) 3:50-6:40
Godzilla x Kong: The New Empire (PG-13) 12:50
The Strangers: Chapter 1 (R) 12:45-3:20-5:45-8:25
Babes (R) 1:20-4:05-6:55-9:35
Back to Black (R) 4:05-9:55
Furiosa: A Mad Max Saga: The IMAX Experience (R) 12:40-4:20-8:00
In A Violent Nature 7:00
The Garfield Movie 3D (PG) 9:45
Blue Angels (G) 1:10
The Commandant's Shadow (R) 4:00-7:05
Love Me If You Dare 12:35
The Crow 30th Anniversary (R) 6:30

Regal Germantown
20000 Century Boulevard

The Fall Guy (PG-13) 12:35-3:50-7:10
Furiosa: A Mad Max Saga (R) 2:00-3:20-4:10-4:40-5:30-7:00-7:40-8:20-9:10
If (PG) 12:30-3:10-6:20-9:05
The Garfield Movie (PG) 12:20-12:50-1:30-2:10-3:00-3:40-4:50-5:40-6:40-7:30-8:30
Kingdom of the Planet of the Apes (PG-13) 12:45-4:00-7:20
Sight (PG-13) 1:10
The Strangers: Chapter 1 (R) 2:50-5:50-9:00
Back to Black (R) 9:15
Blue Angels (G) 12:25
The Commandant's Shadow (R) 4:05-7:05
Love Me If You Dare 1:00-4:30-8:10
Turbo 1:20-8:40
The Crow 30th Anniversary (R) 6:30
Furiosa: A Mad Max Saga (R) 12:55

Regal Hyattsville Royale
6505 America Blvd.

The Fall Guy (PG-13) 1:20-4:30-7:50
Furiosa: A Mad Max Saga (R) 12:20-1:10-2:00-3:00-3:50-4:40-5:30-7:20-8:10-8:40
Challengers (R) 4:20-8:00
If (PG) 12:30-4:10-7:10
The Garfield Movie (PG) 12:40-1:40-3:40-4:50-7:40-9:00
Kung Fu Panda 4 (PG) 1:50
Kingdom of the Planet of the Apes (PG-13) 1:30-5:00-8:15
Sight (PG-13) 2:10-5:10-8:20
The Strangers: Chapter 1 (R) 1:00-3:30-6:10-8:30
Back to Black (R) 12:50-4:00-7:30
The Crow 30th Anniversary (R) 6:30
Furiosa: A Mad Max Saga (R) 6:40
The Garfield Movie (PG) 2:40-5:40

Regal Laurel Towne Centre
14716 Baltimore Avenue

The Fall Guy (PG-13) 12:45-4:10-7:10
Furiosa: A Mad Max Saga (R) 12:15-1:45-3:20-5:00-7:50-8:20
Challengers (R) 8:30
If (PG) 1:00-3:40-4:40-7:20
The Garfield Movie (PG) 12:30-1:10-2:00-3:10-3:45-6:00-6:50
Kingdom of the Planet of the Apes (PG-13) 12:40-3:50-6:40
Godzilla x Kong: The New Empire (PG-13) 1:20-4:20-7:30
The Strangers: Chapter 1 (R) 12:50-2:15-4:50-7:40
Back to Black (R) 1:30-4:30-8:00
The Commandant's Shadow (R) 4:00-7:00
The Crow 30th Anniversary (R) 6:30

Regal Rockville Center
199 East Montgomery Avenue

The Fall Guy (PG-13) 1:30-4:40-8:00
Furiosa: A Mad Max Saga (R) 11:55-12:50-3:10-4:30-6:10-8:00
Civil War (R) 3:20
Challengers (R) 12:15-6:00
If (PG) 12:00-1:40-2:40-4:20-7:10
The Garfield Movie (PG) 12:10-1:20-2:00-2:50-5:00-8:10
Kingdom of the Planet of the Apes (PG-13) 12:30-3:50-7:30
Sight (PG-13) 12:40-3:30
The Strangers: Chapter 1 (R) 12:05-2:20-4:50-7:45
Back to Black (R) 5:20-8:15
The Commandant's Shadow (R) 4:00-7:00
Three Old Boys 5:30
The Crow 30th Anniversary (R) 6:30

Regal Waugh Chapel & IMAX
1419 South Main Chapel Way

The Fall Guy (PG-13) 3:00-6:20-9:30
Furiosa: A Mad Max Saga (R) 1:00-2:30-4:20-6:00-8:00-9:20
Challengers (R) 9:15
If (PG) 12:30-1:50-3:10-4:30-7:15
The Garfield Movie (PG) 12:10-2:10-3:30-4:50-6:10-7:30-8:50
Kingdom of the Planet of the Apes (PG-13) 12:50-5:50-9:10
Sight (PG-13) 1:10-4:10-6:50
The Strangers: Chapter 1 (R) 2:50-5:30-8:20
Furiosa: A Mad Max Saga: The IMAX Experience (R) 12:00-3:20-7:05
Back to Black (R) 9:25
Blue Angels (G) 12:20-1:20-3:50
The Garfield Movie 3D (PG) 12:40
The Commandant's Shadow (R) 4:00-7:00
The Crow 30th Anniversary (R) 6:30

Regal Westview & IMAX
5243 Buckeystown Pike

Furiosa: A Mad Max Saga (R) 11:10-1:10-2:40-4:35-5:05-6:10-8:10-9:40; 12:30
The Garfield Movie 3D (PG) 9:15
The Fall Guy (PG-13) 12:10-3:20-6:20-9:25
Furiosa: A Mad Max Saga (R) 3:40-7:10
If (PG) 12:40-3:30-6:15
The Garfield Movie (PG) 11:30-11:55-1:00-2:10-2:30-3:50-4:45-5:15-6:25-7:20-7:50
Kingdom of the Planet of the Apes (PG-13) 1:05
Sight (PG-13) 12:50-3:45-6:35-9:20
Unsung Hero (PG) 12:45
The Strangers: Chapter 1 (R) 12:00-2:50-5:20-7:55
Furiosa: A Mad Max Saga: The IMAX Experience (R) 11:40-3:10-6:40
Blue Angels (G) 9:00
The Garfield Movie 3D (PG) 12:20
The Commandant's Shadow (R) 4:00-7:00
The Crow 30th Anniversary (R) 6:30
Furiosa: A Mad Max Saga (R) 4:10-7:40
The Garfield Movie (PG) 1:40
Kingdom of the Planet of the Apes (PG-13) 11:50-3:15-6:45-8:50

Xscape Theatres Brandywine 14
7710 Matapeake Business Drive

Back to the Future (PG) 1:00-4:00-7:00
The Fall Guy (PG-13) 12:45-3:30-6:15-9:05
If (PG) 1:40-4:10-6:40-9:10
Furiosa: A Mad Max Saga (R) 2:30-5:40-9:00
Kingdom of the Planet of the Apes (PG-13) 1:20-2:00-4:40-5:20-7:50-8:30
Godzilla x Kong: The New Empire (PG-13) 1:05-3:45-6:25-9:15
The Garfield Movie (PG) 12:50-1:30-2:10-3:10-3:50-4:30-5:30-6:10-7:30
Tarot (PG-13) 8:35
The Strangers: Chapter 1 (R) 2:15-4:25-6:45-8:55
Sight (PG-13) 1:00-3:40-6:20-8:50
Abigail (R) 7:55
Furiosa: A Mad Max Saga (R) 1:10-1:50-4:20-5:00-7:40-8:20

iPic Pike & Rose
11830 Grand Park Avenue

The Fall Guy (PG-13) 3:15-6:45-10:45
Furiosa: A Mad Max Saga (R) (!) 2:30-6:30-7:15-9:45-10:30
If (PG) 2:15-6:15-9:30
The Garfield Movie (PG) (!) 3:00-3:45-6:00-9:00
Kingdom of the Planet of the Apes (PG-13) 2:45-7:00-10:15
The Strangers: Chapter 1 (R) 4:00-6:45-11:00

VIRGINIA

AMC Courthouse Plaza 8
2150 Clarendon Blvd.

The Fall Guy (PG-13) CC: 11:45-2:30-5:30-8:30
Furiosa: A Mad Max Saga (R) CC: 12:20-3:40-7:00-8:45
Challengers (R) CC: 12:10-3:10-6:30
If (PG) CC: 11:45-2:20-4:55-7:30
The Garfield Movie (PG) CC: 3:50-6:10
Kingdom of the Planet of the Apes (PG-13) CC: 12:30-3:50-7:10
The Strangers: Chapter 1 (R) CC: 1:00-3:30-6:00-8:20
Babes (R) CC: 11:55-2:40-5:20-8:00
The Garfield Movie 3D (PG) CC: 1:10

AMC Hoffman Center 22
206 Swamp Fox Rd.

Furiosa: A Mad Max Saga (R) OC: 9:15
The Garfield Movie (PG) 7:30
Babes (R) OC: 7:30
Spider-Man: Far from Home (PG-13) CC: 4:00-7:00-8:00-10:00
The Fall Guy (PG-13) CC: 1:15-4:15-7:30-10:30
Furiosa: A Mad Max Saga (R) CC: 12:20-3:40-7:00-10:20
Dune: Part Two (PG-13) CC: 12:30-9:35
Civil War (R) CC: 12:10-2:45-5:20-7:55-10:30
Challengers (R) CC: 12:00-3:00-6:00-9:00
If (PG) CC: 12:15-12:45-2:45-3:30-5:15-6:15-7:45-9:15-10:15
The Garfield Movie (PG) CC: 12:00-2:30-5:00-10:00
Kung Fu Panda 4 (PG) CC: 1:40-4:05
Kingdom of the Planet of the Apes (PG-13) CC: 12:00-12:45-3:25-4:15-6:35-7:15-9:55-10:30
Sight (PG-13) CC: 12:00-2:30-5:00-7:30
Godzilla x Kong: The New Empire (PG-13) CC: 12:15-5:15
Tarot (PG-13) CC: 2:55-10:45
The Strangers: Chapter 1 (R) CC: 12:25-2:45-5:05-7:25-9:45
Babes (R) CC: 12:00-2:30-5:00-10:00
Furiosa: A Mad Max Saga: The IMAX Experience (R) CC: 3:00-6:20-9:40
Back to Black (R) CC: 2:20-5:10-8:00-10:45
I Saw the TV Glow (PG-13) CC: 1:30-4:30
In A Violent Nature CC: 7:00
Abigail (R) CC: 10:00
Monkey Man (R) CC: 10:30
Blue Angels (G) CC: 12:05-5:35-6:55
The Garfield Movie 3D (PG) CC: 1:15-4:00-6:30-9:00
The Commandant's Shadow (R) 4:00-7:00
Three Old Boys 12:00-5:20
I Love You to the Moon and Back 2:50-8:10
Furiosa: A Mad Max Saga (R) CC: 1:00-2:20-8:05

AMC Potomac Mills 18
2700 Potomac Mills Circle

Furiosa: A Mad Max Saga (R) 5:00
The Fall Guy (PG-13) CC: 1:10-4:15-7:20-10:20
Furiosa: A Mad Max Saga (R) CC: 11:30-3:00-6:15-9:30
Civil War (R) CC: 1:40
Challengers (R) CC: 3:30-9:30
If (PG) CC: 12:00-1:30-2:40-4:15-7:00-8:00-9:45-10:30
Kung Fu Panda 4 (PG) CC: 4:30
The Garfield Movie (PG) CC: 11:30-12:45-2:10-7:20-10:00
Kingdom of the Planet of the Apes (PG-13) CC: 11:40-12:40-3:00-4:00-6:15-7:10-9:30-10:30
Godzilla x Kong: The New Empire (PG-13) CC: 1:50-4:40-7:30-10:15
Tarot (PG-13) CC: 11:45-2:10-4:30-7:00-9:30
Sight (PG-13) CC: 1:00-3:40-6:20-9:00
Unsung Hero (PG) CC: 6:30
The Strangers: Chapter 1 (R) CC: 12:20-2:50-5:20-7:45-10:10
Furiosa: A Mad Max Saga: The IMAX Experience (R) CC: 12:30-4:00-7:15-10:30
Back to Black (R) CC: 12:50-4:00-10:15
In A Violent Nature CC: 7:00
Blue Angels (G) CC: 1:00
The Garfield Movie 3D (PG) CC: 3:30-9:10
Turbo 9:10
Furiosa: A Mad Max Saga (R) CC: 1:15-2:15-5:30-8:15-9:00
If (PG) 5:15
The Garfield Movie (PG) 4:45-6:15
Back to Black (R) OC: 7:15

AMC Shirlington 7
2772 South Randolph St.

The Fall Guy (PG-13) CC: 1:15-4:20-7:20
Furiosa: A Mad Max Saga (R) CC: 12:00-3:20-6:40
Challengers (R) CC: 1:00-7:10
If (PG) CC: 1:20-4:00-6:40
The Garfield Movie (PG) CC: 2:20-7:30
Kingdom of the Planet of the Apes (PG-13) CC: 12:30-3:45-7:00
The Strangers: Chapter 1 (R) CC: 12:30-2:50-5:10-7:40
Back to Black (R) CC: 4:15
The Garfield Movie 3D (PG) CC: 4:55

AMC Tysons Corner 16
7850e Tysons Corner Center

Furiosa: A Mad Max Saga (R) OC: 9:35; 2:45
Sight (PG-13) 2:35
Spider-Man: Far from Home (PG-13) CC: 7:15
The Fall Guy (PG-13) CC: 12:35-3:40-6:45-9:50
Furiosa: A Mad Max Saga (R) CC: 12:20-3:45-7:10-10:35
Dune: Part Two (PG-13) CC: 11:15-2:50-6:15
Civil War (R) CC: 9:45
Challengers (R) CC: 1:10-4:20-10:15
If (PG) CC: 11:35-2:20-4:15-5:05-7:45-10:20
The Garfield Movie (PG) CC: 11:25-2:05-4:50-7:30
Kung Fu Panda 4 (PG) CC: 1:00-3:30
Kingdom of the Planet of the Apes (PG-13) CC: 11:30-2:55-3:55-6:20-9:40-10:40
Sight (PG-13) CC: 11:55-5:10-7:50-10:25
Tarot (PG-13) CC: 10:05
Evil Does Not Exist 7:25
The Strangers: Chapter 1 (R) CC: 12:00-2:30-5:00-7:35-10:05
Babes (R) CC: 11:40-2:25-5:15-8:00-10:45
Furiosa: A Mad Max Saga: The IMAX Experience (R) CC: 1:25-4:55-8:20
Back to Black (R) CC: 9:55
I Saw the TV Glow (PG-13) CC: 1:25-9:25
In A Violent Nature CC: 7:00
The Garfield Movie 3D (PG) CC: 1:05
The Commandant's Shadow (R) 4:00-7:00
Furiosa: A Mad Max Saga (R) CC: 11:20-6:10
The Garfield Movie (PG) OC: 10:10

AMC Worldgate 9
13025 Worldgate Drive

The Fall Guy (PG-13) CC: 12:45-3:30-6:15-9:00
Furiosa: A Mad Max Saga (R) CC: 1:30-4:15-5:15-7:15-8:30-10:00
Challengers (R) CC: 4:15-10:30
If (PG) CC: 1:00-3:45-6:30-9:15
The Garfield Movie (PG) CC: 12:15-2:45-7:30-10:30
Kingdom of the Planet of the Apes (PG-13) CC: 12:45-4:30-6:30-10:15
The Strangers: Chapter 1 (R) CC: 2:00-4:00-7:45-9:45
Sight (PG-13) CC: 2:15-4:45-7:15-9:45
Back to Black (R) CC: 1:15-7:25
The Garfield Movie 3D (PG) CC: 1:45-4:45

Alamo Drafthouse Cinema - One Loudoun
20575 East Hampton Plaza

Road House (1989) (NR) 7:15
The Nice Guys (R) 7:00
The Fall Guy (PG-13) 10:20-1:00-4:15-7:30-10:50
Furiosa: A Mad Max Saga (R) 11:30-3:15-10:15
If (PG) 12:15-1:35-3:15-6:15-9:15
Kingdom of the Planet of the Apes (PG-13) 11:35-3:10-6:45-10:30
The Strangers: Chapter 1 (R) 11:45-2:25-5:05-7:45-10:30
Back to Black (R) 10:40
Furiosa: A Mad Max Saga (R) 10:40-2:20-4:15-6:30-8:00
The Garfield Movie (PG) 10:30-12:50-1:20-3:40-4:25-6:00-8:55-10:15

Angelika Film Center Mosaic
2911 District Ave

The Fall Guy (PG-13) 11:05-2:45-5:30-8:15
Furiosa: A Mad Max Saga (R) 11:00-12:35-3:45-7:00-9:10
If (PG) 11:45-1:55-4:15-6:45-8:25
The Garfield Movie (PG) 11:15-1:00-3:25-5:45-8:00
Kingdom of the Planet of the Apes (PG-13) 11:35-2:15-5:30-8:30
Babes (R) 11:30-2:10-4:30-7:00
Back to Black (R) 5:35-8:15
I Saw the TV Glow (PG-13) 1:30-3:45-6:05-9:15
National Theatre Live: Nye 2:00

CMX Village 14
1600 Village Market Boulevard

Saving Private Ryan (R) 6:30
The Fall Guy (PG-13) 12:45-4:15-7:25
Furiosa: A Mad Max Saga (R) 12:20-1:00-2:20-3:40-4:20-6:00-7:00-7:45
Civil War (R) 1:50-4:30-7:15
If (PG) 12:05-1:20-2:35-4:05-5:10-6:40-7:40
The Garfield Movie (PG) 12:00-1:30-2:30-4:00-5:00-6:30-7:30
Kingdom of the Planet of the Apes (PG-13) 12:30-3:50-7:10
Sight (PG-13) 1:10-3:55-6:45
Unsung Hero (PG) 12:15-3:15
The Strangers: Chapter 1 (R) 12:40-3:00-5:30-7:50
Back to Black (R) 2:00-5:05-8:00

Cinema Arts Theatre
9650 Unit 14 Main St.

The Fall Guy (PG-13) 9:40-12:05-2:35-5:05-7:40
Furiosa: A Mad Max Saga (R) 10:00-1:00-4:00-7:10
The Old Oak 9:50-4:55
Wicked Little Letters (R) 9:45-12:10-2:25-7:15
Evil Does Not Exist 9:55-2:30-4:35-7:00
Babes (R) 10:05-12:25-2:45-4:55-7:20
Back to Black (R) 12:00-5:00-7:30
I Saw the TV Glow (PG-13) 12:20-2:20

Cinemark Centreville
6201 Multiplex Drive

The Fall Guy (PG-13) 10:50-12:10-4:25-9:45
Furiosa: A Mad Max Saga (R) 12:00-3:25-6:50-10:15
Challengers (R) 10:40-12:40
The Garfield Movie (PG) 11:30AM
The Strangers: Chapter 1 (R) 10:20
The Garfield Movie 3D (PG) 2:20-5:05
Love Me If You Dare 7:40-10:35
Turbo 9:15
The Crow 30th Anniversary (R) 7:00
If (PG) 10:45-12:55-2:00-3:50-4:40-7:20-10:00
The Garfield Movie (PG) 11:10-1:50-2:50-4:30-5:30-8:10-9:50-10:50
The Strangers: Chapter 1 (R) 10:30-1:55-3:30-6:00
Kingdom of the Planet of the Apes (PG-13) 11:25-12:05-3:15-3:35-6:40-10:05-10:45
The Strangers: Chapter 1 (R) 7:50
The Fall Guy (PG-13) 7:30
Furiosa: A Mad Max Saga (R) 12:50-1:30-4:15-4:55
If (PG) 6:30
The Garfield Movie (PG) 7:10
Furiosa: A Mad Max Saga (R) 8:20
Kingdom of the Planet of the Apes (PG-13) 8:30

Cinemark Fairfax Corner and XD
11900 Palace Way

The Fall Guy (PG-13) 9:40-12:50-4:00-7:05-10:10
Furiosa: A Mad Max Saga (R) 9:30-10:15-12:55-1:40-4:20-5:05-7:45-8:30
Challengers (R) 7:55
If (PG) 9:25-10:30-11:50-1:10-2:30-3:50-5:10-7:50-9:45-10:30
The Garfield Movie (PG) 9:50-10:35-1:15-3:10-3:55-6:45-9:30
Kingdom of the Planet of the Apes (PG-13) 9:35-12:00-1:05-3:25-4:30-9:50
Sight (PG-13) 10:40-12:10-1:30-3:00-4:20-6:00-7:10-10:00
The Strangers: Chapter 1 (R) 9:20-9:45-12:15-2:45-5:15-7:45-10:15
Back to Black (R) 8:30
I Saw the TV Glow (PG-13) 9:20AM
The Garfield Movie 3D (PG) 12:30-5:50
The Commandant's Shadow (R) 7:00
Love Me If You Dare 10:20
The Crow 30th Anniversary (R) 7:00
Furiosa: A Mad Max Saga (R) XD: 12:10-3:35-7:00-10:25
The Garfield Movie (PG) XD: 9:30-10:10-12:50-3:30-6:10-8:50

Regal Ballston Quarter
671 North Glebe Road

The Fall Guy (PG-13) 1:10-4:50-7:50
Furiosa: A Mad Max Saga (R) 1:00-3:30-4:30-6:00-7:05-8:00
Challengers (R) 12:20-3:40-7:30
If (PG) 12:30-1:30-3:20-4:10-6:50
Kingdom of the Planet of the Apes (PG-13) 12:40-4:05-7:20
Sight (PG-13) 1:20-4:35-7:40
The Strangers: Chapter 1 (R) 12:35-3:00-5:25-7:45
Back to Black (R) 12:50
The Commandant's Shadow (R) 4:00-7:00
The Crow 30th Anniversary (R) 6:30
Furiosa: A Mad Max Saga (R) 12:00
The Garfield Movie (PG) 12:10-1:50-2:50-4:40-7:10

Regal Dulles Town Center
21100 Dulles Town Circle

The Fall Guy (PG-13) 1:20-4:40-8:10
Furiosa: A Mad Max Saga (R) 12:40-3:00-4:20-5:20-7:10-7:50-8:50
If (PG) 12:50-2:20-3:40-5:00-7:40
The Garfield Movie (PG) 12:30-1:40-3:10-4:30-7:20-9:05
Kingdom of the Planet of the Apes (PG-13) 1:00-4:00-8:00
Godzilla x Kong: The New Empire (PG-13) 5:50-8:40
The Strangers: Chapter 1 (R) 1:30-4:10-6:40-9:00
The Crow 30th Anniversary (R) 6:30
Furiosa: A Mad Max Saga (R) 1:50

Regal Fairfax Towne Center
4110 West Ox Road

The Fall Guy (PG-13) 1:30-4:40-7:40
Furiosa: A Mad Max Saga (R) 1:10-3:40-4:30-7:00-8:00
Challengers (R) 6:50
If (PG) 2:10-5:00-7:50
The Garfield Movie (PG) 4:20-7:10
Kingdom of the Planet of the Apes (PG-13) 12:30-4:00-7:30
Sight (PG-13) 1:20-4:10
The Strangers: Chapter 1 (R) 1:00-3:30-6:20
Back to Black (R) 6:00
The Roundup: Punishment 12:50-3:50
The Crow 30th Anniversary (R) 6:30
The Garfield Movie (PG) 12:40-1:40-3:20
Furiosa: A Mad Max Saga (R) 12:20

Regal Fox & IMAX
22875 Brambleton Plaza

Furiosa: A Mad Max Saga (R) 12:30-4:10-7:30
The Fall Guy (PG-13) 11:15AM
Furiosa: A Mad Max Saga (R) 6:00-9:30
Challengers (R) 11:45AM
If (PG) 11:50-1:20-2:45-4:20-5:40-7:10
The Garfield Movie (PG) 11:20-1:10-2:00-3:50-5:00-6:40-7:40-8:40
Kingdom of the Planet of the Apes (PG-13) 12:20-3:45-7:20-8:30
The Strangers: Chapter 1 (R) 1:15-3:40-6:10-10:20
Furiosa: A Mad Max Saga: The IMAX Experience (R) 11:30-3:00-6:30-10:00
Back to Black (R) 10:10
The Garfield Movie 3D (PG) 12:00-2:45
The Commandant's Shadow (R) 4:00-7:00
Bhaiyya Ji 5:35-9:10
Love Me If You Dare 2:25-6:05-9:35
Guruvayoor Ambalanadayil 2:10-9:20
The Crow 30th Anniversary (R) 6:30
The Fall Guy (PG-13) 12:10-3:20-6:50-9:50
Furiosa: A Mad Max Saga (R) 1:00-4:40-8:10
If (PG) 9:05
Kingdom of the Planet of the Apes (PG-13) 11:10-2:50-6:20-9:40
Sight (PG-13) 12:50-9:25
Back to Black (R) 3:10

Regal Kingstowne & RPX
5910 Kingstowne Towne Center

The Fall Guy (PG-13) 11:50-3:10-6:40
Furiosa: A Mad Max Saga (R) 11:40-3:20-7:00
Challengers (R) 4:40
If (PG) 12:20-1:40-3:00-4:30-5:50-7:10-8:40
The Garfield Movie (PG) 11:30-12:30-1:30-2:30-3:30-4:20-5:20-6:20-7:20
Kingdom of the Planet of the Apes (PG-13) 1:00-4:50-8:20
Sight (PG-13) 1:10-4:00-6:50
Godzilla x Kong: The New Empire (PG-13) 12:50-7:50
The Strangers: Chapter 1 (R) 12:00-5:10-7:40
Back to Black (R) 1:50
The Garfield Movie 3D (PG) 8:10
The Crow 30th Anniversary (R) 6:30
Furiosa: A Mad Max Saga (R) 12:40-2:40-3:50-4:10-5:00-7:30-8:00-8:30; 2:00-5:40-9:00; 12:10

Regal Manassas & IMAX
11380 Bulloch Drive

The Fall Guy (PG-13) 3:10-6:40
Furiosa: A Mad Max Saga (R) 1:30-2:50-4:50-5:30-6:10-8:10
If (PG) 1:50-4:35-7:10
The Garfield Movie (PG) 2:20-5:00-7:40
Kingdom of the Planet of the Apes (PG-13) 1:10-4:25-7:50
Sight (PG-13) 12:55-3:35
Godzilla x Kong: The New Empire (PG-13) 6:20
The Strangers: Chapter 1 (R) 2:30-5:00-7:20
Furiosa: A Mad Max Saga: The IMAX Experience (R) 12:50-4:10-7:30
Love Me If You Dare 1:20-4:40-8:00
The Crow 30th Anniversary (R) 6:30
Furiosa: A Mad Max Saga (R) 3:30-6:50
The Garfield Movie (PG) 1:00-3:40
Furiosa: A Mad Max Saga (R) 2:10

Regal Springfield Town Center
6859 Springfield Mall

The Fall Guy (PG-13) 11:15-2:30-6:20-9:30
Furiosa: A Mad Max Saga (R) 11:10-11:40-2:20-3:20-6:00-6:50-9:40-10:20
Civil War (R) 8:10
Challengers (R) 9:50
If (PG) 11:00-11:50-1:40-2:40-4:30-5:30-7:20-10:10
The Garfield Movie (PG) 10:50-11:20-12:00-1:10-2:10-3:10-4:20-5:10-6:10-7:10-9:00-10:00
Kingdom of the Planet of the Apes (PG-13) 11:30-12:30-3:00-4:10-7:30
The Strangers: Chapter 1 (R) 2:50-5:20-7:50-10:30
Back to Black (R) 8:20
The Crow 30th Anniversary (R) 6:30

Regal Virginia Gateway & RPX
8001 Gateway Promenade Place

The Fall Guy (PG-13) 12:50-4:10-7:30
Furiosa: A Mad Max Saga (R) 12:00-12:30-1:30-3:20-4:50-6:50-8:20
Challengers (R) 1:50-5:10-8:45
If (PG) 11:40-12:40-2:30-3:30-5:20-8:10-9:20
The Garfield Movie (PG) 12:10-1:10-3:00-4:00-5:50-7:00-8:40-9:30
Kingdom of the Planet of the Apes (PG-13) 1:00-4:30-7:50
Sight (PG-13) 11:50-2:55-5:40-8:30
Unsung Hero (PG) 11:45-2:40
The Strangers: Chapter 1 (R) 1:20-3:40-6:00-8:50
Back to Black (R) 5:45-9:00
The Commandant's Shadow (R) 4:05-7:05
The Crow 30th Anniversary (R) 6:30
Furiosa: A Mad Max Saga (R) 11:30-2:50-6:20-9:40

Reston, VA - LOOK Dine-in Cinema
11940 Market Street

The Fall Guy (PG-13) 4:00-7:15
Furiosa: A Mad Max Saga (R) 4:45-8:00
Civil War (R) 6:45
Challengers (R) 6:30
If (PG) 3:15-6:15-8:30
The Garfield Movie (PG) 3:30-5:00-6:00-7:30-8:45
Kung Fu Panda 4 (PG) 4:20
Kingdom of the Planet of the Apes (PG-13) 4:30-7:45
Sight (PG-13) 3:20-6:10-8:45
The Strangers: Chapter 1 (R) 5:50-9:00
Back to Black (R) 3:40
Blue Angels (G) 3:00
Furiosa: A Mad Max Saga (R) 3:45-7:00

Smithsonian - Airbus IMAX Theater
14390 Air and Space Museum Parkway

Journey to Space (NR) 3:00-5:05
Aircraft Carrier: Guardian of the Seas 12:50
To Fly! (1976) (NR) 2:20-4:30
Deep Sea IMAX (G) 10:15AM
Deep Sky: The IMAX Experience 11:05-1:30-3:40
Blue Planet (Il pianeta azzurro) (NR) 11:55AM

University Mall Theatres
10659-A Braddock Road

If (PG) 12:30-2:40-5:00-7:30
The Garfield Movie (PG) 12:20-2:30-4:45-7:15
Furiosa: A Mad Max Saga (R) 1:00-4:00-7:00

Retropolis

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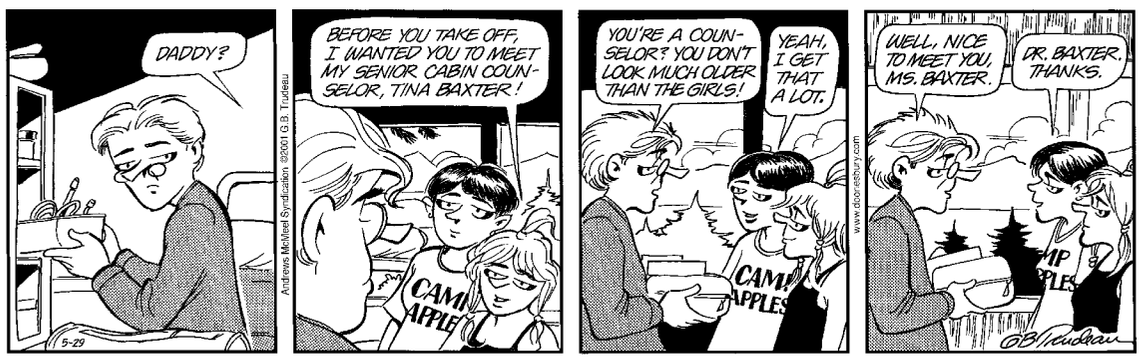
CLASSIC DOONESBURY

GARRY TRUDEAU



PICKLES

BRIAN CRANE

BRIDGE

N-S VULNERABLE

NORTH
♠ A K 10 9 7 5 2
♥ 3
♦ 7 3
♣ 8 6 2

WEST (D)
♠ J
♥ 9 5
♦ Q J 10 9 8 6 4
♣ 9 4 3

EAST
♠ Q 8 6 4 3
♥ 8 7 6 4
♦ K
♣ 10 7 5

SOUTH
♠ None
♥ A K Q J 10 2
♦ A 5 2
♣ A K Q J

The bidding:

WEST	NORTH	EAST	SOUTH
3 ♦	3 ♠	Pass	6 ♥
All Pass			

Opening lead — ♦ Q

At the game at the Mad Hatter's, Alice grew weary of the Red Queens' bickering over who was greater. She sought relief in the company of the low spot cards.

"Those Queens don't know how lucky they are," the Deuce of Hearts told Alice. "We deuces rarely win a trick, and then only if our suit happens to be trumps."

"You know," Alice said, "the Queen of Diamonds may be right: Losing a trick can be better than winning one. And who better to lose a trick than a deuce."

As South, Alice leaped to six hearts, knowing she might have two unavoidable diamond losers. West, the Hatter, led the queen of diamonds: three, king, ace. The A-K of spades offered two diamond discards — if Alice could reach dummy.

"You're about to make yourself useful," Alice told the Deuce of Hearts kindly.

She took three high trumps and next started the clubs. East refused to ruff the fourth club, but Alice then led the deuce of trumps. East had to win and lead a spade to dummy. Making six.

DAILY QUESTION

You hold:
♠ Q 8 6 4 3 ♥ 8 7 6 4
♦ K ♣ 10 7 5

The dealer, at your left, opens one heart. Your partner doubles, you respond ("advance") one spade and partner raises to two spades. What do you say?

ANSWER: Your partner has substantial extra strength. He shouldn't raise you otherwise since your response was required even with poor spades and no points. If you trust your partner, bid at least three spades. His hand might be A K 10 5, 3, A 9 7 4, A J 9 3.

— Frank Stewart

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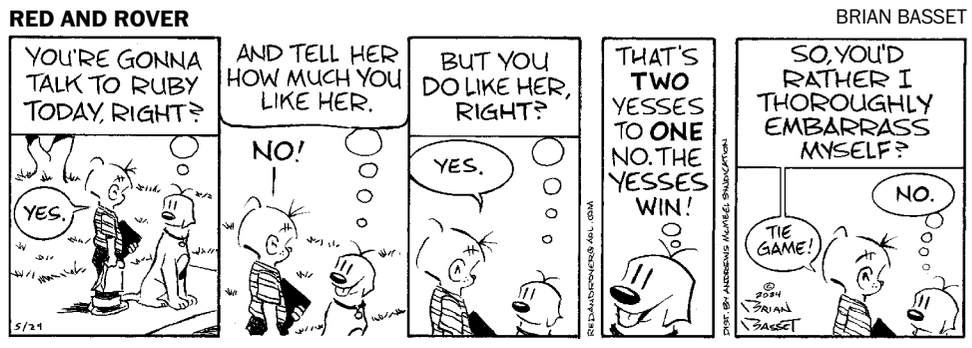
RED AND ROVER

BRIAN BASSET



AGNES

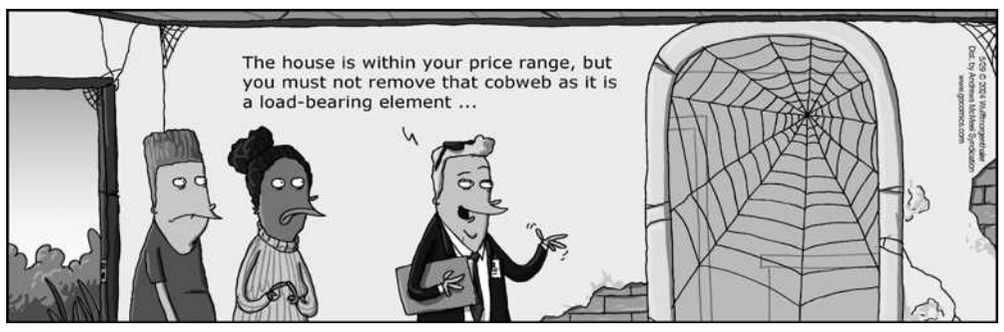
TONY COCHRAN

FRANK AND ERNEST

TOM THAVES

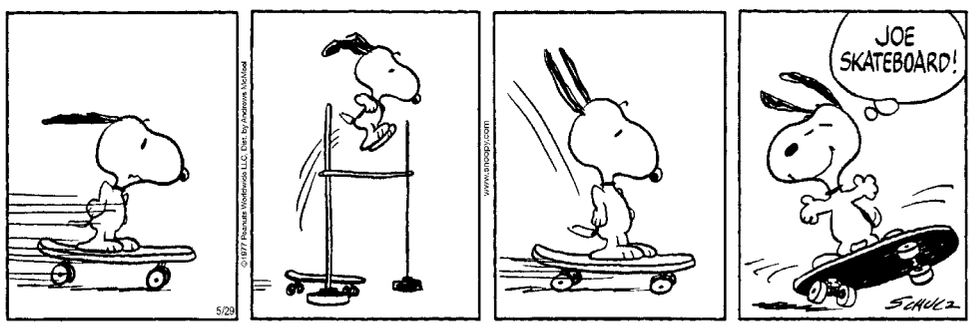
WUMO

MIKAEL WULFF & ANDERS MORGENTHALER



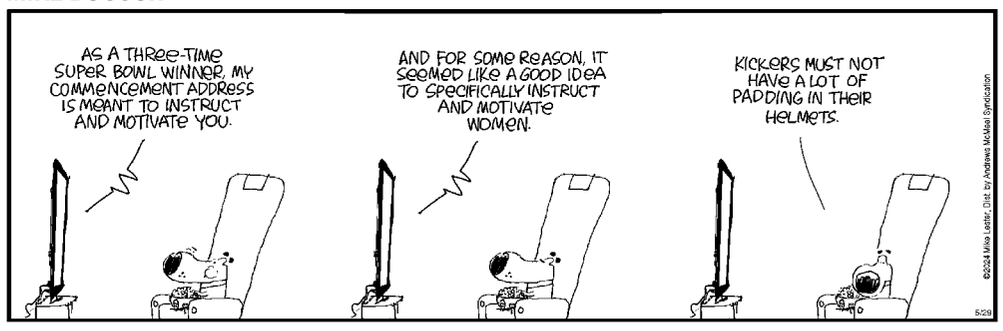
CLASSIC PEANUTS

CHARLES SCHULZ



MIKE DU JOUR

MIKE LESTER

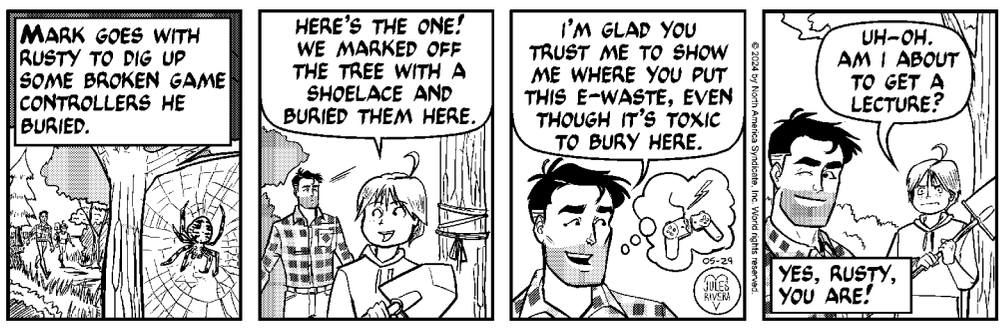


RHYMES WITH ORANGE

HILARY PRICE

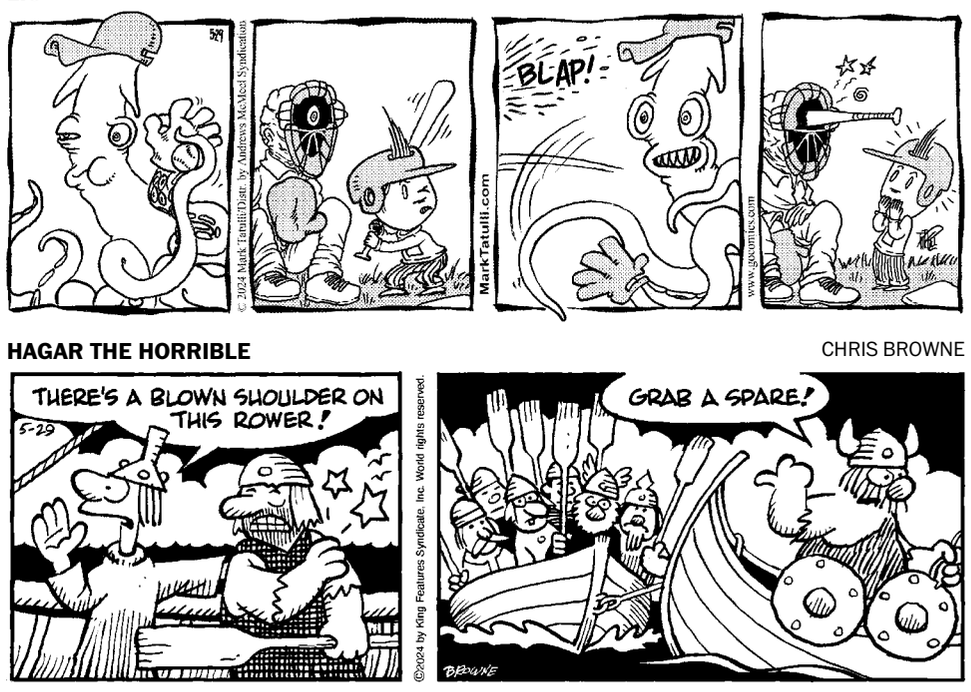
MARK TRAIL

JULES RIVERA



LIO

MARK TATULLI



MOTHER GOOSE & GRIMM

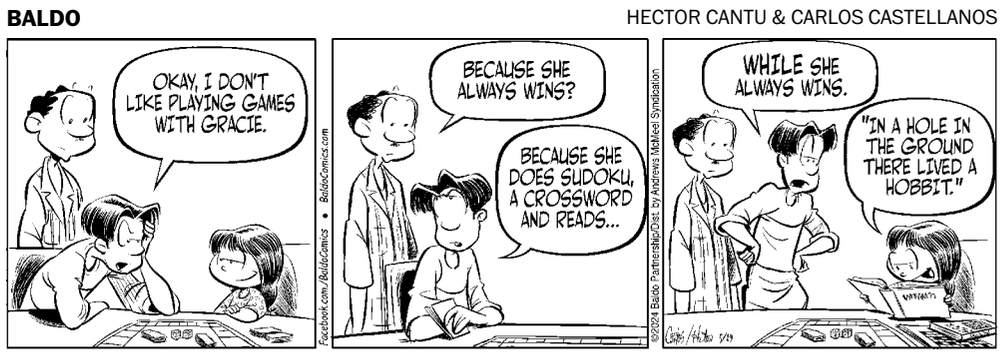
MIKE PETERS

HAGAR THE HORRIBLE

CHRIS BROWNE

BALDO

HECTOR CANTU & CARLOS CASTELLANOS

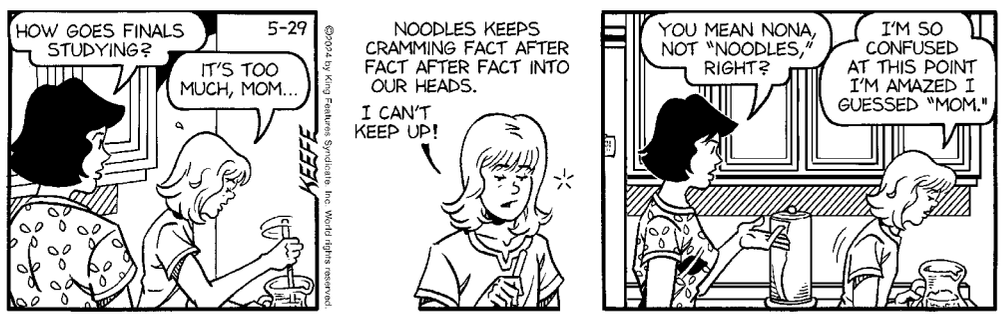


BLONDIE

DEAN YOUNG & JOHN MARSHALL

SALLY FORTH

FRANCESCO MARCIULIANO & JIM KEEFE



SUDOKU

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.

				5	2	4	8	
1		5	7	4	8			2
5		1		9				8
3			2	8	7			4
8				3		6		9
6			8	2	4	5		7
	1	4	3	7				

5/29

DIFFICULTY RATING: ★★★☆☆

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SCRABBLE GRAMS

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							RACK 1
A1	O1	O1	G2	P3	N1	D2	
							RACK 2
E1	E1	U1	D2	T1	G2	S1	2nd Letter Triple
							RACK 3
A1	E1	E1	T1	C3	S1	T1	
							RACK 4
I1	O1	F4	C3	K5	F4	P3	Double Word Score

PAR SCORE 140-150 **FOUR RACK TOTAL ____**
BEST SCORE 222 **TIME LIMIT: 20 MIN**

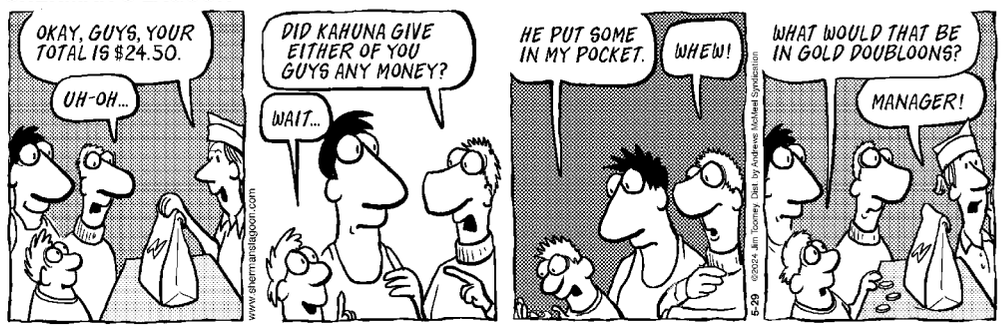
DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. "Blanks" used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. **SOLUTION TOMORROW**

For more information on tournaments and clubs, email NASPA - North American SCRABBLE Players Association info@scrabbleplayers.org. Visit our website - www.scrabbleplayers.org. For puzzle inquiries contact scrgrams@gmail.com

05-29

SHERMAN'S LAGOON

JIM TOOMEY

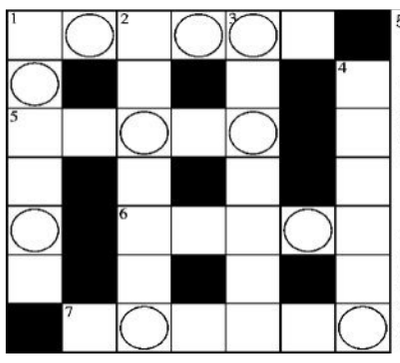


CURTIS

RAY BILLINGSLEY

JUMBLE CROSSWORDS

by David L. Hoyt



5-29-24

ACROSS
CLUE
1. Strive
5. Snug
6. Nullify
7. Every time

ANSWER
PAREIS
HIGTT
NUALN
SWLYAA

DOWN
CLUE
1. ____ movie
2. Type of braid
3. Domed room
4. ____, Texas

ANSWER
NCATOI
PGTLIAI
DTRAONU
SADLAL

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How to play
Complete the crossword puzzle by looking at the clues and unscrambling the answers. When the puzzle is complete, unscramble the circled letters to solve the BONUS.

BONUS

CLUE: The headquarters for the ____ ____ of the United States of America is located in New York City.

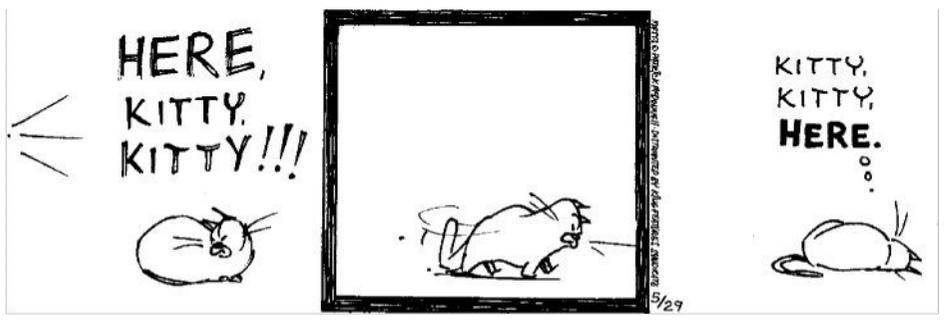
ANSWERS: 1A-Aspire, 5A-Tight, 6A-Annul, 7A-Always, 1D-Action, 2D-Pigtail, 3D-Rotunda, 4D-Dallas, B-Girl Scouts

Send comments to TCA - 560 W. Grand Avenue, Chicago, Illinois 60654 or DLHoyt@HoytInteractiveMedia.com

BREWSTER ROCKIT: SPACE GUY!

TIM RICKARD

MUTTS PATRICK McDONNELL



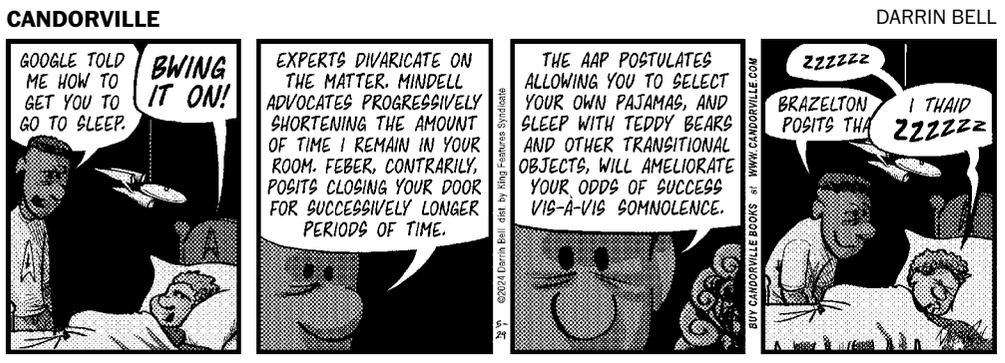
ZITS JERRY SCOTT & JIM BORGMAN

HEART OF THE CITY STEENZ

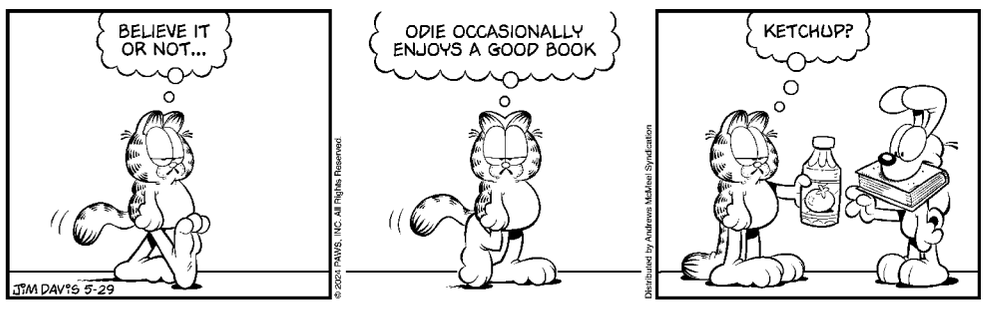
JUDGE PARKER FRANCESCO MARCIULIANO & MIKE MANLEY

FRAZZ JEF MALLETT

CANDORVILLE DARRIN BELL



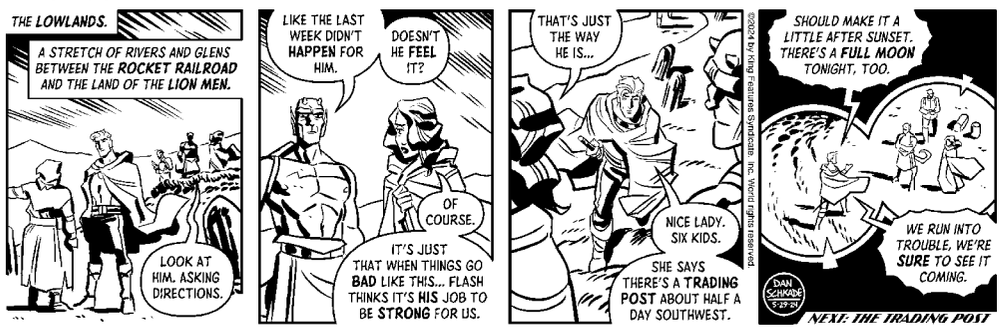
GARFIELD JIM DAVIS



BARNEY AND CLYDE WEINGARTENS & CLARK

DUSTIN STEVE KELLEY & JEFF PARKER

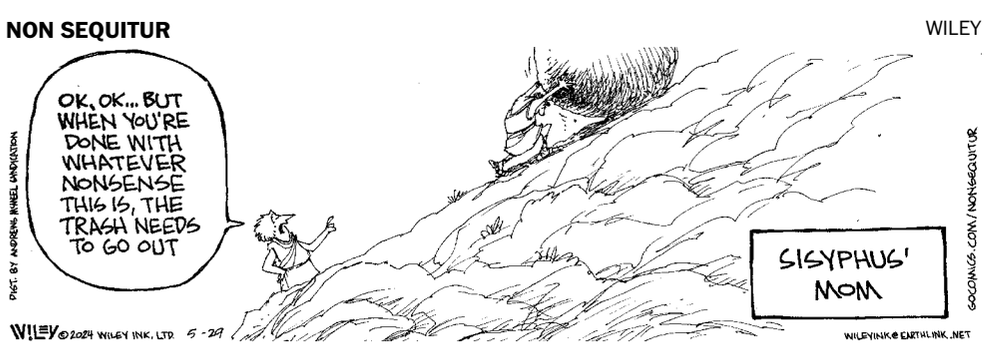
FLASH GORDON DAN SCHKADE



PRICKLY CITY SCOTT STANTIS

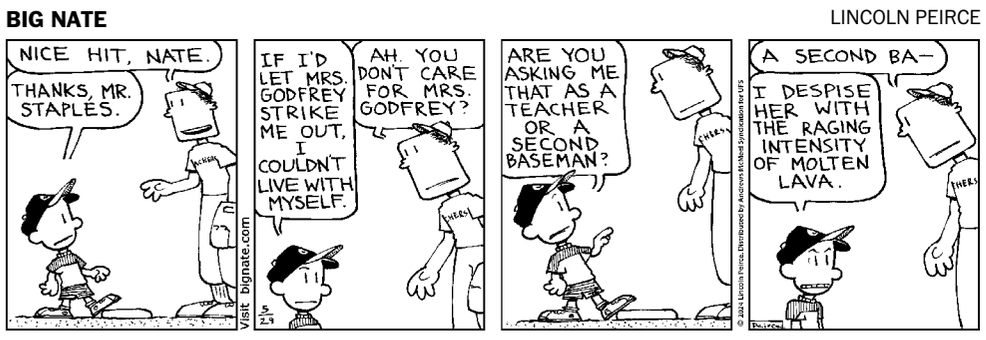
LOOSE PARTS DAVE BLAZEK

NON SEQUITUR WILEY

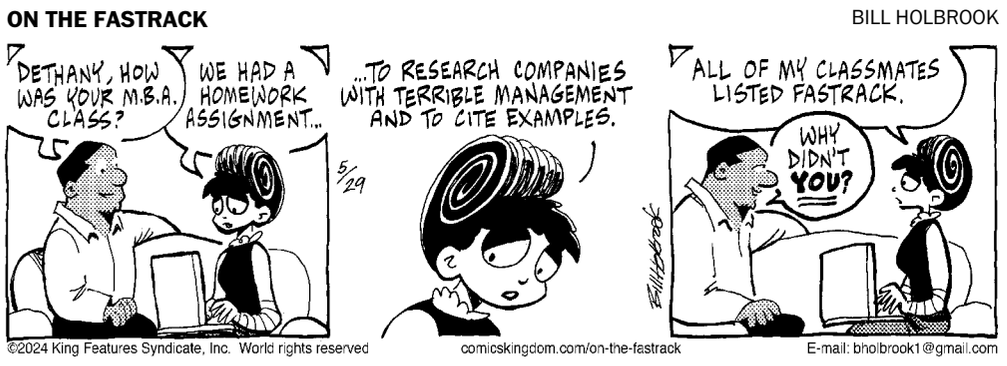


BABY BLUES RICK KIRKMAN & JERRY SCOTT

BIG NATE LINCOLN PEIRCE

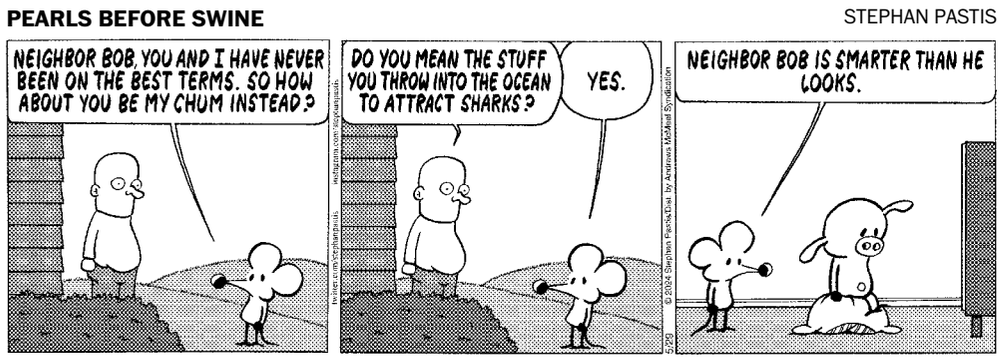


ON THE FASTRACK BILL HOLBROOK



BEETLE BAILEY GREG, BRIAN & NEAL WALKER

PEARLS BEFORE SWINE STEPHAN PASTIS



HOROSCOPE

BIRTHDAY | MAY 29

You are passionate about life. You're charming, talented and versatile, and determined to find the right career. This year will focus on responsibilities, family and service to others. Therefore, take good care of yourself so you can be a helpful resource.

Moon Alert: Caution! Avoid shopping or important decisions from 10 a.m. to 9 p.m. today. After that, the Moon moves from Aquarius into Pisces.

ARIES
(MARCH 21-APRIL 19).
You can get a lot done today, especially with the help of a friend or a group. Nevertheless, something unpredictable that relates to your earnings, cash flow or even something you own might occur.

TAURUS
(APRIL 20-MAY 20).
You're high-viz today, which means people notice you more than usual. However, something unexpected might impact your dealings with parents, bosses or the police. Because you feel pumped with energy today, don't do anything you will later regret.

GEMINI
(MAY 21-JUNE 20).
Travel plans are unpredictable today. Likewise, schedules related to colleges and universities might suddenly change. Nevertheless, you have ambitions in these areas.

CANCER
(JUNE 21-JULY 22).
This is a tricky day, because most of this day is a Moon Alert, and for your sign, this is occurring in one of your Money houses. Therefore, do not sign important papers during the Moon Alert.

LEO
(JULY 23-AUG. 22).
Relations with friends, as well as partners, might be erratic today because the Moon is opposite your sign. Plus, it's a Moon Alert, and it's dancing with unpredictable Uranus! You also might be surprised by members of the general public.

VIRGO
(AUG. 23-SEPT. 22).
Stay on your toes, because there will be sudden changes to your work routine today even though you're gung-ho to accomplish stuff. You've got energy and you do want to work. Nevertheless, today is a bit of a crapshoot.

LIBRA
(SEPT. 23-OCT. 22).
Parents should be extra vigilant about their kids today, because this is an accident-prone day for their kids. Likewise, social events might be suddenly changed or canceled. Sports events will be competitive and accident-prone as well.

SCORPIO
(OCT. 23-NOV. 21).
Steer clear of arguments at home or with family members. Even though you might be determined to make some home improvements, something could blindside you. Stay light on your feet and don't be pushy.

SAGITTARIUS
(NOV. 22-DEC. 21).
Pay attention to everything you say and do today, because this is an accident-prone day for you. Double-check everything. Go slowly and carefully. You'll have a tendency to barge into something today. Don't do it.

CAPRICORN
(DEC. 22-JAN. 19).
Things are dicey today with your wealth, your money and your possessions. For example, you might find money or you might lose money. Be smart and protect what you own against loss, theft or damage.

AQUARIUS
(JAN. 20-FEB. 18).
For most of this day, the Moon is in your sign being energized by Mars and rattled by Uranus. This means you have to watch out for your actions today. Guard against impulses, which you might later regret.

PISCES
(FEB. 19-MARCH 20).
This is a restless day for you – no question. Therefore, postpone making any important decisions. Definitely, don't shop for anything other than food and gas. You can relax at home and take it easy with your favorite snacks and some good drinks.

— Georgia Nicols

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PREVIOUS SUDOKU SOLUTION

5	8	6	4	2	3	1	7	9
9	4	3	1	8	7	6	5	2
2	1	7	5	9	6	4	3	8
7	3	1	2	5	4	9	8	6
4	9	5	3	6	8	2	1	7
6	2	8	7	1	9	3	4	5
3	7	9	8	4	2	5	6	1
1	6	4	9	7	5	8	2	3
8	5	2	6	3	1	7	9	4

PREVIOUS SCRABBLEGRAMS SOLUTION

T1	W4	O1	S1	O1	M3	E1	RACK 1 =	86
S1	E1	E1	A1	B3	L1	E1	RACK 2 =	60
F4	I1	A1	S1	C3	O1		RACK 3 =	11
T1	E1	N1	U1	O1	U1	S1	RACK 4 =	57
PAR SCORE 140-150							TOTAL	214

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‘I just live my life’: Darius Rucker isn’t making excuses

BOOK WORLD FROM **C1**

in 2008, racking up hit records and albums and becoming the third Black artist in history to be a member of the Grand Ole Opry. As the memoir shows, his chill demeanor and infectious laugh often mask a complex inner life.

In an interview, Rucker, 58, said that people have been asking him to write a book for years, but that he wanted to wait until his three kids were adults. And, yes, he said, he was hesitant to reveal the extent of his and the band’s drug use; at one point in the book, he thanks his ex-wife, Beth Leonard, for saving his life 20 years ago when he quit using cocaine and ecstasy after she gave him an ultimatum to stop partying.

“I was like, ‘Am I really going to put that out there?’” Rucker said. However, he realized, “the one thing I always said to myself was that I was going to be honest. … So I just figured I had to say it. I had to tell the story.”

JIM WRIGHT

Musician Darius Rucker reflects on the ups and downs of the industry and on his own journey in his new memoir, “Life’s Too Short.”

Rucker’s story is a compelling one. He’s the second youngest of six siblings, raised by a single mother in Charleston, S.C., in a house where money was tight but the rooms were filled with the sounds of Al Green, Gladys Knight, the Rolling Stones, Marvin Gaye, Kenny Rogers, Willie Nelson and many more. Rucker never took a vocal lesson, though he sensed as a child that singing was his future.

“Since the age of six, my voice has simply been a part of me, as real and as natural as my breath,” he writes. When asked about what he does to maintain that powerhouse, slightly raspy, instantly recognizable baritone, Rucker is straightforward: He does nothing. “I don’t warm up before shows. I don’t do anything. It’s just a gift,” he said. “I should probably take care of it more so I can have it longer.”

He parlayed that gift into a college band in the mid-1980s at the University of South Carolina, which started out as a fun side gig with friends until they started regularly selling out clubs. In 1993, the four members — Rucker, Dean Felber, Mark Bryan and Jim “Soni” Sonefeld — scraped together cash to independently release an EP, which sold so many copies that it caught the attention of Atlantic Records. Two songs from the EP (“Hold My Hand” and “Only Wanna Be With You”) wound up on “Cracked Rear View,” their debut record that became one of the top-selling albums in music history and was certified 21 times platinum.

Rucker, who wrote the book with Alan Eisenstock, gives a thorough rundown of the band’s roller-coaster journey and delves into what it’s like to suddenly become a celebrity, including the complicated balance of navigating fame and staying true to your art. During the age of grunge with Nirvana and Pearl Jam, Hootie’s inoffensive, upbeat tunes were repeatedly skewered by critics and fellow musicians. An executive at their own label even worried that releasing a Hootie & the Blowfish album would make him a “laughingstock.”

“We tried dabbling with harder-edged songs. For a minute. We couldn’t do it,” Rucker writes. “We have a social conscience, for sure, and our songs can be deeply emotional. But at the end of the day and into the night, we’re having a party, and you’re invited. We’re pretty much the opposite of grunge.”

He’s candid about the psychological toll of the criticism, particularly when follow-up albums couldn’t meet the historic expectations set by the first record. However, when the group reunited for the 25th anniversary of “Cracked Rear View,” in 2019, nostalgia was all the rage, and they sold out amphitheaters filled with ecstatic fans. Then there was the apologetic discourse.

In an Esquire piece that year titled “How Our Cruelty Killed Hootie and the Blowfish—and Damaged Our Souls,” former MTV VJ Dave Holmes wrote: “We never really stopped liking Hootie and the Blowfish, we just began to concern ourselves with whether our peers did. We thought that our neighbors thought that Hootie was no longer cool and, afraid of appearing uncool ourselves, we threw them overboard.”

Rucker certainly appreciated the tonal and critical shift. “It was really cool to see some people admit when we went back on tour and really realized, ‘These guys were pretty good,’” he said. “I mean, yeah, you don’t suck and sell 22 million records.”

Working on a memoir brought up some feelings for Rucker that he didn’t expect, such as the pain of writing about his estranged father: “I didn’t realize how much that affected me until I wrote the book,” Rucker said. He covers grief in several chapters, particularly his devastation over the death of his mother, Carolyn.

He also writes about the emotional side of being in a band, and the struggle to find your own identity when the band breaks up. Rucker always wanted to sing country music, and when Hootie & the Blowfish’s members went their separate ways, he decided to take a chance and head to Nashville. Though considering how few Black artists had commercial success in the nearly all-White genre, he had doubts.

“What am I thinking? It’ll never work. I hear the arguments against me,” writes Rucker, adding that he dreamed of being “Charley Pride 2.0,” following the format’s groundbreaking Black superstar of the 1960s and 1970s. He just wasn’t sure if that was realistic: “A Black guy trying to break into country music. Nobody will take me seriously.”

Rucker found a champion in Mike Dungan, the former chairman and chief executive of Universal Music Group Nashville, as well as famed producer and songwriter Frank Rogers. Dungan told Rucker that he called 13 influential Nashville “tastemakers,” and Rogers was the sole person who thought that signing Rucker as a country singer wasn’t a crazy idea.

“From the moment Mike said it, it made sense,” said Rogers, who has produced almost all of Rucker’s country albums. He always thought that Rucker sounded like a country artist, and was impressed by his vocal prowess and storytelling. The pair cowrote more than half the songs on Rucker’s 2008 debut country record, “Learn to Live.”

Nashville isn’t always kind to musicians who cross over from other genres — yet Rucker’s debut single, “Don’t Think I Don’t Think About It,” went No. 1, making him the first solo Black singer to top the Billboard country chart since Pride’s “Night Games” in 1983. (In the book, Rucker writes that the news made him start “blubbering like a baby.”) He has continued with a string of No. 1 singles, platinum albums and a monster hit with his 2013 cover of “Wagon Wheel,” earning him a Grammy for country solo performance.

“He’s one of the few people in the history of country music that deserves to be in the Rock & Roll Hall of Fame and the Country Music Hall of Fame,” Rogers said.

Rucker has become a mentor for newer country artists, such as Chapel Hart, a family trio and a breakout act from “America’s Got Talent” in 2022. He sang with the women on an episode of “AGT” and asked them to collaborate on “Ol’ Church Hymn,” a track on his latest album, dedicated to the memory of his mother.

Group member Trea Swindle said Rucker often advises them to “remain true to who we are and don’t be afraid to say no to things that aren’t going to serve us, but don’t be afraid to say yes to things that could be new opportunities,” she said. “To have someone in your corner who has already done and has already accomplished so much — it means the world to us.”

Rucker has thought a lot about his legacy as he worked on the memoir, and worked to become more comfortable talking about personal subjects. It was necessary for book promotion, but also because this past February, he was arrested on misdemeanor drug charges stemming from a 2023 traffic stop in Tennessee, where police said they found him in possession of marijuana and psychedelic pills. Rucker briefly, jokingly addressed the incident — “57 years and they finally got me” — and said his lawyers are handling it.

During this particular time in his life, nothing is off-limits. A goal with this memoir was to look back and not shy away from anything.

“One of the main things I hope [people] take away is that I tell my story and the ups and downs of everything, but I never make excuses,” Rucker said. “I just live my life.”

‘Long Way Down’ uses array of musical styles, including rap and gospel

THEATER REVIEW FROM **C1**

must meet the same seemingly inevitable end.

Sounds pretty dense, doesn’t it? That’s the classic difference between showing readers something and telling them about it, and it’s one of the ways in which this musicalized “Long Way Down” distinguishes itself from the original. What began as a careful few words on a page has been expanded to include a storm of words on the stage, to say nothing of melodies and movement and a set and sound and lighting schemes. (Book, music and lyrics are by Dahlak Brathwaite and Khiyon Hursey, with lights and sets by Simean Carpenter, costumes by Danielle Preston, sound by Kevin Lee Alexander, and choreography by Victor Musoni and Ken-Matt Martin, who’s also credited as director.) All the things that make a musical, in other words, whether the story needs them or not.

Reynolds’s story definitely doesn’t *need* more than it originally came to the table with, but that’s not the fairest question. Whether the tale can support another round of evolutionary additions as sturdily as it sustained its graphic-novel adaptation feels more to the point — although I’m not sure it’s a question the production at Olney Theatre Center has answered satisfactorily. (It’s being prepped in concert with New York producers for an eventual shot at Broadway.) There’s a show here, one with things to say, and it’s saying them in a variety of appealing young voices and an array of styles, from hip-hop to R&B to gospel and soul. It’s boisterous and bracing and moving and funny and even fun from time to time, never mind that it also represents a knowing interrogation of an oppressive system that itself evolved in response to the failures of an oppressive system. What it’s not is the pungent, almost elementally forceful thing Reynolds created when he was working alone. I left feeling like a lily had been not just gilded, but also fitted with grills and asked to star in a flashy video.

TERESA CASTRACANE

From left, Quincy Vicks, IO Browne and Naiqui Macabroad in “Long Way Down” at Olney Theatre Center.

Which, I have to stress, could be *fine*. One version of a great story needn’t work in quite the same way as the version that came before. But to be genuinely great, an adaptation does need to work on its own terms without abandoning the virtues that distinguished the original; Danica Novgorodoff’s graphic version of “Long Way Down” triumphs not least because the art speaks in organic visual overtones around the echoing spareness of Reynolds’s text.

This stage version works in endless diverting ways — in the anagrams and palindromes Will loves, in musical citations of artists such as Biggie and Kendrick and MJ, sometimes in visual arrangements so arresting they might themselves be frames from a graphic novel (when they don’t stutter like images in a buffering video). It’s bigger and noisier and shinier in most particulars, but somehow no combination of them ever lands with the startling power of Reynolds’s terse image-making.

Maybe that’s where Brathwaite and Hursey’s take on “Long Way Down” has a bit more evolving to do. More focus, less flash. Some distillation of the extra-textual dynamics, so as not to dilute what’s best savored in concentrate. Less isn’t categorically more, but what is it the kids say about doing the most?

Long Way Down, through June 23 at the Olney Theatre Center. About 90 minutes without intermission. *olneytheatre.org*.

Long-lost Caravaggio painting of ‘extraordinary value’ is shown for first time

BY **NIHA MASIH**

Three years ago, a vivid oil painting of Jesus in a crown of thorns was about to go on auction for around $1,600. Originally believed to be from the school of a Spanish artist, experts made a dramatic discovery — it was instead thought to be a long-lost work by the Italian master Caravaggio.

Now, four centuries after it was painted, “Ecce Homo” — meaning “Behold the Man” in Latin — is on display for the first time starting Tuesday at the Prado Museum in Madrid.

“Ecce Homo has represented one of the greatest discoveries in the history of art,” the museum said in a statement Monday, highlighting the unprecedented speed with which experts confirmed its authenticity.

There are only about 60 known works of Caravaggio in existence, which gives the painting an “extraordinary value,” it added. “Ecce Homo” is on loan to the museum till mid-October.

“Ecce Homo,” which the museum said was painted by Caravaggio around 1605-09, is in the chiaroscuro style for which the Italian master is renowned, using strong contrasts between light and dark to create luminous scenes. Jesus is at the center of the composition, with vivid drops of blood standing out against his pale skin. Presenting him to the people is the Roman governor, Pontius Pilate, while the eyes of the soldier behind Jesus convey the turbulence of the moment.

The 44-by-33-inch painting had been misattributed in the 2021 auction to a pupil of José de Ribera, a prominent Spanish Baroque artist, the Prado Museum said. Spain halted the auction after several art historians and experts pointed out that it was probably the work of Caravaggio.

While it is not known for whom the work was created, the museum said it first appeared in the assets of a Neapolitan viceroy and at one point was part of the royal collection of Spain’s King Philip IV.

Michelangelo Merisi da Caravaggio led a tumultuous life, with stints in Rome, Naples, Sicily and Malta. In 1606, he fatally wounded a man in Rome, where he had established a name as a prominent artist, and fled to Naples to avoid the death penalty. An enormous Caravaggio canvas depicting the beheading of Saint John the Baptist at the cathedral of Valletta in Malta is described by the Metropolitan Museum of Art in New York as the most commanding of his works following his departure from Rome.

Discoveries of lost works often cause a stir. In January, a Gustav Klimt painting was rediscovered after almost a century in what was hailed as a sensational find. In 2019, a lost painting by pre-Renaissance Italian artist Cimabue was discovered hanging in a kitchen in northern France. It was later sold at auction for $26.6 million, according to the BBC.

CHEMA MOYA/EPA-EFE/SHUTTERSTOCK

Italian master Caravaggio’s painting “Ecce Homo” at the Prado Museum in Madrid. It’s authenticity was confirmed only three years ago.

The Washington Post
SPORTS
WEDNESDAY, MAY 29, 2024 SU **D**

BASEBALL
MLB is updating its record book with Negro Leagues stats, bringing major changes to its all-time leaders. **D3**

GOLF
Lexi Thompson, a former child prodigy who remains an LPGA Tour star at 29, plans to retire after this year. **D3**

STANLEY CUP PLAYOFFS
The Panthers' Sam Reinhart strikes in overtime to knot the East finals vs. the Rangers at two wins apiece. **D6**

In return to NBA Finals, Celtics eye new ending

Candace Buckner

INDIANAPOLIS — The gleaming silver and gold Larry Bird Trophy looked like a chalice in Jaylen Brown's left hand. When Brown was announced as the Eastern Conference finals MVP and the adoring Boston Celtics fans who filled the lower bowl of Gainbridge Fieldhouse roared in approval, Brown didn't need both mitts to raise that little thing, which looks like a miniature of the trophy named after another important Larry. Still, Brown grabbed it near its cylindrical base, sideways, holding it high while teammates palmed his head and slapped him silly.

Consider it practice, just a trial run celebration before the real thing after their four-game sweep of the Indiana Pacers was completed Monday night. Because come June 6, top-seeded Boston will return to its second NBA Finals in three years, and Brown and his mates would much rather close *that* series by dancing in a champagne-soaked mosh pit and raising the league's ultimate prize, which measures 25.5 inches and weighs 29 pounds.

For now, Brown seemed happy with his latest keepsake. Following Boston's 105-102 win to close out the series, Brown carried his tiny souvenir when he sat down to speak with reporters, resting it atop a stat sheet that showed how he had recorded a game-high 29 points, along with six rebounds and three steals. With his newest award close by, Brown distanced himself, and his team, from former days.

"I know everybody wants to continue to pigeonhole us to what has happened in the past," he said.

That recent history reads like a script for a basketball soap opera. In 2021, Brad Stevens, who had coached the Celtics to a conference finals appearance one year earlier, waved goodbye to the sideline so he could take over the team's basketball operations. By 2022, first-year coach Ime Udoka had transitioned to the main seat and led the Celtics to the Finals, where they were bullied by the Golden State Warriors. Then, after Boston suspended Udoka for the entire 2022-23 season because of an improper relationship with a female staffer, another first-timer, Joe Mazzulla, took over. Success continued, all the way into another conference finals, until the eighth-seeded Miami Heat shocked Boston on its home floor

SEE **BUCKNER** ON **D3**

Inside: The Timberwolves avoid elimination with a Game 4 win. **D3**

TONI L. SANDYS/THE WASHINGTON POST

Gregg Berhalter's next task is preparing for a pair of friendlies, including a game with Colombia on June 8 at Commanders Field.

Focused on the future

With World Cup looming in 2026, Berhalter sees another 'building block' in Copa América

BY STEVEN GOFF

Players have started to arrive in Washington for the beginning of U.S. men's national soccer team training camp — from clubs in England and Germany, the Netherlands and France. Many more will report this weekend, plus a straggler from Belgium early next week.

A group that has grown close over the past five years — through highs and lows at the 2022 World Cup and mostly highs at several regional competitions — will reconstitute for an extended camp before an important summer.

The immediate focus will be on friendlies against Colombia on June 8 at Commanders Field in Landover and Brazil four days later in Orlando, followed by Copa América, the fabled South American tournament sprinkled around the United States over four weeks.

But for Coach Gregg Berhalter, the planning extends beyond this year and even next, to 2026, when the sport's crown jewel, the World Cup, is staged in the United States, Mexico and Canada.

Copa América is "a building block toward 2026," Berhalter said Tuesday in a

SEE **BERHALTER** ON **D6**

Prudent Djokovic will take first win

With 'low expectations and high hopes,' Serb begins the French Open

BY AVA WALLACE

Novak Djokovic is not trying to tempt fate in Paris. Not after the year he has had.

The result of that caution is an exceedingly judicious 24-time Grand Slam champion who is, as he said before his 6-4, 7-6 (7-3), 6-4 win over Pierre-Hugues Herbert in the first round Tuesday, tiptoeing through his 20th appearance at the French Open with "low expectations and high hopes."

It brought the top-ranked Serb little comfort to have defeated Herbert, a 33-year-old Frenchman who has five Grand Slam doubles titles but has never made it past the third round in the singles draw at a major, as he began his quest to become the first player to win 25 Grand Slam singles titles.

"Monte Carlo, Rome and Geneva tournaments started really well for me. First matches I played were great," Djokovic said, naming events he crashed out of in the run-up to the French Open. "Then second matches, third matches was quite different. So I don't want to get too excited."

Why all the prudence? Well, the fresh 37-year-old — he celebrated his birthday last week — traveled a dodgy road to get to Paris. His schedule entering the French Open was light: He is 15-6 in singles matches this year after Tuesday's win and has reached the semifinals in just three tournaments, including the Australian Open. He lost all three.

That makes this year just the second since 2006, when Djokovic won his first ATP title, that he arrived at Roland Garros without so much as sniffing a final. The other time was in 2018, when he underwent elbow surgery after losing in the fourth round at the Australian Open.

When he has played this year, he has faced odd drama. He was upset in the second round of the Italian Open after a metallic water bottle fell from the stands and bopped him on the head during an autograph session following his first-round win; Djokovic said he experienced nausea and dizziness and sought medical treatment. He was so in need of matches that he made the rare decision to play a lower-level tournament

SEE **FRENCH OPEN** ON **D7**

French Open, second round
5 a.m., Tennis Channel

Hernández didn't realize game wasn't about him

Barry Svrluga

In March 2019, during an innocuous spring training game, A.J. Hinch, then the manager of the Houston Astros, thought a couple of egregious ball-strike calls from home plate umpire Ángel Hernández had cost his pitcher an efficient inning, forcing him into more work. Between innings, Hinch chatted with Hernández, continuing a conversation that Hinch said began during a game a week or so earlier.

"I brought him over and had a calm conversation with him and said, 'We have technology to help you get better,' that these pitches are strikes," Hinch told reporters that day. "And he had a kind of arrogant attitude about it and didn't want to hear it."

The next inning began, and Hernández called what appeared to be a ball for a Houston hitter a strike, "probably to spite me," Hinch said, "and off we go."

Hinch was ejected. The show that day wasn't about the players. It was about Hernández.

"The fact you want to throw me out in a spring training game is pretty ridiculous," Hinch said. "He's known for overreaction a little bit. . . . As it escalated, he said some condescending things that are inappropriate. Unprofessional."

Hernández's retirement this week is ostensibly about one (mostly lousy) umpire — one who unsuccessfully sued Major League Baseball for racial discrimination in determining postseason assignments and

SEE **SVRLUGA** ON **D5**

Inside: Baseball's most infamous umpire has made his final call. **D5**

KEVIN C. COX/GETTY IMAGES

Jake Irvin allowed just two hits and struck out 10 in six scoreless innings Tuesday, but the Nationals couldn't muster any offense.

Brilliance by Nats' Irvin is not enough in Atlanta

BRAVES 2, NATIONALS 0

BY ANDREW GOLDEN

ATLANTA — Jake Irvin struck out Jarred Kelenic to end the fifth inning of a nearly flawless outing Tuesday night. It was the eighth of the Washington Nationals right-hander's career-high 10 strikeouts, but for some reason, he left the mound angry.

At that point in what became a 2-0 loss to the Atlanta Braves, the game was scoreless. Irvin was going blow for blow with Atlanta ace Max Fried, but as he came off the mound, he put his face in his glove, yelled and stomped toward the dugout at Truist Park.

The reason: The inning could have been better. He walked Ozzie Albies to start it. Sure, Irvin had gotten Sean Murphy to ground into a double play. But then it took him seven pitches to strike out Kelenic despite getting ahead in the count 0-2.

"I wanted to put him away earlier," Irvin said. "Just made a couple of uncompetitive pitches and was a little bit frustrated about it."

Irvin was striving for perfection in a stellar outing. He seemed to understand what proved true later in the game: He had little margin for error.

Irvin completed six innings, striking out Austin Riley swinging with a high fastball to close his night. Afterward, he turned to the video board and flexed. He had allowed two hits and two walks on 90 pitches, but the game was still scoreless.

"Outstanding," Manager Dave

SEE **NATIONALS** ON **D5**

Nationals at Braves
7:20 p.m., MASN2

THE DAY IN SPORTS

AUTO RACING

Stewart-Haas to close after season concludes

Stewart-Haas Racing, a two-time NASCAR championship team with 69 Cup Series victories since its 2009 formation, will close its organization at the end of this season.

Co-owners **Tony Stewart** and **Gene Haas** announced the decision after nearly a year of rumors that their four-car Cup Series team was looking to sell its charters and either scale back or exit the stock-car series completely. The news was delivered to the nearly 300 SHR employees late Tuesday afternoon.

"It is a decision that did not come easily, nor was it made quickly," the owners said. "Racing is a labor-intensive, humbling sport. It requires unwavering commitment and vast resources, with a 365-day mind-set to be better than everyone else. It's part of what makes success so rewarding. But the commitment needed to extract maximum performance while providing sustainability is incredibly demanding, and we've reached a point in our respective personal and business lives where it's time to pass the torch."

SHR is fielding Cup cars for **Josh Berry**, **Chase Briscoe**, **Noah Gragson** and **Ryan Preece** this year. Berry and Gragson are in their first seasons with the team. SHR holds the 2025 option on Briscoe, and he has not been permitted to discuss future employment options even as rumors have swirled that SHR would close.

The move will also shutter the SHR Xfinity Series team, whose two cars are driven by **Cole Custer** and **Riley Herbst**.

Haas founded Haas CNC Racing in 2002, and the California businessman lured Stewart in as a co-owner ahead of the 2009 season. Stewart had won two Cup championships for Joe Gibbs Racing at the time, but he couldn't turn down an equity stake and opportunity to help a small team contend for titles.

Stewart gave the rebranded team its first Cup victory in 2009 — he won four races that year — and its first Cup title in 2011. **Kevin Harvick** added a second championship in 2014.

Stewart, Harvick and **Clint Bowyer** have all retired from NASCAR driving, and SHR since then has been in a grueling rebuild. The organization's last Cup Series win was in 2022 with Harvick a year before he retired. SHR didn't win a Cup race last season.

PRO BASKETBALL

Bonner hits milestone, and so does the Sun

DeWanna Bonner scored 19 points to become the fifth player in WNBA history with 7,000 career points, and the Connecticut Sun eased by the Phoenix Mercury, 70-47, at home in Uncasville to set a franchise record with six straight wins to start a season.

Connecticut, the only undefeated team in the league, entered tied with its 2018 and 2021 squads for the best start in franchise history at 5-0.

The score was tied at 19 before the Sun went on a 19-1 run to take control.

Bonner, who entered the game with 6,984 points in her career, reached the milestone by knocking down a jumper off an inbound from **Moriah Jefferson** with 9:19 remaining in the fourth quarter.

Brionna Jones added 16 points for Connecticut. **Alyssa Thomas** had 10 points, six rebounds and eight assists.

Phoenix (3-3) had 20 turnovers and just 15 made field goals. **Kahleah Copper**, the WNBA scoring leader at 29.2 points per game, finished with seven points, and **Natasha Cloud** had a team-high nine points. . . .

Kia Nurse scored 22 points and **Aari McDonald** added a season-high 21 points to rally the Los Angeles Sparks to an 88-82 victory over the Indiana Fever in Indianapolis, handing **Caitlin Clark** her third straight home loss.

Indiana (1-7) earned its only victory of the season last weekend at Los Angeles (2-4), but neither Clark nor her teammates could re-create that finish.

Dearica Hamby had 17 points, 10 rebounds and five assists for the Sparks, who took control with a 28-8 run over the third and fourth quarters. McDonald also had four assists.

Clark finished with a season-best 30 points on 7-for-16 shooting, along with six assists, five rebounds, three blocks and three steals. **Kelsey Mitchell** added 15 points and **Aliyah Boston** fought through foul trouble to chip in 17 points and six rebounds for the Fever in front of a near-sellout crowd of 16,013. . . .

Skylar Diggins-Smith scored 21 points, **Jewell Loyd** added 19 and the Seattle Storm pulled away in the third quarter for a 77-68 victory over the host Chicago Sky.

Seattle (4-3) won its third straight game to move above .500 for the first time since 2022.

Ezi Magbegor contributed 13 points, 12 rebounds and five blocks for the Storm. **Nneka Ogwumike** added 10 points.

Dana Evans scored 13 points, **Chennedy Carter** and **Elizabeth Williams** each added 12 and **Angel Reese** had 11 points and 12 rebounds for the Sky (2-3).

LUKAS KABON/EPA-EFE/SHUTTERSTOCK

Raising the bar

Britain's Molly Caudery soars in the women's pole vault at the Golden Spike track and field meet in Ostrava, Czech Republic.

SPOTLIGHT: COLLEGE BASEBALL

Support floods in for team soon to shutter

BY TOM WITHERS

Birmingham-Southern players put aside school's closure to make D-III World Series

CLEVELAND — The baseball team soon to be without a school has a growing fan base.

The Birmingham-Southern Panthers, who have kept their season alive as their Alabama school is on the brink of shutting down for good, have captured interest, with supporters raising over $100,000 to enhance their trip to the Division III World Series.

By Tuesday afternoon, a GoFundMe page had exceeded its initial $100,000 goal and was still climbing.

Trey Hines, the sports information director for the school, said the support has been overwhelming.

Hines said that, before leaving for Cleveland on Wednesday, the team was having a send-off party and being honored ahead of Tuesday's game by the Birmingham Barons, the Class AA affiliate of the Chicago White Sox.

Birmingham-Southern advanced to the World Series despite the team being flattened by food poisoning with two players being hospitalized and others receiving fluid intravenously behind the dugout during its win over Denison.

The NCAA is paying the Panthers' travel expenses to get to Ohio and back home, but the added money can go toward other expenses, such as rings to honor their victory in the super regional. They beat Denison, 10-1, on Friday and then rallied to win, 7-6, on Saturday despite the widespread illness.

On Friday, Birmingham-Southern will play on the same day that the private liberal arts college, founded in 1856, closes because of financial problems. Unable to secure a $30 million loan, school officials voted in March to shut down.

The Panthers have been swinging since — going 18-4 since the decision — and if they keep winning, they will be the only thing keeping Birmingham-Southern in existence.

— Associated Press

TELEVISION AND RADIO

MLB

1 p.m.	**St. Louis at Cincinnati** » MLB Network
4 p.m.	**Los Angeles Dodgers at New York Mets** » MLB Network
6:30 p.m.	**Boston at Baltimore** » MASN, WIYY (97.9 FM), WSBN (630 AM)
7:20 p.m.	**Washington at Atlanta** » MASN2, WJFK (106.7 FM), WDCN (87.7 FM)
7:30 p.m.	**Chicago Cubs at Milwaukee** » MLB Network
10:30 p.m.	**New York Yankees at Los Angeles Angels** » MLB Network (joined in progress)

STANLEY CUP PLAYOFFS — WESTERN CONFERENCE FINALS

8:30 p.m.	**Game 4: Dallas at Edmonton** » TNT

WNBA

7 p.m.	**Atlanta at Washington** » Monumental Sports Network
7 p.m.	**Phoenix at New York** » CBS Sports Network
8 p.m.	**Las Vegas at Minnesota** » NBA TV

SOCCER

6 p.m.	**Copa Libertadores, Group C: The Strongest at Grêmio** » BeIN Sports
7:30 p.m.	**MLS: D.C. United at CF Montreal** » Apple TV Plus, WONK (104.7 FM), WTSD (1190 AM)
8:30 p.m.	**Copa Libertadores, Group A: Alianza Lima at Fluminense** » BeIN Sports
8:30 p.m.	**MLS: Portland at Austin FC** » Fox Sports 1
10 p.m.	**USL Championship: Charleston at Monterey Bay** » CBS Sports Network
10:45 p.m.	**MLS: Minnesota United at Los Angeles FC** » Fox Sports 1

TENNIS

5 a.m.	**French Open, second round** » Tennis Channel

MEN'S COLLEGE GOLF

6 p.m.	**NCAA championships, team match play final** » Golf Channel

JUNIOR HOCKEY

8:30 p.m.	**Memorial Cup: London at Saginaw** » NHL Network

SOCCER

Tottenham will retain Werner for next season

Germany forward **Timo Werner** will stay on loan at Tottenham from Leipzig for the whole of next season.

Spurs announced the deal and said the team has an option to sign Werner on a permanent basis.

The 28-year-old Werner spent the second half of the recently completed season on loan at Tottenham, being a regular starter and scoring two goals in 13 appearances in the English Premier League. . . .

Manchester City midfielder **Kevin De Bruyne** will lead a rejuvenated Belgium side including a once-retired **Axel Witsel** at the European Championship next month.

De Bruyne and Witsel were on the 25-man list unveiled by Coach **Domenico Tedesco**. Real Madrid goalkeeper **Thibaut Courtois**, preparing for the Champions League final, was not.

Defender **Maxim De Cuyper**, who won the Belgian league with Club Brugge last weekend, was the only newcomer. . . .

A trio of Bayer Leverkusen players who won the Bundesliga and the German Cup unbeaten headline the Czech Republic squad for the European Championship.

Forwards **Patrik Schick** and **Adam Hlozek** and goalkeeper **Matej Kovar** were in the 26-man squad named by Coach **Ivan Hasek**.

West Ham midfielder **Tomás Soucek** will captain the Czechs, along with clubmate and right back **Vladimír Coufal**.

Viktoria Plzen midfielder **Lukás Cerv** made the squad for the first time.

PRO FOOTBALL

Texans, Collins agree on three-year contract

The Houston Texans agreed with wide receiver **Nico Collins** on a three-year extension worth up to $75 million with $52 million guaranteed.

The Athletic first reported the deal. Agent **Drew Rosenhaus** confirmed the terms negotiated by himself, **Ryan Matha** and **Jason Rosenhaus** to the Associated Press after sharing a social media post detailing the specifics of Collins's extension.

The team shared a photo of Collins on social media but had no comment.

The 2021 third-round pick out of Michigan is coming off his best season after Houston drafted **C.J. Stroud** second overall out of Ohio State. With the offensive rookie of the year, Collins made 80 catches for 1,297 yards and eight touchdowns. . . .

New Orleans Saints defensive end **Tanoh Kpassagnon** tore his Achilles' tendon and is expected to miss at least the early part of the upcoming season, Coach **Dennis Allen** said.

Allen was explaining why Kpassagnon had been absent for voluntary offseason practices when he mentioned the injury, which he said occurred while the seven-year NFL veteran was sprinting during a drill in the indoor facility earlier in the offseason.

The 6 foot-7, 289-pound Kpassagnon, who spent his first four NFL seasons with Kansas City, has been with New Orleans for three seasons. He played in all 17 regular season games in 2023, when he had 3.5 sacks.

Kpassagnon made 10 spot starts in his first two seasons with the Saints before rotating in regularly as a reserve throughout last season. . . .

Los Angeles Rams quarterback **Stetson Bennett** said he stepped away from football last year to address his mental health.

The two-time national champion at the University of Georgia was a fourth-round pick by Los Angeles last year. After playing extensively in the preseason, he left the team before the regular season began and didn't return in 2023.

Bennett, who is participating in the Rams' voluntary workouts, said he feels recharged and ready to play. The 26-year-old said he kept in touch with the team's coaching staff during his absence and he always intended to play again. . . .

The New England Patriots signed rookie quarterback **Drake Maye** to a contract. Terms of the deal were not disclosed.

Maye, who turns 22 in August, was the No. 3 overall pick in the draft. The 6-foot-4, 225-pound signal caller threw for 3,608 yards and 24 touchdowns last year at North Carolina.

COLLEGES

Tigers and Seminoles advance to golf final

Auburn freshman **Jackson Koivun** got up-and-down for birdie from a back bunker on the 21st hole to beat **Adam Wallin** of Ohio State and send the Tigers into the championship match against Florida State, with both teams seeking their first title in NCAA men's golf.

The Seminoles reached their first championship match by beating Georgia Tech in another semifinal decided in extra holes when **Tyler Weaver** outlasted **Kale Fontenot** in 19 holes.

Koivun denied Wallin a second remarkable comeback at La Costa in Carlsbad, Calif. Wallin had come from two down with two holes left to beat Vanderbilt's **Gordon Sargent** in 19 holes in the quarterfinals. . . .

Vanderbilt men's basketball coach **Mark Byington** added **Kijani Wright** as a transfer from Southern California, giving him a 6-foot-9 former McDonald's all-American for his first roster.

Wright averaged 3.9 points and 2.6 rebounds in 12 minutes in his 28 games played as a sophomore at USC. He scored a career-high 12 points against Oregon State in February.

Playing in 29 games off the bench as a freshman, Wright shot 58.4 percent overall and 71.4 percent at the free throw line. He played at Sierra Canyon High in California and was the 38th overall recruit nationally.

TRACK AND FIELD

Brazilian pole vaulter banned from Paris

Olympic pole vault gold medalist **Thiago Braz** was banned for 16 months for doping and will miss the Paris Games, track and field's Athletics Integrity Unit said.

Braz won the Olympic title at his home Rio de Janeiro Games in 2016 and took bronze in Tokyo three years ago.

The 30-year-old Braz's ban expires in November, and he has filed an appeal at the Court of Arbitration for Sport, the AIU said.

— From news services

LPGA Tour star Thompson announces retirement at 29, stunning golf world

The 11-time winner says she will stop competing full time after this year

BY GENE WANG

LANCASTER, PA. — Lexi Thompson has been among the most recognizable players in women's golf since the former child prodigy turned professional in 2010, ascending as high as No. 2 in the world rankings. On Tuesday, the 11-time LPGA Tour winner made a startling announcement: She will retire from full-time competition at the end of the year.

The revelation came two days before Thompson, 29, is set to make her 18th consecutive start in the U.S. Women's Open, which this year is being held at Lancaster Country Club. This season, the American has missed the cut in her past three starts and in four of six events. Her last win on the LPGA Tour came in 2019.

At an emotional news conference during which she paused several times to wipe away tears, Thompson detailed her greatest joys from the game, saying that fans — particularly young girls — continue to inspire her even when she's not playing her best. But she also revealed the anguish she deals with regularly on tour, including criticism on social media that at times turned personal.

MATT SLOCUM/ASSOCIATED PRESS

Lexi Thompson indicated her mental health played a role in her decision to step away from the game.

"Being out here can be a lot," she said after her afternoon practice round. "It can be lonely. Sorry if I get emotional. I said I wasn't going to. I just think, especially with what's happened in golf, as of recent, too, a lot of people — they don't realize a lot of what we go through as a professional athlete.

"I'll be the last one to say, like, 'Throw me a pity party.' That's the last thing I want. We're doing what we love. We're trying the best every single day. You know, we're not perfect. We're humans. Words hurt. It's hard to overcome sometimes, but having people around you that love you and support you, I feel like that's been the biggest thing for me."

Thompson also indicated her mental health played a role in a decision she had been contemplating for several months. In 2018, Thompson withdrew from the AIG Open and took a one-month leave from the LPGA Tour, writing on social media that she had not been feeling like herself for some time. She came back to win the season-ending Tour Championship and the 2019 ShopRite LPGA Classic, her last two victories on the LPGA Tour.

"Unfortunately, in golf you lose more than you win, so it's an ongoing battle to continue to put yourself out there in front of the cameras and continuing to work hard and maybe not seeing the results you want and getting criticized for it, so it's hard," Thompson said. "I will say, yes, I've struggled with [mental health]. I don't think there's somebody out here that hasn't. It's just a matter of how well you hide it, which is very sad."

Thompson's announcement came three days after two-time PGA Tour winner Grayson Murray, 30, died by suicide, according to his parents.

Thompson's popularity remained intact despite her not having won on the LPGA Tour in five years. She spent countless hours signing autographs and posing for pictures with a legion of loyal fans who screamed her name as she walked from the clubhouse to the tee. At the final round of the 2021 U.S. Women's Open, she shot 34 on the front nine to forge a five-stroke lead, only to falter on the back nine and finish one shot out of a playoff. Still, she spent roughly half an hour with dozens of young fans in the aftermath of that heartbreak.

Thompson's rise to stardom began early: In 2007, at the age of 12, she became the youngest golfer to qualify for the U.S. Women's Open. She made the cut at the 2009 U.S. Women's Open after turning 14, and she earned her first victory when she was 16, then an LPGA record. In 2014, she won the Chevron Championship for the only major title of her career.

Thompson also has been a regular member of Solheim Cup teams and represented the United States in the 2016 and 2021 Summer Olympics. She did not rule out participating in September's Solheim Cup at Robert Trent Jones Golf Club in Gainesville if selected as a captain's pick. Thompson is ranked 54th in the world, well below the threshold to qualify automatically.

"She's had a such an amazing career," world No. 1 Nelly Korda said. "I've gotten to be on the team with her a couple times representing our country. I think she does an amazing job for the tour. She really dedicated her time to growing the game. It's sad to see that she's obviously leaving and not going to be out here with us anymore, but she's had an amazing career and I wish her the best in this new chapter of her life."

U.S. Women's Open
At Lancaster (Pa.) Country Club
Thursday's TV: 2 p.m., USA Network

MLB adding Negro Leagues to record book, shaking up historic leader boards

Homestead Grays slugger Gibson will now top several categories

BY CHELSEA JANES

Baseball history will change forever Wednesday. Major League Baseball plans to officially incorporate Negro Leagues statistics into its record book, according to a person familiar with the plans who spoke on the condition of anonymity Tuesday night because MLB was planning an announcement for Wednesday morning.

The move comes 3½ years after MLB said it would consider the Negro Leagues as major leagues, meaning all Negro leaguers would be considered major leaguers from that point forward. On Wednesday, the players from Negro Leagues in operation from 1920 to 1948 will be fully incorporated into MLB's statistical record.

Just one example: When looking up the highest career batting averages in MLB's record book, the leader will be Josh Gibson, whose average of .372 in Negro Leagues play is higher than the .367 Ty Cobb posted to lead all MLB players.

Gibson, the Homestead Grays star with legendary power whose career was cut short when he suffered a stroke and died at 35 in 1947, will be at the top of several lists. His .718 slugging percentage is higher than the .690 that kept Babe Ruth as the leader for nearly a century. And the .466 batting average he accumulated with the 1943 Grays is higher than Hugh Duffy's .440 in 1894 — and 60 points higher than Ted Williams's legendary mark of .406 in 1941.

The top-10 lists for such hallowed statistics as batting average, slugging percentage and on-base percentage will change dramatically. The list of career batting average leaders will include Oscar Charleston (.363, third), Jud Wilson (.350, fifth), Turkey Stearnes (.348, sixth) and Buck Leonard (.345, eighth). Satchel Paige (1.01 with the 1944 Kansas City Monarchs) will now have the third-lowest single-season ERA of all time. And the top of the leader board for on-base percentage will read "Williams, Ruth, Gibson."

Players who competed in both leagues will find themselves getting a statistical boost, too. Jackie Robinson, who piled up 1,518 hits with the Brooklyn Dodgers after breaking MLB's color barrier in 1947, will get credit for the 49 hits he had with the Monarchs in 1945. Minnie Miñoso's 150 hits from his New York Cubans days will push him over 2,000 for his career.

The move comes a few weeks before MLB celebrates the history of the Negro Leagues by staging a game between the St. Louis Cardinals and San Francisco Giants on June 20 at Rickwood Field in Birmingham, Ala. Rickwood, home of the Birmingham Black Barons from 1924 to 1960, hosted the last Negro World Series game in 1948 and is the stadium where Giants icon Willie Mays began his professional career as a teenager that same year.

Incorporating Negro Leagues statistics into the MLB record book is an acknowledgment that, had Black players been allowed to compete with their White counterparts in MLB's early decades, its leader boards would look very different. Still, because this is baseball, in which numbers foster spirited debate, the fix is likely to reinvigorate decades-old arguments about the greatest players of all time.

For years, those arguments did not make clear that numbers registered in the Negro Leagues were accumulated against some of the best players in the world, just as those achieved in the major leagues. Now, players who could not compare themselves to one another on the field can at least have their résumés in the same record book, that treasured yet flawed chronicle of baseball's statistical lore.

NBA PLAYOFFS

Minnesota tops Dallas to avert sweep

TIMBERWOLVES 105, MAVERICKS 100

BY SCHUYLER DIXON

DALLAS — Karl-Anthony Towns scored 20 of his 25 points in the second half, and the Minnesota Timberwolves held off the Dallas Mavericks, 105-100, on Tuesday night to avoid a sweep in the Western Conference finals.

Anthony Edwards finished with 29 points, 10 rebounds and nine assists as the Timberwolves stayed alive in their first trip to the conference finals in 20 years and just the second in the franchise's 35 seasons.

Now third-seeded Minnesota heads home for Game 5 on Thursday night to see if it can make the series even more interesting against No. 5 seed Dallas.

Luka Doncic had 28 points, 15 rebounds and 10 assists in his sixth triple-double of these playoffs, but he and co-star Kyrie Irving were just 13 of 39 from the field. Irving, who was 14-0 in his career in closeout games coming in, finished with 16 points.

The Timberwolves have led in the final five minutes of the fourth quarter of every game in the series, and this time they finished.

Towns, who picked up his fifth foul midway through the third quarter, put Minnesota ahead for good on a three-pointer with 5:41 left, then hit another from deep the next time down.

Edwards put the Timberwolves up five with a jumper just inside the arc with 39 seconds left, and Minnesota hung on despite Edwards fouling Doncic on a made three-pointer for a three-point deficit with 12 seconds to go.

Doncic missed the free throw, and Naz Reid hit a bucket to push the margin back to five with 11 seconds remaining.

— Associated Press

JULIO CORTEZ/ASSOCIATED PRESS

Anthony Edwards finished with 29 points, 10 rebounds and nine assists as Minnesota remained alive.

CANDACE BUCKNER

After sweeping the Pacers, remade Celtics are ready for a happier Finals ending

BUCKNER FROM D1

in Game 7.

During this winning stretch, Boston has endured more tumult than you might expect from a franchise tied for the most championship banners in league history, with the 17th coming after the 2007-08 season. The anchoring presence of two homegrown superstars, Brown and Jayson Tatum, has helped matters, yet these Celtics have remained a game or two, or a series, short of winning the big prize. This June could be different, simply because so many other things have changed.

"We've had a different team every single year, different coaches. We've had like three coaches in the last five years," Brown explained. "Still, people want to make it seem like it's the same, it's the same, it's the same. Time has gone by, experience has been gained, and I think we are ready to put our best foot forward."

The road to this year's Finals started last summer. Stevens and the front office made the difficult decision to part ways with Marcus Smart, the team's heartbeat. The trade shifted the locker room so that other players, particularly Brown, were determined to step in and fill the void in vocal leadership, yet it also brought in a versatile big in Kristaps Porzingis. Though Porzingis hasn't played since the first round of the playoffs because of a calf injury, he averaged 20.1 points per game this season.

Just before training camp, Boston traded Malcolm Brogdon and Robert Williams III, a pair of key contributors, for Jrue Holiday's defensive skills and championship presence. Through the conference finals, Holiday has posted postseason averages of 12.7 points, 5.6 rebounds and 4.6 assists. More importantly, he repeatedly showed his worth in the clutch, stripping the ball from Pacers guard Andrew Nembhard late in Game 3, then securing the final offensive rebound to clinch Game 4.

Winning moments such as Holiday's hustle defined the end of the deciding game as Boston handcuffed Indiana through the final 3 minutes 32 seconds, not allowing a single point. After Holiday's offensive rebound let Tatum dribble out of the last few seconds, he launched the ball toward the rafters. The relief on Tatum's face revealed how close this matchup truly was, even when the Pacers were without their best player, Tyrese Haliburton, in Games 3 and 4. Let's just say the Celtics should be glad there's no such thing as a nine-game series. And they should be overjoyed that they don't have to mess with T.J. McConnell anymore.

Whatever secret stuff McConnell has, he needs to bottle it and sell it to reserve players everywhere. He might be the least assuming player on the Pacers' roster — while no less than 14 pairs of shoes clutter Haliburton's stall in the locker room, McConnell displays just one, the Ja Morants that he plays in — and he's typically the smallest man on the floor.

Yet McConnell has a knack for being everywhere: driving and getting two feet into the lane, pulling up for midrange jumpers, being an absolute pest on defense. By doing so, McConnell made himself the most consequential player at times during this series and earned respect as a favorite of LeBron James.

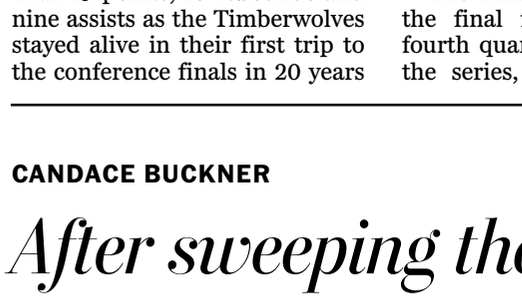
If Boston needs to fix anything before its latest championship round, McConnell highlighted one glaring problem: the play of the Celtics' reserves. In Game 4, McConnell single-handedly outscored Boston's bench with his 15 points and showed toughness after taking a hard foul by Brown, crashing to the court and getting up to run the next play.

"I was just going for the ball," Brown said. "The game is so fast, you know, just trying to make a play on the ball, and I think I got him in the face a little bit. T.J.'s my guy. I've got nothing but respect for T.J. McConnell. Man, T.J.'s a dog. When I said [earlier in the series] that some of those guys are turning into Michael Jordan, T.J. McConnell's who I was talking about, man. He was one of the more unstoppable players on that team."

But not even "M.J." McConnell could beat back the mighty Celtics. Though Boston was the favorite, Brown didn't think he would be leaving Indiana with an individual honor.

"I wasn't expecting it at all — I don't ever win s---," Brown deadpanned, probably with his all-NBA snub still top of mind.

Winning a trophy named after Larry Bird should be a decent consolation prize after missing out on all-NBA honors. Securing the Larry O'Brien would be even better.


He beat leukemia.
But then things got really bad...
Read "Medical Mysteries," Tuesdays in **Health & Science**.
wapo.st/medicalmysteries The Washington Post
S0137-6x1

BASEBALL

National League

EAST	W	L	PCT	GB	L10	STR
x-Philadelphia	38	17	.691	—	7-3	L-2
Atlanta	31	21	.596	5½	5-5	W-1
Washington	24	29	.453	13	4-6	L-1
New York	22	32	.407	15½	2-8	L-2
x-Miami	19	36	.345	19	6-4	L-1

CENTRAL	W	L	PCT	GB	L10	STR
Milwaukee	31	23	.574	—	5-5	L-1
Chicago	28	27	.509	3½	3-7	W-1
St. Louis	26	27	.491	4½	8-2	W-1
Pittsburgh	25	29	.463	6	6-4	L-1
Cincinnati	24	31	.436	7½	5-5	L-1

WEST	W	L	PCT	GB	L10	STR
Los Angeles	35	22	.614	—	5-5	W-2
x-San Diego	29	28	.509	6	6-4	W-2
x-San Francisco	28	27	.509	6	8-2	W-1
Arizona	25	29	.463	8½	4-6	L-2
x-Colorado	19	34	.358	14	4-6	W-2

x-Late game

American League

EAST	W	L	PCT	GB	L10	STR
x-New York	37	18	.673	—	7-3	L-1
Baltimore	34	19	.642	2	6-4	L-1
Boston	28	27	.509	9	6-4	W-1
x-Tampa Bay	26	29	.473	11	3-7	L-1
Toronto	24	29	.453	12	5-5	W-1

CENTRAL	W	L	PCT	GB	L10	STR
x-Cleveland	36	18	.667	—	9-1	L-1
Kansas City	34	22	.607	3	7-3	L-3
Minnesota	30	24	.556	6	6-4	W-2
Detroit	26	27	.491	9½	5-5	W-3
x-Chicago	15	40	.273	21½	1-9	L-6

WEST	W	L	PCT	GB	L10	STR
x-Seattle	29	26	.527	—	5-5	W-2
Texas	26	29	.473	3	3-7	W-2
x-Houston	24	30	.444	4½	5-5	L-1
Oakland	23	33	.411	6½	4-6	W-1
x-Los Angeles	20	33	.377	8	5-5	L-3

x-Late game

NL leaders

Entering Tuesday's games.

BATTING	
Ohtani, LA	.336
Betts, LA	.335
Arraez, SD	.333
Contreras, Mil	.330
Profar, SD	.319
Bohm, Phi	.311
Ozuna, Atl	.310
Díaz, Col	.304
Turang, Mil	.301

HOME RUNS	
Ozuna, Atl	15
Harper, Phi	13
Ohtani, LA	13
Alonso, NY	12
Hernández, LA	12
Walker, Ari	10
McMahon, Col	10
Schwarber, Phi	10
Marte, Ari	10

RBI	
Ozuna, Atl	47
Bohm, Phi	47
Contreras, Mil	43
Harper, Phi	41
Hernández, LA	38
Steer, Cin	35
Cronenworth, SD	35
Adames, Mil	35
Ohtani, LA	35
Smith, LA	33
Morel, Chi	33
Walker, Ari	33
Schwarber, Phi	33

STOLEN BASES	
De La Cruz, Cin	31
Turang, Mil	19
Acuña, Atl	16
Young, Was	16
Doyle, Col	14
Kim, SD	13
Ohtani, LA	13
Rojas, Phi	13
Stott, Phi	13

RUNS	
Contreras, Mil	44
Schwarber, Phi	42
Betts, LA	41
Ohtani, LA	40
Acuña, Atl	38
Chapman, SF	37
De La Cruz, Cin	36
Doyle, Col	35
Marte, Ari	35
Tatis, SD	35
Walker, Ari	35

ERA	
Imanaga, Chi	0.84
Suárez, Phi	1.75
López, Atl	1.75
Sale, Atl	2.12
Assad, Chi	2.17
Williams, Was	2.29
Hicks, SF	2.33
Wheeler, Phi	2.53

SAVES	
Helsley, StL	17
Suarez, SD	16
Finnegan, Was	14
Iglesias, Atl	12
Bednar, Pit	11
Díaz, Cin	10

INNINGS PITCHED	
Webb, SF	72⅓
Suárez, Phi	72
Nola, Phi	71
Keller, Pit	67⅔
Wheeler, Phi	67⅔
Glasnow, LA	67
King, SD	66

STRIKEOUTS	
Glasnow, LA	87
Cease, SD	82
Sale, Atl	78
Suárez, Phi	77
Wheeler, Phi	76
King, SD	74
Greene, Cin	71
Peralta, Mil	71

AL leaders

Entering Tuesday's games.

BATTING	
Perez, KC	.323
Peña, Hou	.314
Soto, NY	.310
Witt, KC	.309
Paredes, TB	.301
Rutschman, Bal	.300
Guerrero, Tor	.297
Altuve, Hou	.295

HOME RUNS	
Tucker, Hou	18
Judge, NY	17
Henderson, Bal	17
Ramírez, Cle	15
Soto, NY	14
Stanton, NY	13
Naylor, Cle	13
García, Tex	12

RBI	
Ramírez, Cle	54
Soto, NY	44
Tucker, Hou	39
Perez, KC	39
Judge, NY	39
García, Tex	37
Henderson, Bal	37
Rutschman, Bal	37

STOLEN BASES	
Caballero, TB	19
Witt, KC	16
Garcia, KC	13
Rodríguez, Sea	13
Rengifo, LA	12
Blanco, KC	11
Duran, Bos	11
Mullins, Bal	11
Volpe, NY	11
Mateo, Bal	10

RUNS	
Witt, KC	48
Henderson, Bal	40
Semien, Tex	39
Soto, NY	39
Tucker, Hou	38
Judge, NY	37
Ramírez, Cle	37
Volpe, NY	36

ERA	
Lugo, KC	1.74
Houck, Bos	1.90
Olson, Det	1.92
Blanco, Hou	1.99
Gil, NY	2.11
Gray, Tex	2.21
Skubal, Det	2.25
Schmidt, NY	2.52
Anderson, LA	2.52

SAVES	
Clase, Cle	17
Holmes, NY	15
Kimbrel, Bal	12
Foley, Det	11
McArthur, KC	11
Muñoz, Sea	11
Miller, Oak	10

INNINGS PITCHED	
Lugo, KC	72⅓
Houck, Bos	71
Gilbert, Sea	70⅔
Berríos, Tor	67⅓
Ryan, Min	67
Burnes, Bal	65⅔
Cortes, NY	65⅔
Castillo, Sea	65⅓
Miller, Sea	64⅔
Anderson, LA	64⅓

STRIKEOUTS	
Crochet, Chi	85
Flaherty, Det	81
Ragans, KC	76
Ryan, Min	73
Skubal, Det	72
Gil, NY	70
Castillo, Sea	69
Houck, Bos	69
López, Min	69

Editor's note

The Nationals-Braves box score was not available at press time.

Athletics 3, Rays 0

Rookie Mitch Spence took a no-hitter into the sixth inning, Miguel Andújar hit a three-run homer, and Oakland beat Tampa Bay.

Spence had allowed just one base runner — a second-inning walk to Isaac Paredes — until José Caballero flared a single to center with one out in the sixth. He struck out four.

T.J. McFarland, Michael Kelly and Mason Miller completed the three-hitter.

ATHLETICS	AB	R	H	BI	BB	SO	AVG
Toro 3b	4	0	2	0	0	0	.283
Bleday cf	2	1	0	0	2	1	.237
Rooker dh	3	0	0	0	1	1	.280
Andujar lf	4	1	1	3	0	1	.333
Langeliers c	3	0	0	0	1	1	.210
Brown rf	4	0	1	0	0	2	.213
Davis 1b	2	0	1	0	0	0	.225
Soderstrom 1b	1	0	0	0	0	1	.205
Gelof 2b	4	0	0	0	0	2	.180
Schuemann ss	4	1	0	0	0	2	.245
TOTALS	31	3	5	3	4	11	—

RAYS	AB	R	H	BI	BB	SO	AVG
Palacios rf	4	0	0	0	0	2	.255
Y.Díaz 1b	4	0	1	0	0	0	.249
Lowe 2b	3	0	0	0	1	0	.149
Paredes 3b	3	0	0	0	1	1	.296
Aranda dh	3	0	0	0	0	1	.216
Arozarena lf	3	0	1	0	0	0	.159
DeLuca cf	3	0	0	0	0	1	.219
Rortvedt c	3	0	0	0	0	1	.255
Caballero ss	3	0	1	0	0	2	.261
TOTALS	29	0	3	0	2	8	—

OAKLAND	000 003 000 —	3	5	0
TAMPA BAY	000 000 000 —	0	3	1

E: Lowe (1). **LOB:** Oakland 6, Tampa Bay 4. **HR:** Andujar (1), off Littell.

ATHLETICS	IP	H	R	ER	BB	SO	ERA
Spence	5⅓	1	0	0	1	4	3.52
McFarland	1	0	0	0	0	1	3.74
M.Kelly	1⅔	1	0	0	0	1	2.43
Miller	1	1	0	0	1	2	1.88

RAYS	IP	H	R	ER	BB	SO	ERA
Littell	7	5	3	0	1	9	3.03
Devenski	1	0	0	0	3	1	7.04
Adam	1	0	0	0	0	1	1.88

WP: Spence (4-2); **LP:** Littell (2-3); **S:** Miller (11). **Inherited runners-scored:** McFarland 1-0. **HBP:** Littell (Davis). **T:** 2:31. **A:** 13,889 (25,025).

DOUGLAS P. DEFELICE/GETTY IMAGES

Outfield assist

Athletics center fielder JJ Bleday settles under a first-inning flyball while left fielder Miguel Andújar backs him up Tuesday against the Rays. Andújar later blasted a three-run homer in Oakland's 3-0 win.

Twins 4, Royals 2

Simeon Woods Richardson earned his first win in eight starts, Jose Miranda drove in two runs, and Minnesota beat Kansas City.

The Twins got two hits apiece from Manuel Margot, Byron Buxton and Carlos Santana.

ROYALS	AB	R	H	BI	BB	SO	AVG
Garcia 3b	4	0	0	0	0	0	.265
Witt ss	4	0	0	0	0	2	.303
Perez c-1b	4	0	1	0	0	0	.322
Pasquantino 1b	1	0	0	0	0	1	.224
Fermin c	2	0	0	0	0	1	.299
Frazier ph	1	0	1	0	0	0	.218
Velázquez dh	3	0	0	0	0	2	.217
Melendez ph	1	0	0	0	0	1	.178
Loftin 2b	3	1	1	0	1	0	.265
Renfroe rf	3	1	1	0	0	1	.167
Hampson lf	3	0	1	1	0	0	.313
Isbel cf	2	0	0	1	1	1	.212
TOTALS	31	2	5	2	2	9	—

TWINS	AB	R	H	BI	BB	SO	AVG
Margot rf	3	1	2	1	0	0	.208
Kepler ph-rf	2	0	0	0	0	0	.286
Correa ss	4	1	1	0	0	1	.269
Jeffers dh	4	0	0	0	0	2	.252
Miranda 3b	4	0	1	2	0	2	.278
Buxton cf	2	1	2	0	2	0	.254
Castro lf	4	0	0	0	0	1	.247
Farmer 2b	2	0	1	0	0	0	.170
Julien ph-2b	2	0	1	1	0	1	.213
Santana 1b	3	0	2	0	1	1	.209
Vázquez c	4	1	1	0	0	2	.171
TOTALS	34	4	11	4	3	10	—

KANSAS CITY	000 020 000 —	2	5	0
MINNESOTA	200 100 01X —	4	11	0

LOB: Kansas City 4, Minnesota 9. **2B:** Renfroe (7), Perez (12), Correa (10), Vázquez (2), Margot (3). **3B:** Buxton (2).

ROYALS	IP	H	R	ER	BB	SO	ERA
Ragans	5	9	3	3	1	7	3.49
Stratton	2	1	0	0	0	2	4.63
Hernández	⅓	1	1	1	2	0	5.40
Long	⅔	0	0	0	0	1	0.00

TWINS	IP	H	R	ER	BB	SO	ERA
Woods Richardson	5	3	2	2	2	4	2.70
Alcala	1	0	0	0	0	2	2.57
Staumont	1	0	0	0	0	0	0.00
Jax	1	0	0	0	0	2	2.31
Duran	1	2	0	0	0	1	3.46

WP: Woods Richardson (2-0); **LP:** Ragans (4-4); **S:** Duran (8). **Inherited runners-scored:** Long 2-0. **WP:** Ragans. **T:** 2:37. **A:** 15,174 (38,544).

NOTES

TIGERS-PIRATES CLASH IS POSTPONED BY RAIN

Pittsburgh's series opener in Detroit on Tuesday was postponed by storms and will be made up as part of a doubleheader Wednesday.

PERSONNEL DEPT.

Blue Jays: Reinstated RHP Chad Green (muscle strain in right shoulder) from the 15-day injured list and optioned RHP Erik Swanson to Class AAA.

Mets: C Francisco Alvarez (torn ligament in left thumb) will begin a rehab assignment Thursday at Class AA Binghamton.

Rangers: Activated RHP Nathan Eovaldi (right groin strain) and rookie OF Wyatt Langford (hamstring) from the IL.

White Sox: Placed RHP Mike Clevinger on the 15-day IL with right elbow inflammation and called up RHP Jake Woodford from Class AAA Charlotte.

GAME 1

Dodgers 5, Mets 2 (10)

Freddie Freeman hit a two-run homer in the 10th inning, and Los Angeles snapped a five-game skid by topping New York in the opener of a doubleheader.

The Dodgers trailed 2-0 before Freeman hit an RBI single in the eighth and Chris Taylor delivered an RBI bunt in the ninth.

DODGERS	AB	R	H	BI	BB	SO	AVG
Betts ss	5	1	2	1	0	1	.336
Ohtani dh	5	0	0	0	0	2	.329
Freeman 1b	5	1	3	3	0	0	.291
Smith c	5	0	0	0	0	2	.288
T.Hernández lf	5	1	3	0	0	1	.267
Lux 2b	5	0	1	0	0	2	.205
C.Taylor 3b	4	0	1	1	0	3	.110
Heyward rf	3	0	1	0	1	1	.189
Pages cf	4	2	0	0	0	1	.225
TOTALS	41	5	11	5	1	13	—

METS	AB	R	H	BI	BB	SO	AVG
Lindor ss	5	1	1	2	0	4	.209
Alonso 1b	4	0	2	0	0	1	.236
Nimmo lf	2	0	0	0	2	2	.214
Martinez dh	4	0	1	0	0	1	.275
Stewart rf	2	0	0	0	1	0	.202
Bader cf	0	0	0	0	1	0	.279
T.Taylor cf-rf	4	0	0	0	0	2	.236
Vientos 1b	0	0	0	0	0	0	.344
McNeil 2b	4	0	0	0	0	0	.232
Baty 3b	3	0	0	0	1	1	.226
Nido c	4	1	0	0	0	1	.214
TOTALS	32	2	4	2	5	12	—

L.A.	000 000 011 3 —	5	11	0
NEW YORK	002 000 000 0 —	2	4	1

E: Baty (2). **LOB:** Los Angeles 8, New York 6. **2B:** T.Hernández (11). **HR:** Freeman (6), off López; Lindor (8), off Glasnow.

DODGERS	IP	H	R	ER	BB	SO	ERA
Glasnow	7	2	2	2	4	8	3.04
Grove	1	0	0	0	0	1	5.60
Hudson	1	2	0	0	1	1	2.57
Treinen	1	0	0	0	0	2	0.00

METS	IP	H	R	ER	BB	SO	ERA
Megill	7	3	0	0	1	9	1.69
Garrett	⅓	1	1	0	0	0	2.63
Diekman	⅔	1	0	0	0	1	3.71
Ottavino	1	3	1	1	0	1	3.86
López	1	3	3	2	0	2	3.12

WP: Hudson (2-1); **LP:** López (1-2); **S:** Treinen (1). **Inherited runners-scored:** Diekman 2-1. **T:** 2:42.

GAME 2

Dodgers 3, Mets 0

Gavin Stone struck out seven in seven innings, and Los Angeles beat reeling New York for a doubleheader sweep.

Stone allowed three hits and walked none. Alex Vesia got six outs for his second save, finishing a three-hitter.

The Mets have dropped seven of eight, and they are 10-24 since April 21.

DODGERS	AB	R	H	BI	BB	SO	AVG
Betts ss	5	0	2	0	0	0	.338
Smith dh	4	1	1	1	0	0	.287
Freeman 1b	3	0	2	0	1	0	.297
T.Hernández rf-lf	4	0	0	0	0	2	.262
K.Hernández 3b	4	0	0	0	0	2	.193
Pages cf	4	1	2	0	0	1	.232
Vargas lf	3	1	1	1	0	1	.200
Heyward rf	1	0	0	0	0	0	.184
Rojas 2b	4	0	1	1	0	0	.250
Barnes c	4	0	1	0	0	0	.182
TOTALS	36	3	10	3	1	6	—

METS	AB	R	H	BI	BB	SO	AVG
Lindor ss	4	0	1	0	0	1	.210
Alonso 1b	4	0	0	0	0	2	.231
Nimmo lf	4	0	1	0	0	2	.215
Stewart dh	4	0	0	0	0	2	.194
Marte rf	3	0	0	0	0	0	.255
Vientos 3b	3	0	1	0	0	1	.343
McNeil 2b	3	0	0	0	0	0	.229
Bader cf	2	0	0	0	1	0	.275
Narváez c	2	0	0	0	0	1	.159
T.Taylor ph	1	0	0	0	0	1	.234
Nido c	0	0	0	0	0	0	.214
TOTALS	30	0	3	0	1	10	—

L.A.	110 001 000 —	3	10	0
NEW YORK	000 000 000 —	0	3	0

LOB: Los Angeles 7, New York 4. **2B:** Freeman (16), Rojas (7), Pages (7). **HR:** Smith (7), off Quintana; Vargas (1), off Quintana.

DODGERS	IP	H	R	ER	BB	SO	ERA
Stone	7	3	0	0	0	7	3.16
Vesia	2	0	0	0	1	3	1.42

METS	IP	H	R	ER	BB	SO	ERA
Quintana	6	8	3	3	0	3	5.06
Núñez	2	1	0	0	1	3	3.24
Walker	1	1	0	0	0	0	2.08

WP: Stone (5-2); **LP:** Quintana (1-5); **S:** Vesia (2). **T:** 2:18. **A:** 36,021 (42,136).

Rangers 4, Diamondbacks 2

Corey Seager homered for the seventh time in as many games, putting Texas ahead with his three-run shot against Arizona in a World Series rematch.

Seager pulled a pitch by Brandon Pfaadt into the seats in right field with one out in the fifth. The World Series MVP extending his hitting streak to 11 games.

D'BACKS	AB	R	H	BI	BB	SO	AVG
Carroll cf	4	0	0	0	0	2	.184
Marte 2b	4	0	0	0	0	1	.270
Pederson dh	3	0	1	0	1	1	.303
Walker 1b	4	1	2	0	0	0	.267
P.Smith rf	2	1	1	1	0	0	.244
Gurriel ph-lf	2	0	1	0	0	0	.236
McCarthy lf-rf	4	0	2	0	0	1	.284
Suárez 3b	2	0	0	1	1	0	.217
Moreno c	4	0	1	0	0	2	.229
Newman ss	4	0	0	0	0	2	.256
TOTALS	33	2	8	2	2	9	—

RANGERS	AB	R	H	BI	BB	SO	AVG
Semien 2b	4	1	0	0	0	2	.249
Seager ss	3	1	1	3	1	2	.259
J.Smith 3b	3	0	1	1	0	0	.280
García rf	4	0	0	0	0	1	.237
Taveras cf	4	0	0	0	0	1	.246
Lowe 1b	3	0	1	0	0	0	.260
Langford dh	3	0	0	0	0	1	.218
Heim c	3	1	1	0	0	0	.249
Jankowski lf	3	1	2	0	0	0	.260
TOTALS	30	4	6	4	1	7	—

ARIZONA	020 000 000 —	2	8	0
TEXAS	001 030 00X —	4	6	0

LOB: Arizona 7, Texas 4. **2B:** Walker (8), P.Smith (4), Jankowski (3). **HR:** Seager (12), off Pfaadt.

D'BACKS	IP	H	R	ER	BB	SO	ERA
Pfaadt	7	6	4	4	1	5	4.16
Hughes	1	0	0	0	0	2	6.75

RANGERS	IP	H	R	ER	BB	SO	ERA
Eovaldi	3	5	2	2	0	2	2.84
Heaney	2⅓	2	0	0	1	1	4.47
Anderson	1⅔	0	0	0	0	2	7.50
Robertson	1	0	0	0	0	2	3.16
Yates	1	1	0	0	1	2	0.90

WP: Heaney (1-6); **LP:** Pfaadt (2-4); **S:** Yates (8). **Inherited runners-scored:** Anderson 3-0. **IBB:** off Pfaadt (Seager). **HBP:** Hughes (J.Smith). **T:** 2:11. **A:** 37,977 (40,000).

Red Sox 8, Orioles 3

RED SOX	AB	R	H	BI	BB	SO	AVG
Duran lf	4	1	1	1	0	2	.265
Abreu rf	4	1	1	1	0	2	.283
González ph-rf	0	0	0	1	0	0	.273
Refsnyder dh	4	2	2	2	0	0	.347
Devers 3b	5	1	4	2	0	1	.289
Wong c	4	0	1	1	0	1	.324
Smith 1b	3	0	0	0	1	1	.192
Grissom 2b	4	0	0	0	0	1	.141
Hamilton ss	4	1	1	0	0	2	.263
Rafaela cf	3	2	1	0	1	1	.211
TOTALS	35	8	11	8	2	11	—

ORIOLES	AB	R	H	BI	BB	SO	AVG
Henderson ss	5	1	1	0	0	2	.259
Rutschman c	4	0	1	0	1	2	.299
O'Hearn 1b	4	1	1	0	1	1	.279
Cowser lf-cf	5	1	1	0	1	3	.240
Santander rf	3	0	1	0	0	0	.203
Westburg 3b	3	0	2	2	0	0	.291
Stowers dh	2	0	1	0	0	1	.389
Mountcastle ph-dh	1	0	0	0	1	0	.278
Mullins cf	2	0	0	0	0	0	.192
Hays ph-lf	2	0	0	0	0	2	.164
Mateo 2b	4	0	0	0	0	2	.240
TOTALS	35	3	8	3	3	13	—

BOSTON	220 000 013 —	8	11	0
BALTIMORE	300 000 000 —	3	8	1

E: Rutschman (1). **LOB:** Boston 5, Baltimore 10. **2B:** Refsnyder (7), Duran (16), Henderson (6). **3B:** Devers (1). **HR:** Abreu (6), off Rodriguez; Refsnyder (2), off Akin. **RBI:** Abreu (22), Devers 2 (26), Duran (23), Wong (19), González (6), Refsnyder 2 (13), Cowser (25), Westburg 2 (34). **SB:** Wong (1). **CS:** Wong (2). **SF:** González. **S:** Duran.

RED SOX	IP	H	R	ER	BB	SO	ERA
Bello	5	5	3	3	2	7	4.18
Bernardino	2	0	0	0	1	4	0.78
Slaten	1	1	0	0	0	1	2.89
Weissert	1	2	0	0	0	1	2.01

ORIOLES	IP	H	R	ER	BB	SO	ERA
Rodriguez	6	7	4	4	1	10	3.53
Pérez	1	1	1	1	0	0	4.97
Cano	1	1	0	0	0	0	3.00
Akin	1	2	3	3	1	1	4.62

WP: Bello (6-2); **LP:** Rodriguez (5-2). **Inherited runners-scored:** Bernardino 2-0, Cano 1-1. **HBP:** Bello 2 (Santander, Westburg), Rodriguez (Refsnyder). **T:** 2:44. **A:** 17,970 (45,971).

ORIOLES' LEADERS

Entering Wednesday's game.

Batters	Avg	AB	R	H	HR	RBI
Stowers	.389	18	2	7	0	5
Rutschman	.299	211	29	63	10	37
Westburg	.291	189	28	55	8	34
O'Hearn	.279	136	19	38	7	18
Mountcastle	.278	187	28	52	6	20
Henderson	.259	205	41	53	17	37

Red Sox escape jam and snap O's streak

RED SOX 8, ORIOLES 3

BY JACOB CALVIN MEYER

BALTIMORE — The Boston Red Sox were stuck.

Boston Manager Alex Cora brought in left-handed reliever Brennan Bernardino to face the bottom of the Orioles' lineup with several lefties due up, runners on first and second, no outs and Baltimore trailing by one run in the sixth inning Tuesday night.

After Ryan Mountcastle pinch-hit and walked to load the bases, Boston made a mound visit to plan how Bernardino could possibly escape this jam with Austin Hays and Jorge Mateo — two right-handed hitters who perform much better vs. lefties — due up and the Red Sox southpaw forced to face them because of MLB's three-batter minimum.

Nine pitchers later, Bernardino was somehow strutting off the mound as the contingent of Boston fans behind the third base dugout gave a standing ovation and Orioles fans moaned such a huge missed opportunity.

Hays, Mateo and Gunnar Henderson went down with a whimper to halt the Orioles' best chance of a comeback, and Baltimore fell, 8-3, at Camden Yards. It was the Orioles' first loss since Wednesday in St. Louis, ending the club's season-high five-game winning streak, and their first defeat at the hands of the Red Sox after opening the season 4-0 against them.

Hays, who pinch-hit for Cedric Mullins, struck out on four pitches. Mateo hit a dribbler that traveled 15 feet past home plate and Bernardino flipped with his glove to catcher Connor Wong for a force out. And Henderson, one of baseball's best left-on-left hitters this season, went down swinging on three pitches.

— Baltimore Sun

Cubs 6, Brewers 3 (10)

Mike Tauchman delivered a go-ahead RBI single in a five-run 10th inning as Chicago upended Milwaukee to end a five-game skid.

CUBS	AB	R	H	BI	BB	SO	AVG
Tauchman rf	5	1	1	1	0	2	.265
Suzuki dh	5	1	1	0	0	3	.248
Bellinger cf	5	1	2	1	0	1	.258
Morel 3b	1	0	0	0	3	1	.197
Madrigal 3b	0	0	0	0	0	0	.224
Happ lf	5	1	1	2	0	2	.220
Hoerner 2b	5	0	0	0	0	0	.257
Busch 1b	4	1	2	2	1	2	.241
Swanson ss	4	0	0	0	1	3	.208
Amaya c	4	0	2	0	0	2	.193
Vázquez pr	0	1	0	0	0	0	.000
Gomes c	0	0	0	0	0	0	.167
TOTALS	38	6	9	6	5	16	—

BREWERS	AB	R	H	BI	BB	SO	AVG
Turang 2b	4	0	0	0	0	3	.294
Contreras c	4	0	0	0	0	1	.324
Yelich dh-lf	3	1	0	0	1	2	.298
Adames ss	4	1	1	1	0	0	.249
Bauers 1b-rf	3	0	0	0	1	2	.212
Ortiz 3b	3	1	0	0	1	1	.271
Frelick rf-cf	3	0	1	1	1	0	.249
Chourio lf	2	0	0	0	0	1	.215
Dunn ph	1	0	0	0	0	1	.225
O.Miller 1b	1	0	1	1	0	0	.192
Perkins cf	2	0	0	0	0	1	.225
Sánchez ph	1	0	0	0	0	1	.228
Monasterio ph	1	0	0	0	0	1	.148
TOTALS	32	3	3	3	4	14	—

CHICAGO	001 000 000 5 —	6	9	0
MILWAUKEE	000 000 001 2 —	3	3	0

LOB: Chicago 9, Milwaukee 4. **2B:** Happ (11). **HR:** Busch (8), off Peralta.

CUBS	IP	H	R	ER	BB	SO	ERA
Brown	7	0	0	0	2	10	2.72
Wesneski	⅔	1	0	0	0	2	2.51
Leiter	⅓	0	0	0	0	1	3.38
Neris	1	1	1	1	1	0	2.84
Little	⅔	0	2	1	1	0	4.60
T.Miller	⅓	1	0	0	0	1	0.00

BREWERS	IP	H	R	ER	BB	SO	ERA
Peralta	5⅔	3	1	1	2	11	3.61
Koenig	⅓	0	0	0	0	1	2.42
Paredes	1	0	0	0	0	1	0.00
Payamps	1	1	0	0	0	0	3.79
Peguero	1	0	0	0	3	2	3.04
Megill	0	1	2	1	0	0	2.57
Milner	⅔	4	3	3	0	0	3.42
White	⅓	0	0	0	0	1	7.11

WP: Neris (5-0); **LP:** Megill (0-1). **Inherited runners-scored:** Leiter 1-0, T.Miller 1-1, Koenig 3-0, Milner 1-1, White 1-0. **IBB:** off Peguero (Busch). **WP:** Peguero. **T:** 3:09. **A:** 24,076 (41,700).

Mariners 3, Astros 2

Late Monday

Bryce Miller allowed two runs over six innings to pick up his first win since April 17, and Seattle used a big first inning against Framber Valdez to beat Houston.

The Mariners scored three times in the first off Valdez and then leaned on their pitching to make the early lead stand up.

Andrés Muñoz closed out the victory.

ASTROS	AB	R	H	BI	BB	SO	AVG
Altuve 2b	4	0	1	0	0	0	.295
Tucker rf	3	0	0	0	1	1	.276
Alvarez lf	3	0	0	0	1	0	.265
Bregman 3b	4	0	0	0	0	0	.206
Peña ss	4	0	0	0	0	4	.314
Meyers cf	4	1	2	0	0	1	.300
Singleton dh	4	1	1	0	0	2	.234
J.Abreu 1b	3	0	1	1	0	1	.108
Caratini c	2	0	1	1	0	0	.261
TOTALS	31	2	6	2	2	9	—

MARINERS	AB	R	H	BI	BB	SO	AVG
Crawford ss	4	1	2	0	0	1	.217
Moore 3b-2b	3	0	0	0	1	1	.239
Rodríguez cf	4	1	2	0	0	1	.265
Garver dh	2	1	0	0	2	0	.171
Raleigh c	3	0	0	1	0	0	.210
France 1b	3	0	1	1	1	0	.244
Haniger rf	3	0	1	1	0	1	.213
Raley rf-lf	0	0	0	0	0	0	.275
Bliss 2b	2	0	0	0	1	0	.000
Canzone ph-rf	1	0	0	0	0	0	.212
Clase lf	3	0	0	0	0	1	.176
Rojas ph-3b	1	0	0	0	0	0	.281
TOTALS	29	3	6	3	5	5	—

HOUSTON	000 020 000 —	2	6	0
SEATTLE	300 000 00X —	3	6	1

E: Bliss (1). **LOB:** Houston 5, Seattle 9. **2B:** Altuve (11), Crawford (3).

ASTROS	IP	H	R	ER	BB	SO	ERA
Valdez	6	6	3	3	3	4	4.34
Montero	1	0	0	0	2	1	3.18
Scott	1	0	0	0	0	0	1.67

MARINERS	IP	H	R	ER	BB	SO	ERA
Miller	6	5	2	2	2	6	3.48
Thornton	1	1	0	0	0	0	2.82
Speier	1	0	0	0	0	1	6.32
Muñoz	1	0	0	0	0	2	1.54

WP: Miller (4-5); **LP:** Valdez (3-3); **S:** Muñoz (11). **HBP:** Scott (Raley). **WP:** Valdez(2). **T:** 2:30. **A:** 23,814 (47,929).

The Washington Post

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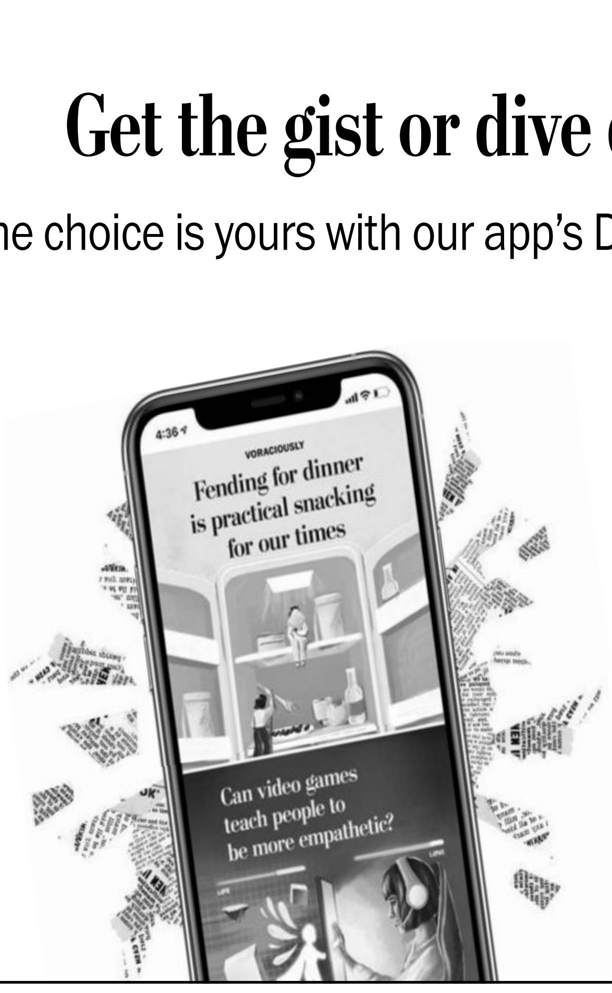

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TODAY

NL games

NATIONALS AT BRAVES, 7:20	W-L	ERA	TEAM
Gore (L)	3-4	3.04	4-6
TBD	----	----	----

CARDINALS AT REDS, 1:10	W-L	ERA	TEAM
Liberatore (L)	1-2	5.27	1-2
Montas (R)	2-3	4.61	3-6

PHILLIES AT GIANTS, 3:45	W-L	ERA	TEAM
Sánchez (L)	2-3	3.15	4-6
Harrison (L)	4-1	3.90	9-2

DODGERS AT METS, 4:10	W-L	ERA	TEAM
Paxton (L)	5-0	3.49	7-2
Peterson (L)	0-0	0.00	0-0

MARLINS AT PADRES, 4:10	W-L	ERA	TEAM
Garrett (L)	1-0	5.30	3-0
Darvish (R)	4-2	3.04	7-3

CUBS AT BREWERS, 7:40	W-L	ERA	TEAM
Imanaga (L)	5-0	0.84	8-1
Wilson (R)	3-1	2.86	3-3

NL scores

MONDAY'S RESULTS

Washington 8, at Atlanta 4
at Cincinnati 3, St. Louis 1
at Milwaukee 5, Chicago Cubs 1
at San Francisco 8, Philadelphia 4
at San Diego 2, Miami 1

TUESDAY'S RESULTS

at Atlanta 2, Washington 0
L.A. Dodgers 5, at N.Y. Mets 2 (10), Game 1
L.A. Dodgers 3, at N.Y. Mets 0, Game 2
St. Louis 7, at Cincinnati 1
Chicago Cubs 6, at Milwaukee 3 (10)
Miami at San Diego, late
Philadelphia at San Francisco, late

AL games

RED SOX AT ORIOLES, 6:35	W-L	ERA	TEAM
Crawford (R)	2-3	2.89	3-8
Burnes (R)	4-2	2.60	7-4

ATHLETICS AT RAYS, 6:50	W-L	ERA	TEAM
Estes (R)	1-1	7.47	2-1
Pepiot (R)	3-2	3.98	4-4

ROYALS AT TWINS, 7:40	W-L	ERA	TEAM
Lugo (R)	8-1	1.74	8-3
Ober (R)	5-2	4.33	5-5

BLUE JAYS AT WHITE SOX, 7:40	W-L	ERA	TEAM
Manoah (R)	1-2	3.97	1-3
Flexen (R)	2-4	5.69	2-7

YANKEES AT ANGELS, 9:38	W-L	ERA	TEAM
Gil (R)	6-1	2.11	8-2
Anderson (L)	5-4	2.52	5-5

ASTROS AT MARINERS, 9:40	W-L	ERA	TEAM
Brown (R)	1-5	7.06	2-7
Kirby (R)	4-5	4.33	4-7

AL scores

MONDAY'S RESULTS

at Baltimore 11, Boston 3
at Minnesota 6, Kansas City 5
Toronto 5, at Chicago White Sox 1
at Seattle 3, Houston 2

TUESDAY'S RESULTS

Boston 8, at Baltimore 3
Oakland 3, at Tampa Bay 0
at Minnesota 4, Kansas City 2
Toronto at Chicago White Sox, late
N.Y. Yankees at L.A. Angels, late
Houston at Seattle, late

Interleague games

PIRATES AT TIGERS, 12:40	W-L	ERA	TEAM
TBD	----	----	----
TBD	----	----	----

DIAMONDBACKS AT RANGERS, 2:35	W-L	ERA	TEAM
Nelson (R)	3-3	6.03	2-5
Heaney (L)	0-6	4.69	1-9

PIRATES AT TIGERS, 4:10	W-L	ERA	TEAM
Skenes (R)	1-0	2.25	2-1
Flaherty (R)	1-4	3.84	4-6

GUARDIANS AT ROCKIES, 8:40	W-L	ERA	TEAM
Allen (L)	6-2	4.90	7-4
Blach (L)	1-2	4.55	2-2

Interleague scores

MONDAY'S RESULTS

at Colorado 8, Cleveland 6

TUESDAY'S RESULTS

at Texas 4, Arizona 2
Cleveland at Colorado, late
Pittsburgh at Detroit, ppd.

BASEBALL

Hernández abruptly calls game on a decades-long career

Much-derided official known for his mistakes, clashes and ejections

BY CHELSEA JANES

Ángel Hernández, the most infamous umpire in Major League Baseball for the past decade or more, is retiring, effective immediately, according to a person familiar with the situation. The 62-year-old, who debuted in 1991, has not worked a game since May 9.

"I have decided that I want to spend more time with my family," Hernández said in a statement in which he called umpiring his "childhood dream" and said he "treasured the camaraderie" with colleagues but did not expound on the factors that led him to step aside midseason.

MLB would not comment on the specifics of the timing, either. USA Today, which first reported the news Monday night, reported that Hernández had come to a settlement with MLB by which he would retire sooner than later. A lawyer for Hernández, Kevin Murphy, said in an email that MLB did not force Hernández to retire. "The decision was his and his alone," Murphy wrote.

For many umpires, the circumstances under which they retire are hardly inspiration for much inquiry. And indeed, Hernández worked just 10 games in 2023 because of back trouble. Still, Hernández is not most umpires, so the circumstances of his departure qualify as noteworthy.

GARY LANDERS/ASSOCIATED PRESS

Ángel Hernández, shown ejecting Braves Manager Brian Snitker in 2016, said he is retiring from umpiring to spend time with his family.

Over the past few years — and particularly since social media has allowed more constant monitoring of umpire performance and regurgitation of mistakes — Hernández emerged as one of the more criticized and villainized umpires in history.

According to Umpire Scorecard, which tracks umpire ball/strike accuracy, and to internal MLB performance assessments, he was not the worst of MLB's 76 full-time umpires.

But reputation meant his missed calls, some so egregious as to inspire disbelief among players, were turned into montages. His willingness to eject frustrated players and unwillingness to go quietly in arguments fostered accusations about a desire to be the center of attention. And players and managers rarely felt the need to filter their thoughts when it came to their frustrations with him.

Beloved longtime pitcher CC Sabathia once said Hernández "shouldn't be anywhere near a playoff game." When Ron Washington was managing the Texas Rangers, he said: "Ángel is bad. That's all there is to it." Active career ejections leader Bryce Harper offered reporters more than one rant about Hernández's tendency to stir the pot over the years.

All umpires earn some consternation. Hernández, fairly or not, fostered endless aggravation.

"It's a long career. He's been criticized a lot, but it's a tough job," Boston Red Sox Manager Alex Cora said. ". . . He had some good days and some bad days. We all know it. He knows it, too. But he was always cool to me."

Hernández never retreated. In fact, in 2017, frustrated by the fact that he had not been assigned to a World Series crew in more than a decade, the Cuba-born Hernández sued MLB for racial discrimination, asserting that "he was passed over for 'crew chief' positions and World Series assignments because of unlawful discrimination based on his race, ethnicity and/or national origin." A judge ruled in MLB's favor in 2021, and a court rejected Hernández's appeal last year.

"Needless to say, there have been many positive changes in the game of baseball since I first entered the profession," Hernández said in his statement. "This includes the expansion and promotion of minorities. I am proud that I was able to be an active participant in that goal while being a Major League umpire."

BARRY SVRLUGA

The longtime umpire made quite a name for himself — and that was the problem

SVRLUGA FROM D1

promotions. But it really is the end of an era.

The baseball umpire — or the basketball referee or the football official — as a character with foibles, quirks and flaws, especially flaws, is nearly extinct. Technology can correct what humans get wrong, and its role in governing the way games are played is only going to increase. Automated ball-strike calls are already in use in the minors, and they'll be in the majors at some point. Good umpiring might soon be a thing of the past, but that's okay because bad umpiring would be, too.

We no longer live in a world in which the only people who know a call is bad are the people making it. Calls can be and are overturned, and the result — more often than not — is that justice is served. Don Denkinger could be a goat in the 1985 World Series. There's no real way to create Don Denkinger in 2024.

(To those who can't remember or weren't born yet: Denkinger was the first base umpire in Game 6 of that series between the Kansas City Royals and St. Louis Cardinals, who led the series 3-2 and the game 1-0 in the bottom of the ninth inning. Denkinger called Royals pinch hitter Jorge Orta safe at first — safe, when he was obviously out, which replay would have corrected — and Kansas City went on to come back that night, then win the title in Game 7.)

So one of the inherent traits that should be valuable in a modern official is exactly what Hernández failed to show in that exchange with Hinch, not to mention in so many instances across his three-decade career: humility. The evidence of when you're right and when you're wrong is almost always attainable. The attitude, therefore, has to change. A call made with conviction before there was instant replay — never mind high-definition replay from all angles — was once a sign of officiating strength. Now, officials have to allow for the possibility that their emphatic calls will be proved wrong. They have to wear it, and there's really no shame in that because we all make mistakes.

This isn't really about the mistakes Hernández made, though there were many, more than a few egregious. It's about the attitude he had when he made them. Go back to Hinch in that spring training game five years ago.

"He doesn't want to hear it," Hinch said. "And you know what? This isn't about umpires, because umpires are really good at having a relationship with feedback and stuff like that. So he's in charge: Home plate umpire, you argue balls and strikes, you get thrown out. I get it.

"But we all strive to get better. Managers try to get better. Players try to get better. Umpires should want to get better. We've got technology. Certainly can give feedback whenever — and he should want it."

He didn't, and he doesn't, and now at 62, he's retiring.

What Hernández lacked in that moment — in so many moments — is a key part of modern officiating: accountability and even some contrition. The early rounds of the NBA playoffs were marked by seemingly nightly missed calls. One notable instance: a New York Knicks pass, tipped in the final minute of a tie game by an Indiana Pacers player, that officials ruled a kicked ball. Instead of a Pacers steal, the Knicks retained possession — and won.

Afterward, the officials weren't arrogant. They admitted their error.

"On the floor, we felt that would be a kicked ball violation," crew chief Zach Zarba said. "Postgame review did show that it hit the defender's hand, which would be legal."

Sure, there was some fury in Indiana about an obvious blown call. But Zarba and his crew, who owned up to their mistake, weren't really the villains. The major takeaway: Why could the Pacers not challenge, and what makes that a non-reviewable play? That's a question for the NBA rules committee, not the refs on the floor.

So much of what technology brings takes the person making the call out of the controversy. That it takes the personality out of officiating could be considered a loss but not as significant as failing to right obvious wrongs. Yes, replay rulings can be — or just *are* — tedious, and they interrupt the flow of a game. But a generation later, you would rather a call be slow but right than instantaneous but etched in the memory of an entire fan base because it was wrong. (Hello, 1985 Cardinals fans.)

Hernández is retiring in the midst of the season because, he said in a statement, "I want to spend more time with my family." He also has battled back issues, and umpiring for 33 years makes his career complete.

There's not likely to be another one like him. Not because he was bad at his job, which he more than occasionally was. But because he was dug in on his convictions, whatever their merits, a flat-earther with a face mask and a chest protector. Modern officiating won't have characters such as that in the future, a future in which the conversation among players, coaches, referees and leagues will be about getting more calls right more of the time — and checking the attitude at the ballpark door.

Every baseball fan knew Ángel Hernández's name and his rep. In the near future, officials who make rulings that determine the outcomes of games won't be famous — which is how it should be.

Nationals fall to Braves despite Irvin's brilliance

NATIONALS FROM D1

Martinez said. "Kid was good — really good. Ten strikeouts against that team, that's pretty impressive. . . . After the sixth inning, 90 pitches, we had a conversation with him. That last pitch, he laid it all out."

Right-hander Jacob Barnes entered for the seventh to face Marcell Ozuna, who smashed the fifth pitch he saw for his 16th home run. Kelenic added a sacrifice fly later in the inning, but Ozuna's homer was enough to spoil Irvin's night.

"All the guys I've faced today I've faced multiple times, and I've had a lot of success against them," Barnes said. "Unfortunately in this game, when you face people enough, at some point they're able to get a mistake of yours."

There has been a theme to Irvin's outings this season, one he cannot control: The Nationals have scored more than three runs just twice in his 11 outings. Washington (24-29) is 2-9 in those games.

The Nationals had seven hits in Fried's eight scoreless innings but squandered every opportunity. CJ Abrams opened the game with a double but was caught too far off the bag on a Lane Thomas liner and was doubled up; that was the first of four double plays Atlanta (31-21) turned Tuesday. Jesse Winker singled to open the fifth, then was picked off.

"You got to look at the other side," Martinez said. "They have Fried. He pitched really well. We got some traffic. He got out of jams with the double plays."

Fried outlasted Irvin and left to a standing ovation before Raisel Iglesias struck out two in a one-two-three ninth. But that's not to say Fried outpitched Irvin.

Irvin's outing underscored his progression this season. He has not been afraid to attack the strike zone and get ahead — he's throwing the ball in the zone 55.7 percent of the time; the MLB average is 48.6 percent. As a result, Irvin has dropped his walks per nine innings from 4.0 a season ago to 1.6. That has allowed him to pitch deeper into games.

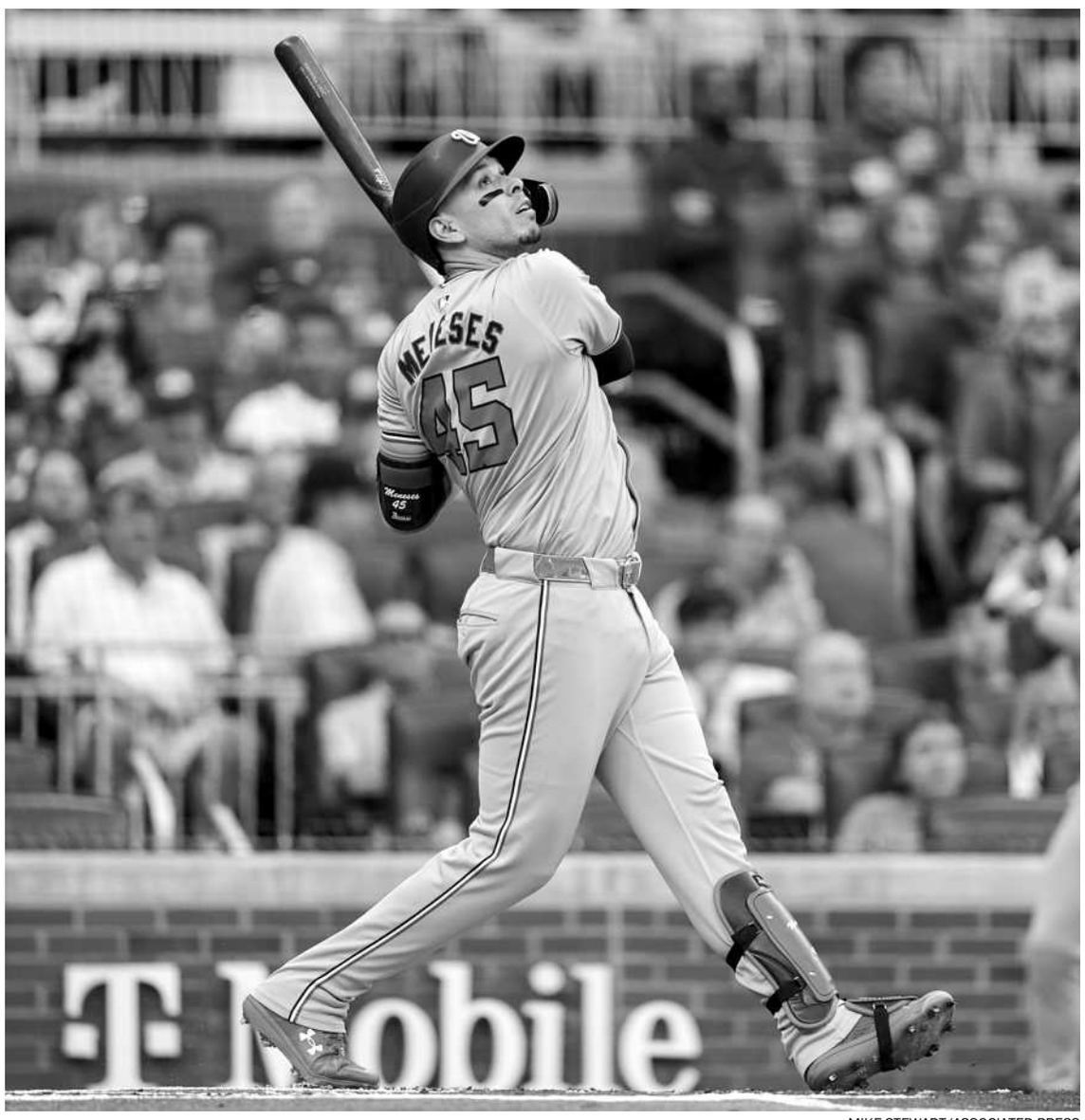
On Tuesday, he primarily relied on his fastball (37 pitches) and his curveball (35), keeping the Braves off balance. Four of his strikeouts came on fastballs, five came on curveballs, and one came on a sinker.

Irvin has pitched at least six innings in seven of his starts; he did that nine times in 24 outings as a rookie last season. He has a 3.43 ERA, which would be significantly lower if not for a six-run outing in a loss to the Los Angeles Dodgers last month.

"That's the goal every time out: Attack, make guys earn it and hopefully get deep in the game doing so," Irvin said. "Definitely something that I take pride in."

A primary focus of the Nationals' rebuild is reconstructing their starting pitching. Last season, they were looking forward to having Josiah Gray, MacKenzie Gore and Cade Cavalli in the same rotation, but then Cavalli went down. Irvin wasn't in the picture initially.

But in early May, he got the call. He did enough to stick around, even though there were rough patches. He was the Nationals' best pitcher in the second half a season ago. And with each start this year, he continues to cement himself as a part of the team's future.



MIKE STEWART/ASSOCIATED PRESS

Joey Meneses and the Nationals compiled seven hits in Atlanta but could not get on the scoreboard.

Wood hits the injured list

James Wood, the Nationals' top prospect, was placed on the seven-day injured list at Class AAA Rochester with a right hamstring strain. Wood, a 6-foot-7 outfielder, has a .355 batting average, a .465 on-base percentage and a .596 slugging percentage in 45 games. The 21-year-old has nine home runs in 166 at-bats.

After a strong spring training, it seemed Wood was knocking on the door for his first call-up with each monster homer — especially as some of the Nationals' veterans struggled. But that will be on hold for now.

"He's got a little hammy issue," Martinez said. "They're going to give him some time to get back and rehab it a little bit. So hopefully we'll get him back soon."

NATIONALS ON DECK

at Atlanta Braves		
Wednesday	7:20	MASN2
Thursday	7:20	MASN
at Cleveland Guardians		
Friday	7:10	MASN
Saturday	4:10	MASN
Sunday	1:40	MASN
vs. New York Mets		
Monday	6:45	MASN
Tuesday	6:45	MASN
June 5	4:05	MASN

Radio: WJFK (106.7 FM), WDCN (87.7 FM)

NHL ROUNDUP

Florida's OT strike knots series at 2

PANTHERS 3, RANGERS 2 (OT)

ASSOCIATED PRESS

Sam Reinhart scored a power-play goal 1:12 into overtime as the Florida Panthers topped the New York Rangers, 3-2, to even the Eastern Conference finals at two games apiece Tuesday night in Sunrise, Fla.

It was the third straight OT game in the series — and the first time Florida got a win in those matchups.

Blake Wheeler, playing his first game for the Rangers since mid-February, was called for hooking Aleksander Barkov 59 seconds into the extra session. And it didn't take long for the Panthers to cash in, with Barkov setting up Reinhart in front.

Sam Bennett and Carter Verhaeghe also scored for Florida, which got 21 saves — and an assist — from Sergei Bobrovsky.

Vincent Trocheck and Alexis Lafrenière scored for the Rangers, and Igor Shesterkin stopped 37 shots.

Game 5 is Thursday in New York, where the teams split the opening two matchups in this series. Game 6 will be Saturday in Sunrise, and the Prince of Wales Trophy — awarded to the Eastern Conference champs — will be in attendance that night.

Bennett got Florida on the board midway through the second period, on a second effort. His first shot got past Shesterkin, but not into the net — and Bennett, who followed the shot, managed to get to the puck before anyone else. He knocked it off the back of the goalie's skate and barely across the goal line.

And 3½ minutes later, Florida had the lead on a pinball goal by Verhaeghe.

Matthew Tkachuk centered the puck from the right corner, and it deflected off Rangers defenseman Ryan Lindgren's stick. Airborne, it bounced off Shesterkin, then off Lindgren's upper body — and Verhaeghe, producing more of a baseball swing than anything else, batted it out of the air for a 2-1 Florida edge.

Sharks ink blue-chip prospect

The San Jose Sharks signed prized prospect Will Smith to a three-year entry-level contract after one stellar season at Boston College.

The 19-year-old Smith led the nation with 71 points and 46 assists as a freshman.

JOEL AUERBACH/GETTY IMAGES

Sam Reinhart is mobbed by teammates after his power-play goal 1:12 into overtime lifted the Panthers.

CARMEN MANDATO/GETTY IMAGES

D.C. United defender Christopher McVey, right, helped contain Miami star Lionel Messi this month.

D.C. defender McVey out 6-8 weeks

Knee injury will sideline stalwart; Peltola poised to fill the back-line void

BY STEVEN GOFF

Defender Christopher McVey, who in his first season with D.C. United has started every match and on Saturday scored his first goal of the year, will miss six to eight weeks with a strained right knee, the club said Tuesday.

McVey was injured in the first half of the 1-1 draw with the Chicago Fire at Audi Field. He was replaced at halftime after telling the medical staff he had "felt something in his knee," Coach Troy Lesesne said after the game.

Subsequent tests revealed a strain to the lateral collateral ligament, an injury that could sideline him for 10 games before MLS pauses the regular season in mid-July for the Leagues Cup with Mexican teams.

McVey, 27, is one of four D.C. players to start every game, joining goalkeeper Alex Bono, defender Lucas Bartlett and midfielder Jared Stroud. His departure Saturday marked just the second time he has not played the full 90 minutes.

In the 20th minute against Chicago, McVey latched on to Steven Birnbaum's flicked header and poked a six-yard shot into the net for his first goal since 2022, his first season with Inter Miami. Last winter, United acquired him for up to $100,000 in allocation money and an international roster slot.

With McVey sidelined, Matti Peltola is expected to join the back line with Birnbaum and Bartlett. On Saturday, Peltola replaced McVey at halftime. After starting in midfield much of the spring, Peltola has played in the back the past few matches.

McVey is the second regular on defense to suffer a significant injury. Conner Antley (seven matches, four starts) is out for the year after tearing an ACL in Atlanta this month. Defensive midfielder Russell Canouse is also sidelined for the long term after undergoing colon surgery.

United, which is winless in three straight heading into Wednesday's match at Montreal, is awaiting the return of defender-midfielder Pedro Santos (hip injury) and midfielder Martín Rodríguez (concussion). Their status was not available Tuesday. Both missed the Chicago game.

The draw with the Fire marked the sixth time United (4-5-6) has failed to protect the lead, resulting in two defeats and four draws.

"That is the narrative that is a reality of ours, that we're trying to combat and make better, to see out matches and not come away with *almost* three points," Lesesne said Tuesday. "We need to start to come away with three points and 90-minute performances."

D.C. United at CF Montreal
7:30 p.m., Apple TV Plus

With his eyes on World Cup, Berhalter sees a 'building block' in Copa América

BERHALTER FROM D1

meeting with Washington Post reporters and editors.

"How do we put in good performances [so] we're confident that, when we get to 2026, we're prepared?" he said. "It's learning how to navigate through these games, adding that experience on from the 2022 World Cup and now to the 2026 World Cup. Hopefully when you get there, you feel like, 'Okay, this team is ready.' "

Copa América is an opportunity to not only prepare for the World Cup by applying ideas into another major tournament but to build confidence and momentum by making a deep run. "I think you can do both," he said.

The Americans are expected to advance out of group play, which features games against Bolivia in Arlington, Tex.; Panama in Atlanta; and group favorite Uruguay in Kansas City, Mo. (The top two secure passage.) If they do so, a quarterfinal against Colombia or Brazil probably would await. World Cup champion Argentina looms in the greater distance.

"We're looking at the data in these [Copa] games compared to the World Cup, and from a physical standpoint, it exceeds what the World Cup is in physicality, duels, fouls," Berhalter said. "It's a tournament that's really challenging. So that's going to really help our guys deal with that type of intensity" before the 2026 World Cup.

Aside from right back Sergiño Dest, who is out with an ACL injury, the roster is at full strength. Captain Tyler Adams and forward Josh Sargent, though, will need the camp to regain top fitness after nursing ailments.

Gio Reyna is a key figure in Berhalter's summer plans and beyond. Both have said they have resolved their differences after their 2022 World Cup rift, which also involved Reyna's parents.

"We both used this time productively, to start to rebuild, to repair the relationship where we gain trust with each other again," Berhalter said. "It did take time, but the relationship is in a much better spot."

Aside from Copa América, Berhalter sees this summer's Paris Olympics as a way to prepare for 2026. The U.S. men qualified for the first time since 2008, an absence that cost opportunities to expose young players to consequential international matches. (Olympic men's soccer is for under-23 squads, with three overage players allowed per team.)

JULIO CORTEZ/ASSOCIATED PRESS

"It's a tournament that's really challenging," U.S. Coach Gregg Berhalter, above, says of this summer's Copa América, which will feature American star Christian Pulisic, right. "So that's going to really help our guys deal with that type of intensity" before the 2026 World Cup.

JABIN BOTSFORD/THE WASHINGTON POST

"When I look at the last World Cup, a number of guys were really just surprised — surprised about each and every moment of the games and how big they were," he said. "To give guys international experience is the most important thing. To go to the Olympics and feel what it's like to play France in France [in the Americans' opener July 24 in Marseille] is a big game."

By the end of the summer, Berhalter said, "this whole player pool will have international experience."

Berhalter is working with under-23 coach Marko Mitrovic to select overage players. Among the candidates are defenders Walker Zimmerman, Miles Robinson and Auston Trusty as well as forward Brandon Vázquez, Berhalter said.

Two players might end up on both the Copa América and Olympic rosters, Berhalter said, mentioning candidates such as Robinson, Reyna, defender Joe Scally and midfielder Malik Tillman. Because the Olympics are not a senior tournament, however, clubs are not required to release players.

Berhalter has been balancing club demands with the needs of Mitrovic's squad and the demands on players heading into a new European club season.

"It's a lot of information to triangulate over a short period of time," Berhalter said.

In 2025, Berhalter is planning to continue World Cup preparations by calling in top players for the Concacaf Gold Cup. In recent summers, because of multiple competitions, the United States has sent a B team to the Gold Cup.

Without needing to qualify for the 2026 World Cup — the three host countries receive automatic berths — Berhalter sees opportunity to play friendlies against strong European teams next year.

"It's actually better for this group" without regional qualifying, Berhalter said. "It prepares the team mentally, because it's a very grueling process, but tactically doesn't prepare the team at all. It's a mental exercise. So now if you take the qualifying away, you get to play friendlies against teams like Germany. We're already playing top South American teams now, so it's basically supplementing all the qualifying with better-level friendlies."

Further down the road, the World Cup presents an opportunity to launch the sport onto higher ground in the United States.

"Success, broadly speaking, is inspiring the nation, really putting a type of performance that the entire nation is behind us," Berhalter said. "It just becomes this catalyst for soccer in the United States. Our vision for this program is to change soccer in America forever. And that's massive. To do something like that, you're going to have to perform well."

MOHAMMED BADRA/EPA-EFE/SHUTTERSTOCK

Novak Djokovic, a 24-time Grand Slam champ, opened the French Open with a three-set win over France's Pierre-Hugues Herbert.

Keeping his hopes high, Djokovic starts with win

FRENCH OPEN FROM **D1**

in the week leading up to the French Open; in Geneva, he lost to Tomas Machac, ranked 34th in the world, in the semifinals.

Afterward, he said he experienced stomach issues during the match. Asked Sunday how he was feeling physically, after all the weirdness of this year, he answered vaguely.

"It's various things that were happening in the last couple of months, but I don't want to get into it," he said. ". . . I don't want to open Pandora's box and talk about things. Just really try to focus myself on what needs to be done. What has happened, happened, and it's in the past. It's something that I can't affect anymore, but I can kind of learn to rectify certain things and right the certain things that are wrong and really not serving the purpose of my highest performance level."

Djokovic didn't need his highest performance level Tuesday, but he was moving well and defending well enough to walk off the court with a win after 2 hours 31 minutes.

He advanced to face Spain's Roberto Carballes Baena in Thursday's second round feeling pleased, if not at ease.

"I was fist pumping, I was focused, I was there, I was present," Djokovic said. "So I'm pleased with the way at least I behaved or had a mind-set on the court. That was something that I was looking for. And where are you going to feel that way if not in Grand Slams?"

Elsewhere at Roland Garros, another threat to win the men's title moved into the second round when No. 7 seed Casper Ruud defeated Felipe Meligeni Alves, 6-3, 6-4, 6-3.

Ruud, a finalist at Roland Garros in 2022 and 2023, is on a five-match winning streak that included the title in Geneva, his second on clay this year after prevailing at Barcelona. He leads the tour in wins this season with 36 and faces Alejandro Davidovich Fokina next.

Taylor Fritz, the top-ranked American man and the No. 12 seed in Paris, beat Federico Coria, 2-6, 6-1, 6-2, 6-1, and will play Dusan Lajovic in the second round.

A pair of favorites in the women's draw advanced handily, with No. 2 seed Aryna Sabalenka dispatching Erika Andreeva, 6-1, 6-2, in 68 minutes and No. 4 seed Elena Rybakina beating Greet Minnen, 6-2, 6-3, in 73 minutes. Sabalenka will face Moyuka Uchijima in the second round, where she will continue her quest to be the first woman since Serena Williams in 2015 to win the Australian Open and French Open in the same year. The Belarusian made it to at least the semifinals of the past six Grand Slams.

Americans Peyton Stearns and Madison Keys kept the good vibes rolling in Paris after each won a tournament over the weekend. The unseeded Stearns, the 2022 NCAA singles champion at Texas, beat Lucija Ciric Bagaric, 6-3, 6-7 (10-8), 7-6 (10-6), after winning her first WTA title on clay in Morocco. Keys, the No. 14 seed, defeated Renata Zarazua, 6-3, 6-2, after capturing her eighth WTA title at Strasbourg and then making a quick transition — mentally and physically.

"I won my match [Saturday], and then I was on a train coming here, and then it's just all of a sudden we got to Paris," Keys said. "I was kind of, like, 'I don't know what happened the last, like, five hours of my life.' "

Keys takes on Mayar Sherif in the second round; Stearns faces a tough battle against No. 10 seed Daria Kasatkina.

DAN ISTITENE/GETTY IMAGES

Taylor Fritz, the top-ranked American man and the No. 12 seed in Paris, defeated Federico Coria of Argentina, 2-6, 6-1, 6-2, 6-1.

SCOREBOARD

PRO BASKETBALL

NBA playoffs

FIRST ROUND
Best of seven

EASTERN CONFERENCE
CELTICS ELIMINATED HEAT, 4-1
Game 1: at Boston 114, Miami 94
Game 2: Miami 111, at Boston 101
Game 3: Boston 104, at Miami 84
Game 4: Boston 102, at Miami 88
Game 5: at Boston 118, Miami 84

KNICKS ELIMINATED 76ERS, 4-2
Game 1: at New York 111, Philadelphia 104
Game 2: at New York 104, Philadelphia 101
Game 3: at Philadelphia 125, New York 114
Game 4: New York 97, at Philadelphia 92
Game 5: Philadelphia 112, at New York 106 (OT)
Game 6: New York 118, at Philadelphia 115

PACERS ELIMINATED BUCKS, 4-2
Game 1: at Milwaukee 109, Indiana 94
Game 2: Indiana 125, at Milwaukee 108
Game 3: at Indiana 121, Milwaukee 119 (OT)
Game 4: at Indiana 126, Milwaukee 113
Game 5: at Milwaukee 115, Indiana 92
Game 6: at Indiana 120, Milwaukee 98

CAVALIERS ELIMINATED MAGIC, 4-3
Game 1: at Cleveland 97, Orlando 83
Game 2: at Cleveland 96, Orlando 86
Game 3: at Orlando 121, Cleveland 83
Game 4: at Orlando 112, Cleveland 89
Game 5: at Cleveland 104, Orlando 103
Game 6: at Orlando 103, Cleveland 96
Game 7: at Cleveland 106, Orlando 94

WESTERN CONFERENCE
THUNDER ELIMINATED PELICANS, 4-0
Game 1: at Oklahoma City 94, New Orleans 92
Game 2: at Oklahoma City 124, New Orleans 92
Game 3: Oklahoma City 106, at New Orleans 85
Game 4: Oklahoma City 97, at New Orleans 89

NUGGETS ELIMINATED LAKERS, 4-1
Game 1: at Denver 114, Los Angeles 103
Game 2: at Denver 101, Los Angeles 99
Game 3: Denver 112, at Los Angeles 105
Game 4: at Los Angeles 119, Denver 108
Game 5: at Denver 108, Los Angeles 106

TIMBERWOLVES ELIMINATED SUNS, 4-0
Game 1: at Minnesota 120, Phoenix 95
Game 2: at Minnesota 105, Phoenix 93
Game 3: Minnesota 126, at Phoenix 109
Game 4: Minnesota 122, at Phoenix 116

MAVERICKS ELIMINATED CLIPPERS, 4-2
Game 1: at Los Angeles 109, Dallas 97
Game 2: Dallas 96 at Los Angeles 93
Game 3: at Dallas 101, Los Angeles 90
Game 4: Los Angeles 116 at Dallas 111
Game 5: Dallas 123, at L.A. Clippers 93
Game 6: at Dallas 114, L.A. Clippers 101

SECOND ROUND
Best of seven

EASTERN CONFERENCE
CELTICS ELIMINATED CAVALIERS, 4-1
Game 1: at Boston 120, Cleveland 95
Game 2: Cleveland 118, at Boston 94
Game 3: Boston 106, at Cleveland 93
Game 4: Boston 109, at Cleveland 102
Game 5: at Boston 113, Cleveland 98

PACERS ELIMINATED KNICKS, 4-3
Game 1: at New York 121, Indiana 117
Game 2: at New York 130, Indiana 121
Game 3: at Indiana 111, New York 106
Game 4: at Indiana 121, New York 89
Game 5: at New York 121, Indiana 91
Game 6: at Indiana 116, New York 103
Game 7: Indiana 130, at New York 109

WESTERN CONFERENCE
TIMBERWOLVES ELIMINATED NUGGETS, 4-3
Game 1: Minnesota 106, at Denver 99
Game 2: Minnesota 106 at Denver 80
Game 3: Denver 117, at Minnesota 90
Game 4: Denver 115, at Minnesota 107
Game 5: at Denver 112, Minnesota 97
Game 6: at Minnesota 115, Denver 70
Game 7: Minnesota 98, at Denver 90

MAVERICKS ELIMINATED THUNDER, 4-2
Game 1: at Oklahoma City 117, Dallas 95
Game 2: Dallas 119, at Oklahoma City 110
Game 3: at Dallas 105, Oklahoma City 101
Game 4: Oklahoma City 100, at Dallas 96
Game 5: Dallas 104, at Oklahoma City 92
Game 6: at Dallas 117, Oklahoma City 116

CONFERENCE FINALS
Best of seven; x-If necessary

EASTERN CONFERENCE
CELTICS ELIMINATED PACERS, 4-0
Game 1: at Boston 133, Indiana 128 (OT)
Game 2: at Boston 126, Indiana 110
Game 3: Boston 114, at Indiana 111
Game 4: Boston 105, at Indiana 102

WESTERN CONFERENCE
MAVERICKS LEAD TIMBERWOLVES, 3-1
Game 1: Dallas 108, at Minnesota 105
Game 2: Dallas 109, at Minnesota 108
Game 3: at Dallas 116, Minnesota 107
Game 4: Minnesota 105, at Dallas 100
Thursday's game: Dallas at Minnesota, 8:30
x-Saturday's game: Minnesota at Dallas, 8:30
x-Monday, June 3: Dallas at Minnesota, 8:30

NBA FINALS
CELTICS VS. MAVERICKS-TIMBERWOLVES WINNER
Thursday, June 6: Team TBD at Boston, TBA
Sunday, June 9: Team TBD at Boston, TBA
Wednesday, June 12: Boston at Team TBD, TBA
Friday, June 14: Boston at Team TBD, TBA
x-Monday, June 17: Team TBD at Boston, TBA
x-Thursday, June 20: Boston at Team TBD, TBA
x-Sunday, June 23: Team TBD at Boston, TBA

Timberwolves 105, Mavericks 100

MINNESOTA	27	22	29	27	— 105
DALLAS	20	29	24	27	— 100

MINNESOTA: McDaniels 4-8 0-0 10, Towns 9-13 3-3 25, Gobert 4-5 5-9 13, Conley 5-9 3-4 14, Edwards 11-25 5-8 29, Anderson 1-3 0-0 2, Reid 3-6 0-1 6, Alexander-Walker 2-5 0-0 6. **Totals** 39-74 16-25 105.

DALLAS: Jones Jr. 3-6 1-2 9, Washington 3-13 2-2 10, Gafford 6-6 0-0 12, Doncic 7-21 10-12 28, Irving 6-18 3-3 16, Kleber 1-3 0-0 2, Powell 0-0 0-0 0, Exum 2-3 0-0 5, Green 1-3 2-2 5, Hardy 5-8 0-0 13. **Totals** 34-81 18-21 100.

Three-point Goals: Minnesota 11-24 (Towns 4-5, McDaniels 2-4, Alexander-Walker 2-5, Edwards 2-5, Conley 1-4, Reid 0-1), Dallas 14-40 (Doncic 4-11, Hardy 3-4, Jones Jr. 2-3, Washington 2-9, Exum 1-2, Green 1-3, Irving 1-6, Kleber 0-2). **Fouled Out:** Minnesota 1 (Towns), Dallas None. **Rebounds:** Minnesota 40 (Edwards, Gobert 10), Dallas 38 (Doncic 15). **Assists:** Minnesota 23 (Edwards 9), Dallas 23 (Doncic 10). **Total Fouls:** Minnesota 23, Dallas 22. **A:** 20,477 (19,200)

PLAYOFF LEADERS
Entering Tuesday.

SCORING	G	AVG
Embiid, PHI	6	33.0
Brunson, NY	13	32.4
Gilgeous-Alexander, OKC	10	30.2
Maxey, PHI	6	29.8
Mitchell, CLE	10	29.6
Jokic, DEN	12	28.7
Doncic, DAL	15	28.3
James, LAL	5	27.8
Davis, LAL	5	27.8
Booker, PHO	4	27.5
Edwards, MIN	14	27.4
Banchero, ORL	7	27.0
Durant, PHO	4	26.8
Tatum, BOS	14	26.0
Brown, BOS	14	25.0

ASSISTS	G	AVG
Doncic, DAL	15	9.0
James, LAL	5	8.8
Jokic, DEN	12	8.7
Haliburton, IND	15	8.2
Harden, LAC	6	8.0
Brunson, NY	13	7.5

WNBA

EAST	W	L	Pct	GB
Connecticut	6	0	1.000	—
New York	4	2	.667	2
Atlanta	2	2	.500	3
Chicago	2	3	.400	3½
Indiana	1	7	.125	6
Washington	0	6	.000	6

WEST	W	L	Pct	GB
Minnesota	4	1	.800	—
Las Vegas	3	1	.750	½
Dallas	3	2	.600	1
Seattle	4	3	.571	1
Phoenix	3	3	.500	1½
Los Angeles	2	4	.333	2½

x-Late game

TUESDAY'S RESULTS
at Connecticut 70, Phoenix 47
Los Angeles 88, at Indiana 82
Seattle 77, at Chicago 68

WEDNESDAY'S GAMES
Atlanta at Washington, 7
Phoenix at New York, 7
Las Vegas at Minnesota, 8

THURSDAY'S GAMES
Seattle at Indiana, 7
Los Angeles at Chicago, 8

FRIDAY'S GAMES
Washington at New York, 7:30
Dallas at Connecticut, 7:30
Las Vegas at Atlanta, 7:30
Phoenix at Minnesota, 9:30

Sun 70, Mercury 47

PHOENIX	13	12	10	12	— 47
CONNECTICUT	15	23	15	17	— 70

PHOENIX: Copper 2-11 3-4 7, Cunningham 2-11 2-2 6, Mack 3-4 0-0 6, Cloud 3-8 3-4 9, Taurasi 2-14 2-2 6, Bertsch 1-9 5-6 7, Dixon 1-2 1-2 3, Herbert Harrigan 1-4 0-2 3. **Totals** 15-63 16-22 47.

CONNECTICUT: Bonner 7-11 3-4 19, Thomas 5-7 0-2 10, Jones 8-15 0-0 16, Carrington 2-10 0-3 4, Harris 1-4 0-0 3, Ndour-Fall 1-5 0-0 3, Egbo 0-2 2-2 2, Nelson-Ododa 1-5 0-0 2, Banham 1-8 1-1 4, Jefferson 1-5 0-0 2, Mitchell 0-5 5-6 5. **Totals** 27-77 11-18 70.

Three-point Goals: Phoenix 1-27 (Herbert Harrigan 1-3, Cloud 0-3, Bertsch 0-4, Copper 0-5, Cunningham 0-5, Taurasi 0-7), Connecticut 5-24 (Bonner 2-4, Harris 1-3, Ndour-Fall 1-3, Banham 1-6, Jones 0-1, Jefferson 0-2, Mitchell 0-2, Carrington 0-3). **Fouled Out:** None. **Rebounds:** Phoenix 43 (Cunningham 9), Connecticut 38 (Carrington 10). **Assists:** Phoenix 12 (Copper 4), Connecticut 23 (Thomas 8). **Total Fouls:** Phoenix 11, Connecticut 17. **A:** 6,489 (9,323)

Sparks 88, Fever 82

LOS ANGELES	24	13	22	29	— 88
INDIANA	15	17	23	27	— 82

LOS ANGELES: Brink 1-5 0-0 3, Jackson 2-7 7-10 12, Hamby 6-12 4-6 17, Brown 1-1 0-0 3, Nurse 6-12 5-8 22, Talbot 0-1 0-0 0, Burrell 2-3 2-2 8, Yueru 1-2 0-0 2, Cooke 0-1 0-0 0, McDonald 6-9 6-7 21. **Totals** 25-53 24-33 88.

INDIANA: Fagbenle 3-5 0-0 6, Wallace 2-9 0-0 5, Boston 5-9 5-6 17, Clark 7-16 13-15 30, Mitchell 5-15 2-4 15, Samuelson 1-4 0-0 2, Smith 1-3 0-0 3, Hull 1-4 0-0 2, Wheeler 1-3 0-0 2. **Totals** 26-68 20-25 82.

Three-point Goals: Los Angeles 14-23 (Nurse 5-6, McDonald 3-5, Burrell 2-2, Brown 1-1, Hamby 1-1, Brink 1-3, Jackson 1-3, Cooke 0-1, Talbot 0-1), Indiana 10-30 (Mitchell 3-7, Clark 3-10, Boston 2-2, Smith 1-1, Wallace 1-6, Hull 0-1, Wheeler 0-1, Samuelson 0-2). **Fouled Out:** Los Angeles None, Indiana 1 (Fagbenle). **Rebounds:** Los Angeles 30 (Hamby 10), Indiana 28 (Fagbenle 7). **Assists:** Los Angeles 17 (Hamby 5), Indiana 17 (Clark 6). **Total Fouls:** Los Angeles 20, Indiana 26. **A:** 16,013 (20,000)

Storm 77, Sky 68

SEATTLE	24	14	26	13	— 77
CHICAGO	20	17	15	16	— 68

SEATTLE: Ogwumike 4-7 2-2 10, Vivians 3-5 0-0 7, Magbegor 5-12 3-3 13, Diggins-Smith 7-12 5-7 21, Loyd 6-18 6-6 19, Horston 0-1 0-0 0, Fankam Mendjiadeu 0-0 0-0 0, Russell 1-3 0-0 2, Whitcomb 2-6 0-0 5. **Totals** 28-64 16-18 77.

CHICAGO: DeShields 2-8 2-3 6, Reese 4-9 3-3 11, E.Williams 6-11 0-0 12, Evans 5-9 0-0 13, Mabrey 3-10 0-0 7, Harrison 1-6 0-0 2, Onyenwere 0-0 0-0 0, Turner 1-1 0-0 2, Allen 0-3 3-4 3, Carter 5-9 2-3 12. **Totals** 27-66 10-13 68.

Three-point Goals: Seattle 5-15 (Diggins-Smith 2-4, Vivians 1-2, Loyd 1-4, Whitcomb 1-4, Magbegor 0-1), Chicago 4-12 (Evans 3-5, Mabrey 1-4, Allen 0-1, DeShields 0-2). **Fouled Out:** None. **Rebounds:** Seattle 32 (Magbegor 12), Chicago 37 (Reese 12). **Assists:** Seattle 17 (Loyd 6), Chicago 19 (Allen, Evans 4). **Total Fouls:** Seattle 15, Chicago 18. **A:** 7,807 (10,387)

PRO FOOTBALL

United Football League

XFL	W	L	T	Pct	PF	PA
y-San Antonio	7	2	0	.778	180	140
y-St. Louis	6	3	0	.667	247	190
D.C.	4	5	0	.444	178	219
Arlington	2	7	0	.222	215	218

USFL	W	L	T	Pct	PF	PA
y-Birmingham	8	1	0	.889	245	161
y-Michigan	7	2	0	.778	209	169
Memphis	1	8	0	.111	169	278
Houston	1	8	0	.111	146	214

y-Clinched playoff berth

WEEK 8
SATURDAY, MAY 18
at Michigan 24, Memphis 18
at Birmingham 35, Houston 28

SUNDAY, MAY 19
at St. Louis 26, D.C. 21
at San Antonio 20, Arlington 15

WEEK 9
SATURDAY'S RESULTS
at Arlington 36, St. Louis 22
at San Antonio 18, Birmingham 9

SUNDAY'S RESULTS
D.C. 36, at Memphis 21
Michigan 26, at Houston 22

WEEK 10
SATURDAY'S GAMES
Michigan at Birmingham, 2
San Antonio at St. Louis, 4

SUNDAY'S GAMES
Arlington at D.C., noon
Houston at Memphis, 7

HIGH SCHOOLS

TUESDAY'S RESULTS

BASEBALL
VIRGINIA
Riverbend 5, Lightridge 4
Stone Bridge 3, Independence 1
Tuscarora 4, Woodgrove 1

SOFTBALL
VIRGINIA
Lightridge 4, Harrisonburg 1
Woodgrove 12, Heritage 0

GIRLS' LACROSSE
VIRGINIA
Battlefield 23, Patriot 9
Riverside 7, Lightridge 3

BOYS' LACROSSE
VIRGINIA
Riverside 17, Independence 11

GIRLS' SOCCER
VIRGINIA
Brentsville 3, Maggie Walker 0
Briar Woods 5, Riverbend 0

BOYS' SOCCER
VIRGINIA
Independence 1, Massaponax 0
Loudoun County 3, Tuscarora 2 (OT)
Park View 1, Heritage 0

TENNIS

French Open

At Stade Roland Garros; in Paris
Purse: $20,911,088
Surface: Red clay

MEN'S SINGLES — FIRST ROUND

Casper Ruud (7), Norway, def. Felipe Meligeni Alves, Brazil, 6-3, 6-4, 6-3; Tomas Martin Etcheverry (28), Argentina, def. Arthur Cazaux, France, 3-6, 6-2, 6-1, 6-4; Alex de Minaur (11), Australia, def. Alex Michelsen, United States, 6-1, 6-0, 6-2; Tomas Machac, Czechia, def. Nuno Borges, Portugal, 7-6 (7-3), 6-4, 6-3; Arthur Rinderknech, France, def. Adam Walton, Australia, 6-2, 6-4, 7-5; Alejandro Davidovich Fokina, Spain, def. Valentin Vacherot, Monaco, 4-6, 6-2, 6-2, 7-6 (7-2); Taylor Fritz (12), United States, def. Federico Coria, Argentina, 2-6, 6-1, 6-2, 6-1; Mariano Navone (31), Argentina, def. Pablo Carreno Busta, Spain, 5-7, 6-1, 6-3, 6-0; Jaume Munar, Spain, def. Roberto Bautista Agut, Spain, 6-1, 4-6, 6-4, 6-1; Jan-Lennard Struff, Germany, def. Roman Andres Burruchaga, Argentina, 6-3, 6-2, 6-1; Flavio Cobolli, Italy, def. Hamad Medjedovic, Serbia, 6-2, 6-3, 6-7 (7-2), 6-3; Holger Rune (13), Denmark, def. Daniel Evans, Britain, 6-4, 6-4, 6-4; Luciano Darderi, Italy, def. Rinky Hijikata, Australia, 6-3, 7-6 (8-6), 6-1; Giulio Zeppieri, Italy, def. Adrian Mannarino (22), France, 4-6, 6-2, 6-1, 6-2; David Goffin, Belgium, def. Giovanni Mpetshi Perricard, France, 4-6, 6-4, 6-3, 6-7 (7-4), 6-3; Tallon Griekspoor (26), Netherlands, def. Mackenzie McDonald, United States, 6-3, 6-4, 1-6, 6-2; Roberto Carballes Baena, Spain, def. Constant Lestienne, France, 6-3, 7-5, 4-6, 6-2; Novak Djokovic (1), Serbia, def. Pierre-Hugues Herbert, France, 6-4, 7-6 (7-3), 6-4; Thanasi Kokkinakis, Australia, def. Alexei Popyrin, Australia, 4-6, 7-6 (10-8), 6-3, 5-7, 6-3; Alexander Bublik (19), Kazakhstan, def. Gregoire Barrere, France, 6-4, 7-5, 6-3.

WOMEN'S SINGLES — FIRST ROUND

Elena Rybakina (4), Kazakhstan, def. Greet Minnen, Belgium, 6-2, 6-3; Zheng Qinwen (7), China, def. Alize Cornet, France, 6-2, 6-1; Aryna Sabalenka (2), Belarus, def. Erika Andreeva, Russia, 6-1, 6-2; Elina Avanesyan, Russia, def. Zhu Lin, China, 6-2, 6-4; Petra Martic, Croatia, def. Kristina Mladenovic, France, 6-4, 6-4; Arantxa Rus, Netherlands, def. Angelique Kerber, Germany, 6-4, 6-3; Daria Kasatkina (10), Russia, def. Magdalena Frech, Poland, 7-5, 6-1; Elise Mertens (25), Belgium, def. Maria Carle, Argentina, 6-3, 7-6 (10-8); Anna Blinkova, Russia, def. Sorana Cirstea (28), Romania, 6-3, 3-6, 7-6 (7-5); Peyton Stearns, United States, def. Lucija Ciric-Bagaric, Croatia, 6-3, 6-7 (10-8), 7-6 (8-6); Tamara Korpatsch, Germany, def. Ashlyn Krueger, United States, 4-6, 6-4, 7-6 (11-9); Madison Keys (14), United States, def. Renata Zarazua, Mexico, 6-3, 6-2; Emma Navarro (22), United States, def. Zeynep Sonmez, Turkiye, 6-2, 6-0; Mirra Andreeva, Russia, def. Emina Bektas, United States, 6-2, 6-3; Moyuka Uchijima, Japan, def. Irene Burillo Escorihuela, Spain, 6-1, 6-1; Mayar Sherif, Egypt, def. Yuan Yue, China, 6-1, 6-3; Sara Errani, Italy, def. Anna-Karolina Schmiedlova, Slovakia, 6-3, 6-2; Yulia Putintseva, Kazakhstan, def. Sloane Stephens, United States, 6-1, 6-2; Victoria Azarenka (19), Belarus, def. Nadia Podoroska, Argentina, 6-1, 6-0; Paula Badosa, Spain, def. Katie Boulter (26), Britain, 4-6, 7-5, 6-4.

HOCKEY

Stanley Cup playoffs

FIRST ROUND
Best of seven

EASTERN CONFERENCE
RANGERS ELIMINATED CAPITALS, 4-0
Game 1: at New York 4, Washington 1
Game 2: at New York 4, Washington 3
Game 3: New York 3, at Washington 1
Game 4: New York 4, at Washington 2

HURRICANES ELIMINATED ISLANDERS, 4-1
Game 1: at Carolina 3, New York 1
Game 2: at Carolina 5, New York 3
Game 3: Carolina 3, at New York 2
Game 4: at New York 3, Carolina 2 (2OT)
Game 5: at Carolina 6, New York 3

PANTHERS ELIMINATED LIGHTNING, 4-1
Game 1: at Florida 3, Tampa Bay 2
Game 2: at Florida 3, Tampa Bay 2
Game 3: Florida 5, at Tampa Bay 3
Game 4: at Tampa Bay 6, Florida 3
Game 5: at Florida 6, Tampa Bay 1

BRUINS ELIMINATED MAPLE LEAFS, 4-3
Game 1: at Boston 5, Toronto 1
Game 2: Toronto 3, at Boston 2
Game 3: Boston 4 at Toronto 2
Game 4: Boston 3, at Toronto 1
Game 5: Toronto 2, at Boston 1 (OT)
Game 6: at Toronto 2, Boston 1
Game 7: at Boston 2, Toronto 1 (OT)

WESTERN CONFERENCE
AVALANCHE ELIMINATED JETS, 4-1
Game 1: at Winnipeg 7, Colorado 6
Game 2: Colorado 5 at Winnipeg 2
Game 3: at Colorado 6, Winnipeg 2
Game 4: at Colorado 5, Winnipeg 1
Game 5: Colorado 6, at Winnipeg 3

OILERS ELIMINATED KINGS, 4-1
Game 1: at Edmonton 7, Los Angeles 4
Game 2: Los Angeles 5, at Edmonton 4 (OT)
Game 3: Edmonton 6, at Los Angeles 1
Game 4: Edmonton 1, at Los Angeles 0
Game 5: at Edmonton 4, Los Angeles 3

CANUCKS ELIMINATED PREDATORS, 4-2
Game 1: at Vancouver 4, Nashville 2
Game 2: Nashville 4 at Vancouver 1
Game 3: Vancouver 2, at Nashville 1
Game 4: Vancouver 4, at Nashville 3 (OT)
Game 5: Nashville 2, at Vancouver 1
Game 6: Vancouver 1, at Nashville 0

STARS ELIMINATED GOLDEN KNIGHTS, 4-3
Game 1: Vegas 4, at Dallas 3
Game 2: Vegas 3, at Dallas 1
Game 3: Dallas 3, at Vegas 2
Game 4: Dallas 4, at Vegas 2
Game 5: at Dallas 3, Vegas 2
Game 6: at Vegas 2, Dallas 0
Game 7: at Dallas 2, Vegas 1

SECOND ROUND
Best of seven

EASTERN CONFERENCE
RANGERS ELIMINATED HURRICANES, 4-2
Game 1: at New York 4, Carolina 3
Game 2: at New York 4, Carolina 3 (2OT)
Game 3: New York 3, at Carolina 2 (OT)
Game 4: at Carolina 4, New York 3
Game 5: Carolina 4, at New York 1
Game 6: New York 5, at Carolina 3

PANTHERS ELIMINATED BRUINS, 4-2
Game 1: Boston 5, at Florida 1
Game 2: at Florida 6, Boston 1
Game 3: Florida 6, at Boston 2
Game 4: Florida 3 at Boston 2
Game 5: Boston 2, at Florida 1
Game 6: Florida 2, at Boston 1

WESTERN CONFERENCE
STARS ELIMINATED AVALANCHE, 4-2
Game 1: Colorado 4, at Dallas 3 (OT)
Game 2: at Dallas 5, Colorado 4
Game 3: Dallas 4, at Colorado 1
Game 4: Dallas 5, at Colorado 1
Game 5: Colorado 5, at Dallas 3
Game 6: Dallas 2, at Colorado 1 (2OT)

OILERS ELIMINATED CANUCKS, 4-3
Game 1: at Vancouver 5, Edmonton 4
Game 2: Edmonton 4, at Vancouver 3 (OT)
Game 3: Vancouver 4, at Edmonton 3
Game 4: at Edmonton 3, Vancouver 2
Game 5: at Vancouver 3, Edmonton 2
Game 6: at Edmonton 5, Vancouver 1
Game 7: Edmonton 3, at Vancouver 2

CONFERENCE FINALS
Best of seven; x-If necessary

EASTERN CONFERENCE
SERIES TIED, 2-2
Game 1: Florida 3, at N.Y. Rangers 0
Game 2: at N.Y. Rangers 2, Florida 1 (OT)
Game 3: N.Y. Rangers 5, at Florida 4 (OT)
Game 4: at Florida 3, N.Y. Rangers 2 (OT)
Thursday's game: Florida at N.Y. Rangers, 8
Saturday's game: N.Y. Rangers at Florida, 8
x-Monday's game: Florida at N.Y. Rangers, 8

WESTERN CONFERENCE
STARS LEAD OILERS, 2-1
Game 1: Edmonton 3, at Dallas 2 (2OT)
Game 2: at Dallas 3, Edmonton 1
Game 3: Dallas 5, at Edmonton 3
Wednesday's game: Dallas at Edmonton, 8:30
Friday's game: Edmonton at Dallas, 8:30
x-Sunday's game: Dallas at Edmonton, 8
x-Tuesday's game: Edmonton at Dallas, 8:30

Stars 5, Oilers 3
Late Monday

DALLAS	0	3	2	— 5
EDMONTON	2	1	0	— 3

FIRST PERIOD
Scoring: 1, Edmonton, Hyman 13 (Bouchard, McDavid), 2:02. 2, Edmonton, McDavid 4 (unassisted).

SECOND PERIOD
Scoring: 3, Dallas, Robertson 4 (Hintz, Seguin), 5:35. 4, Dallas, Robertson 5 (Hintz), 8:05. 5, Dallas, Johnston 8 (Stankoven, Benn), 9:08. 6, Edmonton, Henrique 2 (Brown), 19:07.

THIRD PERIOD
Scoring: 7, Dallas, Robertson 6 (Lindell, Seguin), 11:54. 8, Dallas, Heiskanen 6 (Benn), 18:08 (en).

SHOTS ON GOAL

DALLAS	3	16	3	— 22
EDMONTON	10	7	13	— 30

Power-play opportunities: Dallas 0 of 1; Edmonton 0 of 2. **Goalies:** Dallas, Oettinger 10-6-0 (30 shots-27 saves). Edmonton, Skinner 8-5-0 (21-17). **A:** 18,347 (18,641). **T:** 2:31.

GOLF

PGA Tour
FEDEX CUP LEADERS
Through Monday.

	Points	Money
1. Scottie Scheffler	4,351	$20,024,553
2. Xander Schauffele	2,689	$11,018,071
3. Wyndham Clark	1,906	$9,164,429
4. Rory McIlroy	1,808	$6,960,665
5. Sahith Theegala	1,661	$6,972,172
6. Collin Morikawa	1,571	$4,557,882
7. Byeong Hun An	1,540	$4,975,236
8. Ludvig Aberg	1,510	$6,511,053
9. Hideki Matsuyama	1,349	$6,086,677
10. Shane Lowry	1,280	$4,209,006
11. Chris Kirk	1,215	$5,082,371
12. Matthieu Pavon	1,145	$3,879,043
13. Jason Day	1,130	$3,320,585
14. Justin Thomas	1,123	$3,321,661
15. Patrick Cantlay	1,117	$3,474,686
16. Max Homa	1,087	$3,307,716
17. Stephan Jaeger	1,087	$3,347,827
18. Brian Harman	1,077	$3,901,266
19. Russell Henley	1,068	$3,184,894
20. Tom Hoge	1,053	$2,968,093
21. J.T. Poston	1,049	$3,056,826
22. Sepp Straka	1,049	$3,050,988
23. Thomas Detry	1,015	$2,865,999
24. Will Zalatoris	982	$3,635,799
25. Sungjae Im	971	$2,833,372
26. Keegan Bradley	965	$2,865,636
27. Akshay Bhatia	960	$3,003,116
28. Si Woo Kim	946	$2,796,639
29. Christiaan Bezuidenhout	940	$3,357,144
30. Harris English	914	$2,566,355
31. Jake Knapp	911	$2,895,420
32. Nick Taylor	893	$2,849,435
33. Taylor Pendrith	889	$2,858,530
34. Cameron Young	880	$2,845,627
35. Austin Eckroat	880	$2,654,485
36. Denny McCarthy	861	$2,587,230
37. Tommy Fleetwood	824	$2,623,023
38. Sam Burns	809	$2,576,889
39. Grayson Murray	802	$2,471,532
40. Billy Horschel	796	$2,149,478
41. Tony Finau	788	$2,370,509
42. Alex Noren	786	$2,307,013
43. Peter Malnati	756	$2,303,876
44. Matt Fitzpatrick	744	$2,278,620
45. Adam Hadwin	725	$2,235,658
46. Mackenzie Hughes	724	$2,133,355
47. Patrick Rodgers	703	$1,980,699
48. Erik Van Rooyen	699	$2,030,363
49. Corey Conners	686	$2,054,601
50. Taylor Moore	673	$2,070,568
51. Jordan Spieth	664	$2,389,369
52. Mark Hubbard	654	$1,878,129
53. Viktor Hovland	636	$2,077,525
54. Eric Cole	635	$1,832,128
55. Davis Riley	604	$1,990,863
56. Luke List	598	$2,424,893
57. Adam Schenk	568	$1,744,497
58. Emiliano Grillo	554	$1,691,914
59. Brendon Todd	544	$1,659,229
60. Lucas Glover	543	$1,619,231
61. Maverick McNealy	541	$1,691,541
62. Lee Hodges	535	$1,574,998
63. Andrew Putnam	525	$1,605,844
64. Adam Scott	518	$1,450,926
65. Min Woo Lee	512	$1,505,679
66. Justin Rose	500	$1,400,433
67. Nicolai Hojgaard	477	$1,540,386

SOCCER

MLS

EAST	W	L	T	Pts	GF	GA
Inter Miami CF	10	2	4	34	38	21
Cincinnati	10	2	3	33	23	14
New York City FC	8	5	2	26	19	16
Columbus	6	2	6	24	21	13
New York	6	3	5	23	25	21
Toronto FC	7	7	1	22	24	24
Charlotte FC	6	5	4	22	14	13
Philadelphia	4	4	6	18	25	21
D.C. United	4	5	6	18	21	25
Orlando City	4	6	4	16	15	22
Nashville	3	4	7	16	17	20
Atlanta	3	7	4	13	17	17
CF Montreal	3	7	4	13	17	31
Chicago	2	8	5	11	14	27
New England	2	10	1	7	9	26

WEST	W	L	T	Pts	GF	GA
Real Salt Lake	8	2	5	29	30	17
Minnesota United	7	2	4	25	24	17
LA Galaxy	6	2	7	25	27	22
Los Angeles FC	7	4	3	24	25	19
Austin FC	6	4	5	23	20	18
Colorado	6	5	4	22	27	26
Vancouver	5	5	4	19	20	17
Houston	5	6	3	18	13	15
Seattle	4	6	5	17	18	18
Portland	4	7	4	16	28	30
St. Louis City SC	3	4	7	16	20	22
FC Dallas	3	6	4	13	16	20
San Jose	3	10	2	11	23	34
Sporting KC	2	7	5	11	22	26

SATURDAY'S RESULTS
Chicago 1, at D.C. United 1
Los Angeles FC 1, at Atlanta 0
Philadelphia 0, at Charlotte FC 0
Nashville 0, at CF Montreal 0
New York City FC 1, at New England 0
Columbus 2, at Orlando City 0
Cincinnati 4, at Toronto FC 3
Real Salt Lake 3, at FC Dallas 3
Seattle 2, at St. Louis City SC 1
Minnesota 3, at Colorado 3
Miami 2, at Vancouver 1
at LA Galaxy 2, Houston 1
at Portland 2, Sporting KC 1
Austin FC 1, at San Jose 1

WEDNESDAY'S MATCHES
D.C. United at CF Montreal, 7:30
Nashville at Cincinnati, 7:30
New England at Columbus ppd.
Atlanta at Miami, 7:30
Charlotte FC at New York, 7:30
Toronto FC at Philadelphia, 7:30
Portland at Austin FC, 8:30
Orlando City at Chicago, 8:30
Colorado at Houston, 8:30
Vancouver at Sporting KC, 8:30
FC Dallas at LA Galaxy, 10:30
Real Salt Lake at Seattle, 10:30
Minnesota at Los Angeles FC, 10:45

NWSL

	W	L	T	Pts	GF	GA
Orlando	8	0	3	27	20	10
Kansas City	7	0	4	25	26	15
Washington	8	3	0	24	25	16
Portland	6	4	1	19	24	16
Gotham FC	5	2	3	18	10	7
Chicago	5	5	1	16	15	15
North Carolina	5	6	0	15	13	14
Louisville	2	2	6	12	15	12
San Diego	3	4	3	12	9	9
Houston	3	5	3	12	11	18
Angel City	3	5	2	11	11	16
Bay FC	3	8	0	9	15	23
Seattle	2	8	1	7	11	20
Utah	1	9	1	4	6	20

THURSDAY'S RESULT
San Diego 0, at Angel City 0

FRIDAY'S RESULTS
at Washington 3, Seattle 2
at Orlando 2, Portland 1
at Houston 3, North Carolina 0
Gotham FC 2, at Bay FC 0

SATURDAY'S RESULTS
Louisville 1, at Chicago 0
Kansas City 1, at Utah 0

FRIDAY'S MATCHES
Houston at Louisville, 8
Orlando at San Diego, 10

SATURDAY'S MATCHES
Washington at Utah, 7:30
Angel City at Gotham FC, 12:30
Bay FC at Chicago, 7:30
North Carolina at Portland, 10

AUTO RACING

NASCAR Cup Series
POINTS LEADERS
Through Monday.

1. Denny Hamlin, 492
2. Martin Truex Jr, 487
3. Kyle Larson, 486
4. Chase Elliott, 475
5. William Byron, 461
6. Tyler Reddick, 437
7. Ty Gibbs, 435
8. Alex Bowman, 408
9. Brad Keselowski, 397
10. Ross Chastain, 392
11. Christopher Bell, 387
12. Ryan Blaney, 376
13. Bubba Wallace, 355
14. Kyle Busch, 346
15. Chris Buescher, 345
16. Chase Briscoe, 334
17. Joey Logano, 315
18. Daniel Suárez, 276
19. Josh Berry, 263

TRANSACTIONS

MLB

Chicago White Sox: Sent LHP Shane Drohan and CF Luis Robert Jr. to Charlotte (IL) on rehab assignments. Placed RHP Mike Clevinger on the 15-day IL, retroactive to May 25. Selected the contract of RHP Jake Woodford from Charlotte (IL). Designated LHP Sammy Peralta for assignment.
Cleveland Guardians: Sent OF Steven Kwan to Columbus (IL) on a rehab assignment. Reinstated RHP Eli Morgan from the 15-day IL. Optioned RHP Xzavion Curry to Columbus.
Houston Astros: Claimed RHP Kaleb Ort from Baltimore Orioles and optioned him to Sugar Land (PCL).
Minnesota Twins: Selected the contract of RHP Diego Castillo from St. Paul (IL). Transferred RHP Justin Topa to the 60-day IL from the 15-day IL. Agreed to terms with OF Ryan McCarthy on a minor league contract. Optioned LHP Kody Funderburk to St. Paul.
New York Yankees: Reinstated INF DJ LeMahieu from the 60-day IL. Reinstated RHP Ian Hamilton from the 7-day covid-19 injured list. INF Kevin Smith elected free agency in lieu of accepting an outright assignment.
Oakland Athletics: Reinstated INF Aledmys Diaz from the 60-day IL. Designated INF Tyler Nevin for assignment.
Texas Rangers: Reinstated RHP Nathan Eovaldi from the 15-day IL and reinstated OF Wyatt Langford from the 10-day IL. Placed OF Evan Carter on the 10-day IL retroactive to May 27. Optioned RHP Yerry Rodriguez to Round Rock (PCL).
Toronto Blue Jays: Agreed to terms with OF Yorman Licourt and LHP Danny Martinez on minor league contracts. Reinstated RHP Chad Green from the 15-day IL. Optioned RHP Erik Swanson to Buffalo (IL).
Los Angeles Dodgers: Recalled LHP Nick Ramirez from Oklahoma City (PCL).
Miami Marlins: Sent RB Avisail Garcia to Jacksonville (IL) on a rehab assignment.
New York Mets: Named Andrew Grossman chief growth officer and a member of the chief executive leadership team. Recalled RHP Dedniel Nenez from Syracuse.
San Francisco Giants: Placed CF LaMonte Wade, Jr. on the 10-day IL. Designated LHP Drew Pomeranz and CR Ryan McKenna for assignment. Selected the contracts of RHP Spencer Howard and CR Trenton Brooks from Sacramento (PCL). Recalled SS Tyler Fitzgerald from Sacramento.

NFL

Arizona Cardinals: Signed draft pick DL Darius Robinson to a four-year contract.
Baltimore Ravens: Signed DT Deadrin Senat and NT Josh Topou. Waived DT Ja'Mon Franklin.
Houston Texans: Waived DE Marcu Haynes with an injury designation.
Los Angeles Rams: Signed draft pick DE Jared Verse.
Minnesota Vikings: Signed draft pick CB Khyree Jackson
New England Patriots: Signed draft picks QB Drake Maye and WR Javon Baker.
Pittsburgh Steelers: Waived WR Keilahn Harris from injured reserve with a settlement.

NHL

St. Louis Blues: Signed F Aleksanteri Kaskimaki to a three-year, entry-level contract.
San Jose Sharks: Signed C Will Smith to a three-year, entry-level contract.
Seattle Kraken: Named Dan Bylsma head coach.

MLS

MLS: Fined Atlanta G Brad Guzan and LAFC Eduard Atuesta undisclosed amounts for failing to leave the field in a timely manner in a match on May 25 against each other. Fined NYCFC F Mounsef Bakrar for violating the simulation-embellishment policy in a match on May 25 against Atlanta United. Fined St. Louis City FC F Joao Klauss for violating the simulation-embellishment policy in a match on May 25 against Seattle Sounders.
New England Revolution: Announced G Henrich Ravas has been named to the Slovakia national yeam for the 2024 UEFA European Championship.

The Washington Post

CLASSIFIED

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WEDNESDAY, MAY 29, 2024

EZ

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Tech Jobs

Director of Information Technology and ERP - Phoenix Mecano Inc. seeks a Director of Information Technology and ERP in Frederick, MD. Requirements: U.S. Bachelor's degree, or foreign equivalent, in Computer Science, Computer and Information Technology, or related, and twenty four (24) months experience as Software Developer, ERP Consultant, or related. Employer will accept a bachelor's equivalent based on a combination of education as determined by a professional evaluation service. Multiple openings. Email resume to hr@pm-usa.com.

815 Legal Notices

Michael J. Damiano, M.D. announces the closing of his office effective August 31, 2024. If either you or your new physician desires a copy of your medical chart, it will be furnished upon request, and providing a written authorization and payment of any applicable and permitted copying/administrative fees. Your chart can be retrieved by sending your request to Michael J. Damiano, M.D., P.O. Box 4681, Silver Spring, MD 20914.

UCC Sale. All assets of Municipal Finance & Services Corp, 581 Main St, Suite 660, Woodbridge, NJ 07095, including all rights to Accelerated Municipal Payments (AMP) platform, non-factoring accounts payable program for local governments, to be sold at public sale at 10:00 am local time on Friday, 5/31/24 at 5330 Yacht Haven Grande, Suite J-206, St Thomas, VI 00802. You may register to bid by phone, contact info@dg-funds.com or (340)774-8800 for more information

820 Official Notices

ABC LICENSE: Guest Services Inc. trading as Catboat Pizza Bar 1 Marina Drive Alexandria Virginia 22314. The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Mixed Beverage Restaurant license to sell or manufacture alcoholic beverages. Douglas Verner, Secretary & General Counsel. **NOTE**: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or (800) 552- 3200.

850 Montgomery County

IN THE CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND

SYDNEY E. ROBERSON
Substitute Trustee
Plaintiff

V.

ELICIA PAISLEY, ET AL.
Defendant

Civil No.: C-15-CV-23-003498

NOTICE OF SALE

13205 Wilton Oaks Dr, Silver Spring, MARYLAND 20906

Notice is hereby issued by the Circuit Court of MONTGOMERY COUNTY this **9 day of May, 2024** that the sale of the property mentioned in these proceedings, made and reported by NICOLE LIPINSKI, Substitute Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the **10 day of June, 2024**, provided, a copy of this notice be inserted in WASHINGTON POST a newspaper published in MONTGOMERY COUNTY, once in each of three successive weeks, before the **10 day of June, 2024**. The Report of Sale states the amount of sale to be **$84,000.00**.

KAREN A. BUSHELL
Clerk Circuit Court for
MONTGOMERY COUNTY

May 15,22,29 2024 0012460529

IN THE CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND

Diane S. Rosenberg
Mark D. Meyer
Miroslav Nikolov
4340 East West Highway, Suite 600
Bethesda, MD 20814
Substitute Trustee
Plaintiff(s)

v.

Louise A Sass
7900 Coriander Drive, Unit 202
Gaithersburg, MD 20879
Defendant(s)

Case No. C-15-CV-23-004740

NOTICE
Notice is hereby given this 10 day of May, 2024, by the Circuit Court for Montgomery County, Maryland, that the sale of **7900 Coriander Drive, Unit 202, Gaithersburg, MD 20879**, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10 day of June, 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 10 day of June, 2024. The Report of Sale states the amount of the foreclosure sale price to be $185,000.00.

KAREN A, BUSHELL
Clerk of the Circuit Court
Montgomery County, Maryland

May 15,22,29 2024 0012460590

840 Trustees Sale - DC

Alderman, Devorsetz & Hora PLLC5637
1025 Connecticut Avenue, NW
Suite 615
Washington, DC 20036
Phone (202) 969-8220
www.adhlawfirm.com

CONDOMINIUM ASSOCIATION'S SALE OF VALUABLE CONDOMINIUM UNIT NUMBER 402 (SQUARE 0619, LOT 2079) CONTAINED WITHIN PREMISES of 80 New York Avenue, NW #402, Washington, DC 20001. Pursuant to the District of Columbia Condominium Act of 1976, Section 313 as well as the Declaration and Bylaws identified below, as amended, and in accordance with Public Law 90-566 and 42 D.C. Code Section 1903.13, as amended, notice was filed on April 26, 2024 and at the request of the Attorney for the Unit Owners Association, we shall sell at public auction on **May 30, 2024 at 12:00 pm at the office of Alex Cooper Auctioneers, Inc. at 4910 MASSACHUSETTS AVE., NW, SUITE 100, WASHINGTON, DC 20016**, the following described premises situated in the District of Columbia and designated as:

Unit numbered 80-40, in the condominium project known as "Julius Hobson Plaza," according to the Declaration of Condominium, as amended, dated July 15, 1980, and recorded among the Land Records of the District of Columbia on July 16, 1980 as Instrument No. 22132, and the Bylaws, as amended, relating thereto recorded July 16, 1980 as Instrument No. 22133, and as per plat recorded in the Office of the Surveyor for the District of Columbia in Condominium Book 26 at page 9.

Together with the undivided percentage share interest in the Common Elements allocated to said Unit as set forth in said Declaration.

Said project being situate in Lot numbered One Hundred Seventy-Seven (177) in a combination of lots made by D.C. Housing Industry Corporation in Square numbered Six Hundred Nineteen (619), as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 171 at folio 108.

Said property being now known for assessment and taxation purposes as Lot numbered 2079 in Square numbered Six Hundred Nineteen (619).

Together with all of the appurtenances incident to said Condominium Unit as contained in the Condominium Declaration.

The Condominium Declaration allocates to the Condominium Unit an undivided interest (stated as a percentage) in the common elements of the Condominium (hereinafter called the "Percentage Interest"). The Percentage Interest of the Condominium Unit is set forth in Exhibit B to the Condominium Declaration.

TERMS OF SALE: Sold subject to real estate taxes and shall also be subject to any other superior liens, encumbrances, and municipal assessments, if any, the further particulars of which may be announced at time of sale. Per D.C. Code Section 42-1903.13(c)(4)(B), the foreclosure sale notice must indicate – and does here indicate – whether the foreclosure sale is for a 6-month priority lien and not subject to a deed of trust, or for more than the 6-month priority lien, but subject to a deed of trust. Here, more than 6 months has been selected, subject to a deed of trust, because the statute requires a selection of one of those two choices. There does not appear to be a deed of trust associated with the subject unit to which the lien on which the foreclosure is subject, however.

A deposit of $10,000.00 will be required at time of sale, such deposit to be in cash, certified check, or in such other form as the attorney for the Unit Owners Association in its sole discretion requires. All conveyances, recording, recordation tax, transfer tax, etc. at purchaser's cost. All adjustments made as of date of sale. The balance of the purchase price, together with interest at the rate of 10% per annum from date of sale to date of receipt of the balance of the purchase price, must be paid in cash or by cashier's or certified check and all other terms to be complied with within 30 days, otherwise deposit is forfeited and the property may be re-advertised and resold at the discretion of the owner's Association and at the risk and cost of the defaulting purchaser. Association shall convey a deed pursuant to 42 D.C. Code Section 1903.13, as amended, and makes no further representations or warranties as to title. The Association cannot guarantee clear title or the purchaser's ability to obtain Title Insurance. For this reason, the purchaser may not be able to obtain financing and therefore must be able to pay the purchase balance in any case within 30 days. In the event of failure on the part of the Association to convey such deed purchaser's sole remedy shall be return of deposit. Contact: T. Cary Devorsetz at 202-969-8220, attorney for the Julius Hobson Plaza Condominium.

ALEX COOPER
auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

May 20,24,29 2024 0012460591

840 Trustees Sale - DC

Alderman, Devorsetz & Hora PLLC5637
1025 Connecticut Avenue, NW
Suite 615
Washington, DC 20036
Phone (202) 969-8220
www.adhlawfirm.com

CONDOMINIUM ASSOCIATION'S SALE OF VALUABLE CONDOMINIUM UNIT NUMBER 920 (SQUARE 0515, LOT 3131) CONTAINED WITHIN PREMISES of 475 K Street, NW #920, Washington, DC 20001. Pursuant to the District of Columbia Condominium Act of 1976, Section 313 as well as the Declaration and Bylaws identified below, as amended, and in accordance with Public Law 90-566 and 42 D.C. Code Section 1903.13, as amended, notice was filed on April 26, 2024 and at the request of the Attorney for the Unit Owners Association, we shall sell at public auction on **May 30, 2024 at 12:02 pm at the office of Alex Cooper Auctioneers, Inc. at 4910 MASSACHUSETTS AVE., NW, SUITE 100, WASHINGTON, DC 20016,** the following described premises situated in the District of Columbia and designated as:

Part of Lot 158 in Square 515 in the subdivision made by D.C. Redevelopment Land Agency, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 182 at Folio 85.

The part of land conveyed being more particularly described as unit numbered 920 in "The K at City Vista Condominium" (hereinafter called the "Condominium") which was constituted and established under the District of Columbia Condominium Act of 1976, as amended, by the Condominium Declaration recorded February 25, 2008, as Instrument Number 2008020533 in the Office of the Recorder of Deeds of the District of Columbia, (hereinafter called the "Condominium Declaration"), and by the Condominium Bylaws recorded February 25, 2008, as Instrument Number 2008020534 in the Office of the Recorder of Deeds of the District of Columbia (hereinafter called the "Condominium Bylaws"), and by the Condominium Plat and Plans recorded February 28, 2008, in Condominium Book 66 at Page 47 in the Office of the Surveyor of the District of Columbia (hereinafter called the "Condominium Plat and Plans").

Together with all of the appurtenances incident to said Condominium Unit as contained in the Condominium Declaration, less and except any and all right to any and all tax abatements, transferable development rights, unused development rights and combined lot development rights arising from or generated by the property hereby conveyed, such rights being hereby reserved unto City Vista K Street, LLC.

Together with an undivided interest (stated as a percentage) in the common elements of the Condominium (hereinafter called the "Percentage Interest"). The Percentage Interest of the Condominium Unit is set forth in Exhibit B-1 and Exhibit B-2 to the Condominium Declaration.

Subject, however, to all of the provisions, restrictions, easements, conditions and assessments set forth in said Condominium Declaration.
Note: At the date hereof the above described land is known for assessment and taxation purposes as Lot Number 3131 in Square Number 0515.

TERMS OF SALE: Sold subject to real estate taxes and shall also be subject to any other superior liens, encumbrances, and municipal assessments, if any, the further particulars of which may be announced at time of sale. Per D.C. Code Section 42-1903.13(c)(4)(B), the foreclosure sale notice must indicate – and does here indicate – whether the foreclosure sale is for a 6-month priority lien and not subject to a deed of trust, or for more than the 6-month priority lien, but subject to a deed of trust. Here, more than 6 months has been selected, subject to a deed of trust, because the statute requires a selection of one of those two choices. There does not appear to be a deed of trust associated with the subject unit to which the lien on which the foreclosure is subject, however.

A deposit of $10,000.00 will be required at time of sale, such deposit to be in cash, certified check, or in such other form as the attorney for the Unit Owners Association in its sole discretion requires. All conveyances, recording, recordation tax, transfer tax, etc. at purchaser's cost. All adjustments made as of date of sale. The balance of the purchase price, together with interest at the rate of 10% per annum from date of sale to date of receipt of the balance of the purchase price, must be paid in cash or by cashier's or certified check and all other terms to be complied with within 30 days, otherwise deposit is forfeited and the property may be re-advertised and resold at the discretion of the owner's Association and at the risk and cost of the defaulting purchaser. Association shall convey a deed pursuant to 42 D.C. Code Section 1903.13, as amended, and makes no further representations or warranties as to title. The Association cannot guarantee clear title or the purchaser's ability to obtain Title Insurance. For this reason, the purchaser may not be able to obtain financing and therefore must be able to pay the purchase balance in any case within 30 days. In the event of failure on the part of the Association to convey such deed purchaser's sole remedy shall be return of deposit. Contact: T. Cary Devorsetz at 202-969-8220, attorney for The K at City Vista Condominium.

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May 20,24,29 2024 0012460593

840 Trustees Sale - DC

GREENSPOON MARDER LLP
201 East Pine Street, Suite 500
Orlando, FL 32801
(407-425-6559)

SUBSTITUTE TRUSTEE'S SALE
VACATION OWNERSHIP PERCENTAGE INTEREST IN
TD SUITES HILTON GRAND VACATIONS CLUB
1250 22ND STREET NW WASHINGTON, DC 20037

SSL ID#0050-0085
#0050-2002

NOTICE OF FORECLOSURE SALE
TD SUITES 54658.0066-0068

YOU ARE HEREBY NOTIFIED THAT SUSANA CRISTINA GARCIA, GREENSPOON MARDER LLP AS SUBSTITUTE TRUSTEE ("Trustee") UNDER THAT CERTAIN DEED OF TRUST EXECUTED IN FAVOR OF HILTON RESORTS CORPORATION ("Creditor") DATED (**See Exhibit "A"**) AND RECORDED AS INSTRUMENT NO. (**See Exhibit "A"**) IN THE OFFICE OF THE RECORDER OF DEEDS IN THE DISTRICT OF COLUMBIA SHALL SELL THE BELOW DESCRIBED REALPROPERTY OWNED BY YOU, (**SEE EXHIBIT "A"**), AT A FORECLOSURE SALE TO BE HELD ON **05/30/2024** AT THE OFFICES OF ALEX COOPER AUCTIONEERS, 4910 Massachusetts Ave NW, Suite 100, Washington, DC 20016 AT **11:00 A.M.**
IN ORDER TO SATISFY THE DEBT SECURED BY THE DEED OF TRUST. THE TOTAL BALANCE DUE FROM YOU ON THE PROMISSORY NOTE SECURED BY SAID DEED OF TRUST AS OF THE DATE HEREOF IS (**SEE EXHIBIT "A"**), WHICH INCLUDES PRINCIPAL, INTEREST, AND LATE CHARGES DUE THEREUNDER. A Vacation Ownership Interest consisting of an undivided fee simple tenant in common interest in perpetuity in and to Phase I of TD Suites and in the Condominium Common Elements appurtenant thereto in the Condominium Declaration, as defined below, said interest being in a commercial condominium and subject to (i) the Declaration of 1250 22nd Street Commercial Condominium, dated May 6, 2016 and recorded in the Office of the Recorder of Deeds in the District of Columbia on May 18, 2016 as Instrument No. 2016049678 ("Condominium Declaration") and (ii) the Declaration of Covenants, Conditions and Restrictions and Vacation Ownership Instrument for TD Suites dated August 23, 2016, and recorded in the Office of the Recorder of Deeds in the District of Columbia, on August 29, 2016 as Instrument No. 2016088120, and all exhibits attached thereto, as amended from time to time, ("Timeshare Declaration"). The Condominium Declaration and the Timeshare Declaration, as each may be further amended from time to time, are hereinafter collectively referred to as the "Declarations;" Together with the following: (a) Vacation Ownership Interest: Undivided Interest in Phase I of the Project: (SEE EXHIBIT "A") Undivided Interest in 29% of the Common Elements: (SEE EXHIBIT "A") Suite Configuration: (SEE EXHIBIT "A") Season or Event: (SEE EXHIBIT "A") Recurring Use Right: (SEE EXHIBIT "A") Internal Interval Control Number: (SEE EXHIBIT "A") and (b) Membership in the Hilton Grand Vacations Club. The Condominium Unit and appurtenant undivided Percentage Interest (as such term is defined in the Condominium Declaration, defined below) defined and described below, known as Unit 2, which Condominium Unit is part of the condominium project known as the 1250 22nd Street Commercial Condominium (The "Condominium") comprised of the land described below (the "Land") and the building located thereon (the "Building"), being commonly known as 1250 22nd Street NW, Washington, D.C., which Condominium was established by the certain Declaration made by HLT DC Owner, LLC under the Condominium Act of the District of Columbia, dated May 6, 2016 and recorded May 18, 2016 in the Office of the Recorder of Deeds in the District of Columbia as Instrument No. 2016049678 and all exhibits attached thereto, as amended from time to time, (the "Condominium Declaration"). The Land is more particularly described as follows: All of that certain lot or parcel of land together with all improvements thereon located and being in the District of Columbia and being more particularly described as follows: The Condominium Unit designated and described as "Unit 2" in the Declaration of 1250 22nd Street Commercial Condominium dated May 6, 2016 and recorded May 18, 2016 as Instrument No. 2016049678 (the "Condominium Declaration"), the related Bylaws adopted May 6, 2016 and recorded May 18, 2016 as Instrument No. 2016049679, and per Plat and Plans of Condominium Subdivision recorded among the Condominium records of the Office of the Surveyor of the District of Columbia in Condominium Book 90 at Page 23 (Collectively as amended from time to time, the "Condominium Documents"). Being part of Lot 85 in Square 50 in a subdivision made by Oliver T. Carr, Jr., and George H. Beuchert, Jr., as per plat recorded in Liber 172 at folio 118 in the Office of the surveyor for the District of Columbia. NOTE: At the date hereof, the above-described land is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Lot 2002 in Square 50. SUBJECT, HOWEVER, to all the provisions, restrictions, easements and conditions, as contained in the Condominium documents. The Condominium Declaration allocates to the aforesaid Condominium Unit an undivided interest (stated as the percentage) in the Common Elements of the Condominium (hereinafter called the "Percentage Interest"). The Percentage Interest of the aforesaid Condominium Unit is set forth in the Condominium Declaration. THIS SALE DATE IS SUBJECT TO POSTPONEMENT FOR A PERIOD NOT TO EXCEED THIRTY (30) CALENDAR DAYS FROM THE ORIGINAL DATE OF FORECLOSURE SALE, AFTER WHICH THIS NOTICE OF FORECLOSURE SHALL EXPIRE. Please be advised that in the event that you fail to pay the total balance due on the Promissory Note secured by the Deed of Trust as set forth above, (including the payment of any fees incurred by Trustee in commencing this foreclosure process) prior to the date of the Foreclosure Sale, Trustee shall proceed with the sale of the Property as provided in the Deed of Trust and D.C. Code § 42-815 to satisfy the amounts owed under the Promissory Note and secured by the Deed of Trust. Should you wish to pay the total balance due on the Promissory Note as set forth above please contact HILTON RESORTS CORPORATION at 1-800-579-3919 **for an exact payoff amount as the amount you actually owe varies from day to day due to interest, and late charges**. I hereby certify that a Notice of Foreclosure Sale was sent to the present owner(s) of the real property encumbered by the Deed of Trust by certified mail, return receipt requested on the date hereof and I further certify that applicable law prohibits any foreclosure sale under a power of sale provision contained in any deed of trust, mortgage or other security instrument until the owners of the real property encumbered by said Deed of Trust has been given written notice of such sale and the Recorder of Deeds, District of Columbia has received a copy of such notice at least thirty (30) days in advance of such sale. This is a non-judicial foreclosure proceeding to permit HILTON RESORTS CORPORATION to pursue its in rem remedies under District of Columbia law. **THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

BANKRUPTCY NOTICE
IF YOU HAVE FILED A BANKRUPTCY CASE UNDER THE UNITED STATES BANKRUPTCY CODE, PLEASE BE ADVISED THAT THIS LETTER IS BEING SENT TO YOU ON BEHALF OF HILTON RESORTS CORPORATION TO PERMITHILTON RESORTS CORPORATION TO PURSUE ITS IN REM RIGHTS ONLY. HILTON RESORTS CORPORATION IS NOT SEEKING THE COLLECTION OF ANY MONIES FROM YOU, AND HILTON RESORTS CORPORATION IS NOT SEEKING TO OBTAIN AN IN PERSONAM JUDGMENT, DEFICIENCY JUDGMENT, OR ANY OTHER TYPE OF MONEY JUDGMENT AGAINST YOU. ANY STATEMENTS REGARDING ANY AMOUNTS DUE UNDER THE SUBJECT NOTE, OR UNDER THE SUBJECT DEED OF TRUST SECURING PAYMENT OF THE NOTE, ARE BEING MADE TO ESTABLISH THE AMOUNT DUE TO PERMIT HILTON RESORTS CORPORATION TO PURSUE ITS IN REM RIGHTS AGAINST THE SUBJECT PROPERTY. THIS BANKRUPTCY NOTICE IS NOT

A WAIVER OF ANY AND ALL LEGAL AND EQUITABLE RIGHTS AND REMEDIES AVAILABLE TO HILTON RESORTS CORPORATION, PARTICULARLY IF YOU HAVE NOT FILED A BANKRUPTCY CASE, OR IF YOUR BANKRUPTCY CASE HAS BEEN OR WILL BE DISMISSED; ALL SUCH RIGHTS ANDREMEDIES ARE HEREBY EXPRESSLY RESERVED.

EXHIBIT "A" – NOTICE OF FORECLOSURE SALE (54658.0066)
Owner(s)/Address, TS Undiv Int, ICN, Tenant Int, Use Basis, Season, Suite Type, MTG Rec Info, Total Due:
SHARON-MARIE C. SUSA 26314 TUSCAN CV SAN ANTONIO, TX 78261-2779, 0.0149665633727170%, 820-31, 0.0149665633727170%, YEAR, PLATINUM, ONE BEDROOM, 1/25/2017;2018039632, $9,141.95; **SUMMER TIFFANI GILSTRAP & TIMOTHY WALTON GILSTRAP** 499 SOUTH BARLOW BISHOP, CA 93514, 0.0149665633727170%, 824-34, 0.0149665633727170%, YEAR, GOLD, ONE BEDROOM, 11/6/2018;2019132507, $25,442.09; **HUMBERTO LONGORIA CHAVARRIA & ZAIRA ROCIO CHAVARRIA** 1781 RIO DR EAGLE PASS, TX 78852-3395, 0.0149665633727170%, 916-2, 0.0149665633727170%, YEAR, GOLD, ONE BEDROOM, 11/20/2018;2019013802, $23,946.45; **NANCY REBECCA RIBAK ALTADONNA & ANTHONY ALTADONNA** 24519 BENT ARROW SAN ANTONIO, TX 78258-3235, 0.00748328168635848%, 839-48 O, 0.00748328168635848%, ODD NUMBERED YEAR, GOLD, ONE BEDROOM, 2/22/2019;2019039403, $15,807.19; **SIAVOSH FAKHRI RAVARI & LAURA ELIZABETH KIMBALL-RAVARI** 5643 MIRADOR CIRCLE SHREVEPORT, LA 71119-4009, 0.03036866697517966% & 0.03036866697517966%, 729-38 & 937-38, 0.03036866697517966% & 0.03036866697517966%, YEAR & YEAR, PLATINUM & PLATINUM, TWO BEDROOM PREMIER & TWO BEDROOM PREMIER, 7/22/2019;2019104165, $76,583.99; **BELINDA SHERRE OWENS & GERALD WAYNE OWENS** 12515 DOUGLAS DR FORT SMITH, AR 72916, 0.0200974397377695%, 733-42, 0.0200974397377695%, YEAR, PLATINUM, ONE BEDROOM PLUS, 1/14/2022;2022066188, $60,088.38; **MARISA L. AGUILAR & ROBERT MICHAEL AGUILAR** 12740 S ALZANO WAY NAMPA, ID 83686, 0.0149665633727170%, 718-14, 0.0149665633727170%, YEAR, PLATINUM, ONE BEDROOM, 6/9/2017;2017093605, $11,793.96; **JIMMIE LEE ARTHUR & DOROTHY FRAISER ARTHUR** 2136 BOUYER ST LAKE WALES, FL 33898-8519, 0.00748328168635848%, 909-38 E, 0.00748328168635848%, EVEN NUMBERED YEAR, PLATINUM, ONE BEDROOM, 6/10/2017;2017098296, $7,907.46; **DAVID WILLIFORD & MISTY WILLIFORD** 4135 MANORFIELD DR SEABROOK, TX 77586-4210, 0.0149665633727170%, 707-45, 0.0149665633727170%, YEAR, GOLD, ONE BEDROOM, 1/4/2018;2018024267, $12,329.36; **ALAN E. WAITE & CHERYL JEAN WALKER** 790 W HEIKES LN EAGLE, ID 83616-2518, 0.00748328168635848%, 919-55 E, 0.00748328168635848%, EVEN NUMBERED YEAR, GOLD, ONE BEDROOM, 6/12/2019;2019095342, $16,759.41; **DUANE EDISON RANKIN & LORI ANN RANKIN** 603 CHELSEA DR IMPERIAL, PA 15126-9296, 0.0200974397377695%, 805-40, 0.0200974397377695%, YEAR, PLATINUM, ONE BEDROOM PLUS, 8/25/2019;2019122333, $53,575.10; **SHARIE-ANN MILAN** 1300 FOREST LAKE DR HINESVILLE, GA 31313, 0.03036866697517966% & 0.03036866697517966%, 835-7 & 927-1, 0.0303866697517966% & 0.03036866697517966%, YEAR & YEAR, GOLD & GOLD, TWO BEDROOM PREMIER & TWO BEDROOM PREMIER, 7/4/2021;2021141930, $116,971.64; **CHRISTOPHER LOMAX FLOWERS, SR. & ANGELA FLOWERS** 23411 GEOFFREY CT OAK PARK, MI 48237-2012, 0.00748328168635848%, 809-22 O, 0.0074832816863588%, ODD NUMBERED YEAR, PLATINUM, ONE BEDROOM, 5/13/2017;2017082988, $14,584.69; **JONATHAN WILLIAM FRASER** 98 PRIMROSE LN MASON, MI 48854-8341, 0.00748328168635848%, 919-48 O, 0.00748328168635848%, ODD NUMBERED YEAR, GOLD, ONE BEDROOM, 9/25/2018;2018115149, $13,301.54; **TREY SHAWN NORRIS & MOLLY LYN NORRIS** 243 BEVERLY DR BULLARD, TX 75757-6447, 0.00748328168635848%, 804-34 E, 0.00748328168635848%, EVEN NUMBERED YEAR, GOLD, ONE BEDROOM, 6/26/2019;2019084007, $18,097.44;

EXHIBIT "A" – NOTICE OF FORECLOSURE SALE (54658.0067)
Owner(s)/Address, TS Undiv Int, ICN, Tenant Int, Use Basis, Season, Suite Type, MTG Rec Info, Total Due:
JOHN W. MURPHY, JR. & JANE L. JOHNSON 751 MAIN ST HARWICH, MA 02645-2756, 0.049665633727170%, 903-11, 0.0149665633727170%, YEAR, PLATINUM, ONE BEDROOM, 2017055916;2/9/2017, $13,116.45; **LISA BROWN-BAPTISTE** 78 A+B GOODWOOD AVE GOODWOOD PARK PT CUMANA, TRINIDAD AND TOBAGO, 0.03036866697517966%, 835-8, 0.03036866697517966%, YEAR, GOLD, TWO BEDROOM PREMIER, 8/5/2017;2018039634, $26,755.66; **KRISTI JEAN KEELING & RAYMOND TROY KROEKER** 1306 STUART AVE ALBANY, GA 31707, 0.0149665633727170%, 809-18, 0.0149665633727170%, YEAR, PLATINUM, ONE BEDROOM, 1/4/2022;2022058687, $46,582.46;

EXHIBIT "A" – NOTICE OF FORECLOSURE SALE (54658.0068)
Owner(s)/Address, TS Undiv Int, ICN, Tenant Int, Use Basis, Season, Suite Type, MTG Rec Info, Total Due:
KENNETH KELECHI OGBUNAMIRI & EKENE OBIANAMMA OGBUNAMIRI 23619 STARLING GROVE LN KATY, TX 77493, 0.0149665633727170%, 812-8, 0.0149665633727170%, YEAR, GOLD, ONE BEDROOM, 8/5/2019;2019112247, $17,274.45; **WILLIAM ROBERT ECKBERG & SUSAN GAIL ECKBERG** 14549 SADDLEBACK DR CARMEL, IN 46032-5209, 0.0149665633727170%, 8182, 0.0149665633727170%, YEAR, GOLD, ONE BEDROOM, 1/24/2019;2020010679, $14,227.31.

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May 20,22,24,27,29 2024 0012460885

877 Spotsylvania County

TRUSTEE'S SALE OF
8 SANFORD CIRCLE,
FREDERICKSBURG, VA 22407

In execution of a certain Deed of Trust dated December 8, 2004, in the original principal amount of $196,000.00 recorded in the Clerk's Office, Circuit Court for **Spotsylvania County**, Virginia as Instrument No. 200400049281. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Spotsylvania County, 9107 Judicial Center Lane, Spotsylvania, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **June 27, 2024, at 9:00 AM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN COURTLAND MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, KNOWN AS LOT 221R, BREEZEWOOD, AS SHOWN ON A PLAT OF SULLIVAN, DONAHOE AND INGALLS, DATED NOVEMBER 15, 1983, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN PLAT BOOK 15, PAGE 88.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation.

Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-310683-2.

May 22,29 2024 0012458675

878 Stafford County

TRUSTEE'S SALE OF
51 LIBERTY KNOLLS DRIVE,
STAFFORD, VA 22554

In execution of a certain Deed of Trust dated November 23, 2015, in the original principal amount of $495,853.00 recorded in the Clerk's Office, Circuit Court for **Stafford County**, Virginia as Instrument No. 150021126. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Stafford County, 1300 Courthouse Road, Stafford, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **June 27, 2024, at 1:45 PM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THERETO BELONGING, LOCATED AND BEING IN THE COUNTY OF STAFFORD, COMMONWEALTH OF VIRGINIA, AND BEING DESIGNATED AS FOLLOWS: LOT 20, LIBERTY KNOLLS, AS THE SAME IS DULY DEDICATED IN INSTRUMENT NUMBER 080016674, AND AS PLATTED IN PLAT MAP NUMBER 080000160, RECORDED AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation.

Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-364640-1.

May 22,29 2024 0012458674

850 Montgomery County

IN THE CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND

John Ansell, et al.
Substitute Trustees,
Plaintiffs,

v.

Bryan Nance
Defendant(s).

Case No. 445741V

NOTICE
Notice is hereby issued this 9 day of May, 2024 that the sale of the property in this case, **11403 HONEYBEAR LN, Germantown, Maryland 20876**, reported by John Ansell, Jeremy B. Wilkins, Robert A. Oliveri, Amanda Driscole, Paul Heinmuller, Substitute Trustees, be ratified and confirmed, unless cause to the contrary be shown on or before the 10 day of June, 2024, provided a copy of this Notice be inserted in The Washington Post, a newspaper published in Montgomery County, Maryland, once in each of three (3) successive weeks on or before the 10 day of June, 2024.

The report states the amount of sale to be $563,000.00.

Karen A Bushell
Clerk
CLERK OF THE CIRCUIT COURT
50 MARYLAND AVENUE
ROCKVILE, MD 20850-2393

May 15,22,29 2024 0012460532

851 Prince Georges County

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY MARYLAND

James E. Clarke, et al.
Substitute Trustees
Plaintiffs

V.

Esther L. Bagley and Maryland Forestville8 Prince George's Ode Road Saint Paul's Stepping Stone Land Trust
Defendant(s)
Civil No. C-16-CV-23-001567

NOTICE PURSUANTTO MD RULE 14-215 (A)
ORDERED, by the Circuit Court for Prince George's County, Maryland, this 9th day of May, 2024 that the foreclosure sale of the property described in the deed of trust docketed herein and located at **2007 Ode Rd., District Heights, MD 20747**, made and reported by James E. Clarke, Substitute Trustees, be RATIFIED and CONFIRMED, unless cause to the contrary be shown on or before the 10th day of June, 2024; provided a copy of this Order be inserted in THE WASHINGTON POST, once in each of three (3) successive weeks before the 10th day of June 2024.

The Report of Sale states the amount of the sale at $308,319.65.

Mahasin El Amin #723
Clerk of the Circuit Court

Orlans #22-007235

May 15,22,29 2024 0012460546

851 Prince Georges County

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY MARYLAND

James E. Clarke, et al.
Substitute Trustees
Plaintiffs

V.

Bernard Robertson
Defendant(s)

Civil No. C-16-CV-22-000301

NOTICE PURSUANT TO MD RULE 14-215 (A)
ORDERED, by the Circuit Court for Prince George's County, Maryland, this 9th day of May, 2024 that the foreclosure sale of the property described in the deed of trust docketed herein and located at **2507 Iverson Street, Unit 2507, Temple Hills, MD 20748**, made and reported by James E. Clarke, Substitute Trustees, be RATIFIED and CONFIRMED, unless cause to the contrary be shown on or before the 10th day of June, 2024; provided a copy of this Order be inserted in THE WASHINGTON POST, once in each of three (3) successive weeks before the 10th day of June 2024.

The Report of Sale states the amount of the sale at $90,000.00.

Mahasin El Amin #723
Clerk of the Circuit Court

Orlans #20-700373

May 15,22,29 2024 0012460545

852 Anne Arundel County

IN THE CIRCUIT COURT FOR ANNE ARUNDEL COUNTY

DIANE S. ROSENBERG, ET AL.
Substitute Trustees

Versus

SHAWNIELLE D. PREDEOUX
Defendant

No. C-02-CV-23-001332

NOTICE

Notice is hereby issued this **Monday, April 29, 2024** that the sale of the property in the proceedings mentioned, made and reported by MARK D. MEYER, Substitute Trustee BE RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the **31st day of May 2024** next; provided, a copy of this Notice be inserted in some newspaper published in Anne Arundel County, once in each of three successive weeks before the **31st day of May 2024** next. The report states that the amount of sale of the property at **1807 HILLWOOD COURT, SEVERN, MARYLAND 21144** to be **$258,000.00**.

Scott A. Poyer
Circuit Court for
Anne Arundel County, MD.

May 15,22,29 2024 0012459821

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S0437 1x2

880 City of Fredericksburg

TRUSTEE'S SALE OF 207 MORNINGSIDE DR, FREDERICKSBURG, VA 22401

In execution of a certain Deed of Trust dated September 16, 2021, in the original principal amount of $270,019.00 recorded in the Clerk's Office, Circuit Court for **Fredericksburg City**, Virginia as Instrument No. 202103663. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for the City of Fredericksburg, 701 Princess Anne St., Fredericksburg, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **June 27, 2024, at 10:15 AM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN LOT OR PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE CITY OF FREDERICKSBURG, VIRGINIA, AND KNOWN AS LOT NO. FOUR (4) ON THE PLAT OF SECTION ONE OF MORNINGSIDE SUBDIVISION, MADE FEBRUARY, 1970, BY MARTIN, CLIFFORD & ASSOCIATES, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, A COPY OF WHICH PLAT IS DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG, VIRGINIA, IN PLAT BOOK 2 AT PAGE 159, ALONG WITH THE DEED OF DEDICATION OF SAID SECTION ONE OF MORNINGSIDE SUBDIVISION, WHICH IS RECORDED IN SAID CLERK'S OFFICE IN DEED BOOK 139 AT PAGE 648.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation.

Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-369140-1.

Apr 17,24,May 15,29 2024 0012457887

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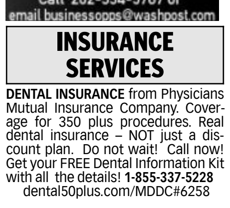

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840 Trustees Sale - DC

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(301) 977-8400

SUBSTITUTE TRUSTEES' SALE OF VALUABLE REAL ESTATE located in the District of Columbia
known as
1200 K STREET, NW, WASHINGTON, DC 20005

By virtue of the power and authority contained in a certain Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing executed by 1200 K STREET I CO. LLC, and 1200 K STREET II CO. LLC, each a Delaware limited liability company (collectively, "Borrower"), to Lawyers Title Realty Services, Inc., Trustee, dated as of February 18, 2021 and recorded among the records of the Recorder of Deeds for the District of Columbia (the "Records") on February 19, 2021 as Document No. 2021022139 (the "Deed of Trust"), the undersigned Substitute Trustees (by virtue of Deed of Appointment of Substitute Trustees between 1200 K STREET LENDER, LLC, a Delaware limited liability company, as successor-in-interest to Starwood Property Mortgage Sub-10-A, L.L.C., a Delaware limited liability company (the "Beneficiary"), and the Substitute Trustees recorded April 17, 2024 as Document No. 2024035441 among the Records, and in accordance with Public Law 90-566 notice recorded April 25, 2024, as Document No. 2024038714 among the Records, a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of the Beneficiary, the undersigned Substitute Trustees, will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on

THURSDAY, MAY 30, 2024
at 1:30 O'Clock, P.M.

the following described land and premises (the "Land"):
Lot numbered Forty-nine (49) in Square numbered Two Hundred Eighty-five (285) in the subdivision made by Ambassador, Inc. and Franklin Plaza Limited Partnership, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 183 at folio 35.
APN: 0285-0000-0049
FIXTURES, EQUIPMENT, AND PERSONAL PROPERTY: Pursuant to the Deed of Trust, and as evidenced by (1) a UCC Financing Statement filed as Document No. 2021 1335943 as assigned by a UCC Financing Statement Amendment filed as Document No. 2023 2859220, and (2) a UCC Financing Statement filed as Document No. 2021 1336149 as assigned by a UCC Financing Statement Amendment filed as Document No. 2023 2859741, all among the records of the Delaware Department of State, and upon occurrence of an Event of Default thereunder, the Beneficiary, as the holder of a security interest and lien on all of the tangible and intangible assets (as identified as collateral in the Deed of Trust) of Borrower, will sell at public auction on the same date and at the same time and place, all such tangible and intangible property, including the Fixtures, Equipment, and Personal Property (as each term is defined in the Deed of Trust) of Borrower located on or about the Land (to the extent that the foregoing is subject to the security interest and lien of Beneficiary and not owned by any third party).
TOGETHER WITH buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively the "Improvements"), and with all easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and/or the Improvements and the reversions and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Borrower of, in
and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto all as more particularly described in the aforesaid Deed of Trust (collectively, with the Land, the Improvements, the Fixtures, the Equipment, and the Personal Property, the "Property"). The Improvements include a twelve-story, office building containing 382,830 square feet, more or less, with four levels of below ground parking.

TERMS OF SALE

ALL CASH. The bid which yields the highest price for the Property will be accepted by the Substitute Trustees (unless the sale is postponed or cancelled) and all bids will be provisional until final acceptance. Notwithstanding the foregoing, the Substitute Trustees absolutely reserve the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is received by the Substitute Trustees. A deposit in the amount of Five Hundred Thousand and No/100 Dollars ($500,000.00) will be required at the time of sale. Such deposit must be by cashier's check or certified check or in such other form as the Substitute Trustees may determine in their sole discretion. The successful bidder must increase the deposit to 10% of the purchase price no later than 3:00 p.m. on Monday, June 3, 2024, TIME BEING OF THE ESSENCE, at the office of the Substitute Trustees in the form of certified check or cashier's check or by wire transfer of immediately available funds to the specified account of the Substitute Trustees (the "Account"). The Beneficiary (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit, and the Beneficiary shall be allowed to credit bid at the sale. The Substitute Trustees will, as a condition of the sale, require all potential bidders except the Beneficiary to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement, provided, however, that in the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, such deposit, at the option of the Substitute Trustees, will be forfeited. The terms of sale must be complied with and settlement consummated thereon within thirty (30) days from day of sale unless extended at the sole discretion of the Substitute Trustees. The balance of the purchase price over and above the retained deposit, with interest thereon at a rate of 9.43171% per annum from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement by wire transfer of immediately available funds to the Account; and if not so paid, the Substitute Trustees reserve the right to retain all deposits and resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustees may deem proper, and to avail themselves and the Beneficiary of any legal or equitable rights against the defaulting purchaser. TIME IS OF THE ESSENCE with regard to all of the purchaser's obligations. If the successful bidder fails for any reason to increase the deposit or complete settlement as provided above, the deposit shall be forfeited and applied to the costs of the sale, including Substitute Trustees' fees, and the balance, if any, shall be delivered to the Beneficiary to be applied by the Beneficiary against the indebtedness secured by, and other amounts due under, the Deed of Trust in accordance with the Deed of Trust or applicable law or otherwise as the Beneficiary shall elect. Forfeiture of the deposit shall not limit any rights or remedies of the Substitute Trustees or the Beneficiary with respect to any such default. If the Property is resold after any such default, such re-sale shall be at the risk and the cost of the failing bidder, and the failing bidder shall be liable for any deficiency between its bid and the successful bid at the resale as well as the costs of conducting such re-sale.
The Substitute Trustees reserve the right (i) to waive or modify the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder or final purchaser; (iii) to withdraw all or part of the Property from sale at any time prior to the termination of bidding; (iv) to keep the bidding open for any length of time; (v) to reject any or all bids; and (vi) to cancel or postpone the sale, all as the Substitute Trustees may determine in their discretion.
The Property is sold subject to the rights, if any, of parties in possession and to any and all covenants, dedications, conditions, restrictions, easements, rights of way, and limitations of record. The Property will be sold "WHERE IS" and in its "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustees or any other party and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with any federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, or (v) compliance of the Property with any zoning laws or ordinances and any and all applicable safety codes, and acceptance of the Substitute Trustees' Deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustees or the Beneficiary concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustees or the Beneficiary.
Conveyance shall be by Substitute Trustees' Deed, without covenant or warranty, express or implied. The risk of loss or damage by fire or other casualty to the Property from and after the date of sale will be upon the successful purchaser. Obtaining possession of the Property shall be the sole responsibility of the successful bidder. The Property is sold subject to all taxes, ground rents, public charges, assessments, sewer, water, drainage and other public improvements whether assessments have been levied or not through date of closing. The Beneficiary and Substitute Trustees assume no liability for fuel, gas, electricity, utilities and other operating charges accrued before or after the sale and shall be the sole responsibility of the purchaser. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all recordation taxes and charges, all transfer taxes and charges, title insurance premiums, notary fees, and settlement fees shall be at the cost of the successful purchaser. In the event the Substitute Trustees are unable to convey marketable title or in the event the borrower entered into a repayment plan, reinstated or paid the loan off prior to the sale, or if for any other reason, the undersigned Substitute Trustees did not have the right to sell, the sale is null and void and the purchaser is not entitled to any legal or equitable remedy other than return of the deposit without interest and any and all other claims of the purchaser are hereby released.
Additional terms and conditions may be announced at the time of sale. All inquiries regarding the sale should be directed to Stephen B. Jackson, Substituted Trustee.

STEPHEN B. JACKSON and STEVEN P. HENNE
Substitute Trustees

ALEX COOPER auctioneers
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Washington, DC 20016 • 202.364.0306
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May 20,22,24,27,29 2024 0012460244

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840 Trustees Sale - DC

LTX LAW GROUP
1966 GREENSPRING DRIVE, SUITE LL2
LUTHERVILLE, MD 21093
410-238-2840

SUBSTITUTE TRUSTEES' SALE
REAL PROPERTY
1132 JEFFERSON STREET, NW
WASHINGTON, D.C. 20011

By virtue of a certain Purchase Money Construction Deed of Trust from 1132 Jefferson St NW, LLC dated December 3, 2021, and duly recorded December 9, 2021 as Instrument No. 2021160852 and subsequently assigned by Assignment of Mortgage recorded April 4, 2023, as Instrument Number 2023028007 (collectively the "Deed of Trust") among the Land Records of the District of Columbia (the "Land Records"), a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of the party secured thereby (the "Noteholder"), and in accordance with Public Law 90-566 and following mailing of the Notice of Foreclosure Sale of Real Property or Condominium Unit recorded among the Land Records on April 29, 2024 as Instrument No. 2024039527 and the recordation of the Affidavit of Non-Residential Mortgage Foreclosure recorded among the Land Records on March 20, 2024 as Instrument No. 2024025900 and the recordation of a Deed of Appointment of Substitute Trustees (Substitute Trustees) with the Recorder as Instrument No. 2024025891, the undersigned Substitute Trustees will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on

THURSDAY, MAY 30, 2024 AT 12:16 PM

Lot numbered Ninety-three (0093) in Romain Dalley's subdivision in Square numbered Twenty-nine Hundred Ninety-seven (2997) as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 41 at folio 128.
AND
Lot numbered One Hundred Nineteen (0119) in Martin Vlegand's subdivision in Square numbered Twenty-nine Hundred Ninety-seven (2997) as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 64 at folio 44.
NOTE: At the date hereof, the above-described land is now known for Assessment and Taxation purposes as Lot numbered Eight Hundred Six (0806) in Square numbered Twenty-nine Hundred Ninety-seven (2997).
Property Address: 1132 Jefferson Street Northwest Washington DC 20011
Tax ID No.: 2997-0000-0806
TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above-described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances, and any furniture, furnishings, equipment, machinery and other personal property owned and located in, upon or about the above-described land and any buildings thereon all as more particularly described in the aforesaid Deed of Trust (the "Property"). The "Property" does not include any property owned by any tenants at the Property.
TERMS OF SALE: ALL CASH. The Property will be offered as an entirety only. The bid that yields the highest price for the Property will be accepted by the Substitute Trustees (unless thesale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustees absolutely reserve the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the Substitute Trustees receive the deposit in the required amount and form. A deposit in the amount of $25,000.00 will be required at the time of sale as a condition to bidding. Such deposit must be by cashier's check or certified check or in such other form as the Substitute Trustees may determine in their sole discretion, which check shall be payable to "Mark H. Wittstadt, Justin T. Hoy and Kevin Hildebeidel, Substitute Trustees." The deposit must be increased to 10% of the purchase price within 2 business days after consummation of the sale and delivered to the Substitute Trustees in the same form of funds as the initial deposit. The Noteholder secured by the Deed of Trust (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit. The Substitute Trustees will, as a condition of the sale, require all potential bidders except the Noteholder to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement; provided, however, that in the event the successful purchaser does not consummate the purchase in accordance with the terms of sale as herein provided, such deposit, will be forfeited, and after payment of all expenses and commissions due in connection with the defaulted sale, the balance shall be applied to the indebtedness due under the terms of the note and Deed of Trust. The terms of sale must be complied with, and settlement consummated thereon within 25 days from the day of sale unless extended at the sole discretion of the Substitute Trustees. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the default rate of 18% per annum being charged from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement by bank wire transfer; and if not so paid, the Substitute Trustees as stated above will forfeit the deposit and reserve the right to resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustees may deem proper, and to avail themselves and the Noteholder of any legal or equitable rights against the defaulting purchaser.
The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust or have been granted non-disturbance or similar rights, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustees or any other party, if any, and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, (v) compliance of the Property with any zoning laws or ordinances and any and all applicable safety codes, or (vi) compliance with any tenants' rights or similar laws, and acceptance of the Deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustees or the Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination, or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustees or the Noteholder.
Conveyance shall be by Substitute Trustee's Deed, without covenant or warranty, express or implied. The risk of loss or damage by fire or other casualty to the Property from and after the time of sale shall be the sole responsibility of the purchaser. The Property shall be sold subject to all taxes, ground rents, public charges, assessments, sewer, water, drainage, and other public improvements, if any, whether assessments have been levied or not. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, utilities, and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all recordation taxes and charges, all transfer taxes and charges, title insurance premiums, notary fees, settlement fees and all other costs incident to settlement shall be at the cost of the successful purchaser. The District of Columbia Government may impose transfer and recordation taxes on any assignment of the successful bid prior to recordation of the Substitute Trustee's Deed. The successful purchaser shall be solely liable for payment of such additional transfer and recordation taxes, if any. If the Substitute Trustees cannot convey title, the purchaser's sole remedy is a return of deposit. Further particulars may be announced at the time of sale.

Mark H. Wittstadt
Justin T. Hoy
Kevin Hildebeidel
Substitute Trustees

ALEX COOPER auctioneers
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Washington, DC 20016 • 202.364.0306
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May 20,22,24,27,29 2024 0012461120

840 Trustees Sale - DC

LTX LAW GROUP
1966 GREENSPRING DRIVE, SUITE LL2
LUTHERVILLE, MD 21093
410-238-2840

SUBSTITUTE TRUSTEES' SALE
REAL PROPERTY
1277 OWEN PLACE, NE
WASHINGTON, D.C. 20002

By virtue of a certain Purchase Money Construction Deed of Trust from Ohun-ini LLC dated June 10, 2021 and duly recorded June 15, 2021 as Instrument No. 2021081061 (the "Deed of Trust") and subsequently assigned by Assignment of Mortgage recorded March 23, 2022 as Instrument Number 2022032010 among the Land Records of the District of Columbia (the "Land Records"), a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of the party secured thereby (the "Noteholder"), and in accordance with Public Law 90-566 and following mailing of the Notice of Foreclosure Sale of Real Property or Condominium Unit recorded among the Land Records on April 29, 2024 as Instrument No.2024039528 and the recordation of the Affidavit of Non-Residential Mortgage Foreclosure recorded among the Land Records on April 9, 2024 as Instrument No. 2024032881 and the recordation of a Deed of Appointment (Substitution of Trustees) with the Recorder as Instrument No. 2024032863, the undersigned Substitute Trustees will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on

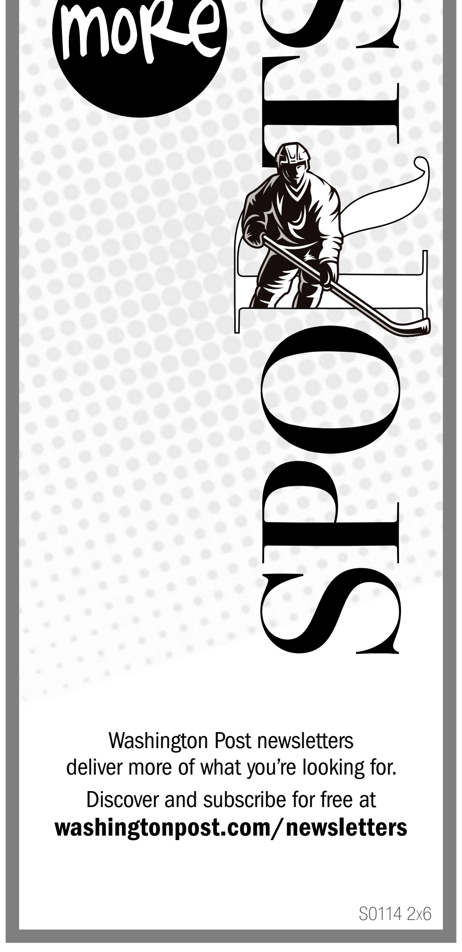
THURSDAY, MAY 30, 2024 AT 12:20 PM

All that piece or parcel of land together with the improvements, rights, privileges and appurtenances to the same belonging, situate in the District of Columbia, described as follows, to wit:
Lot numbered Two Hundred Five (205) in Square numbered Forty Hundred Sixty (4060) in the subdivision made by Thrift Building of lots in Block numbered Eight (8) "Trinidad", as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 78 at Folio 39.
FOR INFORMATIONAL PURPOSES ONLY: The improvements thereon are known as No. 1277 Owen Place NE
At the date hereof, the above-described land is designated on Records of the Assessor of the District of Columbia for taxation purposes as Lot 0205 in Square 4060.
TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above-described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances, and any furniture, furnishings, equipment, machinery and other personal property owned and located in, upon or about the above-described land and any buildings thereon all as more particularly described in the aforesaid Deed of Trust (the "Property"). The "Property" does not include any property owned by any tenants at the Property.
TERMS OF SALE: ALL CASH. The Property will be offered as an entirety only. The bid that yields the highest price for the Property will be accepted by the Substitute Trustees (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustees absolutely reserve the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the Substitute Trustees receives the deposit in the required amount and form. A deposit in the amount of $25,000.00 will be required at the time of sale as a condition to bidding. Such deposit must be by cashier's check or certified check or in such other form as the Substitute Trustees may determine in their sole discretion, which check shall be payable to "Mark H. Wittstadt, Justin T. Hoy, Kevin Hildebeidel, Substitute Trustees." The deposit must be increased to 10% of the purchase price within 2 business days after consummation of the sale and delivered to the Substitute Trustees in the same form of funds as the initial deposit. The Noteholder secured by the Deed of Trust (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit. The Substitute Trustees will, as a condition of the sale, require all potential bidders except the Noteholder to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement; provided, however, that in the event the successful purchaser does not consummate the purchase in accordance with the terms of sale as herein provided, such deposit, will be forfeited, and after payment of all expenses and commissions due in connection with the defaulted sale, the balance shall be applied to the indebtedness due under the terms of the note and Deed of Trust. The terms of sale must be complied with, and settlement consummated thereon within 25 days from the day of sale unless extended at the sole discretion of the Substitute Trustees. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the default rate of 18% per annum being charged from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement by bank wire transfer; and if not so paid, the Substitute Trustees as stated above will forfeit the deposit and reserves the right to resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustees may deem proper, and to avail themselves and the Noteholder of any legal or equitable rights against the defaulting purchaser.
The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust or have been granted non-disturbance or similar rights, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustees or any other party, if any, and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, (v) compliance of the Property with any zoning laws or ordinances and any and all applicable safety codes, or (vi) compliance with any tenants' rights or similar laws, and acceptance of the Deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustees or the Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination, or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustees or the Noteholder.
Conveyance shall be by Substitute Trustees' Deed, without covenant or warranty, express or implied. The risk of loss or damage by fire or other casualty to the Property from and after the time of sale shall be the sole responsibility of the purchaser. The Property shall be sold subject to all taxes, ground rents, public charges, assessments, sewer, water, drainage, and other public improvements, if any, whether assessments have been levied or not. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, utilities, and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all recordation taxes and charges, all transfer taxes and charges, title insurance premiums, notary fees, settlement fees and all other costs incident to settlement shall be at the cost of the successful purchaser. The District of Columbia Government may impose transfer and recordation taxes on any assignment of the successful bid prior to recordation of the Substitute Trustees' Deed. The successful purchaser shall be solely liable for payment of such additional transfer and recordation taxes, if any. If the Substitute Trustees cannot convey title, the purchaser's sole remedy is a return of deposit. Further particulars may be announced at the time of sale.

Mark H. Wittstadt
Justin T. Hoy
Kevin Hildebeidel
Substitute Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

May 20,22,24,27,29 2024 0012461119



840 Trustees Sale - DC

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE OF
5529 7TH STREET, N.W., WASHINGTON, D.C. 20011
(Square 3207, Lot 0050)

In execution of the power of sale contained in a certain Deed of Trust, Security Agreement and Fixture Filing (with Assignment of Rents and Leases) dated as of November 23, 2021 and recorded on December 20, 2021 as Instrument No. 2021165263 with the District of Columbia Recorder of Deeds (the "Recorder") in the original principal amount of $600,000.00 (the "Deed of Trust"), which Deed of Trust also constitutes a security agreement and creates a security interest in all fixtures and personal property described in the Deed of Trust, a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of the party secured thereby (the "Noteholder"), and following mailing of a Notice of Foreclosure Sale of Real Property or Condominium Unit recorded with the Recorder on April 26, 2024 as Instrument No. 2024039003 and Affidavit of Non-Residential Mortgage Foreclosure recorded with the Recorder on September 14, 2023 as Instrument No. 2023079244, and the recordation of a Substitution of Trustees with the Recorder as Instrument No. 2023049676, the undersigned Trustees will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on **Thursday, May 30, 2024 at 1:00 o'clock P.M.** that certain land and premises commonly described as 5529 7th Street Northwest, Washington, DC 20011, which has the following legal description as set forth in the Deed of Trust:
Property Address: 5529 7th Street Northwest, Washington, DC 20011
PROPERTY DESCRIPTION:
LOT NUMBERED FIFTY (50) in William S. Phillip's subdivision of lots in Block numbered Twenty-nine(29), "Brightwood Park", as per plat recorded in Liber 68 at folio 92 in the Office of the Surveyor for the District of Columbia.
Said property being know known for assessment and taxation purposes as Lot numbered (50) in Square numbered (3207). The improvements thereon being known as 5529 7th Street Northwest, Washington, District of Columbia - 20011.
TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above-described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances, and any furniture, furnishings, equipment, machinery and other personal property owned and located in, upon or about the above-described land and any buildings thereon all as more particularly described in the aforesaid Deed of Trust (the "Property"). Pursuant to Section 28:9-604 of the D.C. Code, the Substitute Trustees are proceeding against both the real property and the personal property described in the Deed of Trust.
TERMS OF SALE: ALL CASH. The bid which yields the highest price for the Property will be accepted by the Substitute Trustees (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustees absolutely reserve the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is received by the Substitute Trustees. A deposit in the amount of $60,000.00 will be required at the time of sale. Such deposit must be by cashier's check or certified check or in such other form as the Substitute Trustees may determine in their sole discretion. The Noteholder (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit. The Substitute Trustees will, as a condition of the sale, require all potential bidders except the Noteholder (or any related party) to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement, provided, however, that in the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, such deposit, at the option of the Substitute Trustees, will be forfeited. The terms of sale must be complied with and settlement consummated thereon within fifteen (15) days from day of sale unless extended at the sole discretion of the Substitute Trustees. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the Note post-default rate of eighteen percent (18%) per annum from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement in cash or certified funds; and if not so paid, the Substitute Trustees reserve the right to retain the deposit and resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustees may deem proper, and to avail himself and the Noteholder of any legal or equitable rights against the defaulting purchaser, including, without limitation, the recovery of all of Noteholder's costs, expenses and reasonable attorneys' fees to conduct both sales, plus any deficiency resulting from such subsequent sale and the cost of collecting same.
The Property is sold subject to the rights, if any, of any parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustees or any other party and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, or (v) compliance of the Property with any zoning laws or ordinances and any and all applicable safety codes, and acceptance of the Deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustees or the Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustees or the Noteholder.
Conveyance shall be by Substitute Trustee's Deed, without covenant or warranty, express or implied. The risk of loss or damage by fire or other casualty to the Property from and after the date of sale will be upon the successful purchaser. Adjustment of all taxes, ground rents, public charges, assessments, sewer, water, drainage and other public improvements will be made as of the date of sale and are to be assumed and paid thereafter by the successful purchaser, whether assessments have been levied or not. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all recordation taxes and charges, all transfer taxes and charges, title insurance premiums, notary fees, settlement fees and all other costs incident to settlement shall be at the cost of the successful purchaser. If the Substitute Trustees cannot convey title, the purchaser's sole remedy is a return of deposit. Further particulars may be announced at the time of sale.

Laura H. G. O'Sullivan and Michael T. Cantrell,
Substitute Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

May 20,22,24,27,29 2024 0012461103

840 Trustees Sale - DC | 840 Trustees Sale - DC

PARKER, SIMON & KOKOLIS, LLC
110 NORTH WASHINGTON STREET, SUITE 500
ROCKVILLE, MARYLAND 20850
301-656-5775

SUBSTITUTE TRUSTEES' SALE OF 4 UNIT RESIDENTIAL CONDOMINIUM BUILDING AND PARKING SPACE KNOWN AS 1461 CHAPIN STREET, NW, WASHINGTON, D.C. 20009.

By virtue of a certain Deed of Trust, Assignment of Rents and Security Agreement dated September 28, 2021 (the "Deed of Trust") duly recorded October 18, 2021 as Instrument No. 2021137468 among the Land Records of the District of Columbia (the "Land Records") and in accordance with Public Law 90-566 notice recorded among the Land Record as Instrument No. 2024040198, a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of the party secured thereby (the "Noteholder"), the undersigned Substitute Trustees, will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on

THURSDAY, JUNE 6, 2024 AT 12:00 PM

The property to be sold consists of the Original Secured Property located in the District of Columbia which is currently subdivided and is as follows:
Lot Numbered One Hundred Eighty-One (181) in Harry Wardman and other subdivision of Lot Numbered Thirty-Six (36) in the subdivision of the "The South Grounds of Columbia University" and of Lot Numbered One (1) in Block 18 "Meridian Hill", per plat of said first mentioned subdivision recorded in the Office of the Surveyor for the District of Columbia in Liber County 19 at Folio 76, (the "Real Property") which has the address of 1461 Chapin Street Northwest, Washington, DC 20009. Square 2662 Lot 0181. (The "Original Secured Property")
The property consists of 4 individual condominium units and one parking space. The units were a former portion of Square 2662 Lot 0181, which is currently subdivided into Square 2662 Lots 2291-2295 being further described as follows:
Residential Units One (1), Two (2), Three (3), Four (4) and Parking Space One (P-1) in the Condominium known as "MERIDIAN OVERLOOK CONDOMINIUM" according to the Declaration of Condominium dated May 9, 2018, and recorded March 26, 2019 as Instrument No. 2019030747, and the By-Laws of Condominium dated May 9, 2018, and recorded March 26, 2019, as Instrument No. 2019030748, and said final Plat and Plans of Condominium Subdivision recorded December 15, 2022, in Condo Book 104 at Page 50, as amended by that First Amended and Restated Declaration and that First Amended and Restated Bylaws as Instrument Numbers 2022125679 and 2022125680 on December 23, 2022, among the Land Records of the District of Columbia, and any recorded amendments thereto as of the date hereof, together with an undivided percentage share interest in the Common Elements of said "MERIDIAN OVERLOOK CONDOMINIUM" as set forth in said Declaration of Condominium and the Exhibits thereto, the Condominium Declaration allocates to the Condominium Residential Units an undivided interest (stated as a percentage) in the common elements of the Condominium (hereinafter called the "Percentage Interest")
The Percentage Interests of the Condominium Units are set forth in the Condominium Declaration, said Condominium project is situate on Lot 181 (now known after subdivision as Lots 2291-2295 in Square 2662 in the subdivision made by Harry Wardman and others, as per plat recorded in Liber County 19 at folio 76 in the Office of the Surveyor for the District of Columbia but for which no certificate of occupancy permits has yet to be issued. (Collectively, the "Subdivided Property")
Parcel ID: 2662-2291 1461 Chapin Street, NW # 1
Parcel ID: 2662-2292 1461 Chapin Street, NW # 2
Parcel ID: 2662-2293 1461 Chapin Street, NW # 3
Parcel ID: 2662-2294 1461 Chapin Street, NW # 4
Parcel ID: 2662-2295 1461 Chapin Street, NW # P-1
1461 Chapin Street, NW Units 1, 2, 3, 4 & P-1
(Collectively, the "Subdivided Property")
TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above-described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances, and any furniture, furnishings, equipment, machinery and other personal property owned and located in, upon or about the above-described land and any buildings thereon all as more particularly described in the aforesaid Deed of Trust (the "Property").
TERMS OF SALE: ALL CASH. The property will be offered individually and as an entirety. The sale will be made in the manner producing the greater amount of money. The Substitute Trustees reserve the right to change the manner of offering at the time of sale.
The bid which yields the highest price for the Property will be accepted by the Substitute Trustees (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustees absolutely reserve the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is received by the Substitute Trustees. A deposit in the amount of $25,000 per unit for Units 1, 2, 3, 4 if sold individually and a deposit of $5,000 on Parking Space (P-1) if sold individually. If the combined bids on those units and parking space sold individually does not satisfy the debt, then those bids shall be held in abeyance, and the units and parking space shall be offered together. If sold as an entirety, a deposit in the amount of $105,000. The highest bid offered between the combined bids of the units and parking space sold individually or the units and parking space sold as an entirety shall be the winning bid. All deposits must be in the form of cashier's or certified check, or in any other form suitable to the Substitute Trustees in their sole discretion, shall be required at the time of sale, except no deposit shall be required of the secured party, its successors or assigns. The deposit must be increased to 10% of the winning bid amount and delivered to the Substitute Trustees within one business day after the consummation of the sale in the same form of funds as the initial deposit. Failure to timely tender the deposit shall constitute a material default by the purchaser. The Noteholder secured by the Deed of Trust (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit. The Substitute Trustees will, as a condition of the sale, require all potential bidders except the Noteholder to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement, provided, however, that in the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, such deposit, at the option of the Substitute Trustees, shall immediately be forfeited. The terms of sale must be complied with and settlement consummated thereon within 30 days from day of sale unless extended at the sole discretion of the Substitute Trustees. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the note default rate of 23% per annum from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement in certified funds; and if not so paid by the time specified herein, 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. The Substitute Trustees shall be entitled to avail themselves and the Noteholder of any legal or equitable rights against the defaulting purchaser. 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. In the event that settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest.
The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record. Purchaser shall be responsible for obtaining physical possession of the property. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty or representation as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustees or any other party and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, compliance, quality, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, or (v) compliance of the Property with any zoning and construction laws or ordinances and any and all applicable safety and building codes and regulations, and acceptance of the Deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustees or the Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustees or the Noteholder.
Conveyance shall be by Substitute Trustees' Deed, without any covenant or warranty, express or implied. If the Substitute Trustees are unable to convey either insurable or marketable title, then Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the Purchaser. The risk of loss or damage by fire or other casualty to the Property from and after the date of sale will be upon the successful purchaser. Sold subject to all taxes, ground rents, public charges, assessments, violations, liens, sewer, water, drainage and other public improvements whether assessments have been levied or not and whether such have been recorded or not. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, water and sewer charges, utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all recordation taxes and charges, all transfer taxes and charges, title insurance premiums, financing charges and fees, notary fees, settlement fees and all other costs incident to settlement shall be at the cost of the successful purchaser. If the Substitute Trustees cannot convey title, the purchaser's sole remedy is a return of deposit. Further particulars may be announced at the time of sale. For further information, please contact Paul Cooper 443-470-1437.

Craig A. Parker and Thomas J. Kokolis, Substitute Trustees

ALEX COOPER auctioneers
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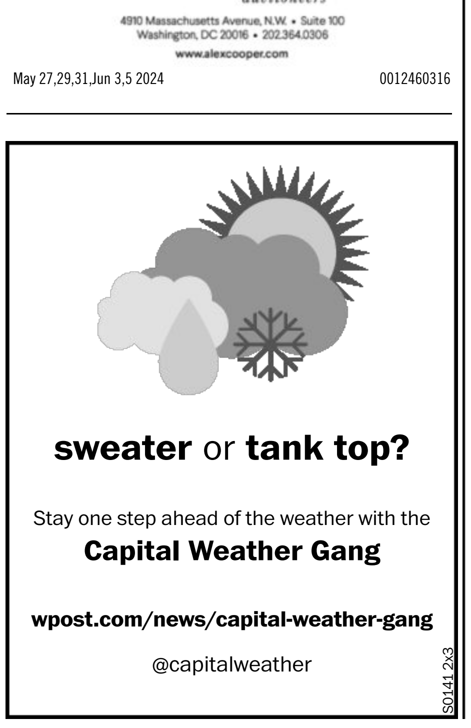
www.alexcooper.com

May 27,29,31,Jun 3,5 2024 0012460316



MARK H. WITTSTADT, ESQUIRE
1966 GREENSPRING DRIVE, SUITE LL2
LUTHERVILLE, MD 21093
410-238-2840

**TRUSTEE'S SALE
REAL PROPERTY
3703 RESERVOIR ROAD N.W.
WASHINGTON, D.C. 20007**

By virtue of a certain Commercial Deed of Trust, Security Agreement , Assignment of Leases and Rents and Fixture Filing from RES Management Services, LLC, a Maryland limited liability company dated August 24, 2022, and duly recorded August 26, 2022 as Instrument No. 2022089734 (the "Deed of Trust") among the Land Records of the District of Columbia (the "Land Records"), which Deed of Trust also constitutes a security agreement and creates a security interest in all fixtures described in the Deed of Trust, a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of the party secured thereby (the "Noteholder"), and in accordance with Public Law 90-566 and following mailing of the Notice of Foreclosure Sale of Real Property or Condominium Unit recorded among the Land Records on April 29, 2024 as Instrument No. 2024039532 and the recordation of the Affidavit of Non-Residential Mortgage Foreclosure recorded among the Land Records on April 2, 2024 as Instrument No. 2024030200 the undersigned Trustee will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on

THURSDAY, MAY 30, 2024 AT 12:22 PM

Lot numbered Sixty-six (66) in Square numbered Thirteen Hundred Seven (1307) in a subdivision made by Shannon & Luchs Construction Company of Lots in Block 134
"BURLEITH", as per plat recorded in Liber No. 87 at Folio 92 among the Records of the Office of the Surveyor for the District of Columbia, except that part of the lot condemned by proceedings in District Court Cause No. 1876 for the widening of Reservoir Road, and shown on plat recorded in the Surveyor's Office in Liber 98 at folio 15.
NOTE: At the date hereof, the above-described land is now known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot number Eight Hundred Twenty-nine (829) in Square numbered Thirteen Hundred Seven (1307).
Which has a property address of: 3703 Reservoir Road N.W. Washington, DC 20007

FIXTURES AND TANGIBLE PROPERTY

Pursuant to the Deed of Trust as evidenced by a Financing Statement recorded among said Land Records as Instrument Number 2022089735 and upon occurrence of a default thereunder, the Secured Party, Carstensz Loan Holdings, LLC, as the holder of a security interest and lien on all of the tangible and intangible assets of the Debtor, will sell at public auction on the same date and at the same time and place, ALL OF THE FIXTURES and TANGIBLE PROPERTY, ETC. of the Debtor located on or about the Real Estate (that is subject to the security interest and lien of Carstensz Loan Holdings, LLC and not owned by any third party.)
TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above-described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances, and any furniture, furnishings, equipment, machinery and other personal property owned and located in, upon or about the above-described land and any buildings thereon all as more particularly described in the aforesaid Deed of Trust (the "Property"). The "Property" does not include any property owned by any tenants at the Property.
TERMS OF SALE: ALL CASH. The Property will be offered as an entirety only. The bid that yields the highest price for the Property will be accepted by the Trustee (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Trustee absolutely reserves the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the Trustee receives the deposit in the required amount and form. A deposit in the amount of $25,000.00 will be required at the time of sale as a condition to bidding. Such deposit must be by cashier's check or certified check or in such other form as the Trustee may determine in his sole discretion, which check shall be payable to "Mark H. Wittstadt, Trustee." The deposit must be increased to 10% of the purchase price within 2 business days after consummation of the sale and delivered to the Trustee in the same form of funds as the initial deposit. The Noteholder secured by the Deed of Trust (or any related party) shall be exempted by the Trustee from submitting any bidding deposit. The Trustee will, as a condition of the sale, require all potential bidders except the Noteholder to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement; provided, however, that in the event the successful purchaser does not consummate the purchase in accordance with the terms of sale as herein provided, such deposit, will be forfeited, and after payment of all expenses and commissions due in connection with the defaulted sale, the balance shall be applied to the indebtedness due under the terms of the note and Deed of Trust. The terms of sale must be complied with, and settlement consummated thereon within 25 days from the day of sale unless extended at the sole discretion of the Trustee. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the default rate of 24% per annum being charged from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement by bank wire transfer; and if not so paid, the Trustee as stated above will forfeit the deposit and reserves the right to resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Trustee may deem proper, and to avail himself and the Noteholder of any legal or equitable rights against the defaulting purchaser.
The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust or have been granted non-disturbance or similar rights, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Trustee or any other party, if any, and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, (v) compliance of the Property with any zoning laws or ordinances and any and all applicable safety codes, or (vi) compliance with any tenants' rights or similar laws, and acceptance of the Deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Trustee or the Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination, or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Trustee or the Noteholder.
Conveyance shall be by Trustee's Deed, without covenant or warranty, express or implied. The risk of loss or damage by fire or other casualty to the Property from and after the time of sale shall be the sole responsibility of the purchaser. The Property shall be sold subject to all taxes, ground rents, public charges, assessments, sewer, water, drainage, and other public improvements, if any, whether assessments have been levied or not. The Noteholder and Trustee assume no liability for fuel, gas, electricity, utilities, and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all recordation taxes and charges, all transfer taxes and charges, title insurance premiums, notary fees, settlement fees and all other costs incident to settlement shall be at the cost of the successful purchaser. The District of Columbia Government may impose transfer and recordation taxes on any assignment of the successful bid prior to recordation of the Trustee's Deed. The successful purchaser shall be solely liable for payment of such additional transfer and recordation taxes, if any. If the Trustee cannot convey title, the purchaser's sole remedy is a return of deposit. Further particulars may be announced at the time of sale.

Mark H. Wittstadt, Trustee

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

May 16,20,22,24,29 2024 0012461101

840 Trustees Sale - DC | 840 Trustees Sale - DC

LTX LAW GROUP
1966 GREENSPRING DRIVE, SUITE LL2
LUTHERVILLE, MD 21093
410-238-2840

**SUBSTITUTE TRUSTEES' SALE
REAL PROPERTY
3208 POPE STREET, SE
WASHINGTON, D.C. 20020**

By virtue of a certain Purchase Money Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement (Construction) from 3208 GSD LLC, a District of Columbia limited liability company dated December 23, 2022, and duly recorded December 29, 2022 as Instrument No. 2022126669 and subsequently assigned by Assignment of Mortgage recorded February 27, 2023 as Instrument No. 2023016021 (collectively the "Deed of Trust") among the Land Records of the District of Columbia (the "Land Records"), which Deed of Trust also constitutes a security agreement and creates a security interest in all fixtures described in the Deed of Trust, a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of the party secured thereby (the "Noteholder"), and in accordance with Public Law 90-566 and following mailing of the Notice of Foreclosure Sale of Real Property or Condominium Unit recorded among the Land Records on April 29, 2024 as Instrument No. 2024039519 and the recordation of the Affidavit of Non-Residential Mortgage Foreclosure recorded among the Land Records on March 27, 2024 as Instrument No. 2024028208 the undersigned Substitute Trustees will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on

THURSDAY, MAY 30, 2024 AT 12:14 PM

All that piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same belonging, situate in the District of Columbia, described as follows:
Lot numbered Eighty (80) in Square numbered Fifty-five Hundred Ten (5510) in a subdivision made by Lillian T. Stone and Maurice Samuels, as per plat recorded in Liber 146 at folio 21 in the Office of the Surveyor for the District of Columbia.
Property Address: 3208 Pope Street SE, Washington, DC 20020 Tax Parcel ID No: SSL 5510-0000-0080
TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above-described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances, and any furniture, furnishings, equipment, machinery and other personal property owned and located in, upon or about the above-described land and any buildings thereon all as more particularly described in the aforesaid Deed of Trust (the "Property"). The "Property" does not include any property owned by any tenants at the Property.
TERMS OF SALE: ALL CASH. The Property will be offered as an entirety only. The bid that yields the highest price for the Property will be accepted by the Substitute Trustees (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustees absolutely reserve the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the Substitute Trustees receives the deposit in the required amount and form. A deposit in the amount of $25,000.00 will be required at the time of sale as a condition to bidding. Such deposit must be by cashier's check or certified check or in such other form as the Substitute Trustees may determine in their sole discretion, which check shall be payable to "Mark H. Wittstadt, Justin T. Hoy or Kevin Hildebeidel, Substitute Trustees." The deposit must be increased to 10% of the purchase price within 2 business days after consummation of the sale and delivered to the Substitute Trustees in the same form of funds as the initial deposit. The Noteholder secured by the Deed of Trust (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit. The Substitute Trustees will, as a condition of the sale, require all potential bidders except the Noteholder to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement; provided, however, that in the event the successful purchaser does not consummate the purchase in accordance with the terms of sale as herein provided, such deposit, will be forfeited, and after payment of all expenses and commissions due in connection with the defaulted sale, the balance shall be applied to the indebtedness due under the terms of the note and Deed of Trust. The terms of sale must be complied with, and settlement consummated thereon within 25 days from the day of sale unless extended at the sole discretion of the Substitute Trustees. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the default rate of 18% per annum being charged from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement by bank wire transfer; and if not so paid, the Substitute Trustees as stated above will forfeit the deposit and reserves the right to resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustees may deem proper, and to avail himself and the Noteholder of any legal or equitable rights against the defaulting purchaser.
The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust or have been granted non-disturbance or similar rights, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustees or any other party, if any, and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, (v) compliance of the Property with any zoning laws or ordinances and any and all applicable safety codes, or (vi) compliance with any tenants' rights or similar laws, and acceptance of the Deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustees or the Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination, or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustees or the Noteholder.
Conveyance shall be by Substitute Trustees' Deed, without covenant or warranty, express or implied. The risk of loss or damage by fire or other casualty to the Property from and after the time of sale shall be the sole responsibility of the purchaser. The Property shall be sold subject to all taxes, ground rents, public charges, assessments, sewer, water, drainage, and other public improvements, if any, whether assessments have been levied or not. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, utilities, and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all recordation taxes and charges, all transfer taxes and charges, title insurance premiums, notary fees, settlement fees and all other costs incident to settlement shall be at the cost of the successful purchaser. The District of Columbia Government may impose transfer and recordation taxes on any assignment of the successful bid prior to recordation of the Substitute Trustees' Deed. The successful purchaser shall be solely liable for payment of such additional transfer and recordation taxes, if any. If the Substitute Trustees cannot convey title, the purchaser's sole remedy is a return of deposit. Further particulars may be announced at the time of sale.

Mark H. Wittstadt
Justin T. Hoy
Kevin Hildebeidel
Substitute Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

May 20,22,24,27,29 2024 0012461117

840 Trustees Sale - DC | 840 Trustees Sale - DC

MARK H. WITTSTADT, ESQUIRE
1966 GREENSPRING DRIVE, SUITE LL2
LUTHERVILLE, MD 21093
410-238-2840

**SUBSTITUTE TRUSTEES' SALE
REAL PROPERTY
322 15TH STREET, NE
WASHINGTON, D.C. 20002**

By virtue of a certain Purchase Money Construction Deed of Trust from 322 15th St LLC dated May 26, 2022, and duly recorded May 31, 2022 as Instrument No. 2022059317 (the "Deed of Trust") and subsequently assigned by Assignment of Deed of Trust recorded November 21, 2023, as Instrument Number 2023104108 among the Land Records of the District of Columbia (the "Land Records"), a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of the party secured thereby (the "Noteholder"), and in accordance with Public Law 90-566 and following mailing of the Notice of Foreclosure Sale of Real Property or Condominium Unit recorded among the Land Records on April 29, 2024 as Instrument No. 2024039530 and the recordation of the Affidavit of Non-Residential Mortgage Foreclosure recorded among the Land Records on November 30, 2023 as Instrument No. 2023106657 and the recordation of a Deed of Appointment of Substitute Trustees (Substitute Trustees) with the Recorder as Instrument No. 2023106636, the undersigned Substitute Trustees will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on

THURSDAY, MAY 30, 2024 AT 12:12 PM

All that piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same belonging, situated in the District of Columbia, described as follows:
Lot 232 in Square 1054 in the Subdivision made by Charles H. Davidson as per Plat recorded in The Office of the Surveyor of the District of Columbia in Liber 43, Folio 17.
The improvements thereon being known as 322 15th Street Northeast, Washington, District of Columbia - 20002
THE ABOVE PROPERTY IS NOW KNOWN FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 0232 IN SQUARE 1054.
TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above-described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances, and any furniture, furnishings, equipment, machinery and other personal property owned and located in, upon or about the above-described land and any buildings thereon all as more particularly described in the aforesaid Deed of Trust (the "Property"). The "Property" does not include any property owned by any tenants at the Property.
TERMS OF SALE: ALL CASH. The Property will be offered as an entirety only. The bid that yields the highest price for the Property will be accepted by the Substitute Trustees (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustees absolutely reserve the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the Substitute Trustees receive the deposit in the required amount and form. A deposit in the amount of $25,000.00 will be required at the time of sale as a condition to bidding. Such deposit must be by cashier's check or certified check or in such other form as the Substitute Trustees may determine in their sole discretion, which check shall be payable to "Mark H. Wittstadt and Justin T. Hoy, Substitute Trustees." The deposit must be increased to 10% of the purchase price within 2 business days after consummation of the sale and delivered to the Substitute Trustees in the same form of funds as the initial deposit. The Noteholder secured by the Deed of Trust (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit. The Substitute Trustees will, as a condition of the sale, require all potential bidders except the Noteholder to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement; provided, however, that in the event the successful purchaser does not consummate the purchase in accordance with the terms of sale as herein provided, such deposit, will be forfeited, and after payment of all expenses and commissions due in connection with the defaulted sale, the balance shall be applied to the indebtedness due under the terms of the note and Deed of Trust. The terms of sale must be complied with, and settlement consummated thereon within 25 days from the day of sale unless extended at the sole discretion of the Substitute Trustees. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the default rate of 18% per annum being charged from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement by bank wire transfer; and if not so paid, the Substitute Trustees as stated above will forfeit the deposit and reserve the right to resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustees may deem proper, and to avail themselves and the Noteholder of any legal or equitable rights against the defaulting purchaser.
The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust or have been granted non-disturbance or similar rights, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustees or any other party, if any, and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, (v) compliance of the Property with any zoning laws or ordinances and any and all applicable safety codes, or (vi) compliance with any tenants' rights or similar laws, and acceptance of the Deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustees or the Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination, or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustees or the Noteholder.
Conveyance shall be by Substitute Trustee's Deed, without covenant or warranty, express or implied. The risk of loss or damage by fire or other casualty to the Property from and after the time of sale shall be the sole responsibility of the purchaser. The Property shall be sold subject to all taxes, ground rents, public charges, assessments, sewer, water, drainage, and other public improvements, if any, whether assessments have been levied or not. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, utilities, and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all recordation taxes and charges, all transfer taxes and charges, title insurance premiums, notary fees, settlement fees and all other costs incident to settlement shall be at the cost of the successful purchaser. The District of Columbia Government may impose transfer and recordation taxes on any assignment of the successful bid prior to recordation of the Substitute Trustee's Deed. The successful purchaser shall be solely liable for payment of such additional transfer and recordation taxes, if any. If the Substitute Trustees cannot convey title, the purchaser's sole remedy is a return of deposit. Further particulars may be announced at the time of sale.

Mark H. Wittstadt
Justin T. Hoy
Substitute Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

May 20,22,24,27,29 2024 0012461111

851 Prince Georges County | 851 Prince Georges County

**TRUSTEE'S SALE
8614 Girard Street, Landover, MD 20785**

Trustee's Sale of valuable fee simple property improved by premises known as 8614 Girard Street, Landover, MD 20785. By virtue of the power and authority contained in a Deed of Trust, dated September 14, 2015, and recorded in Liber 37824 at Page 083 among the land records of the **County of Prince George's**, in the original principal amount of $375,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **June 11, 2024 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 13-1565449

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 22-291934.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

May 22,29,Jun 5 2024 0012459777

851 Prince Georges County | 851 Prince Georges County

Friedman Vartolo LLP
1325 Franklin Avenue Suite
Garden City, NY 11530
212-471-5100

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**113 GRAIDEN STREET
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Robert Busby, dated November 11, 2005 and recorded in Liber 23451, folio 32 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 18, 2024 AT 10:50 AM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.
Property Address (for Informational Purposes): 113 Graiden Street, Upper Marlboro MD 20774
Tax ID Number: 07-0779009
The foreclosure sale advertised herein has been docketed in the Circuit Court for Prince George's County, Maryland, as Case No. C-16-CV-23-005105
The property, will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $40,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for Prince George's County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 3.75000% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. 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. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

Adam Friedman, Ralph Vartolo,
Catherine Aponte, Rachel Kiefer,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

May 29,Jun 5,12 2024 0012461494

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**5104 WHEELER ROAD
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Tony Dingle and Gail Dingle dated June 9, 2005 and recorded in Liber 22319, folio 564 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 18, 2024 AT 10:35 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #12-1235209.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $48,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-002182-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

May 29,Jun 5,12 2024 0012461497

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11604 35TH PLACE BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated January 30, 2001, recorded in Liber 14365, Folio 495 among the Land Records of Prince George's County, MD, with an original principal balance of $75,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 18, 2024 AT 10:44 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 365588-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

May 29,Jun 5,12 2024 0012461486

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7015 WHITNEY AVENUE DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated December 10, 2021, recorded in Liber 46887, Folio 38 among the Land Records of Prince George's County, MD, with an original principal balance of $304,100.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 18, 2024 AT 10:42 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 369168-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
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May 29,Jun 5,12 2024 0012461485

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
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(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4000 TAUNTON DRIVE BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated August 25, 2003, recorded in Liber 18554, Folio 329 among the Land Records of Prince George's County, MD, with an original principal balance of $223,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 18, 2024 AT 10:40 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 177603-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
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May 29,Jun 5,12 2024 0012461484

851 Prince Georges County

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6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7223 MASON STREET DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated March 15, 2007, recorded in Liber 27643, Folio 221 among the Land Records of Prince George's County, MD, with an original principal balance of $218,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 11, 2024 AT 10:35 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 161212-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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May 22,29,Jun 5 2024 0012460890

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

16709 DORCHESTER PLACE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated February 17, 2017, recorded in Liber 39277, Folio 389 among the Land Records of Prince George's County, MD, with an original principal balance of $219,976.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 4, 2024 AT 11:04 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 353151-3)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
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www.alexcooper.com

May 15,22,29 2024 0012460278

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4217 KINMOUNT ROAD LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Bernadette M. Short and Benjamin L. Short dated December 21, 2006 and recorded in Liber 26918, folio 172 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 4, 2024 AT 10:46 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #20-2172666.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-000422-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
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May 15,22,29 2024 0012460289

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2501 FAIRHILL DRIVE SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated November 20, 2007, recorded in Liber 29098, Folio 529 among the Land Records of Prince George's County, MD, with an original principal balance of $510,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 4, 2024 AT 11:08 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 366680-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
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www.alexcooper.com

May 15,22,29 2024 0012460280

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1806 TAYLOR AVENUE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Juanita Ann Ransom-Ashmon dated June 2, 2006 and recorded in Liber 25647, folio 249 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 4, 2024 AT 10:44 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #05-0363846.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $46,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 23-001058-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

May 15,22,29 2024 0012460287

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12306 DENDRON PLACE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated February 16, 2007, recorded in Liber 37504, Folio 233 among the Land Records of Prince George's County, MD, with an original principal balance of $397,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 4, 2024 AT 11:06 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 358046-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

May 15,22,29 2024 0012460279

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8611 SUMTER LANE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Wendell W. Butler and Dorothy J. Butler dated October 27, 2006 and recorded in Liber 28829, folio 205 and re-recorded in Liber 29059, Folio 593 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 4, 2024 AT 10:42 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #09-0940189.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-000361-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

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908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

May 15,22,29 2024 0012460285

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4100 55TH AVENUE BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust dated August 28, 2014, recorded in Liber 36354, Folio 52 among the Land Records of Prince George's County, MD, with an original principal balance of $244,686.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 4, 2024 AT 11:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 346705-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

May 15,22,29 2024 0012460276

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7226 DONNELL PLACE, UNIT #D1 DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated July 8, 2005, recorded in Liber 22972, Folio 72 among the Land Records of Prince George's County, MD, with an original principal balance of $100,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 4, 2024 AT 10:58 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered and lettered 7726-D1 in Holly Hill Condominium and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $6,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 363821-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

May 15,22,29 2024 0012460275

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851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6517 RONALD ROAD CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 26, 2006, recorded in Liber 25171, Folio 297 among the Land Records of Prince George's County, MD, with an original principal balance of $220,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 4, 2024 AT 10:56 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 356782-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
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www.alexcooper.com

May 15,22,29 2024 0012460274

LAW OFFICES
Shulman Rogers, P.A.
12505 Park Potomac Avenue, 6th Floor
Potomac, MD 20854
(301) 230-5241
File No. 113852.00847

SUBSTITUTE TRUSTEE'S SALE OF IMPROVED REAL PROPERTY
8629 Park Avenue
Bowie, MD 20720
(the "Property")

Under a power of sale contained in a certain Indemnity Deed of Trust (the "Deed of Trust") from Alvin T. Smith to Antonio F. Marquez and Ryan A. Riel, Trustees, dated February 2, 2021, and recorded in Book 44995, at Page 452, among the Land Records of Prince George's County, Maryland, default having occurred under the terms thereof, the Substitute Trustee ("Trustee") will sell at public auction at the Circuit Court for Prince George's County, located at 14735 Main St., Upper Marlboro, MD 20772 (Duval Wing entrance, located on Main St.), on

June 7, 2024 at 11:00 AM

All that Fee-Simple lot of ground and the improvements thereon, if any, identified as Tax ID No. 14-3237658 and more fully described in the aforesaid Deed of Trust.

The Property and improvements, if any, thereupon will be sold in "as is" condition and subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $30,000.00 by certified check. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate of 4.75% from the date of sale to the date funds are received in the office of the Trustee. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, including water/sewer charges and ground rent, to be adjusted to date of sale and thereafter assumed by purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale forward. Cost of all documentary stamps, transfer taxes and settlement expense shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the Property. Purchaser assumes the risk of loss or damage to the Property from the date of sale forward. Additional terms may be announced at the time of the sale.

If the Trustee is unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited to the Trustee for application against all expenses, attorneys' fees and the full commission of the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorneys' fees and the full commission of this sale) shall be charged against and paid out of the forfeited deposit. The Trustee may then re-advertise and resell the Property at the risk and expense of the defaulting purchaser or may avail himself of any legal or equitable remedies against the defaulting purchaser without re-selling the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the Property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustee and secured party for reasonable attorneys' fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale.

Benjamin P. Smith,
Substitute Trustee

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

May 22,29,Jun 5 2024 0012457459

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851 Prince Georges County

Law Offices of
Gebhardt & Smith LLP
One South Street
Suite 2200
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE OF VALUABLE MEDICAL OFFICE CONDOMINIUM GENERALLY KNOWN AS 12150 ANNAPOLIS ROAD, UNIT 101, GLENN DALE, MARYLAND 20769

Under and by virtue of the power of sale contained in that certain Purchase Money Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing, dated June 7, 2022, securing the original principal amount of $600,000.00, executed and delivered by Tru-Health Incorporated ("Borrower") to the trustees named therein and recorded among the Land Records of Prince George's County, Maryland ("Land Records") at Liber 47902, Folio 320 (the "Deed of Trust"), the holder of the indebtedness secured by said Deed of Trust (the "Noteholder"), having subsequently appointed Michael C. Bolesta and Richard A. DuBose, III as Substitute Trustees in the place and stead of the original trustees under the Deed of Trust by instrument duly executed, acknowledged and recorded among the aforementioned Land Records, a default having occurred under the terms of said Deed of Trust and at the request of the parties secured thereby, the undersigned Substitute Trustees (collectively, the "Trustees") will offer for sale at public auction to be conducted at the Property (as defined below) located at 12150 Annapolis Road, Suite 101, Glen Dale, Maryland 20769 on:

Friday, MAY 31, 2024 at 10:00 a.m.

ALL THOSE lots or parcels of land situate and lying in Prince George's County, Maryland (collectively, the "Property") and being further described as follows:

BEING KNOWN AND DESIGNATED AS Unit 101, Building B, of Fairwood Office Park Condominium, a Condominium established under the provisions of Title 11 of the Real Property Article of the Annotated Code of Maryland (1981 Edition, as amended) by the operation and effect of Fairwood Office Park Condominium Declaration by Fairwood Office Park, LLC, A Maryland Limited Liability Company, dated June 27, 2008 and recorded on July 2, 2008 among the Land Records of Prince George's County, Maryland in Liber 29821, folio 588, and By-Laws by LH Water Tower, LLC, a Maryland Limited Liability Company, recorded therewith as Exhibit "B", and any amendments thereto (the "Declaration and Bylaws"), as shown on those certain condominium plats entitled "FAIRWOOD OFFICE PARK CONDOMINIUM", Sheets 1 through 6, (the Condominium Plat), which Condominium Plat is duly recorded in the Plat Records of Prince George's County, Maryland in Plat Book 226, pages 78-83, inclusive.

TOGETHER WITH the improvements thereon, the undivided percentage interest and ownership in the common elements and common profits of the Condominium as more particularly set forth in the Declaration and Bylaws and the rights and appurtenant thereto belonging or appertaining and particularly the rights in common with others, in the general and limited common elements of the aforesaid Condominium and all other rights and privileges of a Condominium Unit. AND SUBJECT TO the covenants, restrictions, easements expenses, charges and other burdens as set forth in the Declaration, Bylaws, and Condominium Plats as aforesaid and any amendments thereto.

FOR INFORMATIONAL PURPOSES ONLY
The improvements thereon being known as: 12150 Annapolis Road, Unit 101, Glenn Dale, Maryland 20769

The Property is an approximately 870+/- square foot office condominium that was built out for and formerly used as a medical office. The Property is located within a larger office condominium project known as Fairview Office Park Condominium in the City of Bowie. The site includes what is believed to be adequate public parking and offers excellent visibility at the intersection of Annapolis Road and Glenn Dale Boulevard. The Property is believed to include a reception area, staff break room, multiple treatment rooms, a storage room and an administrative office. The Property has a Tax Identification Number of 14-3969334.

TERMS OF SALE: A deposit of Fifteen Thousand Dollars ($15,000.00) for the Property, payable in cash, certified check or other form acceptable to the Trustees, will be required of the purchaser(s) at the time and place of sale. The successful bidder ("Purchaser") will be required to increase the deposit to ten percent (10%) of the bid amount within five (5) calendar days of the date of sale by delivering certified funds to the Trustees in an amount sufficient to bring the total deposit to ten percent (10%) of the bid amount (collectively, the "Deposit"). The balance of the purchase price shall be due at settlement in cash or by certified check together with interest on the unpaid balance of the purchase price at the rate of seven percent (7%) per annum from the date of sale to and including the date of settlement, which settlement shall occur within thirty (30) days following the final ratification of sale by the Circuit Court for Prince George's County, Maryland, unless said period is extended by the Trustees for good cause shown. Time is of the essence. If ratification or settlement is delayed for any reason, there shall be no abatement of interest. In the event the beneficiary under the Deed of Trust, or an affiliate thereof, is the successful bidder at the sale, such party will not be required to make a Deposit or to pay interest on the unpaid purchase money.

All real estate taxes, assessments, water charges, and other fees relating to the Property and municipal charges owed against the Property which are not extinguished as a matter of law by the foreclosure sale are the responsibility of the Purchaser and shall be paid by the Purchaser at settlement. The cost of all documentary stamps, recordation taxes, transfer taxes, title examination costs, other transfer taxes, and all other costs associated with conveying the Property to the Purchaser shall be the sole responsibility of the Purchaser and shall be paid for by the Purchaser at settlement. At settlement, the Purchaser shall provide all additional information and documentation reasonably requested by the Trustees and/or the Noteholder in order to comply with all applicable anti-money laundering, anti-terrorism or other applicable laws or regulations. The Trustees reserve the right to reject any and all bids, and to extend the time for settlement, at their discretion.

The Property is being sold in an "AS IS" condition and without any warranties or representations of any kind, either express or implied, as to the value, nature, condition or description of the Property or the improvements thereon. The Property is being sold subject to: (a) all existing building and zoning code violations; (b) all existing wetlands, (c) all critical area and wetland violations; (d) all environmental problems, conditions, encroachments and other violations which may exist on or with respect to the Property; (e) all senior liens, encumbrances, easements, conditions, restrictions, agreements, declarations and covenants which are not extinguished as a matter of law by the foreclosure sale; (f) any rights of redemption; (g) such state of facts that an accurate survey or physical inspection of the Property might disclose; and (h) all agreements and restrictions of record affecting the Property, if any. The Purchaser is responsible for conducting all of its own due diligence regarding the Property. The Purchaser at the foreclosure sale shall assume the risk of loss for the Property immediately after the sale takes place. It shall be the Purchaser's responsibility to obtain possession of the Property following final ratification of the sale by the Circuit Court for Prince George's County, Maryland and conveyance of the Property by the Trustees to the Purchaser.

In the event the Purchaser fails to go to settlement as required or fails to deliver the entire Deposit to the Trustees as required herein, in addition to any other legal or equitable remedies available to the Trustees, the Purchaser shall forfeit the entire Deposit and the Trustees may, subject to further order of the court, resell the Property at the Purchaser's sole risk and expense and retain and apply the Deposit to any deficiency in the purchase price sustained by the Trustees and/or the Noteholder, all costs and expenses of both sales, reasonable attorneys' fees, and any other damages sustained by the Trustees and/or the Noteholder as a result of the Purchaser's default, including, without limitation, all incidental damages. In the event a resale of the Property results in a sale in excess of the amount originally bid by the defaulting Purchaser, the defaulting Purchaser waives any and all claims, rights and interest to any such excess amount and shall not be entitled to any distribution whatsoever from the sale proceeds. If the Trustees are unable to convey the Property to the Purchaser as described above for any reason, the Purchaser's sole remedy at law or in equity shall be limited to a refund of the Deposit, without interest thereon. Upon refund of the Deposit to the Purchaser, the sale shall be void and of no effect, and the Purchaser shall have no further claim against the Trustees, the Noteholder or the Auctioneer conducting the foreclosure sale. The parties' respective rights and obligations regarding the terms of sale and the conduct of the sale shall be governed by and interpreted according to the laws of the State of Maryland.

The information contained herein was obtained from sources deemed to be reliable, but is offered for informational purposes only. The Auctioneer, the Noteholder and the Trustees do not make any representations or warranties with respect to the accuracy of this information.

Richard A. DuBose and Michael C. Bolesta
Substitute Trustees

For further information, contact:
Richard A. DuBose, Esquire
Gebhardt & Smith LLP
One South Street, Suite 2200
Baltimore, Maryland 21202
Tel: 410-385-5039

Or

Bill Hudson
Atlantic Auctions
4805 Philadelphia Road
Belcamp, Maryland 21017
Office 410-803-4177

BSC America Atlantic AUCTIONS, INC.

May 15,22,29 2024 0012460266

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851 Prince Georges County

TRUSTEE'S SALE
702 Balboa Avenue, Capitol Heights, MD 20743

Trustee's Sale of valuable fee simple property improved by premises known as 702 Balboa Avenue, Capitol Heights, MD 20743. By virtue of the power and authority contained in a Deed of Trust, dated June 1, 2007, and recorded in Liber 28243 at Page 365 among the land records of the **County of Prince George's**, in the original principal amount of $230,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **June 11, 2024 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 18-2092757

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 23-293894.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

May 22,29,Jun 5 2024 0012459769

TRUSTEE'S SALE
3402 25th Pl, Temple Hills, MD 20748

Trustee's Sale of valuable fee simple property improved by premises known as 3402 25th Pl, Temple Hills, MD 20748. By virtue of the power and authority contained in a Deed of Trust, dated April 15, 2010, and recorded in Liber 31632 at Page 291 among the land records of the County of Prince George's, in the original principal amount of $154,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **June 11, 2024 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 06-0453852

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 23-295281.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

May 22,29,Jun 5 2024 0012460324

TRUSTEE'S SALE
1317 Iron Forge Rd, Forestville, MD 20747

Trustee's Sale of valuable fee simple property improved by premises known as 1317 Iron Forge Rd, Forestville, MD 20747. By virtue of the power and authority contained in a Deed of Trust, dated December 20, 2006, and recorded in Liber 29258 at Page 103 among the land records of the County of **Prince George's**, in the original principal amount of $89,100.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **June 11, 2024 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 06-0417402

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 23-293266.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

May 22,29,Jun 5 2024 0012458211

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851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6618 INSEY STREET DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated June 25, 2007, recorded in Liber 28326, Folio 387 among the Land Records of Prince George's County, MD, with an original principal balance of $232,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 4, 2024 AT 11:02 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 344906-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
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www.alexcooper.com

May 15,22,29 2024 0012460277

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852 Anne Arundel County

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1299 STEAMBOAT ROAD & 1303 STEAMBOAT ROAD SHADY SIDE, MD 20764

Under a power of sale contained in a certain Deed of Trust from David A. Peters dated July 13, 2018 and recorded in Liber 32332, folio 423 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JUNE 4, 2024 AT 9:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #07-001-02415000 & #07-001-02550800.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Anne Arundel County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-002437-MD-F-2.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
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www.alexcooper.com

May 15,22,29 2024 0012460281

852 Anne Arundel County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

496 WILLOW BEND DRIVE
GLEN BURNIE, MD 21060

Under a power of sale contained in a certain Deed of Trust dated February 28, 2017, recorded in Liber 30701, Folio 10 among the Land Records of Anne Arundel County, MD, with an original principal balance of $363,145.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JUNE 18, 2024 AT 9:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 359926-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
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May 29,Jun 5,12 2024 0012461482

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852 Anne Arundel County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

108 WEST EARLEIGH HEIGHTS ROAD
SEVERNA PARK, MD 21146

Under a power of sale contained in a certain Deed of Trust dated March 11, 2015, recorded in Liber 28208, Folio 408 among the Land Records of Anne Arundel County, MD, with an original principal balance of $261,300.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JUNE 4, 2024 AT 9:29 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #03-746-04515350 & #03-746-90223058.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 351589-7)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
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May 15,22,29 2024 0012460270

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852 Anne Arundel County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

916 MARTHAS VINEYARD LANE
PASADENA, MD 21122

Under a power of sale contained in a certain Deed of Trust dated December 13, 2005, recorded in Liber 17275, Folio 504 among the Land Records of Anne Arundel County, MD, with an original principal balance of $304,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JUNE 4, 2024 AT 9:25 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 359096-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
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May 15,22,29 2024 0012460267

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852 Anne Arundel County

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1809 SCAFFOLD WAY
ODENTON, MD 21113

Under a power of sale contained in a certain Deed of Trust from Emmanuel Okrah-Marfo dated March 31, 2006 and recorded in Liber 19657, folio 696 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JUNE 11, 2024 AT 9:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #04-680-90219838.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Anne Arundel County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-000181-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
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May 22,29,Jun 5 2024 0012460899

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852 Anne Arundel County

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4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8537 CREEK ROAD
PASADENA, MD 21122

Under a power of sale contained in a certain Deed of Trust from Joe E. Burgess dated March 14, 2006 and recorded in Liber 17685, folio 767 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JUNE 11, 2024 AT 9:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #03-693-90042712.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Anne Arundel County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-001001-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
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May 22,29,Jun 5 2024 0012460898

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8045 SOLLEY ROAD
GLEN BURNIE, MD 21060

Under a power of sale contained in a certain Deed of Trust dated January 4, 2011, recorded in Liber 23315, Folio 98 among the Land Records of Anne Arundel County, MD, with an original principal balance of $262,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JUNE 18, 2024 AT 9:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 340415-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
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May 29,Jun 5,12 2024 0012461481

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6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1371 WALNUT AVENUE
ANNAPOLIS, MD 21403

Under a power of sale contained in a certain Deed of Trust dated September 22, 2009, recorded in Liber 21600, Folio 339 among the Land Records of Anne Arundel County, MD, with an original principal balance of $720,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JUNE 11, 2024 AT 9:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $60,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 317191-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
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www.alexcooper.com

May 22,29,Jun 5 2024 0012460887

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6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7817 FAULKNER ROAD
SEVERN, MD 21144

Under a power of sale contained in a certain Deed of Trust dated August 3, 2005, recorded in Liber 16749, Folio 688 among the Land Records of Anne Arundel County, MD, with an original principal balance of $376,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JUNE 4, 2024 AT 9:27 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.
Terms of Sale: A deposit of $26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 367497-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

May 15,22,29 2024 0012460268

TRUSTEE'S SALE
31 Deale Road, Tracys Landing, MD 20779

Trustee's Sale of valuable fee simple property improved by premises known as 31 Deale Road, Tracys Landing, MD 20779. By virtue of the power and authority contained in a Deed of Trust, dated November 12, 2004, and recorded in Liber 15649 at Page 257 among the land records of the **County of Anne Arundel**, in the original principal amount of $295,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF ANNE ARUNDEL, at 8 Church Circle, Annapolis, Maryland, on **June 11, 2024 at 4:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 08-000-00403500

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 23-293253.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

May 22,29,Jun 5 2024 0012459773

TRUSTEE'S SALE
2212 Shore Dr, Edgewater, MD 21037

Trustee's Sale of valuable fee simple property improved by premises known as 2212 Shore Dr, Edgewater, MD 21037. By virtue of the power and authority contained in a Deed of Trust, dated March 26, 2008, and recorded in Liber 20014 at Page 440 among the land records of the **County of Anne Arundel**, in the original principal amount of $202,153.77. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF ANNE ARUNDEL, at 8 Church Circle, Annapolis, Maryland, on **June 11, 2024 at 4:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 01-904-90005190

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 23-294600.

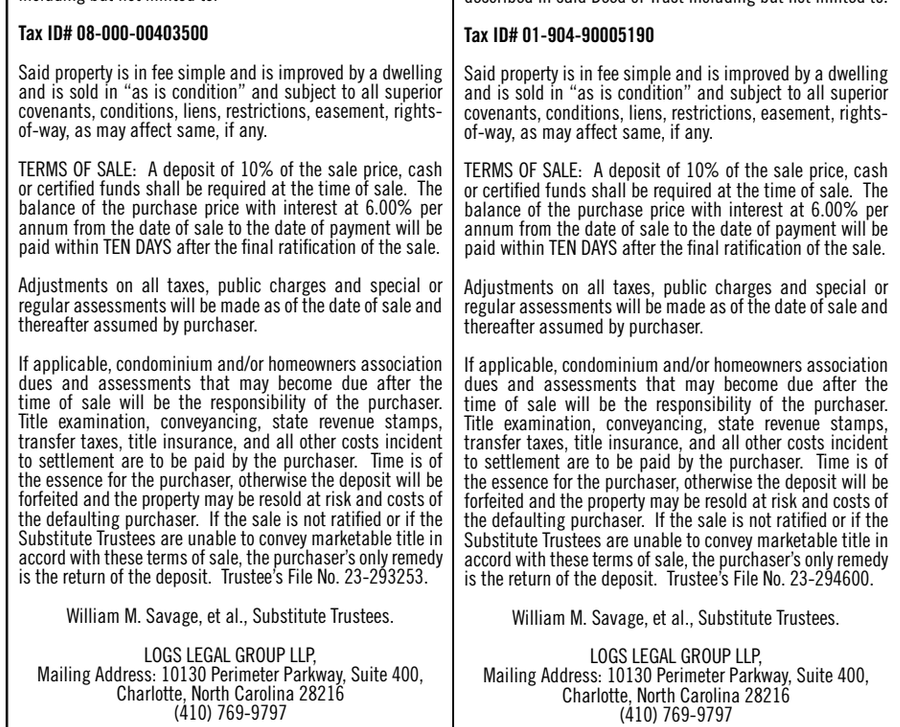
William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

May 22,29,Jun 5 2024 0012460325



852 Anne Arundel County | 852 Anne Arundel County

Samuel I. White, P.C.
448 VIKING DRIVE, SUITE 350
VIRIGINA BEACH, VA 23452

SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
446 5th Avenue
Baltimore, MD 21225

Under and by virtue of the power of sale contained in a certain Deed of Trust to RONALD S. DEUTSCH, ESQ. , Trustee(s), dated October 30, 2006, and recorded among the Land Records of **ANNE ARUNDEL COUNTY**, MARYLAND in Liber 18487, folio 0521, the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE ANNE ARUNDEL COUNTY COURTHOUSE LOCATED AT 8 CHURCH CIR, ANNAPOLIS, MD 21401 ON,

JUNE 10, 2024 at 10:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in ANNE ARUNDEL COUNTY, MD and described as follows:

BEGINNING FOR THE SAME on the northeast side of Fifth Avenue 50 feet wide, at the distance of 561.50 feet northwesterly from the northwest side of Belle Grove Road and at a point in a line with the center of a partition wall between the house on the lot now being described and that adjoining on the southeast, thence northwesterly, binding on the northeast side of Fifth Avenue, 26.50 feet to the southeast side of Riverside Road, 50 feet wide, thence northeasterly, binding on Riverside Road , 125 feet to the southwest side of an alley, 16 feet wide, thence southeasterly, binding on said alley, with the use thereof in common, 26.50 feet to a point in line with the center of the partition wall above mentioned, then southwesterly, to and through the center of said wall, to the end thereof and continuing the same course in all, 125 feet to the place of beginning.

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of $20,000.00 PAYABLE ONLY BY certified funds, shall be required at the time of sale. CASH WILL NOT BE AN ACCEPTABLE FORM OF DEPOSIT. The balance of the purchase price with interest at 6% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale. There will be no abatement of interest for any reason. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. There will be no abatement of taxes, public charges and special or regular assessments for any reason. If applicable, condominium and/or homeowner association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited, and the property may be resold at risk and costs of the defaulting purchaser and the purchaser agrees to pay reasonable attorneys' fees for the Substitute trustees, plus all cost incurred, if the Substitute Trustee's have filed the appropriate motion with the Court to resell the property. The purchasers waives personal service of any papers filed in connection with such a motion and expressly agrees to The purchaser agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is return of the deposit.

The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into a repayment agreement, reinstated, or paid off the loan prior to sale. In any such event, this sale shall be null and void, and the Purchaser's sol remedy, in law or equity, shall be the return of the deposit without interest. Trustee's File No. (82763)

Robert A. Jones, et al SUBSTITUTE TRUSTEES

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

May 22,29,Jun 5 2024 0012459333

852 Anne Arundel County | 852 Anne Arundel County

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8207 W B AND A ROAD
SEVERN, MD 21144

Under a power of sale contained in a certain Deed of Trust from Rodney E. Ruark dated March 11, 2005 and recorded in Liber 16156, folio 377 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JUNE 18, 2024 AT 9:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #04-155-04888854.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Anne Arundel County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-002638-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

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May 29,Jun 5,12 2024 0012461495

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The Washington Post

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852 Anne Arundel County | 852 Anne Arundel County

Samuel I. White, P.C.
448 VIKING DRIVE, SUITE 350
VIRIGINA BEACH, VA 23452

SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
3436 Kings Retreat Court
Davidsonville, MD 21035

Under and by virtue of the power of sale contained in a certain Deed of Trust to SWAN TITLE, Trustee(s), dated February 16, 2012, and recorded among the Land Records of **ANNE ARUNDEL COUNTY**, MARYLAND in Liber 24382, folio 174, the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE ANNE ARUNDEL COUNTY COURTHOUSE LOCATED AT 8 CHURCH CIR, ANNAPOLIS, MD 21401 ON,

JUNE 10, 2024 at 10:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in ANNE ARUNDEL COUNTY, MD and described as follows:

LOT NUMBERED TWENTY (20) AS SHOWN ON THE PLAT ENTITLED, "KINGS RETREAT, PLAT THREE" WHICH PLAT IS RECORDED AMONG THE PLAT RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN PLAT BOOK 87, FOLIO 6.

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of $20,000.00 PAYABLE ONLY BY certified funds, shall be required at the time of sale. CASH WILL NOT BE AN ACCEPTABLE FORM OF DEPOSIT. The balance of the purchase price with interest at 4.5% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale. There will be no abatement of interest for any reason. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. There will be no abatement of taxes, public charges and special or regular assessments for any reason. If applicable, condominium and/or homeowner association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited, and the property may be resold at risk and costs of the defaulting purchaser and the purchaser agrees to pay reasonable attorneys' fees for the Substitute trustees, plus all cost incurred, if the Substitute Trustee's have filed the appropriate motion with the Court to resell the property. The purchasers waives personal service of any papers filed in connection with such a motion and expressly agrees to The purchaser agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is return of the deposit.

The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into a repayment agreement, reinstated, or paid off the loan prior to sale. In any such event, this sale shall be null and void, and the Purchaser's sol remedy, in law or equity, shall be the return of the deposit without interest. Trustee's File No. (82626)

Robert A. Jones, et al SUBSTITUTE TRUSTEES

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
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May 22,29,Jun 5 2024 0012459266

853 Calvert County | 853 Calvert County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12838 LAUREL WAY
LUSBY, MD 20657

Under a power of sale contained in a certain Deed of Trust dated December 30, 2019, recorded in Liber 5512, Folio 176 among the Land Records of Calvert County, MD, with an original principal balance of $227,950.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Calvert County, at the Court House Door, 175 Main St., Prince Frederick, MD 20678, on

JUNE 11, 2024 AT 11:57 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Calvert County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 368241-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3115 TWO HORSE LANE
HUNTINGTOWN, MD 20639

Under a power of sale contained in a certain Deed of Trust dated November 4, 2021, recorded in Liber 6151, Folio 44 among the Land Records of Calvert County, MD, with an original principal balance of $365,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Calvert County, at the Court House Door, 175 Main St., Prince Frederick, MD 20678, on

JUNE 11, 2024 AT 11:55 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Calvert County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 365073-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

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May 22,29,Jun 5 2024 0012460891

855 Charles County | 855 Charles County

TRUSTEE'S SALE
5024 Damselfish Ct, Waldorf, MD 20603

Trustee's Sale of valuable fee simple property improved by premises known as 5024 Damselfish Ct, Waldorf, MD 20603 . By virtue of the power and authority contained in a Deed of Trust, dated October 15, 2012, and recorded in Liber 08056 at Page 0365 among the land records of the County of Charles, in the original principal amount of $230,743.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF CHARLES, at 200 Charles St (in the Breezeway between Circuit & District Courts), LaPlata, MD, on **June 18, 2024 at 12:00 PM** , all that property described in said Deed of Trust including but not limited to:

Tax ID# 06-190227

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 22-290253.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
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Charlotte, North Carolina 28216
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Baltimore, MD 21286
410-769-9797

May 29,Jun 5,12 2024 0012461419

TRUSTEE'S SALE
6129 Lands End Ct, Bryans Road, MD 20616

Trustee's Sale of valuable fee simple property improved by premises known as 6129 Lands End Ct, Bryans Road, MD 20616. By virtue of the power and authority contained in a Deed of Trust, dated March 27, 2006, and recorded in Liber 5769 at Page 258 among the land records of the **County of Charles**, in the original principal amount of $212,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF CHARLES, at 200 Charles St (in the Breezeway between Circuit & District Courts), LaPlata, MD, on **June 11, 2024 at 12:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 07-054378

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 23-293889.

William M. Savage, et al., Substitute Trustees.

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May 22,29,Jun 5 2024 0012460326

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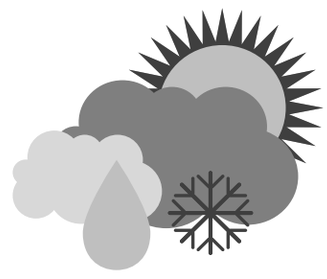

heels or **boots?**

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The Washington Post
FOOD
WEDNESDAY, MAY 29, 2024

PHOTOS BY THOMAS SIMONETTI FOR THE WASHINGTON POST

At this coffee shop, inclusivity does a latte good

Nonprofit CUP has a mission beyond brewing caffeine: Employing people with disabilities

BY JIM WEBSTER IN TAMPA, FLA.

Danielle Ciaravino leans over the cash register at CUP in South Tampa, deliberately and diligently tapping all the correct keys to correspond with my order of an iced latte.

She considers it for a second and asks me what kind of milk I want. I tell her oat. She taps another key. She asks if I want any flavors, and I tell her hazelnut — don't judge — and she taps again. After another pause, she asks if I want anything else, and I look at the pastry case and ask for an almond cookie, because why not? That generates another tap.

It also cues Ciaravino's colleague, Carlos Hernandez, to open the pastry case. He grabs a pair of tongs and contemplates the two almond cookies available. He asks another colleague which one looks best, which I take as a sign that Hernandez is looking out for me.

Ciaravino, 27, hands me my latte, then Hernandez, 23, gives me the cookie he matched to me. From order to fulfillment, it took maybe three minutes. If you were just watching this all unfold, it might have appeared a little slow, just because every motion wasn't as fluid as you might be used to at a typical coffee shop. But this isn't a typical coffee shop, and that's something to celebrate.

TOP: Barista Lindsey Danner hugs volunteer coordinator Mary Beth Madigan at CUP South Tampa. ABOVE: Cameron Shaw gives a drink to a customer at the downtown Tampa location.

CUP is an acronym for Coffee Uniting People, and its mission is to employ people with intellectual and developmental disabilities. Some of the challenges the 38 employees face derive from conditions including autism, Down syndrome, cerebral palsy and traumatic brain injury.

The cafe opened in 2023, but the origin story began about 10 years ago, at a Little League Baseball game. Greg Jones, a lawyer who lives in South Tampa, was talking to a friend who said that he needed to take his special needs child to a league almost an hour away because the local leagues didn't have a division to accommodate him. That didn't seem right to Jones, who was president of the Palma Ceia Little League at the time, so he helped establish a Challenger program, giving more kids a chance to play. He didn't have a kid who needed that league; he just felt compelled to help solve a problem that wasn't his own.

Years later, as he began looking at what he would do beyond his career, he started contemplating the nonprofit sector, enrolled at the University of Florida and earned a master's degree in family and youth sciences and a certificate in nonprofit leadership.

SEE **CUP** ON **E4**

Red Lobster biscuits, in a snap

BY BECKY KRYSTAL

Red Lobster is a seafood restaurant. It's right there in the name. (And yet it's not named after the crustacean of the late, famous "endless shrimp" deal.) But as the chain files for bankruptcy and closes dozens of locations, the most-mourned item on the menu might not come from the ocean at all: the Cheddar Bay Biscuits, which, while we're picking apart names, have nothing to

SEE **BISCUIT** ON **E6**

RECIPE Red Lobster-Style Cheddar Biscuits **E6**

A taco will always be a taco — no matter what we call it

BY TIM CARMAN

For most of my life on this big blue marble, I've known tacos as tacos and sandwiches as sandwiches, the distinction between them self-evident.

But in recent years, the courts — and a certain segment of American eaters — have spoken out on a surprisingly divisive question: Is a taco a sandwich?

Perhaps the question sounds trivial to those who like to reserve their brain power for more complex problems, such as Wordle. But some of the answers to this question are not trivial at all: The livelihood of a franchise owner may hang in the balance, such as in 2006 when a judge ruled a Massachusetts mall could lease space to

ILLUSTRATION BY MARISSA VONESH/THE WASHINGTON POST; ISTOCK

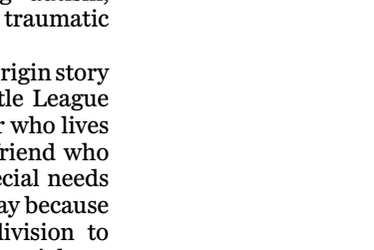
Qdoba because the Mexican chain's presence would not violate an exclusivity clause with Panera Bread to be the only sandwich shop.

"A sandwich is not commonly understood to include burritos, tacos and quesadillas, which are typically made with a single tortilla and stuffed with a choice filling of meat, rice and beans," Worcester Superior Court Judge Jeffrey Locke wrote in his decision, based on news reports at the time.

Back then, Locke said he consulted with Webster's dictionary, a chef and a "former high-ranking federal agriculture official" before issuing his ruling. His wouldn't be the last word on the subject.

Out of curiosity, I turned to my

SEE **TACO** ON **E3**



NOURISH
Break out the antipasti jars for this tuna salad. **E4**

WINE
A Spanish vineyard has a sparkling future. **E5**

MORE AT WASHINGTONPOST.COM
Chicken Teriyaki **E2**
Sheet Pan Cauliflower Marbella **E2**
Italian Pasta Salad **E3**
Chat At noon: wapo.st/chats

No matter how you make it, chicken teriyaki is savory, sweet and sublime

Aaron Hutcherson
DINNER IN MINUTES

What is teriyaki? It depends on whom you ask.

First, I asked chef Shota Nakajima of Taku Seattle and Kobo Pizza. ""Teri' means glazed. 'Yaki' means grilled," he said on a phone call during a recent trip to Japan. "So it's a dish that is getting glazed as it's grilled. That is the original definition of teriyaki."

It's believed to have originated during the Edo period in Japan, which lasted between the 17th and 19th centuries. Originally, it was more of a cooking technique than a particular recipe or dish, William Shurtleff and Akiko Aoyagi wrote in "History of Teriyaki." It involved meat or seafood cooked over direct heat while being brushed with a sauce, or tare, typically consisting of soy sauce, mirin and sake that adds luster and shine.

In the United States, teriyaki is more commonly known as a dish, which typically features chicken in a sweet and savory soy-sauce-based glaze. It's this sauce that has come to define teriyaki in this country.

Food writer Kiki Aranita has a deep appreciation for teriyaki in its American form. "I come with an understanding of teriyaki from a [Hawaiian] perspective, primarily, and to me, it's very, very American," said Aranita, who founded Poi Dog sauces. "My husband is a Jewish American, and he also feels perfectly entitled to teriyaki. When we talk about teriyaki and I'm like, 'Oh, did you ever have those yakitori chicken skewers that were in the frozen section at Costco?' That was a huge part of what teriyaki to me meant as a kid. And he had a similar experience, growing up in the suburbs of Philadelphia, where he's like, 'Teriyaki is such an older Jewish mom dish. That's their go-to.'"

Teriyaki arrived in Hawaii with Japanese immigrants and then spread to the mainland. As it migrated, it evolved based on the availability of ingredients and the influence of local tastes.

"In Hawaii, we are very informed by the Okinawan immigrants that came to work on our sugar cane plantations, essentially starting from the early 1900s," Aranita said. (Immigrants from other regions of Japan began arriving a couple of decades earlier.) "I personally am not Japanese or Okinawan, but most of my cousins are, so their aunties, their grandmothers would always marinate Spam in a teriyaki sauce. What teriyaki means to each auntie is a little bit different, but most essentially, it was soy sauce and sugar."

PHOTOS BY SCOTT SUCHMAN FOR THE WASHINGTON POST; FOOD STYLING BY LISA CHERKASKY FOR THE WASHINGTON POST

The addition of sugar makes sense considering early immigrants probably didn't have access to mirin, a sweetened Japanese cooking wine. Modern teriyaki sauces often include garlic and ginger, as well.

"The traditional recipe doesn't have ginger and garlic, but I think adding those aromatics gives a nice kick," said Rie McClenny, author of "Make It Japanese." "You can customize it as you like."

Nakajima has his own line of bottled teriyaki sauce that he sells online that includes ginger, garlic, sesame paste and nutritional yeast.

Hawaiian versions of the sauce might also include scallions or pineapple. Even with other popular Hawaiian sauces, such as huli huli, "at the heart, these are just teriyaki sauces with a little bit of embellishment," Aranita said. "This [union of soy sauce and sugar] is a cornerstone of basically every sauce in Hawaii."

For my version of teriyaki sauce, I start with the traditional Japanese base of equal parts soy sauce, sake and mirin to use as a quick marinade for boneless, skinless chicken thighs. The sake and mirin add depth of flavor that might otherwise be missing from versions that are primarily soy sauce-based. Minced garlic and ginger add even more pop, while a bit of sugar — brown sugar, in this instance — lends an extra touch of sweetness to more closely resemble the plates of chicken teriyaki I remember eating at mall food courts. The sauce cooks down in a skillet with the seared chicken (with water added to achieve the proper consistency and for the chicken to cook fully) until thick and syrupy.

This is similar to how McClenny prepares her own version, but chicken is just one way to go. "Yellowtail is one of the fish we use for teriyaki often," McClenny said. "You can just have fun with it and try it with different meats and even vegetables." She recalls her mom frying chicken leg quarters coated in potato starch and serving them with a more traditional Japanese-style sauce flavored with ginger for Christmas. But McClenny said the first thing that teriyaki brings to mind for her is a burger served at McDonald's in Japan.

Aranita is similar. "When I get off a plane in Hawaii, the first thing I do is go to [the fast food chain] Zippy's and get a small fry and a teri burger," which she describes as a hamburger patty served with a teriyaki sauce made of soy sauce and sugar, probably thickened with cornstarch, and topped with seared onions on a bun. And alongside chicken, teriyaki meatballs are "two classic things you would find in Hawaii that go on plate lunches" with scoops of rice and macaroni salad.

Teriyaki sauce isn't just a marinade, glaze or condiment; Nakajima also adds it to braises and nabe (Japanese hot pot). He'll add it to water or stock to use as the liquid to "braise chicken wings with vegetables low, slow in a crockpot, and it comes out great." He's also mixed it with water, kombu and Szechuan peppercorns to braise mushrooms. Nakajima built a recent nabe with teriyaki sauce, kimchi, short ribs and vegetables.

No matter how you make it or use it, the sweet-savory taste of teriyaki sauce is one that most anyone will love, which might explain all its varied recipes and applications. As Nakajima said from Japan, "at the end of the day, that's why it's still popular over here, as well, because it is a flavor profile that everyone can feel comfortable with."

Chicken Teriyaki

2 to 4 servings

While teriyaki is technically meant to be grilled or broiled, this version cooks chicken thighs in a skillet on the stovetop. For the chicken thighs to all be done at the same time, it's important that they are a similar thickness. If necessary, gently pound the thighs with a mallet to even them out. Mirin and sake are important parts of the sauce, so it is not suitable for those looking to avoid alcohol.

Storage: Refrigerate for up to 4 days.

Where to buy: Mirin can be found in Asian markets, well-stocked supermarkets or online. Sake can be found at well-stocked liquor stores.

Total time: 25 mins

From staff writer Aaron Hutcherson.

Ingredients

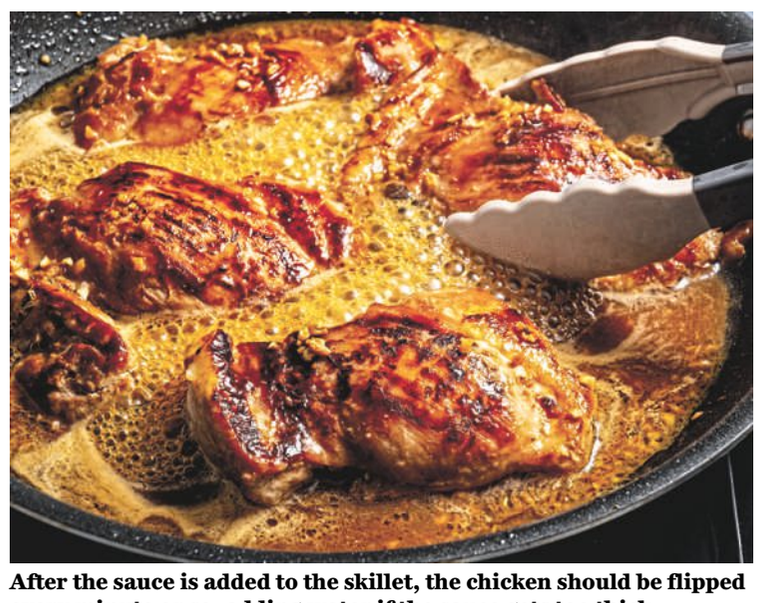
- ¼ cup mirin
- ¼ cup sake
- ¼ cup low-sodium soy sauce
- 4 boneless, skinless chicken thighs (1¼ to 1½ pounds; see headnote)
- Peanut, vegetable or other neutral oil
- 2 to 3 garlic cloves, minced or finely grated
- ¼ cup water, plus more as needed
- 1 tablespoon minced or finely grated fresh ginger
- 1 tablespoon packed light brown sugar
- Steamed white rice and vegetables, for serving

Steps

- In a large bowl, combine the mirin, sake and soy sauce. Add the chicken and massage the marinade into the meat.
- Heat a medium (10-inch) skillet over medium-high heat. Brush the pan with oil, then add the chicken, reserving the marinade. Sear until charred and caramelized on both sides, about 3 minutes per side.
- Stir the garlic, water, ginger and brown sugar into the reserved marinade and add to the skillet. Cook, flipping the chicken every minute or so and adding more water if the sauce gets too thick, until the liquid has reduced by about two-thirds and the chicken is done, 5 to 7 minutes. The meat should be nicely glazed, and an instant-read thermometer inserted into the thickest part of each thigh should register at least 165 degrees.
- Transfer the chicken to a cutting board and let rest for 2 to 3 minutes, then slice into thin strips. Divide the chicken among bowls filled with white rice and vegetables, and serve hot.
- **Substitutions:** Gluten-free? >> Use tamari instead of soy sauce. Boneless, skinless chicken thighs >> boneless, skinless chicken breasts with an adjustment to the cooking time. Vegetarian or vegan? >> Tofu instead of chicken.

Nutrition | Per serving (1 chicken thigh plus about 1 tablespoon of sauce), based on 4: 280 calories, 12g carbohydrates, 113mg cholesterol, 14g fat, 0g fiber, 25g protein, 4g saturated fat, 799mg sodium, 7g sugar

Recipe tested by Aaron Hutcherson; email questions to food@washpost.com



After the sauce is added to the skillet, the chicken should be flipped every minute or so, adding water if the sauce gets too thick.

Cauliflower gets the Marbella treatment in this satisfying sheet-pan dish

Joe Yonan
WEEKNIGHT VEGETARIAN

Cara Mangini has heard the question before: If I eat this vegetarian meal, will I end up still hungry?

The question would sometimes come up when she'd serve an entirely plant-based menu for catered corporate events. Some attendees would invariably be worried; unlike at a restaurant, they wouldn't have a choice. But Mangini's answer, told definitively through her Little Eater catering company and her cookbooks, is a resounding no.

Those worried attendees, she told me in a Zoom interview from her office in Columbus, Ohio, would approach her after the meal to confess their anxieties — and their surprise. "I've never felt more full and satisfied and energized," they would tell her.

Mangini seems to possess an unerring knack for putting together the kind of plant-based dishes people love, and for teaching readers to do so, too. In her new book, "The Vegetable Eater" (Workman, 2024), she offers what she calls a "playbook" to help people "learn foundational techniques to reimagine and reinvigorate your repertoire," she writes in the introduction. She organizes the book around "essential dishes, mostly familiar-sounding ones" such as pizza, burgers, pasta, chili, tacos, grain bowls and more, providing three recipes for each dish that vary with the seasons.

Whenever I hear the idea of a cooking "repertoire," I perk up, because I've long believed that one of the mistakes many of us make when trying to get regular dinners on the table is going for so many new things all the time. That might sound strange coming from someone whose job involves writing recipes for new things all the time (and supervising others who are doing likewise), but the best, most efficient home cooks I know make many of the same meals regularly, perhaps with variations on the themes. If one of my or my colleagues' recipes becomes one of those meals, I'm thrilled, of course.

TOM MCCORKLE FOR THE WASHINGTON POST; FOOD STYLING BY GINA NISTICO FOR THE WASHINGTON POST

Mangini comes to her writing from a teacher's perspective, honed not only by her restaurant cooking experience, but also by her work as one of the original "vegetable butchers" at the Italian market chain Eataly. Her first book, "The Vegetable Butcher," focused on, as you might imagine, cutting and prepping techniques that can help make cooking vegetables more second-nature.

In "The Vegetable Eater," Mangini again offers a slew of prep tips, but her mission has expanded. "Once I get people to the place where it doesn't feel like such a task to break down broccoli," she told me, "I can help them find back-pocket recipes to cook on the fly."

These days, with food "hacks" proliferating on social media — some of them more useful than others — I appreciate Mangini's sensibility. There's nothing particularly showy about the ways she suggests you prep vegetables; they're just common-sense approaches that might not have occurred to you.

Take the way she breaks down a head of cauliflower, one of my go-to vegetables. Rather than trying to cut the core out in one piece, she first quarters the cauliflower from stem to crown, rendering the core easy to dispatch with four angled slices. It's all florets from there.

Now what do you do with it? Well, Mangini likes to riff on familiar dishes, and this one is a take on the famous chicken Marbella from "The Silver Palate Cookbook." She turns the meaty braise into a sheet-pan dinner, keeping the crucial marriage of chile heat and a sweet-and-sour, wine-based bath. This is not one of those sheet-pan recipes that require you to work in stages, pulling things off and on the pan so they're done simultaneously. No, it's a one-sheet deal, with just one interruption for stirring and to scatter on some pine nuts.

Mangini also offers instructions for simultaneously roasting polenta rounds to serve as the base for the cauliflower, but I kept things even simpler. I want to leave the choice of grain flexible, making it all that much easier for you to decide how — and when — to fit it into your own repertoire.

Sheet Pan Cauliflower Marbella

4 servings (makes about 7 cups)

The classic chicken dish from "The Silver Palate Cookbook" gets a modern remake with cauliflower and a sheet pan while retaining its sweet, sour and slightly spicy essence. Layer the cauliflower with onion, chile, olives, currants, capers and oregano, then toss with oil and vinegar, sprinkle with a little brown sugar and bathe in white wine. To make the prep go faster, add the cauliflower, onion, serrano and garlic to the sheet pan as you chop them, rather than getting everything ready in advance. Serve with your favorite cooked grain.

Storage: Refrigerate for up to 4 days.

Active time: 30 mins; **Total time:** 1 hour

Adapted from "The Vegetable Eater" by Cara Mangini (Workman, 2024).

Ingredients

- One (2-pound) head cauliflower
- 1 medium yellow onion (8 ounces), halved and thinly sliced
- 1 serrano or jalapeño (optional), stemmed, seeded and chopped
- 3 large garlic cloves, thinly sliced
- ½ cup pitted green olives, rinsed, drained and halved
- ⅓ cup dried currants (see Substitutions)
- 2 tablespoons drained capers
- 1 tablespoon dried oregano
- ½ teaspoon fine salt, plus more to taste
- ¼ teaspoon freshly ground black pepper
- 2 bay leaves
- ¼ cup extra-virgin olive oil
- 1 tablespoon sherry vinegar
- 2 tablespoons light brown sugar
- ½ cup dry white wine, such as pinot grigio (see Substitutions)
- ¼ cup raw pine nuts (see Substitutions)
- Cooked grain, such as barley, rice or farro, for serving

Steps

- Position a rack in the middle of the oven and preheat to 450 degrees.
- Quarter the cauliflower lengthwise, from crown to stem end, then remove the core of each piece at an angle. Use your hands or a knife to break apart the florets into bite-size pieces. Chop the upper part of the core into bite-size pieces; discard the end if it's dry. Transfer to a large sheet pan.
- Add the onion, serrano, garlic, olives, currants, capers, oregano, salt, pepper and bay leaves to the pan. Drizzle with the oil, then the sherry vinegar, and use your hands to toss and evenly coat everything. Spread the ingredients out on the pan, lifting the onions and currants toward the top as much as possible (without obsessing). Sprinkle with the brown sugar, then pour the wine into the pan, directing it mostly in between the cauliflower pieces.
- Roast for 15 to 20 minutes, or until the cauliflower starts to turn golden in places.
- Remove the sheet pan from the oven and scatter the pine nuts over the top. Carefully flip and stir the mixture, then spread out in the pan. Roast for another 5 to 10 minutes, or until the cauliflower is nicely browned and tender. Taste, and season with more salt as needed. Discard the bay leaves.
- Transfer the cauliflower mixture to a large platter or individual plates, and serve with the grain of your choice.
- **Substitutions:** Have access to Romanesco, the green, pyramid-shaped cousin of cauliflower? >> Use that instead. Don't like chiles? >> Omit the serrano or jalapeño. Sherry vinegar >> white wine vinegar or apple cider vinegar. To make this alcohol-free >> use another 2 tablespoons vinegar plus 2 tablespoons water instead of the wine. Currants >> raisins, chopped dried apricots or prunes. Pine nuts >> pumpkin seeds, pistachios or slivered almonds.
- **Notes:** If you'd like to serve this over roasted polenta planks (from a store-bought tube), brush them with oil and roast them on another sheet pan for the final 5 to 10 minutes of the cauliflower mixture cooking time.

Nutrition | Per serving (1¾ cups): 380 calories, 38g carbohydrates, 0mg cholesterol, 22g fat, 8g fiber, 7g protein, 3g saturated fat, 713mg sodium, 24g sugar

Recipe tested by Joe Yonan; email questions to food@washpost.com

FOOD

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Can't feel salty about this perfectly briny pasta salad

Julia Turshen
EAT VORACIOUSLY

REY LOPEZ FOR THE WASHINGTON POST; FOOD STYLING BY LISA CHERKASKY FOR THE WASHINGTON POST

Monday was Memorial Day, a holiday for remembering and honoring fallen U.S. service members. Of course, it's also synonymous with cookouts and picnics — neither of which is complete without pasta salad.

Today's recipe for Italian Pasta Salad is the perfect dish to bring along to your next cookout or picnic. It's adapted from "Food Gifts: 150+ Irresistible Recipes for Crafting Personalized Presents," by America's Test Kitchen and Elle Simone Scott, and it covers all the pasta salad bases.

It's got pasta, of course, but also the great briny, pickley, rich things that make an antipasto platter sing: olives, pepperoncini, sun-dried tomatoes, salami, mozzarella, and a dressing full of capers and anchovies. It's a handy dish to make over the weekend and enjoy throughout the week, and an ideal candidate to bring to work for lunch or to take with you on a hike, a prize waiting for you when you reach the top of the (proverbial or real) mountain.

Simone Scott, a Detroit native who in 2016 became the first Black woman to appear as a regular host on the "America's Test Kitchen" television program, includes several smart decisions in the recipe. First, she has you cook the pasta past al dente, until it's actually soft. Pasta firms as it cools, so in a cold salad, this ensures that it ends up the optimal texture. Next, if you're bringing the salad to a picnic or cookout, she suggests packing the arugula and basil separately, so you can add them at the last minute, preserving their flavor and freshness while avoiding wilting.

I also love that Simone Scott heats up the garlic and anchovies in oil in the microwave for just a few seconds to bloom the flavors, as you would in a skillet, before making the dressing. (Of course, if you don't have a microwave, use a skillet.) And she uses the pepperoncini brine for the acid in the dressing.

May I suggest a classic Caesar salad to go with this pasta salad? I am suggesting it not only because they would be great together, but also because making your own Caesar dressing lets you use up the rest of the can or jar of anchovies you open for the pasta salad.

To make my favorite Caesar dressing, which I like to call Julia's Caesar (say it out loud, and you'll understand), you'll need either a blender or an immersion (stick) blender. You can also use a food processor, but the result won't be as creamy. Whatever appliance you use, blend together the remaining anchovies, plus the oil they're packed in with 2 tablespoons each of fresh lemon juice, red wine vinegar and water, plus ½ cup each of olive oil and mayonnaise. Add enough grated parmesan to make it thick (about ½ cup), and season with minced fresh garlic, salt and plenty of freshly ground black pepper. Serve over chopped romaine, and that's it!

It's a make-ahead, easy-to-transport side dish that will make you the star of the cookout.

This is from our Eat Voraciously newsletter, which delivers a quick dinner recipe four days a week, Monday through Thursday. Sign up at *wapo.st/evnewsletter*.

Italian Pasta Salad

6 to 8 servings (makes about 13 cups)

All of the ingredients are very customizable, so you can make the salad suit your tastes (increase the pepper flakes for more heat, add more arugula for more of a peppery bite, etc.).

To make this recipe go faster, chop the flavorful add-ins while the water comes to a boil and the pasta cooks.

Make ahead: For a more developed flavor, prepare and refrigerate the salad, right up until adding the arugula and basil, for up to 1 day in advance.

Storage: The pasta salad, minus the arugula and basil, can be refrigerated for up to 4 days.

Where to buy: Unsliced salami can be found at specialty markets, butcher shops and gourmet stores.

Total time: 40 mins

Adapted from "Food Gifts: 150+ Irresistible Recipes for Crafting Personalized Presents" by America's Test Kitchen and Elle Simone Scott (America's Test Kitchen, 2024).

Ingredients

- Fine salt
- 1 pound fusilli
- ¼ cup extra-virgin olive oil
- 3 garlic cloves, chopped
- 3 oil-packed anchovy fillets
- ¼ teaspoon crushed red pepper flakes, plus more to taste
- 1 cup (5 ounces) pepperoncini, stemmed, plus ¼ cup brine from the jar
- 2 tablespoons drained brined capers
- 8 ounces fresh mozzarella cheese pearls, patted dry (see Substitutions)
- 4 ounces salami, diced (see Notes)
- ½ cup oil-packed sun-dried tomatoes, drained and thinly sliced
- ½ cup pitted kalamata olives, chopped
- 2 cups (2 ounces) baby arugula, plus more to taste
- 1 cup coarsely chopped fresh basil

Steps

- In a large pot over high heat, bring 4 quarts of water to a boil. Season the water lightly with salt — you'll have lots of salty, briny ingredients in the salad to add flavor — and add the pasta. Cook, stirring often, until the pasta is tender throughout, 2 to 3 minutes past the package instructions for al dente.
- While the water comes to a boil and the pasta cooks, in a liquid measuring cup, combine the oil, garlic, anchovies and crushed red pepper flakes. Cover and microwave on HIGH until bubbling and fragrant, 30 to 60 seconds. (If you don't have a microwave, heat the ingredients together in a small skillet over medium heat until sizzling.)
- Slice half of the pepperoncini into thin rings and transfer to a large bowl (where you'll assemble your salad). In a mini food processor, combine the remaining pepperoncini with the capers and pulse until finely chopped, scraping down the sides of the bowl as needed. Add the pepperoncini brine and the warm oil mixture and process until it forms a smooth dressing, about 20 seconds. You should have about ¾ cup of the dressing.
- When the pasta is ready, drain it, then rinse under cold running water until completely cooled. Drain thoroughly, then transfer to the bowl with the pepperoncini. Add the mozzarella, salami, sun-dried tomatoes and olives, and toss to combine. Add the dressing to the pasta mixture and toss to combine. At this point, the pasta salad can sit at room temperature for up to 2 hours, or cover and refrigerate until needed. When ready to serve, stir in the arugula and basil.
- **Substitutions:** No basil? >> Use parsley. Fresh mozzarella pearls >> diced fresh mozzarella or your favorite cheese. Salami >> soppressata. Kalamata olives >> your favorite briny olive. Gluten-free? >> Use gluten-free pasta. Vegetarian? >> Skip the anchovies and salami. Vegan? >> Substitute diced smoked tofu for the cheese. Looking for even more color? >> Add a pint of halved rainbow cherry tomatoes.
- **Notes:** Try to find whole, not pre-sliced, salami, so you can control the size of your dice.

Nutrition | Per serving (about 1⅔ cups), based on 8: 455 calories, 47g carbohydrates, 39mg cholesterol, 22g fat, 2g fiber, 17g protein, 7g saturated fat, 844mg sodium, 3g sugar

Recipe tested by Olga Massov; email questions to food@washpost.com

Is a taco a sandwich? That's beside the point.

TACO FROM **E1**

copy of "The Penguin Companion to Food," originally published in Britain in 1999 under the title "The Oxford Companion to Food," to see how it described a taco. The volume, which runs more than 1,110 pages long, didn't have an entry on tacos. (!) I had to flip to the section on Mexico to learn that maize "may be eaten in the form of tortillas, either to accompany other dishes, or stuffed with some combination of beans, meats, vegetables and cheese." I never saw the word "taco" mentioned.

The truth is, much of my early education in Mexican food came from another British source, the formidable Diana Kennedy, a London-born cookbook author who devoted many of her 99 years to unlocking the secrets of Mexican regional cuisines for American readers.

"To many people outside Mexico, a taco is a tortilla bent in half to form a deep U shape, fried crisp and stuffed with ground beef, iceberg lettuce, sliced tomato and grated cheese," Kennedy writes in "The Essential Cuisines of Mexico," a compendium of her first three books. "Throughout Mexico, however, the simple taco consumed by millions daily is a fresh, hot corn tortilla — sometimes two if small — rolled around one of a hundred or so fillings and liberally doused with one of a hundred or so sauces. The variety is endless."

> *"Wherever there is something even minutely Mexican, ... it remains Mexican."*
>
> **Gustavo Arellano,** in "Taco USA," recalling Chicano scholar Américo Paredes's Greater Mexico concept

She makes no connection between tacos and sandwiches, and why would she? Mexico already has well-established names for sandwiches: torta, cemita and pambazo, among them.

Even here in the 21st century, as publishing houses began regularly releasing titles on Mexican cooking by authors who actually have an ancestral connection to the country, you'd be hard-pressed to find any such connection. Street food is the preferred, and perhaps most apt, description for tacos.

But this month, a judge in Indiana decided tacos are indeed a subset of the broader sandwich category, which places this Mexican snack right back into the British fold. How, you ask? The accepted culinary lore is that the sandwich was named for (not, as many claim, invented by) John Montagu, the fourth Earl of Sandwich and an inveterate gambler who apparently wanted a handheld bite so he could remain at the gaming table.

I'm still processing my thoughts on this latest opinion. But here's one thing that weighs on my mind: Many of the arguments that address the central question — is a taco a sandwich? — focus almost exclusively on its architecture. The taco, they assert, is a wrapper filled with a loose combination of ingredients not typically eaten on their own, not unlike the fillings pressed between two slices of bread or layered inside a hoagie roll. This argument, however, is all but divorced from the foodways, the history, the land and cooking techniques that make the taco distinct from anything else on Earth.

It's as if folks want to assimilate every snack bound together with a carb-based binder into the great sandwich Borg, erasing all individuation just like the villain(s) in "Star Trek."

Sci-fi hyperbole aside, there is no real harm in this exercise, of course. It's not any different from, say, the wide variety of animals — reptiles, birds, humans and more — listed under the phylum chordata. No creature loses its distinctive character by being lumped into an overarching classification. Same with the taco tucked into a larger grouping of handheld, bread-based foods.

I can even see a more charitable side to this classification of disparate foodstuffs. At a time when some politicians are demonizing the people who cross our southern border in search of a better life — comparing them to Hannibal Lecter — I find it comforting that others are looking for commonalities across food cultures. They want tacos to join their club.

Maybe this means little to nothing. As author Gustavo Arellano noted in "Taco USA," some Americans have an almost supernatural ability to love Mexican food but dislike the Mexicans who prepare it. But Arellano is also not hung up on traditions and authenticity when it comes to Mexican cuisine. He embraces its many variations as dishes migrated north and melded into American foodways.

I'm reminded of a passage from "Taco USA." In it, Arellano wrote, "As I've driven and flown around the country and come across a mild salsa, a mutated muchaco (a ground beef taco served in a pita bread by the midwestern Taco Bueno chain), and other items I immediately wanted to decry, I remembered the concept of what the legendary Chicano scholar Américo Paredes deemed Greater Mexico: that the influence of Mexico doesn't cease at the Rio Grande. Wherever there is something even minutely Mexican, whether it's people, food, language, or rituals, even centuries removed from the original mestizo sources, it remains Mexican."

So go ahead and call a taco a sandwich. It doesn't change its inherent Mexican identity one bit.

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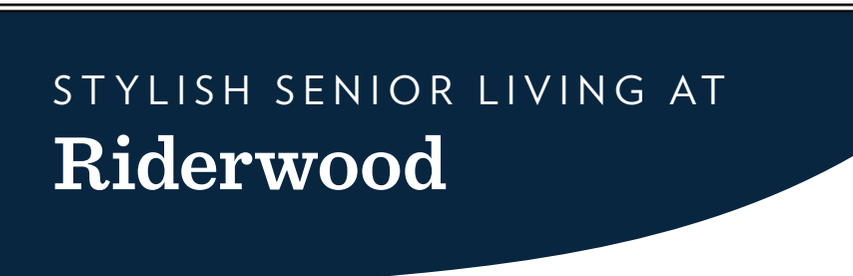

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At this coffee shop, pride brews alongside the caffeine

CUP FROM **E1**

Then one day, he says, he was out jogging when he started thinking about what the kids in that baseball program would do when they became adults. Fueled by endorphins and humidity, he germinated an idea to open a coffee shop that employed people with special needs to work alongside neurotypical adults. He wanted to give them an opportunity to be part of the fabric of society. He formed a board from like-minded neighbors and got to work.

The initial plan was to open a coffee shop in his church, Bayshore Baptist, but that got scuttled by zoning issues. So he decided to dream bigger and made a deal for a spot on South Dale Mabry Highway, one of the city's busiest thoroughfares, for the first cafe. Volunteers and donors helped with the build-out, an expensive proposition even at a fraction of the market value of the work.

But a funny thing happened on the way to opening that first cafe in the summer of 2023, and it meant that the first planned one would become the second to open.

A couple of miles away in downtown Tampa, the Embarc Collective, a nonprofit that provides advice and infrastructure for start-ups, had lost the coffee shop that served its building and was looking for a new tenant for the space. Start-ups, perhaps not surprisingly, are largely powered on caffeine.

When Embarc's chief executive, Lakshmi Shenoy, heard about CUP, she offered them the space. No build-out required. Just come in and start brewing.

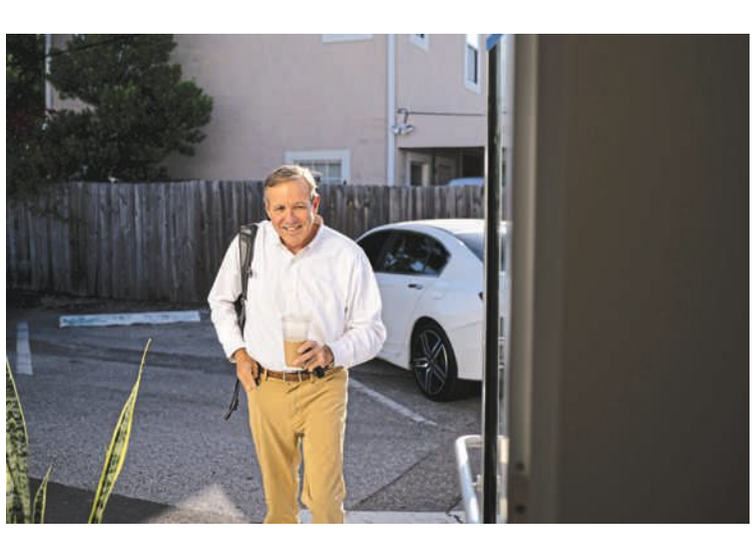
For Shenoy, who stops in in the afternoon for a tea, it was an extension of the mission. Embarc is a nonprofit that helps start-ups, and CUP is a nonprofit start-up that just happened to fill a need.

For Jones, it was an acceleration toward the dream of multiple locations. It meant that he could hire twice as many people as he had initially planned. (The cafe has about three dozen employees, and roughly that many more on a waiting list to work there.)

Jones says that CUP is limited only by its own limitations. Which I take to mean he'd like to have just enough cafes to give an opportunity to everyone on the waiting list.

PHOTO S BY THOMAS SIMONETTI FOR THE WASHINGTON POST

This isn't a typical coffee shop, and that's something to celebrate.



TOP: Maggie Mahon delivers a drink to customers Toni Harvey, left, and Brittany Garner, both of Brandon, Fla. ABOVE: Coffee Uniting People founder Greg Jones.

CUP is similar in mission to Bitty & Beau's, a North Carolina-based chain of 20 shops spread around the country. It describes itself as a human rights movement disguised as a coffee shop and employs about 400 people with special needs. The models are a little different, though: CUP is a nonprofit, meaning any profits legally must be reinvested in the company to benefit the mission. But Bitty & Beau's success serves to embolden the goals of CUP.

Sitting in either of the CUP cafes is a good way to lift your spirits. The clientele seems to be there to support the mission as much as they are to get a caffeine fix. Some customers aren't shy about talking about who their favorite employees are and detail progress they've witnessed over the months.

Many customers have a personal stake in the cafe. Jane Ramos says this is the only place she goes for coffee anymore, and when a friend wants to meet for coffee, she stipulates that it be at CUP. Her loyalty may largely be driven by the fact that her daughter Emily works here, but when I catch her here, Emily has already left for the day.

I wanted to talk to some of those employees, but I didn't want to intrude. Turns out, just about everyone was excited to take a break from work to talk about how much they love their jobs.

In the morning at the South Tampa location, Anna Shoop, 24, was a little shy at first. I heard her tell one of her co-workers she was nervous about being interviewed — but then after introducing herself, she surprised me with a hug. She answered my questions with enthusiasm. What's her favorite job at the cafe? "Serve coffee to everyone!" I asked what she had to learn to do the job. "Cleaning everything!" then she detailed how everything gets cleaned. I asked her favorite people to work with, and she fired off three names, then quickly added who she doesn't care to work with (but that was off the record).

Later, at the downtown location, I met Cameron Shaw, 23. He politely answered my questions — he enjoys making coffee for others, but doesn't drink it himself — without expounding on anything. But then I found out that he's learning to bake, and we suddenly had a lot to talk about, including the apple pie that ended up as a soupy mess, an experience I told him I shared. (Apple pie is harder than it looks, Cameron.)

Then he pulled out his phone to show me a photo of a Kit Kat cake he made that was clearly an unmitigated success. Baking has captured his interest enough that he has interviewed for a job at Mike's Pies, a local bakery that makes the pies that CUP sells in its cafes.

And that's an integral part of CUP's business model. In the food industry, it's unusual for a business to hope that the employees it invests time and effort in training go out and find jobs elsewhere, but that's seen as a major victory here. Not just because of the success it signals for that employee, but also because it creates a spot for the next person on the waiting list to get their chance.

A day after my visit to CUP, I found myself in a Starbucks near Disney World in Orlando. The place was swamped, and there was a sign on the cash register that said drinks and food orders would probably take 25 minutes to fill. It took closer to 40, but that's not really the point.

I took the opportunity to watch the chaos. There were a lot of moving parts, the workers were moving fast — and they weren't really catching up. I thought about how much care Danielle Ciaravino had shown in taking my order the day before. And how here, it didn't really appear that anyone was as concerned about making the right choice for me as Carlos Hernandez had been. At CUP, they had managed all that in about three minutes.

Sometimes patience is a matter of perspective.

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NOURISH

TOM MCCORKLE FOR THE WASHINGTON POST; FOOD STYLING BY GINA NISTICO FOR THE WASHINGTON POST

This salad started as a make-do moment but wound up a favorite I've made again and again. On my way home from the gym one afternoon, my appetite tipping dangerously into the hangry zone, I did a mental inventory of what I had at home for lunch and landed on one of my simplest go-tos: oil-packed tuna tossed with lettuce, a squeeze of lemon juice and a handful of olives.

But when I got home, I realized I had no lettuce — there was nothing in my crisper drawer but a slightly wilted bunch of celery and some parsley. I was so hungry (and annoyed) I nearly started eating the tuna out of the jar, when I spotted the containers of marinated artichokes and roasted red peppers in the door of my refrigerator. Bingo! I had a better idea.

I rough-chopped the vegetables, which wound up being a lovely combination of soft, sweet peppers, vinegary artichokes, briny olives, grassy parsley leaves and still-crunchy-enough celery. I added about half of the jar of tuna, flaking it with a fork, along with some of the oil it was packed in. Then I tossed everything with lemon zest and juice and a generous amount of freshly ground black pepper.

I enjoyed the salad so much I have made it multiple times since, using whatever jars of antipasti I have around, such as marinated mushrooms, pepperoncini or whatever is lingering my refrigerator, fennel and/or onion instead of the celery, and dill instead of parsley, for example. The experience has left me even more confident with the idea of "no lettuce, no problem" when I need to whip up a quick salad, especially since it's so easy to keep jars of antipasti on hand.

Krieger is a registered dietitian nutritionist, cookbook author, and cooking show and podcast host. Learn more at *elliekrieger.com*.

Antipasto Tuna Salad

2 servings (makes about 2½ cups)

Storage: Refrigerate for up to 4 days.

Where to buy: Good-quality tuna packed in olive oil, such as Ortiz or Tonnino brands, can be found at well-stocked supermarkets, specialty stores and online.

Total time: 10 mins

From cookbook author and registered dietitian nutritionist Ellie Krieger.

Ingredients

- One (6-ounce) jar good-quality tuna packed in olive oil (see Where to Buy)
- 1 rib celery, diced
- 1 jarred roasted red pepper, diced (¼ cup)
- ½ cup jarred marinated artichokes, drained and cut into bite-size pieces
- ⅓ cup coarsely chopped fresh flat-leaf parsley leaves
- ¼ cup green olives, preferably Castelvetrano, pitted and sliced
- ½ teaspoon finely grated lemon zest
- 1 tablespoon fresh lemon juice
- Freshly ground black pepper
- Crusty bread, for serving

Steps

- Reserve 1 tablespoon of the oil from the jar, then drain the tuna.
- Transfer the tuna to a medium bowl and flake with a fork. Add the celery, roasted red pepper, artichokes, parsley, olives, lemon zest and juice, and the reserved oil, and toss to combine. Season to taste with black pepper, and serve right away or refrigerate until needed.
- **Substitutions:** Instead of jarred red pepper >> use quartered grape or cherry tomatoes. Lemon juice >> red wine vinegar. Oil-packed tuna >> water-packed tuna plus 1 tablespoon extra-virgin olive oil. Green olives >> whatever olives you have on hand.

Nutrition | (about 1¼ cups): 312 calories, 9g carbohydrates, 26mg cholesterol, 20g fat, 2g fiber, 24g protein, 2g saturated fat, 877mg sodium, 2g sugar

Recipe tested by Olga Massov; email questions to food@washpost.com

A Spanish winemaker pursues a sparkling future — one far beyond cava

Wine
DAVE MCINTYRE

PHOTOS FROM RAVENTÓS I BLANC

Pepe Raventós crouched and grabbed a rock to show me. There, in the chunk of limestone, I could discern several small marine fossils, testament to the time more than 5 million years ago before the Mediterranean retreated and revealed the fertile lands of the Anoia River basin.

"This is the true essence of what we make here," Raventós said. "It's not just the history of the family, it's about this soil and the minerality it expresses through the grapes," he said. Those would be grapes native to the region, especially xarel-lo, the mainstay of the sparkling wines from Raventós i Blanc winery, and sumoll, a red variety.

As Raventós described his commitment to biodynamic and regenerative farming, including using horses to plow the vineyards, the jagged line of Montserrat mountains lurked behind a late-November haze. When the sun emerged from time to time, its light glinted off stainless steel tanks across the road at Codorniu, a leading producer of inexpensive cava, Spain's bubbly. Every few minutes, an 18-wheeler rumbled out of the tank farm on its way to a vast global market. Raventós would pause and watch each truck with disdain and perhaps a hint of wistfulness.

The Raventós family has been growing grapes near the town of Sant Sadurni d'Anoia since 1497, much of that history as owners of Codorniu. In 1872, Josep Raventós returned from a visit to Champagne and made Spain's first sparkling wines with a second fermentation in the bottle, essentially creating what we know today as cava. His great-grandson, also named Josep, founded Raventós i Blanc in 1986 on the original family estate. By that time, Spain's Napoleonic-era inheritance laws had divided the company into so many different shares that the family itself fractured and had to sell Codorniu. Today it is owned by the Carlyle Group, the U.S. venture capital firm.

"I told them they should build it closer to Barcelona and its port," Raventós said of the distribution center that marred the view of his terroir. "But they built it here."

The contrast was stark. Here was an artisan winemaker dedicated to producing electric, minerally and distinctive sparkling wine on the estate his family has farmed for 21 generations, in full view of a behemoth winery that grew out of his family's legacy and now symbolizes everything Raventós believes is wrong with cava — mass-produced, cheap and forgettable. It mirrored a similar contrast in the market: wine lovers willing to seek out and pay for exceptional wines that express place, history and individuality, and those looking for the cheapest bottle available.

Raventós i Blanc's recent history is also relevant here. In 2012, Raventós and his father, Manuel, decided they were no longer making cava. They broke from the Cava D.O., the regulatory organization that governs the cava appellation, and began labeling their wines Conca del Riu Anoia as their own unofficial appellation. The move marked their commitment to quality standards more stringent than even those of champagne: Only vintage-dated cuvées made with native grapes (no chardonnay or pinot noir grapes the Cava D.O. allows) and aged on the lees for at least 18 months.

Their defection immediately raised the global profile of Raventós i Blanc. Other producers followed suit. Today, 18 wineries label their wines Classic Penedès and 11 others have formed a group called Corpinnat. They follow standards similar to Raventós i Blanc, though not focused on a specific area or terroir. More recently, the Cava D.O. has tweaked its regulations and begun to emphasize high-end reserve and single-vineyard wines.

Back in the vineyard, trying to ignore the semis, Raventós expressed his belief that xarel-lo is the ideal variety to feature on those minerally ancient seabed soils. Cava, he said, "dilutes xarel-lo with … parellada," another indigenous variety he considers so inferior that he modifies it with an adjective unsuitable for this newspaper. (Raventós peppers his speech with expletives, usually followed in his exquisite Catalan accent by "Pardon my French.") He also described his family's commitment to biodynamic viticulture, including supporting scholarships for young winemakers learning to tend vineyards with horses rather than with tractors. And there's another project called Can Sumoi, an abandoned vineyard on a steep hillside near the Mediterranean coast that Raventós purchased in 2017 and is restoring to make natural wines.

Marine fossils are not unheard of in vineyards. They're talismans for vignerons to say their wines express the soul of Earth itself.

Marine fossils are not unheard of in vineyards. They're talismans for vignerons to say their wines express the soul of Earth itself. The chalky soils of the Loire Valley in France often reveal ancient oyster shells. An entire whale skeleton was discovered in 2007 on the grounds of Castello Banfi in Tuscany's Brunello di Montalcino zone.

Can we taste ancient geologic history in the wines of Raventós i Blanc? That's up to our imaginations, perhaps, but imagination is an essential part of wine appreciation. These wines could come from nowhere else, interpreted by someone dedicated to conveying the essence of the Earth to our glass, through the vehicle of grapes. We need to be receptive to the message.

Raventós i Blanc wines are imported and distributed in the D.C. area by Potomac Selections.

Raventós i Blanc winemaker Pepe Raventós honors the mineral-rich and fossil-studded soil of the Anoia River basin with farming practices such as using horses to plow fields.

RECOMMENDATIONS

A playfully labeled muscadet, a textbook New Zealand sauvignon blanc with a Hollywood connection, and a gorgeous grenache from southwestern France highlight this week's recommendations. A great lineup for warm weather meals from oysters on the half shell to steaks off the grill.

—Dave McIntyre

SCOTT SUCHMAN FOR THE WASHINGTON POST

FROM LEFT: Don't Be Shellfish! Muscadet 2022; Invivo X, SJP Sauvignon Blanc 2022; Mas Amiel Natural Grenache 2021.

GREAT VALUE
Don't Be Shellfish! Muscadet 2022
★★☆☆
Loire Valley, France, $15
The untraditional marketing buries the muscadet appellation on the back label, preferring to tout this wine as "perfect … for oysters and seafood." Muscadet is made with the melon de Bourgogne grape (which has nothing to do with melons or Burgundy) and is known for its affinity to oysters. This charming example rounds out muscadet's sharp acidity with soft fruit. They might want to add "perfect for patios" to the label. Alcohol by volume: 12 percent. Bottle weight: 410 grams (Light).

Imported by Tri-Vin Imports. Distributed locally by DMV Distributing.

GREAT VALUE
Invivo X, SJP Sauvignon Blanc 2022
★★★☆
Marlborough, New Zealand, $18
The SJP stands for Sarah Jessica Parker, who has collaborated with New Zealand's Invivo winery on four vintages of this sauvignon blanc. It's classic Marlborough style, racy with peppery acidity and flavors of passion fruit and lime. I suspect it will mellow and grow more harmonious with another year in the bottle, but it's so much fun to drink now it might be hard to wait. Certified sustainable, vegan. ABV: 13 percent. BW: 555 grams (Average).

Imported by Taub Family Selections. Distributed locally by RNDC.

Mas Amiel Natural Grenache 2021
★★★☆
Côtes Catalanes, France, $30
Wow, this beautiful red embraces the palate like a warm blanket on a chilly night. Flavors of boysenberry, blackberry and Bing cherry expand through a velvety texture and a ripe-sweet finish. The wine is labeled as biodynamic without added sulfites and is certified organic. ABV: 14 percent. BW: 610 grams (Average).

Imported and distributed locally by Elite Wines.

Prices are approximate. For availability, check Wine.com, Wine-searcher.com and the websites and social media feeds of the wineries, importers, distributors, and your favorite local wine store. You can also ask your local retailer to order wines from the distributors listed. Bottle weight is included, because this is the single most important contributor to wine's carbon footprint. Have wine questions for Dave McIntyre? Send them to Food@washpost.com.

Legend

★ Good: The wine delivers what it promises at a fair price. If it says chardonnay, it tastes like chardonnay.
★★ Excellent: A wine with character and added interest. May elevate your eyebrows at the first sip.
★★★ Extraordinary: An exciting wine that stands out from others in its class. Fist-pumping, table-thumping good.
★★★★ Sublime: Otherworldly. May have you thinking, "So this is what they were talking about."

★ ★ ★ ★ PARK FREE ON OUR LOT ★ ★ ★ ★
CW CALVERT WOODLEY CW
FINE WINES & SPIRITS ★ LA CHEESERIE & INTERNATIONAL DELI

Wine
–Wine of the Week–
This zesty Bordeaux blanc favors the richer and more savory Sémillon, using it for more than 60% of the blend, with Sauvignon Blanc (25%), Sauvignon Gris (13%) and Muscadelle (2%) making up the rest. This fresh, floral, and mineral-scented white offers up bouncy citrus/lime fruit, with a subtle complexity that belies its price. Goes with everything from shellfish to grilled poultry and light meats.
Château Martinon Entre-Deux-Mers 2023 11.99 Reg. 14.99
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See website for full sale
Busch Lager 20.99 24PK Cans Reg. $23.99 | Amstel Light 31.99 24PK Bottles Reg. $35.99

Liquor
See website for full sale
★ 1.75 Liter Sale ★
Stoli 25.44 | Bulleit Bourbon • Rye 44.99 | Cutty Sark 20.88
Luksusowa 17.77 | Bombay 26.88 | Jameson 46.22
Popov 8.88 | Burnett's Gin 11.99 | Chivas Regal 51.88
Kentucky Gentleman 9.88 | Wild Turkey • 101° 35.99 • 81° 27.99 | Cruzan Dark • White 16.99

La Cheeserie
See website for full sale
Nova Scotia Smoked Salmon Reg. $24.49 22.49 1/2 LB
Barnier Green Olives Provence Reg. $11.99 7.99 LB
CW Fresh Tuna Salad All White Albacore Reg. $14.99 11.99 LB
Bee Roquefort (France) 19.99 LB
Black Diamond Cheddar Aged 24 Mos (Canada) 14.99 LB
Drunken Goat (Spain) 18.99 LB
Fresh Mozzarella (Italy) 7.99 LB
Gorgonzola Piccante (Italy) 17.99 LB
Port Salut (France) 15.99 LB
★ Coffee ★
Mocha Java Regular Reg. $12.99 7.98 LB
Decaffeinated Reg. $13.99 8.98 LB
★ Freshly Sliced Deli Meat ★
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Citterio Mortadella w/ Pistachios Reg. $9.49 7.99 LB
Citterio Genoa Salami Reg. $9.99 7.99 LB
Capicola Ham Reg. $8.99 6.99 LB
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Campagne Reg. $9.49 7.49 1/2 LB

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Amtrak's Acela upgrades menu for business-class riders

Platters, sandwiches and salads now get a more refined treatment

BY EMILY HEIL

WILMINGTON, DEL. — When Amtrak launched the high-speed Acela Express train in 2000, the big selling point was a faster ride for time-pressed passengers looking to zip from city to city along the East Coast.

But Acela riders don't crave just speed, it turns out; they expect an experience that's better than the one they might find on the regular Northeast Regional line. And that, Amtrak officials say, means charcuterie. And pesto. And sandwiches on oat baguettes.

After introducing a menu for first-class Acela travelers that was developed by famed restaurateur Stephen Starr, Amtrak is turning its attention to the rest of us in the cheap(er) seats in business class. Last week, Amtrak introduced a revamped menu for its Cafe Acela that caters to the more refined tastes of its clientele. Now, when riders weave their way into the cafe car for a lunch or snack, they'll find a selection that's meant to be a cut above the one offered on the Northeast Regional.

"When someone buys a ticket on Acela, they are buying a ticket for an experience, not just to get from Point A to Point B," says Eliot Hamlisch, Amtrak's executive vice president and chief commercial officer. "The food and beverage is an important part of that, and we want to offer a truly elevated experience for our most premium product."

And so the ham being served isn't any old pedestrian pig; it's "cherrywood smoked." The titular protein in a turkey and cheese sandwich is peppered. The biggest upgrade might be found in the two snacky, shareable "plates" that are far from the usual cheese-and-crackers formula. The revamped menu also swaps in four sandwiches, two salads, and a serving of overnight oatmeal and berries.

To taste the menu before its debut, I go to the Amtrak test kitchen, a commercial-style facility in an Amtrak office in Wilmington where the company develops recipe ideas and tests out new items.

Here, among the stainless steel racks of condiments and gleaming metal tables, a wall of small ovens represents the collection of models installed in the Amtrak fleet (the ovens have latches that prevent the doors from swinging open). As he shows me around, Amtrak executive chef David Gottlieb pauses to show off the TurboChef, a compact convection oven that quickly crisps food without the mush factor a microwave can impart. "It's really a game changer," he says.

The food actually served on the trains isn't made here but in a vendor's large-scale commercial facility outside Baltimore-Washington International Marshall Airport. Amtrak used to use three kitchens along the line but has found that by centralizing production, it can get better consistency. Otherwise, "you might have people folding ham three different ways," says Jack Kelly, Amtrak's senior director for food and beverage services.

PHOTOS BY DEB LINDSEY FOR THE WASHINGTON POST

TOP: Amtrak executive chef David Gottlieb plates a sandwich offered on the Acela in the Amtrak test kitchen in Wilmington, Del. ABOVE: The newly offered overnight oats.

Perched on a stool pulled up to a counter with the new items spread out before me like a vast picnic, I start out by digging into the two plates, which offer the kind of grazing I typically like to do when I'm traveling.

The charcuterie version was my favorite, starring little rosettes of prosciutto, salami and ham along with cubes of a surprisingly potent Asiago cheese. Lighter bites alongside come in the form of sun-dried tomatoes, artichokes and olives. I could quibble and say the artichokes were a touch watery, but it's the kind of snack I'd happily finish my day with on the way home from an out-of-town meeting. The cheese-and-fruit version is another grown-up Lunchable, boasting four kinds of cheese — small triangles of cheddar and pepper jack, soft mini wedges of brie, and little balls of mozzarella called ciliegine.

Later that night, at home, I pulled out the containers of both that I had taken with me and enjoyed them on our patio with a glass of rosé. I imagined replating the spread onto a rustic wood board and passing it off as my own assemblage. "I would actually serve this to guests," I mused to my husband.

The sandwiches, too, are something I would expect from an upscale deli. The breads are all high-quality, seeded varieties, that each add something to the mix. And the handhelds are right-sized, manageable both in terms of not being food-coma-inducing and relatively easy to consume (I could imagine perching one and a drink, along with my ever-present phone, alas, on a fold-down tray). Prices — salads, sandwiches and plates range from $12 to $13.50 — are comparable to those at such an establishment, too, and are higher than those of the items they replaced, which cost $9.50.

My favorite was an admittedly basic combination of turkey and cheese — though Cafe Acela's version has a few refinements. Here, the honey-wheat sunflower bread and buttery havarti offer a subtle touch of sweetness that's balanced by a smoky bacon aioli.

I liked the smoked ham and fontina on marbled rye bread when I tried it in Amtrak's test kitchen, where it was served with apple butter (as it is on the trains). At the time, I found the earthy sweetness of the spread intriguing — but back at home with another one, I swapped the Dijon from my own fridge for the fruit condiment, and I liked the savory version better. Other sandwich options include a grilled chicken and mozzarella with pesto (fresh-tasting but lacking the garlicky punch I prefer — though that's probably better for the business traveler) and a peppered turkey, Gouda and spinach with a cranberry-Dijon spread.

Team Salad is represented, too. A grilled-chicken Caesar is a fresh, almost-classic iteration, although Gottlieb ditched the usual romaine, he says, in favor of a hardier blend; he had seen too many recalls of romaine over the years, disruptions that could throw wrenches into the already-complicated supply chain. And the Mediterranean falafel salad is another is-this-train-food? moment, with pleasantly cumin-heavy hummus and slivers of pickled beets to punch up the combination.

A surprise favorite was the vanilla-scented overnight oats, which are soaked in oat milk and served in a small glass jar. The texture gets a boost from chia, pumpkin, flax, sunflower and hemp seeds, a topping of slivered almonds and a small handful of blueberries. Diners stir and dig in — and if they're like me, probably find a day-starter that's not too sweet, which is the downfall of so many breakfast offerings, and a healthful alternative to a breakfast-sandwich bomb.

Wine, anyone? Why yes, there are two new varieties, an oaky Daou chardonnay and peppy Banshee pinot noir.

Some of the upgrades the company is introducing are subtle, including the fact that the new sandwiches come with small pouches of their condiments nestled alongside them, rather than being pre-applied, to better avoid sog. Another tweak? The containers holding them have gotten an upgrade, which isn't the kind of thing normal people think about. But then again, the job of the company's food team is to sweat the small stuff.

Instead of shiny clear plastic, the bases are made of a compostable, cardboard-like material that gives off a slightly more artisanal vibe. A thin, brown satiny ribbon wraps around each box as if it is a miniature present.

Amtrak's research showed that Acela passengers, in particular, were looking for fresher foods, lighter bites and more options to accommodate different dietary needs, Hamlisch says. The new menu took months to develop, with Gottlieb and others sifting through options to appease the Acela crowd, folks who might be more health conscious and who are used to dining in upscale restaurants. These days, Acela is catering not just to business travelers but to the "leisure" crowd, too — owing to a shift in ridership after the height of the pandemic.

"It's a finicky crowd on Acela, and we try to stay ahead," Kelly says.

The team working on this (and other Amtrak food) has to consider something that your average quick-service restaurant doesn't: the logistics of serving food in the metal confines of a car hurtling down a track. If the cafe runs out of turkey sandwiches, the staff can't just pop into a backroom to pull more from a giant walk-in refrigerator. Space is tight — and the stops are fixed. At New York City's Moynihan station, for example, crews have exactly 14 minutes while the train is stopped to get as many as nine carts onto the train and the empty ones out. Each cart is packed, "Tetris"-like, with all the food, drinks, glassware and other items that will — hopefully — tide the train over until the next reloading spot.

To further boost the luxe vibe, Acela is also piloting in-seat service, like you might find on airplanes.

All of which, Hamlisch says, is part of the transformation of Amtrak from a transportation company to a hospitality one. Amtrak will monitor the sales data and solicit customer feedback on the new menu, he says, to see what's working — and Hamlisch plans to personally query the people he sees eating on his weekly train rides.

One thing he knows is that in addition to being discerning, the model Acela passenger is also highly *opinionated*. He hears plenty of compliments, he says, "but they aren't shy if there's something they don't like."

These cheesy biscuits are fully DIY, no mix needed

BISCUIT FROM **E1**

do with bay leaves, Old Bay or any body of water, as far as I can surmise.

Anyone looking for their biscuit fix without stepping foot in a restaurant has long had access to the store-bought mix, widely available at grocery stores. The mix requires about the same level of effort as Bisquick: You add water and shredded cheddar cheese to form the biscuits, then mix the seasoning packet with melted butter to create the garlicky topping brushed on after baking.

Is the boxed mix good enough? Yes. Could I replicate it at home? Probably. Was it worth it? Absolutely. After all, the from-scratch biscuits won't have the added preservatives and/or stabilizers of shelf-stable mixes. And there's a pretty good chance you have all the pantry staples needed for the biscuits at home, save maybe the cheese, but if you're anything like my family, there's often a block of cheddar waiting in the wings.

There's a good chance you have all the pantry staples needed at home.

Even developing the copycat was fairly straightforward as these things go. (It doesn't hurt that while I'm known for my annual holiday cookie extravaganzas, I've gotten a reputation for my repeated biscuit work, as well.) It was pretty clear the recipe could be a simple stir-and-drop cream biscuit, so I decided to use two of our archive recipes, Alex Guarnaschelli's Cheddar Biscuits With Bacon, Spinach and Eggs and a Cook's Illustrated Drop Cream Biscuit from Andrea Geary, as a jumping-off point.

By tweaking the ratios of the former to align with those of the latter, which also boasted a soft dough enhanced by warm cream, I was able to achieve the tall, rounded and tender biscuits I sought.

After that, it was on to the topping. I scanned the nutrition information on the side of the biscuit mix, which helpfully listed the topping ingredients separately.

While there were other things in there, it was clear that garlic powder, onion powder, salt and dried parsley were all I really needed.

I stirred them together with melted butter and lacquered the hot biscuits with the flavorful blend as they sat on the sheet pan.

I gave the biscuits just long enough to not scorch my hands and then sank my teeth into one. Pillowy, garlicky, salty bliss. Plus, they were on the table in just 30 minutes — no restaurant (or drive to a restaurant) required.

REY LOPEZ FOR THE WASHINGTON POST; FOOD STYLING BY LISA CHERKASKY FOR THE WASHINGTON POST

Red Lobster-Style Cheddar Biscuits

12 servings (makes 12 biscuits)

Storage: The biscuits are best freshly baked but can be stored in an airtight container at room temperature for up to 2 days, or frozen for up to 2 months. Reheat in a 350-degree oven until warmed through.

Active time: 20 mins; **Total time:** 30 mins

Adapted by recipes editor Becky Krystal from "Cook With Me: 150 Recipes for the Home Cook" by Alex Guarnaschelli (Clarkson Potter, 2020) and a 2019 recipe from Cook's Illustrated.

Ingredients

- 3 cups (375 grams) all-purpose flour
- 1½ tablespoons baking powder
- 2 teaspoons granulated sugar
- 1 teaspoon fine salt, divided
- 1 cup (4 ounces/113 grams) grated sharp cheddar cheese
- 1¾ cups (420 milliliters) heavy cream
- Nonstick cooking spray
- 6 tablespoons (85 grams) unsalted butter, melted
- 1 teaspoon garlic powder
- ½ teaspoon onion powder
- ½ teaspoon dried parsley flakes

Steps

- Position a rack in the middle of the oven and preheat to 425 degrees. Line a large sheet pan with parchment paper or a silicone baking mat.
- In a large bowl, sift together the flour, baking powder, sugar and ½ teaspoon of the salt. (Sifting not only ensures that the dry ingredients will be lump-free, it also mixes them together.) Gently stir in the cheese to avoid breaking up the shreds too much.
- In a microwave-safe container, microwave the cream on HIGH for 60 to 90 seconds, until just warmed to body temperature (95 to 100 degrees), stirring halfway through. (Alternatively, warm in a pot on the stovetop over medium-low heat.) Stir the warm cream into the flour mixture to form a soft, uniform dough. Do not overmix.
- Grease a No. 16 disher or ¼-cup dry measuring cup with nonstick cooking spray. (Alternatively, lightly grease it with oil.) Use it to drop 12 level scoops of batter about 2 inches apart on the prepared sheet pan. Regrease the measuring cup after every 3 or 4 scoops. If the portions are misshapen, use your fingertips to gently reshape into smooth domes. Bake for 12 to 15 minutes, or until the biscuits are light golden brown.
- While the biscuits bake, in a small bowl, stir together the melted butter, garlic and onion powders, dried parsley, and the remaining ½ teaspoon of salt until well combined. When the biscuits are done, remove from the oven and immediately brush with the butter mixture. Let cool briefly, then serve warm.
- **Substitutions:** Garlic powder >> onion powder. Onion powder >> garlic powder. Cheddar cheese >> fontina, Monterey Jack, Gruyère.

Nutrition | Per biscuit: 326 calories, 27g carbohydrates, 64mg cholesterol, 22g fat, 1g fiber, 6g protein, 13g saturated fat, 442mg sodium, 2g sugar

Recipe tested by Becky Krystal; email questions to food@washpost.com

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