



T-storm 83/65 • Tomorrow: Partly sunny 77/59 B6

Democracy Dies in Darkness

MONDAY, AUGUST 19, 2024 • \$3

Inflation is only part of the story in Pa. county

Repeated economic shocks have taken a toll on election bellwether

BY DAVID J. LYNCH

ERIE, PA. — Esther Kendema begins work at 4:30 a.m., cleaning buildings for a local university. After a full shift, she drives a few hours for Uber. Then the mother of 10 heads to her third job, cleaning a community center on the city's east side.

Kendema, 42, often gets only two or three hours of sleep before starting her daily routine all over again. She feels the pressure of a \$579 monthly car loan payment for her used Ford Explorer, along with bills for water, electricity and everything else her family needs.

"The economy is tough, tough, tough. But we have to do the best we can," she said.

Kendema's struggles may be distinctive. But they are not unique. As Election Day draws nearer, a sizable majority of Americans — despite low unemployment, steady growth and rising wages — say they are dissatisfied with the economy.

The historic inflation that hit the United States and every other advanced nation over the past three years helps explain voters' ire. But conditions in Erie — a bellwether county that voted in turn for Barack Obama, Donald Trump and Joe Biden — show how long-term developments also are to blame.

The county has fewer jobs and residents today than it did in 2001. Though the 3.9 percent unemployment rate in June was lower than the national 4.1 percent mark, that's in part because many people have dropped out of the labor force because of age or disability. The poverty rate is higher than the national average; a larger share of people rely on government

SEE PENNSYLVANIA ON A6

FBI arrests D.C. Council member Trayon White

This article is by Emily Davies, Perry Stein, Meagan Flynn, Keith L. Alexander, Michael Brice-Saddler, Joe Heim and Karina Elwood

The FBI arrested D.C. Council member Trayon White Sr. on Sunday, according to the council's chairman and two other people familiar with the matter, in a sudden move against the popular-yet-unorthodox Southeast Washington leader that appeared to take other city officials by surprise.

The circumstances of the arrest and the nature of the allegations against White, a Democrat who represents Ward 8 in Southeast Washington, were not immediately clear. The FBI's Washington Field Office declined to comment, and a representative for the U.S. attorney's office in Washington did not immediately return messages.

Frederick D. Cooke Jr., White's attorney who has represented a number of city officials over the years, including former mayor Marion Barry, said Sunday evening he had not been able to speak with White. "I am trying to get in contact with him and speak to my client and decide

SEE WHITE ON A2



PHOTOS BY ED RAM FOR THE WASHINGTON POST

For Russian civilians, a tense wait

People stranded in a Ukrainian-controlled town question what's next after Kyiv's incursion

BY SIOBHÁN O'GRADY AND TETIANA BURIANOVA

SUDZHA, RUSSIA — The blue and yellow lines painted on two signposts at the entrance to this Russian town offered unmistakable evidence that some citizens of Russia are living under Kyiv's control and Vladimir Putin's war on Ukraine is really not going as planned.

On Saturday afternoon, 11 days after Ukrainian forces crossed into this Russian border region, soldiers patrolled Sudzha's damaged streets with bright blue tape on their arms, scanning the sky for incoming drones. Graffiti covered the front of a store, renaming it "ATB," a popular Ukrainian grocery chain. Russian flags had been removed from administration buildings, but blue-and-yellow Ukrainian ones were not flying.

Russian civilians — most of whom are elderly or disabled — slept on the basement floor of a former school or sat quietly in its courtyard, where troops handed them water and food.

The air reeked of smoke and death, and shrapnel and debris

SEE KURSK ON A14



TOP: A Ukrainian soldier walks past a building hit by shrapnel in the Ukrainian-controlled town of Sudzha, Russia, where Washington Post reporters were escorted Saturday by Ukrainian troops. ABOVE: People in a bomb shelter. For Ukrainian forces on the ground, the offensive is seen less as a conquest for long-term annexation and more as a negotiating tactic.

Putin's reaction: In times of crisis, Russia's leader often appears to freeze, despite his bellicose talk. A15

In Chicago, faint echoes of chaotic '68 convention

Protests loom over the 2024 meetup, but Democrats blow into the Windy City on a tide of optimism

BY JOEL ACHENBACH

The Democrats are converging on Chicago, scene of their greatest convention disaster. Even after 56 years the party can't forget the fiasco of 1968, when police battered protesters on Chicago streets, jeering and fistfights broke out in the convention hall and the bitterly divided delegates sent their nominee careening toward a defeat by Richard M. Nixon.

The return to Chicago this week comes amid echoes of 1968. The party has once again had to find its footing when the sitting president made a stunning decision to not seek reelection. Thousands of protesters are expected to march outside the convention and law enforcement is prepared for the possibility of violent disruptions. Cultural and generational divides in the party are pronounced. And there has been gunfire on the campaign trail, a jangling reminder that an election year can be turned upside down at



AP

Demonstrators gather before being chased from Chicago's Lincoln Park during the 1968 Democratic National Convention.

The mood: To some Democrats, it's feeling more like 2008. C1

Migrant tension: Chicago deals with influx as well as policy. A3

the speed of an assassin's bullet.

And yet despite those echoes, the Democrats are gliding into Chicago with little or no resemblance to the polarized and grieving party of 1968.

Unlike in 1968, the Democratic ticket is settled. The poll numbers are rising. The party activists are euphoric, with enthusiastic crowds greeting Vice President Kamala Harris and Minnesota Gov. Tim Walz on the campaign trail.

And, unlike in 1968, there's just not much left to decide in Chicago. When President Joe Biden stepped aside, some party leaders and pundits advocated for a protracted nomination contest culminating at the convention. With stunning speed that idea evaporated. In just days, Harris became the consensus choice and is already officially the nominee.

"Democrats have already done the main thing that was necessary to avoid the chaos of 1968: They've unified in advance," said

SEE 1968 ON A4

ELECTION 2024

Biden prepares to pass the baton

WILL SPEAK ON FIRST DAY OF CONVENTION

Expected to set tone for Harris campaign ahead

BY MATT VISER

CHICAGO — President Joe Biden, through a lifetime of triumph and tragedy, has learned, in his words, to become a respecter of fate. Four years ago at this time, he felt like his biography had finally aligned with history: He was the right man at the right time in the right place.

Now, as his party gathers to rally around a new nominee, he is no longer fate's favorite. He will speak on the first day of the Democratic National Convention on Monday, and then he plans to leave for a family vacation as a jubilant convention goes on without him.

By the time the balloons drop on Thursday night before a rapturous crowd in Chicago, he will be long gone. And while he had hoped this week would be about rallying the party around his vision for a second term, he has now reoriented himself around bolstering Vice President Kamala Harris, a recognition that his legacy is deeply tied to whether she can win in November.

Biden, who spent the weekend at Camp David working on his speech with senior aides, replied when asked on Friday night what his message to Democrats would be: "Win."

When he takes the stage on Monday night, Democrats will mark Biden's half-century as one of their leaders. He will be surrounded by family; first lady Jill

SEE BIDEN ON A6

Right-wing influencers find fault in Trump aides

BY DREW HARWELL

Some of the internet's most influential far-right figures are turning against former president Donald Trump's campaign, threatening a digital "war" against the Republican candidate's aides and allies that could complicate the party's calls for unity in the final weeks of the presidential race.

Nick Fuentes, a white supremacist and podcaster who dined with Trump at his Mar-a-Lago resort in Palm Beach, Fla., in 2022, said on X this month that Trump's campaign was "blowing it" by not positioning itself more to the right and was "headed for a catastrophic loss." As of Sunday, the post had been viewed 2.6 million times.

Laura Loomer, a far-right activist whom Trump last year called "very special," said his "weak" surrogates had unraveled his momentum and that his approach "needs to change FAST because we can't talk about a stolen election for another 4 years," in an X post that was "liked" more than 8,000 times.

And Candace Owens, a far-right influencer with 5 million X followers who was photographed

SEE TRUMP ON A5

IN THE NEWS

Life back home For the people released in a prisoner exchange with Russia, dramatic reunions have given way to the slow process of finding a new normal. A8

Fellow trailblazers Black women in politics reflect on the significance of Kamala Harris's presidential nomination. A10

THE NATION
By how much can Harris expand the electoral map for Democrats? A2
Donald Trump escalated his gendered personal insults against Harris, rejecting GOP pressure to avoid such attacks. A9

THE WORLD
Inflation has come for ramen, one of Japan's beloved cheap eats. A12
Secretary of State Antony Blinken arrived in Israel to push a ceasefire deal as key sticking points remain. A13

THE ECONOMY
New rules agreed to by the National Association of Realtors affect both buyers and sellers. A17

THE REGION
Eagle Academy, a D.C. charter school facing money woes, is hoping Friendship Public Charter School will take over its campuses. B1

The Trump campaign has threatened to sue the Loudoun County GOP over sales of merchandise related to the failed attempt on the former president's life. B1
A man arrested in connection with gold bar fraud allegedly scammed an 80-year-old out of \$40,000 in cash. B1

STYLE
A novel by the late writer Rebecca Godfrey imagines the complicated life of art collector Peggy Guggenheim. C1
Jools Lebron's satirical takes on how to be "demure" at work and in public have given the internet its latest buzzword. C1

BUSINESS NEWS.....A17
COMICS.....C6
OBITUARIES.....B4
OPINION PAGES.....A18
TELEVISION.....C4
WORLD NEWS.....A12

CONTENT © 2024
The Washington Post
Year 147, No. 53948



The Washington Post

NEWSPAPER DELIVERY

For home delivery comments or concerns contact us at subscriptionservices@washpost.com or send us an email at homedelivery@washpost.com or call 202-334-6100 or 800-477-4679

TO SUBSCRIBE

202-334-6100

TO ADVERTISE

advertising@washpost.com
Classified: 202-334-6200
Display: 202-334-7642

MAIN PHONE NUMBER

202-334-6000

TO REACH THE NEWSROOM

Metro: 202-334-7300; metro@washpost.com
National: 202-334-7410; national@washpost.com
Business: 202-334-7320; business@washpost.com
Sports: 202-334-7350; sports@washpost.com
Style: 202-334-7535; style@washpost.com

TO REACH THE OPINION PAGES

Letters to the editor: letters@washpost.com or call 202-334-9876
Opinion: oped@washpost.com
Published daily (ISSN 0190-8286).
POSTMASTER: Send address changes to The Washington Post, 1301 K St. NW, Washington, D.C. 20071.
Periodicals postage paid in Washington, D.C., and additional mailing office.

CORRECTIONS

The Washington Post is committed to correcting errors that appear in the newspaper. Those interested in contacting the paper for that purpose can:
Email: corrections@washpost.com.
Call: 202-334-6000, and ask to be connected to the desk involved — National, Foreign, Metro, Style, Sports, Business or any of the weekly sections.



Download The Washington Post app

Stay informed with award-winning national and international news, PLUS complete local news coverage of the D.C. metro area. Create customized news alerts, save articles for offline reading in My Post, browse the daily print edition and scroll through the For You tab to find stories that interest you. Free to download on the App Store and Play Store, subscribers enjoy unlimited access.

3 Huge World-Class Bookstores

Used & Collectible

We Buy All Books

Vinyls, Blu-Rays, DVD's, CD's and more.

Brought to our stores 10am-6pm every day. No appointment needed.

House calls possible for large collections of 1000+ items.

Wonder Book And Video

BUY 2, GET 1 FREE

1 Million to Choose From

All Books, Blu-Rays, DVDs, Games, CDs, Vinyls, VHS, Art
*In-store with this coupon only.

WonderBook.com/retail

Frederick 10am - 9pm • Hagerstown 10am - 8pm
Gaithersburg 10am - 7pm

Free item must be of equal or lesser value. In store purchases only. Not valid on hold items.
Not valid on food or drink. Coupon must be present. Valid thur 9/30/24. Code: WP

How much could Harris expand the electoral map for Democrats?

The Fix

AARON BLAKE

Before Vice President Kamala Harris replaced President Joe Biden as the Democrats' 2024

standard-bearer, there was legitimate talk about Donald Trump potentially stretching the presidential race into more states.

While everyone had focused like a laser on the six swing states Biden won in 2020 — Arizona, Georgia, Michigan, Nevada, Pennsylvania and Wisconsin — Republicans played up polls showing Virginia surprisingly tight, for instance. They set their sights on Minnesota, a state that hasn't gone red since 1972. New Hampshire looked as though it might reclaim its past swing-state status. Trump even speculated (much less plausibly) about flipping quite-blue New Jersey.

Today, each of those states has drifted away from Trump, and it's the ascendant Harris who can credibly claim the power to expand the map.

But by how much?

Harris's momentum in the presidential race has surely placed a newfound emphasis on North Carolina, a second-tier swing state that Biden lost by 1.3 points in 2020. But beyond that, finding other 2020 red states to put in play could be difficult, with the next likeliest candidate seeming to be Florida.

North Carolina

The signs for Democrats in North Carolina — where both Trump and Harris campaigned last week — are increasingly encouraging.

A Cook Political Report poll last week showed Harris asserting a one-point advantage, 48 percent to 47 percent, which was well within the margin of error. But notably outside the margin of error was Democrats' overall advantage. Cook also asked North Carolina voters to choose between a generic



Vice President Kamala Harris waves after arriving Friday at Raleigh-Durham International Airport in North Carolina. A New York Times/Siena College poll showed her with a two-point lead in the state.

Democrat and a generic Republican, and they chose the Democrat by eight points, 48-40.

Both findings marked big shifts from May, when the same poll favored Trump over Biden by seven points and the generic Republican by one. None of the other six states that Cook surveyed shifted toward Democrats as much.

Then on Saturday, a New York Times/Siena College poll showed Harris ahead by two, 49-47 — also within the margin of error.

We don't have much other high-quality data in North Carolina since Harris's entry. But there are other reasons to think Democrats could put the state in play.

One is that the previous Democratic pessimism about it probably stemmed from having been stung before. Barack Obama's 2008 win in the state was the party's first since 1976,

and Democrats have been stymied in their efforts to repeat the feat. Obama lost it by two points in 2012, Hillary Clinton lost it by 3.7 points in 2016, and Biden lost it by 1.3 in 2020.

But those were close races, meaning it's not as if Democrats need to move the needle that much. And despite Democrats' frustrations, North Carolina actually trended away from Trump in 2020 more than Pennsylvania, Wisconsin and Nevada did.

Democrats also have to feel good about the other statewide race on the ballot there: the governor's race. Lt. Gov. Mark Robinson (R) carries all kinds of baggage into that race by virtue of his incendiary and extreme comments — the kind of baggage that has hurt Republicans consistently in recent Senate and governor's races.

Whether that would actually

have an impact on the top of that ticket is an open question, but Democrats could surely tie Trump and Robinson together given their shared history of extreme comments.

Florida

Florida is about the only other red state that appears to be a plausible pickup for Democrats at this point. But it's likely to be *significantly* more difficult to flip.

While the most recent high-quality polling suggests it's in the realm of possibility, Florida isn't any closer than it was in 2020, when Trump won the state by 3.4 points. A University of Northern Florida poll in late July showed Trump leading Harris by seven, while a Suffolk University poll last week showed Trump up five in a crowded field.

Florida was also the only competitive state in 2020 that

actually shifted *toward* Trump from four years prior; Trump's margin increased by more than two points. (Among all states, only Hawaii and Utah shifted more toward Trump.)

And the Suffolk poll suggests that, even as the race is within the mid-single digits, it might be difficult for Harris to make up the gap. While just 40 percent said they approved of her performance as vice president, for instance, 56 percent said they approved of Trump's time as president. And Harris did no better than Biden in 2020 among independent and Hispanic voters.

If there's an argument for Harris potentially putting the state in play right now, it's in that potential down-ballot effect — specifically, an amendment that would enshrine abortion rights in the state constitution.

The Suffolk poll showed voters favored the measure 58-35, while the UNF poll showed they favored it 69-23. They're merely the latest polls to suggest Florida's abortion measure could rack up a bigger margin than similar measures in other politically competitive states did in recent years. Republicans have struggled to account for this, with Trump (a Florida resident) declining thus far to even take a position.

The Suffolk poll also showed Sen. Rick Scott (R-Fla.), who faces reelection, is quite unpopular — 35 percent favorable and 49 percent unfavorable — in ways that could affect the appeal of the GOP side of the ballot. But so far he leads by a similar margin to Trump.

It's also worth emphasizing that if Florida is in play, Harris will probably already be well on track to win the presidency. It's plausible that North Carolina could prove crucial to Harris's electoral-college-majority math, but Florida would probably signal a much bigger shift across the country.

Ward 8 council member Trayon White arrested

WHITE FROM A1

how we are going to proceed," Cooke said.

White and his chief of staff did not immediately return messages. Antoniese Ruffin, White's campaign treasurer, said she did not know anything about the arrest, nor had she been aware that White was under investigation. White is expected to appear in federal court Monday, according to multiple officials, who spoke on the condition of anonymity to discuss a criminal matter that has not yet been made public.

White has served since 2016 as council member for Ward 8, where about one-quarter of residents live below the poverty line and, after decades of racism and divestment east of the Anacostia River, gun violence is commonplace.

White is known by some for his boots-on-the-ground activism, and he often shows up at crime scenes when his community is hurting. But he is also no stranger to controversy. He posted a video that espoused a conspiracy theory that Jews control the weather, a statement for which he has since apologized. In response to concern about crime, he once called for the National Guard to come into D.C. Two years ago, he led an unsuccessful and haphazard mayoral campaign that was launched through an Instagram comment, spurring an inquiry from the Office of Campaign Finance. He lost in the primary with less than 9 percent of the vote.

White saw two challengers for his seat in the June Democratic primary. He won, but his victory was tainted by a dispute with the campaign finance office involving two of his previous political campaigns.

Earlier this year, the office fined White \$40,000, writing that the committees for his 2022 mayoral campaign and 2020 reelection campaign had, at various points, failed to provide requested documentation to correct discrepancies involving thousands of dollars of reported expenditures and contributions. That included \$58,000 from his mayoral campaign that the campaign finance office said was not properly accounted for.

In May, a spokesperson for the office said that White had appealed the fines associated with his 2020 campaign, and that the issues with the 2022 campaign had not yet been resolved.

Spokespeople at the office did not immediately return requests for comment Sunday.

Still, before the Sunday arrest,



D.C. Council member Trayon White Sr. (D-Ward 8), seen in 2023, was arrested in Navy Yard over the weekend and is expected to appear in federal court Monday, according to multiple officials,

White was expected to cruise to a third term in November's general election, and top city officials — including Council Chairman Phil Mendelson (D) — said they were unaware that the FBI had been investigating the council member.

White was arrested Sunday in the Navy Yard neighborhood where, according to the building's receptionist, he was staying in a luxury high-rise apartment complex with studio units that cost upward of \$2,000 a month. A resident of the building said he saw about 10 FBI agents outside around 2:30 or 3 p.m. Mike Stock, who lives in the same apartment complex as White,

said he saw FBI agents making their way into the building carrying cylindrical battering rams.

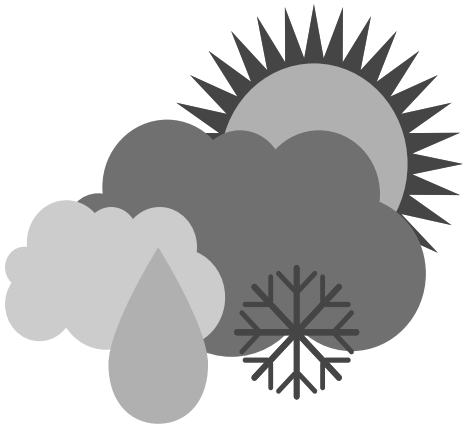
By Sunday evening, there was no obvious sign of police presence outside of the apartment building. But next to the high-rise was a silver Tesla with the license plate "COUNCILMEMBER WARD 8."

Across the Anacostia River, it was similarly quiet at the address listed for White's campaign, Re-elect Trayon White Sr., in campaign finance records. And downtown at the John A. Wilson Building, where the council meets and White has an office, the doors were locked with only a few cars parked

outside.

U.S. Justice Department guidance says officials should not take any public steps — such as making arrests or serving subpoenas — in investigations involving politicians and candidates in the 60 days before an election. The guidance is intended to ensure that political investigations are not used to influence elections. White does not face any serious challengers in the heavily Democratic ward in November, and the election is more than 60 days away.

Hau Chu, Peter Hermann and Clarence Williams contributed to this report.



umbrella or sunscreen?

Stay one step ahead of the weather with the

Capital Weather Gang

[washingtonpost.com/news/capital-weather-gang](https://www.washingtonpost.com/news/capital-weather-gang) • @capitalweather

POLITICS & THE NATION

Democratic convention tension: Chicago’s migrant crisis

The lingering effects of the city’s residents bused in from Texas are visible outside. Inside the four-day event, they’re a policy issue that likewise lingers.

BY KIM BELLWARE
AND MOLLY HENNESSY-FISKE

CHICAGO — The buses full of migrants arriving from Texas have disappeared. Shelter beds are increasingly empty. And homeless newcomers with nowhere else to go are no longer crowding airports and police stations.

But as Democrats prepare to gather in Chicago, the strain of taking in tens of thousands of new arrivals bused in from the border in recent years is still evident and will be difficult for Vice President Kamala Harris to escape as she accepts her party’s nomination for president.

Immigration activists are expected to protest the Biden administration’s new measures restricting how many people can enter and apply for asylum. The city is facing criticism after clearing several homeless encampments ahead of the Democratic National Convention. And tensions persist among local Democrats over how much the city has had to spend on the newcomers in the absence of more federal dollars.

The friction here reflects a broader struggle in the Democratic Party over how to deal with immigration. While Harris is expected to emphasize border security and highlight the declining number of illegal border crossings, other members of her party are upset at what they see as the Biden administration’s increasingly heavy-handed approach.

“The Democrats have every incentive to get these intraparty debates off center stage,” said John Sides, a political science professor at Vanderbilt University. But he noted party leaders can’t prevent protesters from raising immigration concerns. “What goes on in the streets outside is a different story.”

Chicago became a ground zero for the migration crisis two years ago, when Texas Gov. Greg Abbott (R) started busing migrants north as part of a program relocating them to sanctuary cities. Chicago has received more than 46,000 new arrivals since August 2022, most of those arriving by bus, according to city officials.

The sudden arrival of so many newcomers made the Windy City a front line in the nation’s migrant crisis. Some Chicago Democrats attempted to welcome the arrivals, while others complained that the influx overwhelmed shelters and the social safety net, expanding homeless encampments.

In addition to Chicago, Abbott sent more than 65,000 migrants total to Denver, Los Angeles, New York, Philadelphia and Washington. Some of those cities limit migrants’ shelter stay to a few days or a month, but Chicago lets them stay in emergency housing for up to two months, along with providing other services.

In his speech at the Republican National Convention in Milwaukee last month, Abbott vowed to continue sending migrants to sanctuary cities. In response, shelters in Chicago began preparing for a new influx. The mayor said officials are ready to shelter up to 15,000 migrants should Abbott send more buses and try to disrupt the convention.

But with fewer migrants crossing into Texas, that appears increasingly unlikely.

Illegal crossings rose to record levels under President Joe Biden, peaking last December when officials encountered nearly 250,000 migrants, the highest monthly total ever. In June, the president announced new rules that ban migrants from seeking asylum if they cross the border illegally, unless they qualify for an exception.

Since then, the number of border crossings has plunged.

Last month, Border Patrol recorded 56,408 encounters with migrants crossing illegally between ports of entry along the southwest border, the lowest monthly total since September 2020.

Those who run shelters in Texas said they’re housing fewer new arrivals and haven’t helped migrants get on buses to Chicago in months. Andrew Mahaleris, a spokesman for the Texas governor, said the last bus to Chicago left in mid-June.

Ruben Garcia runs a network of migrant shelters known as Annunciation House in the El Paso area and says Border Patrol has released no more than a few dozen migrants daily to his shelters in recent weeks. He said not enough of those migrants want to travel to Chicago to reach the minimum 30 people needed to fill a bus.



A view inside the migrant family housing shelter at the former St. Bartholomew school and convent in Portage Park in Chicago.

The immigrant advocate criticized politicians who continue to claim that illegal border crossings are “out of control.”

“It’s simply not true,” Garcia said.

Experts cite two main reasons for the decrease in border crossings: The Biden administration’s emergency measures restricting access to the U.S. asylum system and increased immigration enforcement by Mexican authorities.

Mahaleris said Texas has stopped busing migrants to Chicago and other cities this summer because of the drop in illegal border crossings. He attributed the decline to the governor’s multibillion-dollar border security initiative, Operation Lone Star.

“Texas has decreased illegal crossings into the state by 85 percent thanks to our historic border mission, while in other

border states crossings are up,” Mahaleris said in a statement. “Fewer illegal crossings into Texas means there are fewer buses departing for sanctuary cities.”

Even if migrants don’t arrive during the convention, Chicago is still dealing with the fallout from those Texas already sent. About 5,600 newcomers were staying at Chicago’s 17 shelters this past week, Deputy Mayor Beatriz Ponce de León said Friday. Others who are no longer in shelters are still struggling to find work and put food on the table for their families.

Busing migrants to Chicago and other blue cities shifted the economic burden of new arrivals. It also forced local Democrats to deal with the thorny politics of increased migration.

The situation in Chicago grew particularly dire last winter. Buses would arrive unannounced —

including at night when few volunteers were on hand — and deposit dazed passengers at random spots around the city.

In April last year, then-Mayor Lori Lightfoot (D) wrote to Abbott saying the city’s seven shelters were maxed out. The following month, Texas sent another bus of 48 migrants and Lightfoot declared a state of emergency. By the fall, migrants were crowding the city’s airports and police stations. Some pitched tents outside.

When the city enacted new ordinances to restrict unscheduled charter buses, Abbott accused local and state Democrats of hypocrisy. Earlier this year, Mayor Brandon Johnson (D) insisted that the city would “continue to live up to our values as we welcome new arrivals,” but said it needed support from the federal government and cooperation from Abbott.

Support has come in irregular

bursts from the federal and state governments. Chicago has spent more than \$460 million responding to the migrant influx since the first buses arrived two years ago, according to city data. In April, the federal government approved \$19.3 million in funding for Chicago and Illinois. That same month, Cook County and the Chicago City Council approved \$70 million each in migrant funding.

Those receiving migrants described a chaotic scramble to provide necessary services, what Andre Gordillo calls “building the plane as it flies.” The senior director of the New Vecinos program, which helps new migrants, said advocates built shelters and programs as fast as they could, then dealt with problems like measles outbreaks.

“It seems like every four to six weeks there’s something new,” said Gordillo, who has been working with new arrivals for 18 months.

Since last year, the city stopped erecting new shelters and turned others over to nonprofits. The number of migrants awaiting temporary housing in a given week is in the single digits, according to city records, and migrants are no longer sleeping at airports.

Gordillo sees signs of stability among recent arrivals: Marriages, baptisms, new jobs and apartments. Several asylum seekers from Venezuela who spent six months in a shelter got a work permit and now work for his group’s migrant support program.

And some Chicagoans have gone out of their way to support new migrants, Gordillo said. He recalled one good Samaritan who walked into his office with \$400 cash. Gordillo used it to pay for food for migrant children who were attending a White Sox baseball game.

“I know social media will often-



PAUL RATJIE FOR THE WASHINGTON POST



JOEL ANGEL JUAREZ FOR THE WASHINGTON POST

CENTER: Ruben Garcia, founder of Annunciation House, watches as guests are served food at Casa Papa Francisco in March in El Paso. ABOVE: Shelters like those at the former St. Bartholomew school in Chicago have been bracing for new migrants ahead of the convention.

times highlight the negatives and tensions — and there’s truth to that,” Gordillo said. “But I’m blown away by the good Samaritans and the people you can call out of the blue when you need help.”

Ada Sosa fled to the United States from Nicaragua three years ago with her journalist husband and their now-12-year-old son because of political persecution, landing in Chicago. Despite a job with a nonprofit that helps migrants, a cozy apartment and her son readying for a new school year, she worries shake-ups to immigration policy could upend her new life in Chicago.

Anti-immigrant sentiment she sees from politicians in the news and on social media weighs on her, stirring fears that she will be forced to leave.

“Sometimes I think, ‘I want to buy, say, this piece of furniture,’ ” Sosa, 41, said. “But what if I can’t stay?”

Even in Chicago, some Democrats have objected to migrants being prioritized with government funding, particularly in Black communities on the South and West sides that have suffered decades of divestment.

Jeanette Taylor, an alderwoman on the City Council who is Black and represents areas on the city’s historically Black South Side, has voted at times in favor of funds for migrants, citing the humanitarian crisis. But Taylor takes a dim view of how city officials have handled the issue, responding too slowly at times, too rashly at others.

Taylor saw frustrations simmer when city officials opened a neighborhood shelter at a former high school without first soliciting community input. She said many longtime residents also felt disrespected and overlooked as resources went to newly arrived migrants.

“The issue was never about taking care of folks who were in need,” Taylor said. “It was about not getting a choice in how it was handled.”

Ponce de León, the deputy mayor, insisted city officials didn’t take money from other programs to provide for new migrants. But she conceded that city officials need “to do some better work of building community relationships.” She also said the federal government needs to provide more assistance to support migrants locally because “what we have done is really more of a federal responsibility.”

It’s unclear how much Harris and other national party leaders will address such tensions over immigration during the convention, especially as they’ve been trying to court swing state votes, said Sides, the political science professor.

“She’s got to deal with more progressive voices in the party who want more humanitarian goals. But it’s pretty clear she’s moved more towards Biden,” in emphasizing border security, Sides said.

He expected Harris and others to keep immigration out of the spotlight at the DNC. But protesters planning to gather outside the convention have other ideas.

Carlos Montes, a Los Angeles immigration activist, will join more than 200 groups protesting outside the DNC as part of a coalition with various demands, including immigration reform. Montes plans to carry a banner demanding “Legalization for all.”

Montes said he hopes activists can pressure Democrats to address their concerns at the DNC and propose policies that would help the 11 million undocumented immigrants already in the U.S.

“I think they’ll give us something, some piecemeal reform,” Montes, 77, said. “We’re not going to be satisfied with that.”

Meanwhile, migrants in Chicago are watching the political tensions with concern. Those who have managed to resettle in Chicago have struggled but also found support.

Miguel Mendoza, a migrant from Venezuela, works as an auto mechanic and has been doing odd jobs since he arrived on a bus from Texas a year ago. He has moved out of a homeless shelter and into an apartment he shares with a friend in the historically Latino neighborhood of Little Village on the city’s Southwest Side.

He has made friends in Chicago, likes to visit Lake Michigan and is eager to build a self-sufficient future in the city, not be a drain on it.

“We’re not here to take away, we’re not here to invade,” Mendoza, 28, said of migrants. “We’re here to get ahead. We just want a better life.”

In Chicago, the spirit of '68 is a party's painful memory

1968 FROM A1

David Farber, a historian at the University of Kansas.

"[Vice President] Hubert Humphrey could not pull that off in 1968. He could not unify the party. And he had many months to do it," Farber said. "Harris did it in 48 hours."

The four-day convention of 1968 turned into such a bitter, televised spectacle that the word "Chicago" became shorthand among political professionals for a catastrophe. The entire process of nominating presidential candidates was overhauled in the aftermath, shifting power from party bosses to state primary voters.

The debacle set in motion a multi-decade trend in which conventions in both parties became rigidly programmed, designed to demonstrate party unity, avoid controversy and build momentum for the fall election.

"The memory of '68 is always there," said Julian Zelizer, a professor of history and political affairs at Princeton University. "The potential for chaos is why these conventions become so scripted."

Although this year has been chaotic, it has not seen the levels of violence and horror of 1968.

For America, 1968 was the bloodiest year of the Vietnam War. The war split the Democratic Party. Sen. Eugene McCarthy of Minnesota, an antiwar candidate, ran a stunningly close second to President Lyndon B. Johnson in the New Hampshire primary. Sen. Robert F. Kennedy of New York announced his opposition to Johnson's war policies and jumped into the race. Johnson, painfully aware that he was bleeding party support, shocked the nation on March 31 with a televised announcement that he would not seek reelection.

Four days later an assassin murdered Martin Luther King Jr. Amid civil unrest, cities burned. Two months later another assassin killed Kennedy, who had just won the California primary. His last public words, minutes before he was struck: "Now it's on to Chicago, and let's win there!"

By that point Humphrey had entered the race. But Humphrey did not compete in any primaries, which in those days were few in number. Party bosses and governors controlled most of the convention delegates. Humphrey went to Chicago with what appeared to be enough pledged delegates to get the nomination.

But it wasn't a done deal. The situation invited plenty of backroom negotiations and Hail Mary schemes by Democrats opposed to Humphrey. McCarthy had hundreds of delegates from the primaries. Sen. George McGovern of South Dakota, also a war opponent, had entered the contest just two weeks before the convention. Some party leaders hoped to lure Sen. Edward Kennedy of Massachusetts, still shattered by the assassination of his brother, into the race.

"I was actually counting delegates for the AP, and no one had enough delegates at the beginning of the convention to win," recalled reporter Carl Leubsdorf, who later became Washington bureau chief of the Dallas Morning News.

There was even some possibility that Johnson himself — nursing his political wounds at his Texas ranch — might storm into Chicago to reclaim what he felt was rightfully his. Chicago Mayor Richard J. Daley hoped to lure him back into the race.

"They had a helipad ready for him," said Heather Hendershot, a professor of communication studies and journalism at Northwestern University and author of "When the News Broke: Chicago 1968 and the Polarizing of America." "The Secret Service thought it was too dangerous because everything was so crazy in the streets."

No one this year is talking about Biden reentering the race — except for former president and Republican nominee Donald Trump, who on his social media platform recently floated a scenario in which Biden "CRASHES the Democrat National Convention and tries to take back the Nomination."

This summer, a coalition of 200 organizations is planning protests and marches in Chicago during the convention. Thousands of pro-Palestinian protesters are expected to demonstrate against the Biden administration's support for Israel.

"We recognize the Democrat-



A general view of the floor of the 1968 Democratic National Convention. The party nominated then-Vice President Hubert Humphrey, who lost to Richard M. Nixon.

ic Party as a tool of billionaires and corporations," declares the website for the March on the DNC 2024.

The number of protesters this year could be greater than in 1968, when many antiwar protesters chose to stay home amid signs that Chicago could become a bloodbath. Protest organizers had predicted 100,000 people, maybe even 300,000, would descend on Chicago. The actual number was closer to 15,000.

Earlier that year, Daley had notoriously ordered police to shoot to kill arsonists amid the urban uprisings following the assassination of King. Police also should "shoot to maim or cripple" looters, he'd said. For the convention, Daley put 11,000 police officers on 12-hour shifts, supplemented by 5,600 National Guardsmen and 7,500 regular Army troops on standby, according to reporter Jules Witcover's book "Party of the People," a history of the Democrats.

"This is happening in the midst of one of the worst periods of urban unrest that the country has ever seen," said Leah Wright Rigueur, a historian at Johns Hopkins University. "America is on fire. America is burning during this period."

From the start of the week, police roughed up protesters. Informants infiltrated the antiwar groups. Some protesters pelted police with rocks and bags of urine.

The protesters were a motley bunch. Some wanted to overthrow the entire establishment, which they deemed irredeemably corrupt. Others were focused on ending the war in Vietnam. In the mix were the

Yippies, who combined counter-culture politics with street-theater hubris. They ceremoniously nominated a pig ("Pigasus") for president, earning a spot on the evening news before getting hauled off by police.

Inside the convention hall, Vietnam supercharged divisions among the delegates. Hundreds of antiwar Democrats pushed a peace plank calling for an immediate bombing halt, but they were outnumbered by delegates loyal to Johnson and Humphrey. Johnson demanded Humphrey's fealty to the administration's hawkish war plan, and Humphrey was reluctant to chart his own path.

"Democrats have already done the main thing ... to avoid the chaos of 1968: They've unified in advance."

David Farber, a historian at the University of Kansas

On Wednesday, the third night of the convention, Humphrey was formally nominated after midnight, by which time the situation both inside and outside the hall had gone totally out of control.

Fistfights broke out among delegates. Reporters got roughed up by plainclothes security agents working for Daley. At one point early in the week Dan Rather, working as a floor reporter for CBS News, was punched in the stomach by a

security agent when he tried to interview a delegate being forcibly hauled out of the hall.

Rather recalled the atmosphere as poisonous from the start.

"From the moment I stepped onto the convention floor, it was like a boiling pot," he said. "It came to a total big-time boil on Wednesday night."

On the podium, Sen. Abraham Ribicoff of Connecticut, who was making a nominating speech for McGovern, glared at the nearby Daley and said, "With George McGovern as president of the United States, we wouldn't have to have Gestapo tactics in the streets of Chicago."

Lip-readers in the television audience could see Daley cursing Ribicoff, including several f-bombs.

A strike by city electrical workers greatly limited what networks could televise live from the streets of Chicago. The live reports from inside the hall were interspersed with delayed footage showing police beating protesters and, later, journalists and bystanders. An official investigation later described the events as a "police riot."

"The whole world is watching!" protesters chanted.

The news of the mayhem downtown spread among the delegates. After Wednesday night's raucous session concluded, antiwar Democrats took buses downtown to join the protesters.

"We were chanting 'Dump the Hump,'" said Curtis Wilkie, who attended the 1968 convention as a Mississippi delegate, wound up staying up all night among the antiwar protesters and later

became a political reporter for the Boston Globe.

"I'm not exaggerating when I say that Chicago and the convention were sheer hell," said Al Spivak, who worked for Humphrey's campaign that year and remembers smelling the tear gas that infiltrated Humphrey's headquarters at the Conrad Hilton.

So many things today are radically different from 1968.

"As historians, one of the things that we know is that history rarely repeats itself," said Wright Rigueur, the Johns Hopkins professor. "There might be parallels. I tell my students that history often remixes itself."

In 1968, the Democratic delegates were overwhelmingly White men, and some southern states remained resistant to racially diverse delegations. The Democratic Party was in the midst of a historic realignment, rapidly losing its Southern bloc in the wake of civil rights legislation. The segregationist Democrat George Wallace of Alabama emerged as a third-party candidate and would go on to win five states in November.

There is more realignment happening today as the parties continue to evolve, or, as Wright Rigueur would put it, remix.

"The Democratic Party has really become the party of more affluent, college-educated people, and the Republican Party has become more of a working class party, especially a White working class party," said Bruce Schulman, a historian at Boston University.

Historically, Democrats were known for disputatious conventions. They were the scruffier of

the two major political parties. They had a broader, more diverse coalition, one that ranged from conservative Southerners to Northeastern liberals to blue-collar union members. As the party has grown more ideologically uniform, and its leaders more determined to project unity, the Democratic conventions have become less cantankerous.

"They began to take on the appearance, dare I say, of Republican conventions. Abided by their timetables. Very little strife on the floor," said Wilkie, the journalist.

"There's no such thing as a rowdy convention or one that's much fun to cover anymore," Wilkie said.

The way people consume news is totally different from 1968. Back then, broadcast networks produced gavel-to-gavel coverage of the proceedings. The story of the day was whatever anchors Walter Cronkite and David Brinkley and leading media pundits said it was.

Now, niche audiences have overtaken mass audiences, Hendershot said. The political narrative today can take the form of a meme, a phrase or an image of an awkward moment, propelled by algorithms across social media.

"You can't predict which memes will go viral and seem meaningful to people," she said.

Another significant difference between 1968 and 2024: the opponent. In 1968 the Republican nominee, Nixon, was a two-term former vice president and the narrow loser of the 1960 presidential election. Nixon had devised a "Southern strategy" to pick off Democrats opposed to racial integration, and he claimed to have a secret plan to end the war in Vietnam.

Nixon was despised by Democrats but did not loom large over the proceedings in the way that Trump will this week. For Democrats, the idea of another Trump presidency "has overwhelmed any serious fissures over the Middle East" or any other conflicts that might threaten to divide the party, Zelizer said.

This is not the first time the Democrats have returned to Chicago for their convention. They did so in 1996, and exorcised a lot of the demons of '68 as they held a lovefest for the incumbents, President Bill Clinton and Vice President Al Gore.

The country was at peace, and the polls for Democrats were blissful. The party partied. After 28 years, Chicago '68 looked like a terrible but fleeting phase the party had endured.

But for some Democrats, 1968 remains a vivid, disheartening memory. Spivak, the Humphrey campaign aide, is shocked that the Democrats would again go back to the shores of Lake Michigan. He is 96, long retired and living in Florida.

"I don't understand why the Democrats chose to have their convention in Chicago," Spivak said. "I'm not the only American with memories of the '68 convention. It was a disaster."



New Yorkers, later joined by New Hampshire, demonstrate during an antiwar plank at the 1968 Democratic convention.

ELECTION 2024

Far-right activists bash Trump aides

TRUMP FROM A1

with Trump in March, described the conservative infighting in a podcast Tuesday as a “MAGA Civil War” fueled by anger that Trump’s policies and persona had been softened to boost his mainstream appeal.

“I’m just not sure who is driving the MAGA bus anymore,” she said, making clear that like other vocal far-right influencers, her problem is not with Trump but with his staff. “You’re losing that support from the people that believed in you. ... You need those people.”

The insider attacks, which come as other backers are calling for Trump to take a more disciplined, policy-oriented approach to his campaign, highlight a new vulnerability in one of the loudest corners of Trump’s nationwide base. With millions of followers, the far-right provocateurs have long been one of the most reliable engines for winning Trump attention online, helping to build the viral energy that boosted his political career and his strong lead among predominantly White male voters. Trump embraced far-right internet celebrities before the 2016 and 2020 elections, even welcoming some to the White House for a 2019 “social media summit.”

As Trump’s campaign grapples with slumping performance in the polls, the far-right activists argue that it has failed by not adopting harder-right positions on race and immigration. They have also called for the campaign to fire its co-managers, Chris LaCivita and Susie Wiles, blaming them for a lackluster strategy.

Many of the campaign’s hard-right critics said they still stand strongly behind Trump himself. But some of them have vowed to pummel the campaign online and at Trump rallies unless it changes course, presenting a challenge for campaign officials who have worked to publicly disavow or disregard extreme voices for fear they could alienate voters.

Trump’s retooling of his campaign on Thursday, including rehiring his 2016 campaign manager, Corey Lewandowski, prompted Fuentes to declare a “first victory” of his campaign, despite Trump’s public praise for LaCivita and Wiles. Online, Loomer mocked Fuentes as having “nothing to do” with the return of Lewandowski — co-author of the book “Let Trump Be Trump” — and said he should “stop pretending like he is calling the shots.”

Some campaign officials previously argued that the far-right influencers offer value by amplifying political messages to their audiences. But the more overt recent attacks of Fuentes and his followers, who call themselves “groypers,” have become a “noisy” and counterproductive distraction to the campaign, said a person familiar with its operations, who spoke on the condition of anonymity to discuss private conversations.

“If anything, [Fuentes] is hurting the idea of getting fresh blood into the campaign, because it makes it far more difficult for Trump if it looks like he’s responding to the groypers,” the person said.

Asked for comment, Trump’s campaign referred to a Truth Social post Aug. 11 in which Trump said he was “leading in almost all of the REAL polls” and that his team was “doing a great job.”

In an appearance that day on CBS, Trump’s running mate, Sen. JD Vance of Ohio, called Fuentes a “total loser” and said the proper response was to “ignore” trolls like him until they “go away.”

But the far-right criticism has proved agitating for some of Trump’s most devoted online cheerleaders. Brenden Dilley, a pro-Trump podcaster in Georgia, last week asked whether Fuentes and others who had attacked Trump were all part of a secret psychological operation, or “psy-op,” designed to “reinforce the Kamala Harris surge narrative.”

“I’ve got a job to do, and these people are a problem,” Dilley said. “Are they being compensated? Are they being deployed as a collective? I do not know.” (Fuentes said he was not paid and took action only to further his views, which he defined as “far-right reactionary.”)

Colin Henry, a researcher at George Washington University who has studied political extremism online, said influencers on the far right have grown visibly frustrated in recent weeks by Trump’s fading performance in

the polls and the campaign’s disavowal of hard-line policy proposals, such as Project 2025. “They saw that as a shot across the bow from the mainstream folks, who wanted to do all this stuff with policy and institutions,” he said.

The anger of far-right influencers matters because they have proved adept at “punching above their weight” in conservative circles in a way that could bedevil Trump’s campaign, said Ben Lorber, a senior researcher at Political Research Associates, a think tank in Massachusetts that monitors right-wing groups.

“This movement has the ability to move conservative discourse and to open up space far to the right of acceptable conservative opinion for people like Trump to move further rightward,” he said.

During Trump’s conversation last week with X’s billionaire owner, Elon Musk, Fuentes directed his followers via live stream to repeatedly post their views on X, where several of their demands for changes in the campaign sailed to the top of the platform’s list of trending topics.

His followers led a parallel effort on Trump’s social media platform, Truth Social, and the messages, such as #NoMoreImmigration, still ranked among the top hashtags the morning after the interview. #FireLaCivita, with 20,000 recent posts, overshadowed even #Trump2024. Fuentes has also told his followers that they should start collecting the phone numbers and email addresses of campaign officials so as to contact them en masse.

In an interview, Fuentes said he intends to push his followers to adopt “guerrilla” tactics and “escalate pressure in the real world,” including through mass appearances at Trump rallies in battleground states such as Michigan, until the campaign meets their demands to stop “pandering to independents.” He has urged followers to withhold their votes for Trump, saying it is the only way to awaken a campaign that has “no energy ... [and] no enthusiasm.”

“If they blame me for Trump losing, so be it,” he said. “He’ll have lost because he stopped talking to the MAGA base he had in 2016.” (Loomer and Owens did not respond to requests for comment.)

Jared Holt, a senior researcher at the Institute for Strategic Dialogue who studies hate and extremism online, said that Fuentes has seemed to lose some of the influence and cachet he gained during Trump’s presidency but that he retains a “cult following” among young conservatives who could indirectly influence the campaign “to adopt more extreme positions.”

Collaborators of Fuentes have worked for far-right members of Congress, including Reps. Marjorie Taylor Greene (R-Ga.) and Paul A. Gosar (R-Ariz.). And at times, messages from Fuentes — who calls for a white ethnostate in the United States, in which even legal immigration is banned — and more established pro-Trump accounts have closely aligned.

A tweet last Tuesday by the campaign account @TrumpWarRoom labeled a photo of Black men “Your Neighborhood Under Kamala” and warned: “Import the third world. Become the third world.”

Vance has been asked about Trump’s dinner with Fuentes several times in TV interviews, telling ABC on Aug. 11 that “just because you talk to somebody doesn’t mean you endorse their views.”

On live streams and social media, Fuentes has marshaled his followers to launch what he is calling “Groyper War 2” — a sequel to a series of chaotic spectacles in 2019, during which they appeared en masse at speaking events of people they deemed “fake conservatives” to heckle and pepper them with provocative questions over issues such as race and LGBTQ+ rights.

Amanda Moore, a left-wing activist and researcher who has followed Fuentes’s group, said that effort was “extremely successful” in helping far-right influencers publicize their ideology.

“Their objective is to push the party to the right. And they got exactly what they wanted,” Moore said, adding that the group’s success has proved costly for Trump by making his base more volatile. “This is what happens when you’re walking the line for years. This is where it’s going to get you.”



Nick Fuentes, center right, a white supremacist and antisemite seen in 2020, has attacked Trump campaign officials, saying on X that they are “headed for a catastrophic loss” in the presidential election because they have not positioned the campaign more to the right. Fuentes had dinner with Donald Trump at Mar-a-Lago in Palm Beach, Fla., in 2022.

JACQUELYN MARTIN/AP

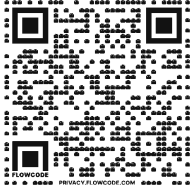
CASE[®] Architects & Remodelers



Balance.
Harmony.
Beauty.

The CaseStudy[®]

Since our first renovation over 60 years ago, we’ve been a team of visionaries. Our unique approach to the remodeling process begins with The CaseStudy[®]. We guide you through every step, using 3D renderings to bring new possibilities to light. At every phase, we’ll maintain strict attention to time and to budget. All backed by our 5-year workmanship warranty. Because you are our highest priority.



CaseDesign.com
844.831.5966

Our commitment to providing a safe, healthy, and respectful worksite and experience.

MD MHIC #1176 | VA # 2701039723 | DC # 2242

ELECTION 2024



President Joe Biden on July 24, giving remarks about his decision to exit the 2024 presidential race.

Biden to highlight his legacy in speech

BIDEN FROM A1

Biden will give remarks; and he will enjoy tributes from various speakers. Delegates will receive a gift bag that includes “Cup of Joe” coffee and digital banners will read “Spread the Faith,” in reference to a line he frequently delivers at the end of speeches. A group of his campaign staffers from 2020 are planning to gather for a party on Monday night.

But some of the same people enthusiastically applauding the president’s speech Monday will be party officials who just weeks ago pushed him to step aside against his will, convinced he was no longer the party’s future. When the applause dies down, the Democrats will move on, making a visible transition to their next generation as Biden disappears to a vacation spot in California.

It will be a discordant coda to a lifetime in politics and, like much of Biden’s life, a moment filled with competing emotions.

The night will honor what many Democrats see as a historic

presidency, but it will also reflect how rapidly Biden’s fortunes have plummeted in a matter of weeks. First came a dismal debate performance that, for many, called his competence into question. Then an attempt to cling to power. A pressure campaign from an angst-ridden party. A painful decision to step aside. And now, a speech to boost a successor.

Biden has attended all but one Democratic convention over the past half-century. He saw floor fights and deep party divisions in 1980. He witnessed soaring oratory from an up-and-comer named Barack Obama in 2004 — and then, four years later, gave a speech as Obama’s running mate. But he has never experienced a convention quite like this one, where he himself plays an unprecedented role.

This convention was supposed to be about renominating Biden and positioning him for another four years at the pinnacle of world power. Instead, it is about passing the torch. A few weeks ago, Biden was thinking about a second-term agenda; now he is contem-

plating how to live life outside political office.

If Biden’s insistence on running for reelection was cast by many as hubris, his decision to step aside is being celebrated as an act of humility for an 81-year-old who spent much of his life chasing the presidency.

“The power of the presidency is incredible. To step away from Air Force One and the White House and the bully pulpit that comes with being president is an act of selflessness, and I’d say even self-sacrifice,” said Sen. Chris Coons (D-Del.), a longtime Biden confidant. “I think he comes to this with optimism. He is perfectly clear that nothing is more important than defeating Donald Trump a second time and defending democracy.”

Biden’s remarks Monday are expected to focus on the past four years, reflecting on how far the country has come since he took over amid a global pandemic, an economic collapse and deep political division. The president faces a difficult balancing act between celebrating his own role in mov-

ing the country ahead and paying tribute to his vice president and heir apparent.

As he has worked on the speech, Biden has focused on themes that have guided his presidency, aides say. He plans to talk about his attempts to bolster the middle class. He also will discuss the fight for American democracy — and the threats he believes Trump poses to it — as well as his attempt to promote diplomacy rather than an “America First” ideology.

Four years ago, Biden accepted the nomination at a virtual convention, and rarely during his presidency has he attracted boisterous crowds. But on Monday his friends expect there will be a partywide tribute, with those who just weeks ago pushed him aside now rising to cheer him.

“My hope is that he gets the longest sustained applause of any leader to address a convention in American history,” Coons said. “He certainly deserves it.”

In recent weeks, the president has dramatically lowered his profile — no small matter for a lifelong politician — as he accepts that the best course is to yield the spotlight to Harris. His public schedule is lighter these days, and he seems to avoid anything that could be seen as counterprogramming at a time when Harris has taken center stage with several adulatory rallies.

“It’s the next logical moment in a process he set in motion by deciding to leave the race and endorse her,” said Ron Klain, Biden’s former White House chief of staff, who had urged his former boss to stay in the race until the end. “It’ll include the speech Monday night, and then him campaigning for her this fall.”

Biden has made peace with his decision, associates say, even if he still harbors some resentment toward those who he feels abandoned him when he was convinced he could defeat Trump. The president and his circle believe he was wounded politically not just by his debate performance, but by the ensuing weeks of second-guessing from leaders of his own party.

But since ending his campaign, he has signaled that is fully on board with helping Harris, a recognition that his legacy is tied to

hers and that she is now the vessel for his ultimate goal of defeating Trump a second time.

“I don’t think there’s any bitterness,” Klain said. “I think there’s a sense of resolve, of determination to get the job done, and determination to make sure she’s elected and Trump isn’t.”

The convention’s planners have had to alter their lineup since Biden pulled out, but they say it will not be radically different from what they spent a year preparing. One person involved in organizing the event, speaking on the condition of anonymity to discuss internal planning, described it privately as the same airplane — with the same layout, color scheme and seating capacity — but with different co-pilots and different video features offered on board.

While the earlier plans called for narration touting legislation that Biden signed into law, for example, the language will now be altered in some cases to highlight how Harris stood with Biden to get it done.

“I think he does want to set a tone. I think he’ll want to keep uniting the Democratic Party because of this existential threat, and what a Trump presidency means to the country,” said Ted Kaufman, one of Biden’s closest friends, who will be with the president on Monday.

“This is in no way a goodbye speech,” Kaufman added. “It’s a wonderful opportunity for him to do what he does well and what is incredibly important to him: to urge that Harris gets elected president, and Trump doesn’t.”

But if it is not a goodbye speech, Monday’s address nonetheless is likely to be one of Biden’s few remaining opportunities to speak before such a large national audience. It is something of a wistful bookend to a national political career that began in 1972, when he burst onto the scene as a 29-year-old senator-elect notable for his youth and energy.

“For the longest time, I was too damn young,” he said to laughter on Thursday, speaking at a joint event with Harris. “Now I’m too damn old.”

The stairs leading to the convention will be inscribed with quotes — including one from Biden, “History is in your hands,”

which comes from Biden’s Oval Office address as he explained his decision to end his reelection bid.

Biden has attended almost every Democratic convention since 1972. In 1976, he was a floor manager for Jimmy Carter’s presidential campaign. In 1980, he spoke on the convention’s opening night, denouncing the “false hope,” “hypocrisies” and “hollow dreams” that were ostensibly being offered by Ronald Reagan, as the Delaware delegation held aloft a banner that read, “Biden in ’84.”

That speech was carried live by only one network — CBS — as others were focused on the news that Sen. Edward M. Kennedy (D-Mass.) was ending his primary challenge to Carter, who was president at the time.

The only convention Biden missed was in 1988, when he was recovering from a brain aneurysm. As a rising figure in the party, he often received prime-time speaking slots. In 2004, he used his remarks to quote William Butler Yeats, a favorite Irish poet.

In 2008 and 2012, Biden was a featured speaker as the running mate of Obama, and was introduced by his son Beau. In 2016 he used his speaking slot to praise Democratic nominee Hillary Clinton, warn of the dangers posed by Trump, and offer an apparent farewell — only to return four years later as the party’s nominee.

That 2020 convention was one of the most unusual in the history of the Democratic Party, a virtual event at the height of the coronavirus pandemic.

“No generation ever knows what history will ask of it. All we can ever know is whether we’ll be ready when that moment arrives,” Biden said at that gathering. He spoke of four crises that he said were facing the United States: covid-19, racial inequity, economic collapse and climate change.

“So the question for us is simple: Are we ready?” he said. “I believe we are. We must be.”

The moment now, nearly four years later to the day, is far different than it was then. And Biden has been forced to recognize that what history has asked of him, at this moment, is to step aside.

In ‘left behind’ counties, economic growth has been lagging

PENNSYLVANIA FROM A1

assistance, including food stamps; and job opportunities for the young are scarce.

Almost 1 in 5 Americans live in a “left behind” county like this one, according to the Economic Innovation Group, a nonpartisan research outfit. These roughly 1,000 U.S. counties grew their population and household income less than half as fast as the nation did between 2000 and 2016.

Erie County voted for Ronald Reagan twice but otherwise was a reliable Democratic bastion until 2016, when it switched to Trump. For places like this corner of northwestern Pennsylvania, the search for a savior continues.

“It seems like right now the whole country is looking for a change they’re not getting,” said Joe Sinnott, a Democrat who served three terms as Erie’s mayor and now heads the county’s economic development efforts. “They’re looking for a stability they don’t have and they’re trying these different ways to get it, to get back to the stability of the Clinton years or maybe even going back to the Reagan years.”

That persistent discontent is shaping the presidential contest. By a 2-to-1 margin, voters in a CNBC poll this month trusted Trump rather than Vice President Kamala Harris to deliver prosperity; 78 percent of those surveyed called the economy “fair” or “poor.”

Erie’s plight reflects the U.S. economy’s uneven growth in recent decades as technology supplanted manufacturing. Starting in the 1980s, a new economy arose that showered its gains on a handful of coastal “superstar cities,” said Mark Muro, a senior fellow at the Brookings Institution. Roughly 73 percent of jobs created since the financial crisis have been in metro areas with 1 million or more residents, such as San Francisco, Boston and New York, according to Brookings.

Like many factory communities, Erie has been battered over the past two decades by a number of shocks: the rise of China as a global manufacturer; job-killing automation; the Great Recession of 2008; and the coronavirus pandemic.

In 2015, Zurn, a maker of plumbing hardware, moved its headquarters out of town. A locomotive plant that once employed more than 20,000 workers when General Electric owned it now provides



PHOTOS BY ANGELO MERENDINO FOR THE WASHINGTON POST



TOP: The number of jobs in Erie County, Pa., fell by nearly 9 percent from June 2001 through the end of 2023. ABOVE: Esther Kendema, 42, arrived in Pennsylvania as a refugee in 2008.

jobs for roughly one-tenth that number under Wabtec, which acquired it in 2018.

Erie’s situation is representative of scores of communities that once thrived thanks to heavy industry. American factory jobs have been disappearing for almost half a century, as technology allows fewer hands to do more work and countries such as China and Mexico provide lower-cost alternatives to production in the United States.

In the 1950s, more than half of county jobs were in factories. Man-

ufacturing today accounts for about 15 percent of county employment, still almost twice the national average. Local officials tout bright spots such as Erie Insurance, which has added jobs. But finding a second act has been difficult.

Between 1980 and 2010, the number of county residents stagnated around 280,000, even as the nation’s population grew by more than one-third. Then the population fell by about 10,000 people over the next decade, as people

died or left for better opportunities.

The county had 130,239 jobs in June 2001, according to the Bureau of Labor Statistics. By the end of last year, that figure had fallen nearly 9 percent to 119,021, while total U.S. jobs grew about 20 percent over the same period.

More recently, the end of pandemic-era benefits, including the expanded child tax credit, which expired in 2021, pushed an estimated 3 million children in the United States back into the poverty they had only recently escaped. Median household income, adjusted for inflation, fell in 2022 for the third consecutive year, according to the Census Bureau.

Against that backdrop, higher prices have proved to be one shock too many for the poor while the affluent grumble and go about their lives.

“We talk about being more divided than ever. I don’t know if it’s a Republican or a Democrat divide. It’s a class divide. People are so desperate or they’re inconvenienced. You’re one or the other,” said Chris Groner, 51, the city’s director of development finance.

Standing in line at a convenience store on a recent weekday, he saw firsthand how some residents are stretched.

A young mother, small children in tow, was trying to pay for something that used to cost a few bucks and now costs more. But the card

reader kept rejecting her credit card.

“She was panicking, and she turned to me and she said, ‘When is somebody going to do something about this?’” said Groner, who was behind her in line.

He covered the woman’s modest tab. But days later, he hadn’t been able to shake the mixture of fury and frustration on her face.

Though the annual inflation rate is almost back down to the Federal Reserve’s 2 percent target, prices overall remain more than 20 percent higher than they were three years ago.

Groner said exasperated residents routinely call him pleading for help that his office is not equipped to provide. Some callers cannot afford their groceries. Others are falling behind on their rent.

In 14 years as a public servant, he has never gotten so many calls, Groner said.

“The questions go on and on. All those folks care about is making it to another day, another week, another month,” he said.

The irony — or the puzzle — is that this evident stress coexists with hints of green shoots in the local economy.

A long-planned plastics recycling facility is moving forward, thanks to a new federal loan guarantee. The Japanese corporation Kyocera broke ground this spring on a new manufacturing facility. And popular amenities, including an indoor golf simulator and a rock climbing gym, have opened downtown.

The county’s slow-bleed population decline also appears to be bottoming out.

But Marty Nwachukwu, 31, an organizer for Erie County United, a grassroots lobbying group, said many residents are not benefiting. She works to register people to vote and has helped elect nontraditional candidates to local offices while confronting a profound sense of inertia.

“For a majority of the working class, I would say there’s a sense of apathy. And I would even call it a depression. Feeling that nothing will change or get better no matter who they vote for,” she said.

Sentiments are similar in the county’s rural precincts. At the Family Support Center in Union City, about 20 miles southeast of Erie, staffers help residents fill out applications for government benefits. The forms also ask if they want to register to vote.

“Everyone tells us ‘no,’ ” said Heather Brooks, 38, the center’s executive director.

Union City is a crossroads town of fewer than 3,000 people. Ethan Allen once employed nearly 250 workers in a local furniture plant and is now closed like so many others. People here still bemoan the demise of True Temper, a wheelbarrow handle maker that shut down more than a decade ago.

Many residents make too much to qualify for public assistance but not enough to cover rent, food, car insurance and other needs.

Other societal ills are eroding the sense of well-being that an otherwise strong economy might provide. Through July 29, there were 435 drug overdose deaths in the county, compared with 207 for the entire year in 2019, according to the county medical examiner’s office.

Seth Keiper, 41, a software engineer, recently started carrying Narcan, the over-the-counter spray used to treat opioid overdoses.

“I got the Narcan just in case. Because I’ve been just driving in Erie and you can see people, you can see the slouching when they’re walking and stuff,” Keiper said. “You never know when you might need it.”

Back in the city, Kendema, 42, personifies Erie’s challenges and its hopes. She came to Pennsylvania in 2008 after fleeing her native Liberia, which was mired in civil war. She spent several years in a refugee camp in neighboring Sierra Leone before being resettled in Erie, which has a tradition of hosting migrants.

Kendema lost her parents when she was just 7 years old. Her schooling stopped in the fourth grade. But she is determined to set an example of hard work and cheerful piety for her 10 children, who range in age from 5 to 25.

She works her three jobs with purpose, trusting in God. In 2020, she purchased a run-down four-bedroom brick home for \$10,000. After pouring \$100,000 into renovations, the century-old residence gleams.

One of her daughters, after a stint in the U.S. military, is now in college. Another is about to start high school. By next spring, four of her children will be high school graduates.

“That’s my prayer for my kids, for them to do better in life,” she said. “I don’t want them to struggle the way I struggle.”

ELECTION 2024

Harris and Walz swing through western Pa. in pre-convention bus tour

Visit signifies key role of battleground state to any path to the White House

BY TOLUSE OLORUNNIPA

MOON TOWNSHIP, PA. — Vice President Kamala Harris joined her running mate, Minnesota Gov. Tim Walz, and their spouses on Sunday for a bus tour across a crucial part of this state, in a political show of force and call to action before Democrats kick off their national convention in Chicago.

The four shook hands and took selfies at an airport hangar, handed out baked goods to firefighters, dropped in on a high school football practice, met with volunteers and stopped at Sheetz, a popular Pennsylvania-based convenience store. During a stop at a Democratic office in Rochester, they joined volunteers in a phone-banking session before delivering remarks aimed at rallying supporters for the journey ahead.

“You’ve got a lot of work, Pennsylvania, on your shoulders right now that you’re carrying,” Harris said. “And we’re going to get it done.”

“Let’s leave it all on the field,” Walz, a former football coach, told the group of volunteers.

“I’m asking you to go ring some doorbells and knock on some doors,” Gwen Walz said. “Let’s talk to our neighbors.”

Sunday’s multi-city tour was the first such swing for Harris, whose entrance into the presidential race four weeks ago has upended the 2024 contest against Republican nominee Donald Trump. Harris and Walz have often appeared together at rallies, but the bus tour also includes second gentleman Doug Emhoff and Gwen Walz.

In a statement announcing the bus tour, Harris’s campaign said it would “focus on meeting voters where they are in community settings.”



MATT MCCLAIN/THE WASHINGTON POST

From left, Doug Emhoff, Kamala Harris and Tim Walz at Pittsburgh International Airport on Sunday.

Two buses formed the backdrop as Air Force Two landed at Pittsburgh International Airport. One bus was emblazoned with the words “A New Way Forward.” At one point during the airport event, the crowd of a few hundred people broke into chants of “We’re not going back!”

The campaign buses stopped in Allegheny County, home to Pittsburgh and a large cache of Democratic voters, and visited Beaver County, a more Republican-leaning area that Trump carried in 2020. The football practice visit and the firehouse stop were both in the town of Aliquippa, a Democratic-leaning enclave in the Trump-friendly county.

Pennsylvania has become the most hotly contested battleground in this election, with both candidates seeing its 19

electoral votes as crucial for most paths to victory. When the crowd erupted into applause during Gwen Walz’s speech in Rochester, she responded: “Gosh, I really like Pennsylvania. I think I might want to spend a lot of time here.”

Polls have shown a competitive race, with Harris improving on President Joe Biden’s numbers but not fully pulling away from Trump. A Washington Post-ABC News-Ipsos poll released Sunday shows Harris with a narrow lead over Trump. But Harris’s lead among registered voters is not considered statistically significant, given the margin of error for the poll, which measured only national support.

“I very much consider us the underdog,” she said when asked about the polling.

In a sign of the central role

Pennsylvania is playing in the race, Trump traveled to Wilkes-Barre on Saturday for a rally. During that speech he attacked Harris’s appearance. “I am much better looking than her,” he said. “I’m a better-looking person than Kamala.”

He also mocked an illustration of Harris on the cover of Time magazine, suggesting without evidence that the artist made the vice president look more attractive after photographers didn’t get a satisfactory photo of her. He said the drawing looked like actresses Sophia Loren or Elizabeth Taylor.

And on Sunday, Trump took to social media to post an ad attacking Harris over her record as a prosecutor.

Harris’s campaign did not respond directly to the personal attacks, calling Trump’s performance the “same old show” — echoing the comments Harris made after Trump falsely attacked her racial identity in an interview with the National Association of Black Journalists last month.

Speaking Sunday in Rochester, Harris did not mention Trump but criticized the “perversion” of believing that “the measure of the strength of a leader is based on who you beat down” rather than lifting people up — a refrain she has previously directed at the former president.

“Anybody who cares about beating down other people is a coward!” she said. “This is what strength looks like.”

Trump’s campaign said Sunday that he would be visiting several swing states in the coming days, as the four-day Democratic National Convention is held this week in Chicago. On Monday, he plans to visit York, Pa., for a speech on the economy, while his running mate, Sen. JD Vance (Ohio), plans to visit Philadelphia.

He will also give speeches in Michigan, North Carolina, Arizona and Las Vegas, according to campaign officials, who spoke on the condition of anonymity to discuss plans that have not been

made public. Vance also plans to travel extensively, and top Trump campaign surrogates will hold daily press briefings in Chicago during the convention.

Harris plans to attend the opening of the convention on Monday, when Biden is set to speak. She has another rally scheduled for Tuesday in Milwaukee, and she plans to give her convention speech in Chicago on Thursday.

Candidates typically receive a bump in polling after their conventions, but Republicans have sought to make the case that Harris’s momentum has already begun to wane. Trump campaign officials have described Harris’s recent rise as a “honeymoon period” and asserted Sunday that it was over.

Speaking on “Fox News Sunday,” Vance said the vice president’s support has “leveled off” since she launched her campaign last month.

“There are a lot of polls that actually show her stagnating,” he said, referring to “internal data” without providing evidence.

The bus tour was Harris’s first campaign event since she began laying out her economic agenda, including proposals to eliminate medical debt, provide a \$25,000 subsidy for first-time home buyers and create a child tax credit that would provide \$6,000 per child in the first year of a baby’s life. She did not spend much time delving into policy specifics during the tour, which consisted of impromptu, informal meetings.

Trump’s campaign has zeroed in on Harris’s proposal to ban price gouging on food and groceries, likening the proposal to a “communist” plan.

“Comrade Kamala announced that she wants to institute socialist price controls,” Trump said Saturday. “Never worked before.”

Hannah Knowles in Wilkes-Barre, Pa., and Dan Diamond in Washington contributed to this report.

The Washington Post

POST READERS, 60% OFF

field level tickets

WEEKDAY SERIES

AUG 20-22

COLORADO ROCKIES

for this exclusive offer, visit nats.com/post

EXCLUSIVE OFFER FOR WASHINGTON POST READERS. AVAILABLE ONLY AT [NATS.COM/POST](https://nats.com/post). WHILE SUPPLIES LAST. CERTAIN RESTRICTIONS APPLY. SEE WEBSITE FOR DETAILS.

Former Russian prisoners face a new ordeal: Living the rest of their lives

BY JONATHAN EDWARDS

SAN ANTONIO — Pavel Butorin awoke every day to an Excel spreadsheet on his phone that he had formulated to track the days his wife had spent in a Russian prison. Days turned to a month. A month turned to two, then three, then four.

All the while, Butorin, 52, waged an advocacy and media campaign pushing for the release of his wife — Alsu Kurmasheva, a journalist at the U.S.-funded, editorially independent Radio Free Europe/Radio Liberty — talking with lawyers, collaborating with free press, pressuring government officials for information and action to get Kurmasheva home.

That campaign is over. Kurmasheva, 47, was among 24 people freed this month in the largest prisoner swap between the United States and Russia since the end of the Cold War, an exchange that included Wall Street Journal reporter Evan Gershkovich, Washington Post contributing columnist Vladimir Kara-Murza and Marine veteran Paul Whelan.

Four days later, Butorin, Kurmasheva and their two daughters were at an Army hospital in San Antonio participating in a government program designed to help hostages decompress and reintegrate into society. On Aug. 5, Butorin showed off the day counter — nine months and 11 days — a sign that while the political imprisonment of Kurmasheva, Gershkovich and Whelan is over, they are only beginning to deal with its ramifications. Two former hostages and hostage advocates said that they will have to grapple with a “new normal,” their lives forever altered by becoming geopolitical pawns during rising tension between the United States and Russia and as “hostage diplomacy” becomes more commonplace.

Almar Latour, publisher of the Wall Street Journal and CEO of Dow Jones, said government officials did “a remarkable job” getting Gershkovich and the other prisoners back to the United States and that “we should respect that moment full of joy and accomplishment.” But in the long term, Latour said he thinks that lawmakers and officials should hurt countries who engage in hostage diplomacy to discourage them from doing it in the first place.

“We should find ways to punish countries that have turned this into an industry ... to fight the phenomenon of hostage taking,” he said.

Diane Foley, whose son James was abducted by Islamic State militants in 2012 and beheaded on camera 21 months later, warned earlier this year that, while the U.S. officials’ approach to hostage taking has improved since her son’s death, they need to get better as hostile countries increasingly see kidnapping Americans as a way to gain leverage over the United States.

“It’s a real threat to our national security,” Foley told The Washington Post in March. “We still have a lot of work in front of us.”

Trapped in Russia

The first sign of what would become Kurmasheva’s 14-month ordeal came on June 2, 2023, minutes before she was about to board a plane in Russia on her way back home to the Czech Republic. She had been visiting her elderly mother for two weeks in the Russian republic of Tatarstan, about 500 miles east of Moscow. When she got back to Prague, she and Butorin planned to vacation with the girls at a house she had booked on the Costa del Sol in southern Spain.

Instead, Russian authorities seized Kurmasheva’s Russian and American passports and her iPhone, effectively trapping her in the country, under accusations that she had failed to disclose her American citizenship to the Russian government. She was placed under house arrest at her mother’s residence. Butorin and Kurmasheva decided not to tell the girls, thinking it was a bureaucratic slip that they could quickly resolve by paying a \$100 fine.

A week later, when it was clear that a quick resolution wasn’t going to happen, they told the girls that their mother would have to stay in Russia for the foreseeable future. She remained under house arrest as Russian authorities seemingly did everything they could to draw out the proceedings concerning an administrative violation, Butorin said.

Then, on Oct. 18, authorities knocked on Kurmasheva’s mother’s door and arrested her, charging Kurmasheva with failing to register herself as a foreign agent. Before they took her away, Kurmasheva sent an audio mes-



PHOTOS BY DEMETRIUS FREEMAN/THE WASHINGTON POST

ABOVE: Alsu Kurmasheva, center, who spent more than nine months in a Russian prison, is reunited with her family at Joint Base Andrews after being freed in a prisoner swap on Aug. 1. **LEFT:** Kurmasheva hugs her children after greeting Vice President Kamala Harris and President Joe Biden. Shortly after, Kurmasheva and her family were taken to a base in San Antonio to participate in a program to help her reintegrate into society.

“I can compare it to the days where our children were born.

This is the same kind of feeling.”

Pavel Butorin, husband of journalist Alsu Kurmasheva, about his feelings when she was released in a prisoner swap after spending more than nine months in Russian custody

Butorin piped up: “I’m here, too.”

“I love you,” Kurmasheva said. “Guys, I love you. See you soon.”

“Eni, bye!” Bibi said.

Miriam: “We love you so much.”

“Bye, see you soon,” Kurmasheva said.

Then, she was gone.

Waking up from a nightmare

Butorin and the girls returned that afternoon to their friend’s house in Northwest where they were staying, heading back to the White House that evening. Around 9 p.m., the families took a bus to Joint Base Andrews in Maryland. They spent about an hour in a waiting room swapping stories and watching on radar as the plane approached the runway. It was around then that Butorin started to feel jittery.

“I had that feeling of standing there on the tarmac like, ‘Am I waking up from a nightmare right now?’” he said. Then it turned to joy: “I can compare it to the days where our children were born. This is the same kind of feeling,” he said.

They were ushered outside to the tarmac. Butorin and other family members walked past people standing behind barriers and lined up in a receiving line behind Biden and Harris. The plane landed, and its door opened.

Butorin watched Whelan come down the jet’s stairs while saluting the president. Then Gershkovich. Finally, he saw his wife. She, too, greeted Biden and Harris, with whom she started chatting. Then Harris ushered her toward her family, saying, “Go, go.”

Bibi and Miriam ran to their mother. They wrapped one another in an embrace. Butorin wasn’t far behind. Miriam was sobbing.

“I can’t stop touching you,” Miriam told her mother.

Butorin started bawling, too.

Then, the former hostages and their families boarded a different plane — this one bound for Texas, where they were taken to Brooke Army Medical Center at Joint Base San Antonio-Fort Sam Houston. Since then, they’ve been participating in the Post-Isolation Support Activities program, which is designed to help recently released hostages to decompress and reintegrate into society.

Predictability and control

Support staff from the PISA program met Kurmasheva and the other hostages as they got off the airplane at the military base in San Antonio around 11:30 p.m., before escorting them to Brooke, where medical staff was waiting to assess them.

The process is a “medical marathon” of tests for conditions like bronchitis, hepatitis and

pneumonia, as well as a mental health screening, said Jose Pereira, former president of Houston-based oil company Citgo who went through the program in 2022 after he and five other Citgo employees were held hostage in Venezuela for five years. Doctors gave Pereira, who had fainted about a year before his release and then spent three days in a coma, two MRIs.

“They scan your body completely,” he said.

Once they’re released from the hospital, the former hostages are taken to “distinguished visitors quarters” to start decompression with PISA specialists and military psychologists versed in Search, Evasion, Resistance and Escape training.

Steve Holland, a personnel recovery specialist with U.S. Army South, which runs the program, says he tells hostages they’re like bottles of Dr Pepper that have been shaken up. If they open up immediately, they’ll explode all over everything and everyone around them. But if they ease into it slowly, they let that pressure escape gradually until things are back to something approaching normalcy.

Jason Rezaian, the former Tehran bureau chief for The Post, attended a nascent version of PISA at a military facility in Germany in 2016 after he was freed from 544 days of imprisonment in Iran on charges of espionage.

By the time he was released, Rezaian had been threatened with execution, dismemberment and life imprisonment; told that people had abandoned him; and endured seven weeks in solitary confinement. The entire time, his captors kept the lights on 24 hours per day to deprive him of sleep. He had no line to the outside world, no way to defend himself.

“It’s designed to make you feel like a caged animal ... and in some ways, it works,” he said.

And then, on Jan. 16, 2016, he was suddenly free, the same day the United States implemented a nuclear pact with Iran.

Rezaian’s instinct was to go home as quickly as possible to spend time with family and friends, catch a baseball game, eat his favorite meal or whatever popped into his head. But he knew that he needed psychological help.

“I understood pretty well I had been put through the wringer and couldn’t calmly sit there and move to the next phase of my life,” he said.

PISA staff try to give the participants what they had been stripped of in captivity — predictability and control, Holland said. They start by giving them simple choices: What food do you want to eat? Then they move to more complicated decisions: So-and-so wants to contact you, yes or no? And they do role playing of

likely scenarios participants will face once they leave the base — such as strangers approaching them to wish them well or to say something mean. The goal is to give them tools to handle their new lives in a healthy way.

Rezaian and Pereira said the government psychologists encouraged them to remember and recount what happened to them, to talk about what happened in their own words. For 18 months, others had told Rezaian’s story for him — Iranian officials, American officials, the media, he said, adding that sometimes those accounts were inaccurate. When he got to Germany, Rezaian was given a digital voice recorder and told it was his to do with as he pleased, along with around-the-clock access to psychologists who would listen.

“This was my first opportunity to start shaping the narrative myself,” he said.

Rezaian said those professionals also coached him on being an accidental celebrity. Reporters were already clamoring for interviews, something the PISA program helped keep at bay. But once he left the cocoon of the military base and moved around in public, he was bombarded by strangers. Almost all of them were well-wishers who wanted to say something encouraging, but it was “very overwhelming.”

“Because you’re part of the public realm now, people feel they own some part of your time,” he said.

‘The wheel keeps spinning’

Liz Cathcart, executive director of Hostage US, a nonprofit that helps recover and reintegrate wrongfully detained prisoners, said that newly freed hostages immediately have to deal with the wreckage of bureaucratic lives that nosedived while they were imprisoned: expired drivers’ licenses, closed bank accounts, unpaid credit cards and tax bills.

“The wheel keeps spinning on life while you’re away,” Cathcart said.

Some effects of captivity take months or even years to emerge.

Only after Pereira left PISA did he discover two of his PTSD triggers: metallic clangs that sounded like guards locking jail doors and people talking too loudly, which resembled his interrogators constantly getting in his face and screaming in what he described as “psychological torture.” About six months after he returned home, Pereira’s wife was driving them somewhere when she began to talk loudly enough to trigger him. Instantly, Pereira’s heart started racing and he became short of breath. He went off.

“I begin to scream like crazy. It was so hard how I was screaming that my wife got scared,” he said, adding that she had to call first responders for help.

But Pereira, who still goes to therapy once a week, said his mental health has improved, in large part because he’s used the tools that PISA gave him.

Butorin said that Kurmasheva’s PISA experience included a lot of counseling, talking with psychologists in “informal chats.” She and Whelan traded prison stories about what they ate, slang they picked up and abbreviations — “a little bit of code” — that meant nothing to Butorin. And they laughed at having survived a horrible situation.

But imprisonment has clearly changed her, Butorin said. She’s lost weight and appears “fragile.” Before being detained, she was very outgoing and made friends with anyone and everyone upon entering the room. “I think now she has become a more cautious communicator, because you can’t trust anybody in a prison cell,” he said.

During her six days at PISA, Kurmasheva spent a lot of time with her daughters, celebrating Miriam’s 13th birthday with cake and later going as a family to a Mexican restaurant in San Antonio’s fashionable Pearl District, Butorin said. As they dined, he recorded his wife eating her first bite of avocado in more than a year. Her eyes rolled back in pleasure.

“That’s not something they serve in Russian prisons,” he said.

The family is back in Prague, and big questions about Kurmasheva’s future remain. Butorin doesn’t know how long it will take her to physically and psychologically recover. He doesn’t know when she’ll go back to work or if her employer will accommodate her absence. He doesn’t know if she’ll report on Russia again or perhaps even go back there.

What he does know is that he and the girls will be supporting and caring for Kurmasheva as they ease back into family life and she figures out her future.

“I just hope,” he said, “that she comes out as a stronger person.”

Trump escalates his gendered insults against Harris

‘I have to do it my way,’ he says, rejecting GOP pressure to stick to policy

BY MARIANNE LEVINE
AND ISAAC ARNSDORF

WILKES-BARRE, PA. — Republican presidential nominee Donald Trump fixated on Vice President Kamala Harris’s appearance in terms he acknowledged were offensive, rejecting pressure from GOP allies to emphasize policy differences over personal attacks.

“You’re not allowed to say this anymore. You know, David, don’t ever get caught in this trap,” Trump said at a rally Saturday, calling on Republican Senate candidate David McCormick in the audience. “David, please don’t ever call a woman beautiful, because that will be the end of your political career.”

He appeared to take exception to a Wall Street Journal column that listed Harris’s appearance as one of her political assets, saying, “I am much better looking than her. I’m a better-looking person than Kamala.” He also said he mistook an illustration of Harris on the cover of Time Magazine for the actresses Sophia Loren or Elizabeth Taylor.

In other recent remarks, Trump suggested Harris’s appearance would undermine her with world leaders, saying they would view her as a “playtoy” and declining to specify why. House Republican leaders have advised lawmakers to stop attacking Harris based on her identity, but Trump has brushed off advice from Republican allies, including former rival Nikki Haley, to avoid personal attacks against the Democratic presidential nominee.

“I’m entitled to personal attacks,” he told reporters on Thursday. “I have to do it my way.”

Trump’s continued focus on Harris’s gender and race comes as the Democrat has opened a gaping lead with female voters. A new New York Times-Siena poll found



Republican presidential nominee Donald Trump speaks during a campaign event Saturday in Wilkes-Barre, Pa.

Harris ahead of Trump by 14 percentage points with women in the swing states of Arizona, Georgia and Nevada, where Trump and President Joe Biden were tied among women in May. In Pennsylvania, women backed Harris 54 percent to 41 percent, while men supported Trump, 49 percent to 42 percent, according to a Quinnipiac University poll this month.

Trump has a long history of insulting the appearance of female rivals and critics, including 2016 Republican candidate Carly Fiorina and Stormy Daniels, an adult-film actress who has said she had a sexual encounter with him. A New York jury convicted

Trump in May of covering up hush money payments to Daniels.

On Thursday, Trump acknowledged the newfound challenge of running against Harris since she replaced Biden as the Democratic nominee last month. “This is a different kind of a race,” he said. “All we have to do is define our opponent as being a communist or a socialist or somebody that’s going to destroy our country.”

At times in Saturday’s speech, which lasted almost two hours, Trump sounded nostalgic for running against Biden. “I spent \$100 million fighting Joe Biden. They told him he couldn’t win,” he said, baselessly accusing Biden of hating Harris for succeeding him

on the ticket. He then seemed to catch himself by adding, “She’ll be easier than him.”

Trump repeatedly described Harris as a “lunatic” and mocked her laugh. “As soon as she laughs, the election’s over,” he said.

Elsewhere in Saturday’s speech, Trump attempted to inflame Democratic divisions over Israel’s war in Gaza by baselessly accusing Harris of passing over the state’s governor, Josh Shapiro, to be her running mate because he is Jewish.

Shapiro was one of three finalists who had a personal interview with Harris over the first weekend in August, before she announced her choice of Minnesota Gov. Tim

Walz. Shapiro’s interview included questions about his position on Israel, which emerged as a concern among some progressive activists. He also faced criticism from teachers unions over his support for school vouchers, The Washington Post reported.

After his interview, Shapiro told Harris’s team that he was struggling with the prospect of leaving his current position, a person familiar with the matter told The Post. Shapiro has denied anti-semitism had any impact in the decision, and a campaign official told The Post the most important factor in Harris’s decision was her personal rapport with Walz.

Trump’s campaign and many

Republicans feared Shapiro because of his dominant popularity in his home state, which they view as likely to decide the electoral college. Once Walz was chosen instead, many Republicans were quick to point to Shapiro’s faith as the supposed reason.

Trump has baselessly accused Harris, whose husband is Jewish, of disliking Jewish people. He repeated a refrain in Saturday’s speech that Jewish Americans who vote Democratic should “have their head examined.” Many American Jews object to being stereotyped as single-issue voters on Israel, which reminds them of an old antisemitic trope questioning their loyalty to this country. But similar comments from Trump were met with enthusiastic applause during a speech to Jewish supporters at his New Jersey golf club on Thursday.

In Saturday’s speech, Trump veered from one topic to the next over almost two hours, dwelling on the June 27 presidential debate against Biden, illegal immigration, and a story about negotiations with French President Emmanuel Macron during which Trump imitated Macron’s French accent.

Trump took exception to his speeches being described as meandering. “They’ll say he was rambling,” he said. “I don’t ramble. I’m a really smart guy, you know, really smart. I don’t ramble.”

In the speech, Trump defended his proposal to impose tariffs on China and other countries. Trump falsely described tariffs as a tax on those countries; in reality tariffs are paid by domestic consumers.

“A lot of people like to say, ‘Oh, it’s a tax on us,’” Trump said. “No, no, no, it’s a tax on a foreign country.”

Trump’s appearance in Wilkes-Barre came as both campaigns heavily focus on the battleground state of Pennsylvania. Harris and Walz undertook a bus trip on Sunday near Pittsburgh; Trump was set to return to Pennsylvania on Monday. According to The Post’s polling average, Harris is now leading Trump by two points in the state.



WASHINGTON'S FASTEST
GROWING AND MOST
RESPECTED HOME
IMPROVEMENT COMPANY*



A Different Experience In Home Improvement



Dedicated Project Team

Each customer is assigned a unique team of professionals led by a single project manager, guiding you from start to finish.



**Premium Materials,
Certified Professionals**

Best-in-class materials and fully licensed & insured installers enhance the look and value of your home.



**Financing Crafted
Just For You**

Customized financing solutions are available to fit all your needs.**



Peace Of Mind

Highest level Owens Corning® platinum warranty—50 years on materials, 25 years on workmanship.



Call today for a **FREE,**
no obligation evaluation
of your roof & siding

866-839-4412

homegeniusexteriors.com/wapo





INSULATION

ROOFING

GUTTERS

WINDOWS

SIDING

DOORS

LIMITED TIME ROOF & SIDING OFFER

Expires
August 31, 2024

0%
APR
& NO PAYMENTS
UNTIL 2026**

**50%
OFF!**
MATERIALS

*Supported by customer ratings from Google®, HomeAdvisor®, Angi®, and internal metrics. **All financial opportunities are subject to credit approval; see the website for full details (https://homegeniusexteriors.com/terms-conditions/). HGE is fully licensed and insured. DC #420219000039, DE #2021706590, MD #5856111, VA #2705064026.

ELECTION 2024



TAYLOR GLASCOCK FOR THE WASHINGTON POST



MIKE KAI CHEN FOR THE WASHINGTON POST

Vice President Kamala Harris joins a growing number of Black women in politics who were ‘the first’ in their political careers. In interviews, they shared their parallel experiences.



MADDIE MCGARVEY FOR THE WASHINGTON POST



SYDNEY A. FOSTER FOR THE WASHINGTON POST

Black female pioneers in politics reflect on Harris’s nomination

BY NICOLE MARKUS

Vice President Kamala Harris is set to formally accept the Democratic Party’s presidential nomination this week, becoming the first Black and South Asian woman to do so and just the second person of color to lead a major presidential ticket. ¶ The Washington Post talked to four trailblazing Black women in politics who made history as firsts and who view her campaign as a turning point in the United States and a cultural milestone for women, reflecting on their own once-uncharted paths to elected office. ¶ The women — a former senator, a current and a former mayor and a onetime lieutenant governor — described Harris’s candidacy as “monumental.” And in personal interactions with Harris, they define her as smart, energetic and tested. But they expressed concern about racist and sexist attacks against her and how she will have to navigate those challenges.

CLOCKWISE FROM TOP LEFT: Former U.S. senator Carol Moseley Braun of Illinois (D), San Francisco Mayor London Breed (D), former Atlanta mayor Shirley Franklin (D) and former Ohio lieutenant governor Jennette Bradley (R).

ELECTION 2024

Political trailblazers see Harris’s campaign as a turning point

Carol Moseley Braun, 77

Former U.S. senator from Illinois (D)

After law school, I became an assistant United States attorney, but I came home and was a homemaker when I had my son.

He actually inspired me, because we were in Jackson Park in Chicago just having a walk — I would take him out every day in his stroller — and there were people protesting the removal of the habitats for the bobolink bird (which is not supposed to be here in Chicago; it’s way too cold). I got involved, and out of that came a political career. The people with whom I worked with on the bobolink protests said, “Our state representative is retiring, you should run for his spot.” And I said, “Oh no, not me, I’m not a politician.”

But what really took me over the edge was there was a political pundit in Hyde Park who told me not to run. “You can’t possibly win,” he said. “The Blacks won’t vote for you because you’re not part of the machine, the Whites won’t vote for you because you’re Black, and nobody is going to vote for you because you’re a woman.” It was like, okay, where do I sign up for the job? I literally went to the library that afternoon, ran for state representative in a crowded, nasty election, and I won.

After 10 years in the state legislature, I served as recorder of deeds in Cook County. In the middle of all of that came the Clarence Thomas nomination. When he first got up there, our incumbent senator Alan Dixon supported him, and I just thought he was woefully unqualified for the job. I told Dixon that he would be doing a great disservice to people who had fought for civil rights, but he voted to support Thomas becoming a member of the Supreme Court. I was really upset about that, and decided it made sense to run for the Senate even though there had never been someone in the Senate like me.

I won. And Joe Biden, at the time the head of the Judiciary Committee, came to talk to me about being on the committee. I didn’t want to do it, and I made a joke that he never found funny: “He just wanted Anita Hill on the other side of the table.” Once on the committee, I became kind of a wingman for him, and I’m glad I joined, in hindsight, because Joe was right as usual. Joe Biden is such a good man, and he’s on the right side of history on just about everything. Even this recent stepping aside, he did for the benefit of the country. Now that he’s stepped aside for Kamala, I’m just pleased as punch for her.

I did run briefly for president in 2004, and I had zero support and no money, and now, she’s got both. I will do everything I can to help her and support her and make her the next president. But I will go to my grave saying this. The fact is, sexism is even more ingrained in our culture than racism.

Issues of race and gender come together in a different way than just race, or just gender, it’s called misogynoir. It’s more difficult to navigate. I hope that she’s able to navigate that in the context of this presidential campaign, because she’s got to win.

Once she gets elected, she’s going to make history. She affirms the message of democracy, that everybody has a chance here in America.

London Breed, 50

Mayor of San Francisco (D)

I don’t know if I’d be on a path like this if Kamala wasn’t pushing me and making me feel like I could be. I didn’t think it was possible for someone like me, a Black woman who grew up in public housing. When I won my first race for supervisor, Kamala was actually with me. She swore me in.

I was with Kamala when we went to Springfield, Illinois, in 2007 in 10-degree weather to go witness Barack Obama make his announcement that he was running for president. I went because we were all excited, but I kept thinking whether this could happen when it’s never happened before. I think this is a little different now, because this is the possibility of a woman of color becoming president. It’s just an overwhelming feeling of excitement, joy, disbelief.

Where do I start with the instances of sexism and racism that I’ve experienced throughout my career? My chief of staff is a White man. I’m a Black woman, clearly, and I have situations in my office where people will come and meet with me, and they will look at him and talk to him, and not look at me or talk to me. It’s not like they’re trying to be disrespectful, but it is.

The thing that has bothered me the most when people ask what Kamala’s qualifications are or say she’s a DEI pick. In comparison, but even without comparing her, she has been more qualified than most other candidates that have run for president with her background, her understanding of the law, her policies, her work over the decades. Law school, DA, attorney general, senator, VP, that was all her. So my advice would be that she be herself and that she shows the country what she’s made of.

Shirley Franklin, 79

Former mayor of Atlanta (D)

I’m a big-city girl, so I gravitated to Atlanta, which was the biggest city nearby. I was the deputy campaign manager for Andrew Young’s mayoral election, in 1980. Most of my work in politics was community organizing. In those days, there were not that many women involved on the policy side. Andy was elected, and I was invited to apply to be the chief administrative officer of the city, so I served in that capacity with Andy for his eight years in office, and that was the top appointed official in the city.

I ran for mayor in 2001, never having run for office before. I ran, essentially, a grassroots campaign for 23 months full time and barely won.

I was afraid. I had a fear that running and failing would be too hard to bear. I did not run as the first woman, that was not a part of the campaign strategy, but it was obvious that I was a woman. When I won, I was surprised. And I was really inspired to be sure that the door was open for other women and other people who had been locked out of high positions.

I’m most proud of gaining and maintaining the public trust for my eight years in office. I did it by strong ethics legislation. I did it by operating transparently. I published my schedule online, I was accessible, I had meet the mayor nights when you could come visit with me once a month without an appointment. I know that security issues are different today, but the door of my office was open and accessible, and even though I couldn’t solve every problem or seize every opportunity, I was open to listen. People would see me and stop me in the grocery store and they could just talk to me about anything.

I met Kamala Harris when she was running for attorney general of California. I thought she had a spunk and the energy and the determination. I was prepared to support President Biden, and only he knows whether it was the right time to step aside. But now that he has, should she be elected, that will be part of his legacy. I know that it will take a lot of work for her to win the election, so I’m also prepared to work.

I believe that former president Trump is looking for a hook. Instead of debating the issues, he makes disparaging comments. You can’t take any of those attacks personally, you can’t stew. It’s a distraction.

Jennette Bradley, 71

Former lieutenant governor of Ohio (R)

When I was elected to the Columbus City Council, there were two African American females. That was the first time African American females had been elected. Governor Bob Taft selected me as his running mate for lieutenant governor, and that was the first time a Black woman was in that position. So each one of my political positions has been being a first-time Black woman in the position.

I grew up during the civil rights movement, and I lived through the protests and all that occurred during that time of seeking equality. I was drawn to public service and opportunities to make an impact on my community.

I thank Bob Taft for selecting me and giving me that opportunity to serve at that level. It was only afterward that I found out that I was going to be the first African American female to serve as lieutenant governor, I didn’t know that it was record-breaking. It just allowed me to get involved in so many issues. I had the opportunity to speak, and to be heard. I enjoyed going around the states speaking, because the feelings that I got back, especially when I spoke to young women, was so rewarding. That’s part of being a trailblazer, to have that visibility, so other people can see that vision and the opportunity that they may have.

I was a pro-reproductive-rights Republican candidate; that was an oddity at the time. It became an issue. It was always brought up any time I ran because I was running as a Republican. When I was running for a next term as state treasurer, I was challenged, and that was one of the issues that came into play. I believe in these rights for women. I think it’s even more important now.

During my life, I’ve had slights levied against me. There have been some instances where I’ve wondered was it because I was a woman, or because I was Black? Sometimes it’s hard to differentiate. Moving through this world as a Black woman, there’s things you learn to navigate very early in life, and you know how to shake things off and continue to move forward.

This is the United States of America, and we’ve never had a female president. This is a significant, monumental moment in time. The world is changing, and our country is changing, and her candidacy is showing that the old rules and limitations no longer apply.



BRIAN BAHR/AFP/GETTY IMAGES



ERIK S. LESSER/GETTY IMAGES



MICHAEL E. KEATING/CINCINNATI ENQUIRER/USA TODAY NETWORK



BONNIE JO MOUNT/THE WASHINGTON POST

FROM TOP: Carol Moseley Braun (D) of Illinois in 1992 became the first Black woman elected to the U.S. Senate. Shirley Franklin (D), center, shown at a Martin Luther King Jr. Day march in 2004, was the first woman to serve as Atlanta’s mayor. Jennette Bradley (R), seen taking the oath of office in January 2003, was the first Black woman to be Ohio’s lieutenant governor. London Breed (D), seen at a campaign event in 2018, is the first Black woman to be San Francisco’s mayor.

THE WORLD

As Japan battles inflation, the ramen industry takes a hit

Shop owners in Tokyo struggle to stay open and afloat as the country’s currency remains stubbornly weak and the costs of making the beloved dish climb

BY MICHELLE YE HEE LEE
AND JULIA MIO INUMA

TOKYO — Ramen is an affordable comfort dish in Japan, where a bowl of warm noodles in hearty broth rarely costs more than 1,000 yen, or about \$6.80. It’s a quick and reliable meal during a work lunch break, for teenagers hungry after school and salarymen taking a late train home.

But as Japan experiences inflation after decades of falling or stagnant prices, one of the country’s favorite cheap meals is taking a hit. Ramen shops are closing at a record pace this year, as owners face the dilemma of raising their prices beyond the “1,000-yen wall” to cope with rising costs or shutting down.

As of July, 49 ramen shops had filed for bankruptcy, on pace to set a record for most closures in a single year, according to Teikoku Databank, a corporate research company based in Tokyo. The cost of ingredients, labor and electricity for making ramen has increased by 10 percent over three years, the company found.

“Prices have been rising over the years, but the last three years or so have been unbelievable,” said Tetsuya Kaneko, 44, who last year raised his price by 50 yen to 1,000 yen for a standard bowl at Mendokoro Isshou in western Tokyo. “I think everyone in the industry is struggling.”

Of course, ramen culture in Japan isn’t going anywhere. The 49 bankruptcies represent a fraction of the 21,000-plus ramen eateries in Japan. Even on a humid 95-degree day, aficionados queued outside ramen shops at lunchtime for a steaming bowl.

Each region of Japan touts its own style of ramen, from noodle texture to ingredients in the broth, which includes creamy pork bone tonkotsu in the south, sweet corn and butter miso in the north, and even the tsukemen, a dipping ramen with noodles served separately from broth made of chicken, pork and fish.

Yet the increase in closures this year underscores larger economic trends in Japan: Inflation is rising after almost three “lost decades” of economic stagnation; the yen, although it has risen slightly in the past month, remains stubbornly weak; and energy prices have risen since the Russian invasion of Ukraine.

Although wages are rising at the fastest pace in three decades, they are not keeping up with inflation, making people feel like they’re getting poorer.

“The ramen shop example is a really good one [of the economic trends] because they’re struggling to pass on the increase in the cost to the final consumers,” said Norihiro Yamaguchi, senior Japan economist at Oxford Economics. “Before 2022, consumers were hesitant to see any kind of price hikes, whether it’s food, or rent, or whatever. But [now] ... they have to accept the increase in their living costs.”



PHOTOS BY HIROKI KOBAYASHI FOR THE WASHINGTON POST

Taisei Hikage, who runs Menya Taisei in western Tokyo, prepares ramen in his restaurant. He has been in Tokyo’s ramen industry for about 10 years, and his shop is known for its pork marrow and soy sauce broth. But with costs to make the dish soaring, Hikage has raised prices twice, saying the situation is becoming “unsustainable.”

Such trends in the world’s fourth-largest economy gained global attention earlier this month, when the central bank unexpectedly raised interest rates to try to contain inflationary pressures. Soon after, Japanese stock markets took their biggest daily dive since 1987, sending shock waves through global markets and highlighting the weakness of the yen.

The Japanese currency has lost more than 40 percent of its value against the dollar over the past five years, attracting investors who want to take advantage of the weak yen. It has made imports into resource-poor Japan dramatically more expensive, compounding energy shortages following Russia’s invasion of Ukraine.

While many countries around the world have been grappling with a cost-of-living crisis, the sticker shock has hit Japanese consumers particularly hard because they had been used to stable prices for so long. Small businesses have hesitated to pass on costs to consumers out of fear of ruining their reputation and losing customers, experts say.

“If you ask your customers if

you should be increasing pricing, of course they say, ‘No,’” said Jesper Koll, a Tokyo-based economist and investor.

“But the cost pressures — rising food prices, rising energy prices in particular, the terms-of-trade pressure — are obviously very real,” he said. “So you have to raise prices.”

Many ramen shop owners agree: The squeeze on their business is very real.

Ramen cooks apologize to customers

Taisei Hikage, 27, who runs Menya Taisei in western Tokyo, deftly strains noodles by tossing them in the air and catching them with a wire basket. His 14-seat shop specializes in ikei ramen, known for its pork marrow and soy sauce broth.

When Hikage started in Tokyo’s ramen industry 10 years ago, the noodles were considered a “one-coin meal” because the basic dish could often be had for a single 500-yen (\$3.40) piece.

Hikage opened his restaurant in March 2023, offering a bowl for 750 yen (\$5.08) before extra toppings. But he has since raised prices twice because of soaring

costs, and posted a detailed apology on social media. He now charges 950 yen (\$6.44) for a basic bowl.

“We [the industry] are at the breaking point of the 1,000-yen wall. It’s starting to become unsustainable,” Hikage said.

The price of nearly every ingredient in ramen has gone up in the past two to three years, Hikage and other ramen shop owners say: pork, chicken, wheat, seaweed, bamboo shoots, green onions, soy sauce and even oils.

Some of those food price increases were due to poor harvests, but they were also driven by Japan’s high dependence on food imports, economists say.

Then, there is the energy required to simmer the broth over a long period of time to bring out the complex flavors, often requiring shops to keep the power on for 24 hours a day.

Because more than 90 percent of the nation’s total energy supply is imported, according to the Federation of Electric Power Companies of Japan, the country is highly susceptible to global energy supply disruptions, such as that caused by Russia’s war in Ukraine.

“With the war, energy costs also went up, so that had a huge impact,” said Kaneko, the owner of Mendokoro Isshou. “Not only the gas costs for cooking but electricity costs. Keeping the air conditioner on is essential, since it’s so hot [in the summer]. So we are using a lot of energy.”

To enable people to cope with rising inflation, Japan has instituted several increases to minimum wages, taking the national average from 961 yen (\$6.45) to 1,054 yen (\$7.17).

The wage increases are good news for households but create another challenge for small businesses like Kaneko’s.

Little relief in sight for noodle lovers

It will take some time before consumers feel the benefit of the yen’s 10 percent gain against the dollar in July, reaching a seven-month high.

Import prices fall as the yen appreciates, but there is about a 10-month lag until this makes it through to food retail prices, said Yamaguchi, the economist at Oxford Economics.

“At least until the end of this year, the pressure from food prices

will continue,” Yamaguchi said.

Until then, many ramen shop owners are cautiously raising their prices to or beyond 1,000 yen while keeping quality high so that customers will come back. Some ramen chains are moving to suburbs to bring cheap eats to families struggling with inflation, according to Nikkei Asia.

“Ramen has always been a staple for people with lower income or students and young people ... so I don’t necessarily want ramen to become something out of reach for them,” Kaneko said.

But at least some customers appear to be adjusting to the 1,000-yen ramen.

Yuya Henmi, an IT worker who waited outside the Menya Taisei ramen joint for 30 minutes in the middle of a sweltering day, said he doesn’t mind higher ramen prices — as long as the noodles are delicious.

“I like ramen a lot, so I think I’d pay up to 2,000 yen [\$13.63] if it’s really good,” said Henmi, 28.

His wife and friend balked, so he quickly added: “But for a normal ramen without toppings, I think 1,500 yen is the max.”



Ramen dishes in Tokyo. Despite ramen being a staple dish in Japan, venues are closing at a record pace this year as the country grapples with rising costs of ingredients, electricity and labor.

DIGEST

SUDAN Cholera outbreak has killed at least 22

Sudan has been stricken by a cholera outbreak that has killed nearly two dozen people and sickened hundreds more in recent weeks, health authorities said Sunday. The African nation has been roiled by a 16-month conflict and devastating floods.

Health Minister Haitham Mohamed Ibrahim said in a statement that at least 22 people have died of the disease and that at least 354 confirmed cases of cholera have been detected across the country in recent weeks.

This year through July 28, the World Health Organization said, 78 deaths have been recorded in Sudan from cholera, and the disease has sickened more than 2,400 others.

Cholera is a highly contagious infection that causes diarrhea, leading to severe dehydration and possible death within hours when not treated, according to the WHO. It is transmitted through the ingestion of contaminated food or water.

The disease is not uncommon in Sudan; an outbreak in 2017 killed at least 700 and sickened about 22,000 in less than two months.

The current cholera outbreak is the latest calamity for Sudan,

which was plunged into chaos in April 2023 when simmering tensions between the military and a powerful paramilitary group exploded into open warfare across the country.

Sudan’s military-controlled sovereign council said Sunday it will send a government delegation to meet with American officials in Cairo amid mounting U.S. pressure on the military to join ongoing peace talks in Switzerland that aim at finding a way out of the conflict.

— Associated Press

Safety at the Russian-occupied Zaporizhzhia nuclear power plant in southern Ukraine is deteriorating after a drone strike

Saturday, International Atomic Energy Agency monitors warned. A drone exploded close to essential cooling water sprinkler ponds about 100 yards from the only remaining line providing a power supply to the plant, IAEA monitors said. “I remain extremely concerned and reiterate my call for maximum restraint from all sides,” IAEA Director General Rafael Mariano Grossi said. Military activity is once again intensifying near Zaporizhzhia, the largest nuclear power plant in Europe. Russia seized the facility in March 2022.

One of Russia’s most active volcanoes has erupted, spewing plumes of ash three miles into

the sky over the far eastern Kamchatka Peninsula and briefly triggering a “code red” warning for aircraft. The Shiveluch volcano began sputtering shortly after a powerful 7.0-magnitude earthquake struck off Kamchatka’s east coast early Sunday, according to volcanologists from the Russian Academy of Sciences. They warned that another, even more potent earthquake may be on the way. The Ebeko volcano located on the Kuril Islands also spewed ash 1.5 miles high, the institute said. It did not explicitly say whether the earthquake touched off the eruptions. There were no immediate reports of injuries from Sunday’s earthquake.

Famine is looming in four districts of Yemen after instances of hunger have rapidly surged among children in areas controlled by the internationally recognized government, a report by international experts said. All 117 districts in government-controlled areas are expected to suffer from “serious” levels of acute malnutrition. Among them, the four districts — Mawza and Mocha in Taiz province, and Hays and Khawkah in Hodeida province — are projected to slip into famine between July and October, according to the Integrated Food Security Phase Classification, or IPC.

— From news services

Blinken arrives in Israel to push a cease-fire deal amid doubts of success

This article is by John Hudson, Susannah George, Niha Masih, Annabelle Timsit, Hajar Harb and Jennifer Hassan

Secretary of State Antony Blinken has arrived in Israel for a trip focused on bridging the significant gaps between Israel and Hamas on a U.S.-sponsored cease-fire proposal aimed at ending 10 months of fighting in the devastated Gaza Strip.

A senior State Department official said Blinken will hold meetings Monday with Israeli President Isaac Herzog, Prime Minister Benjamin Netanyahu and Defense Minister Yoav Gallant. Blinken will travel to Egypt on Tuesday.

U.S. negotiators, led by CIA Director William J. Burns, presented a “bridging” proposal to both parties on Friday, announcing the goal of concluding the negotiations as soon as this week. But serious doubts remain.

Hamas officials dismissed President Joe Biden’s claim that the talks were close to a conclusion, telling reporters Saturday that that was an “illusion,” and on Sunday they again accused Israel of shifting the terms of previously agreed-upon negotiations — an accusation that Netanyahu leveled at Hamas as well.

The deal supported by the United States and mediating partners Qatar and Egypt includes a six-week cease-fire, the release of scores of Israeli hostages and Palestinian detainees, and the withdrawal of Israeli forces from major population centers in Gaza.

Key sticking points have been Israel’s insistence on maintaining a military presence along the Philadelphia Corridor between Egypt and Gaza and the establishment of checkpoints to inspect Palestinians seeking to return to their homes in northern Gaza, according to diplomats who spoke on the condition of anonymity to discuss sensitive details. There are also unresolved issues related to the roster of Palestinian detainees Israel will agree to release.

On Sunday, Netanyahu’s office insisted that Israel would continue to remain in the Philadelphia Corridor as a security precaution and said he was continuing to work on advancing a deal.

In a statement Sunday, Hamas accused Netanyahu of procrastinating and placing obstacles in the way of an agreement, which the group said was “a strategy” to “prolong the war.”



KEVIN MOHATT/AFP/GETTY IMAGES

Secretary of State Antony Blinken arrives in Tel Aviv on Sunday for talks on a cease-fire before a planned visit to Cairo later in the week.

A senior Hamas official said the “bridging” proposal calls for a reduction of the Israeli military presence along the Philadelphia Corridor, rather than a full Israeli withdrawal, and includes a plan for the Rafah crossing linking Gaza with Egypt to be administered by the Palestinian Authority under Israeli supervision. The Hamas official cautioned that many details were still under discussion and would not comment on whether the group would accept such terms. He, like others, summarized the proposal on the condition of anonymity because he was not authorized to share the information with the media.

During a refueling stop en route to Tel Aviv, a senior State Department official acknowledged the remaining gaps but said there is a strong belief within the Biden administration that the discrepancies are “bridgeable.”

An Israeli official declined to comment on the substance of the talks. Netanyahu, speaking to his cabinet on Sunday, said, “There are things we can be flexible about, and there are things we can’t be flexible about — and we insist on them.”

State Department spokesman Vedant Patel said Blinken will push hard for a conclusion of the deal, which “would achieve a cease-fire in Gaza, secure the release of all hostages, ensure humanitarian assistance is distributed throughout Gaza, and create the conditions for broader regional stability.”

Even if a deal is reached, there are widespread doubts that it would lead to the end of the war in Gaza because of ambiguities in its language. After Hamas releases most of the hostages in its possession in the first six weeks of the cease-fire, Israel and Hamas would enter into negotiations for a permanent cease-fire. But if Israel determines those talks have collapsed, it could resume its military operations in Gaza, said diplomats familiar with the deal.

This, Hamas spokesman Sami Abu Zuhri told The Washington Post, makes a cease-fire even less certain. “There are no guarantees or commitments to stop the war after implementing the first phase of the agreement. Why would we make any agreement that will not lead to stopping the war?”

Hanging over the negotiations is the threat that Iran and Hezbollah will attack Israel for the killing of Hamas political leader Ismail Haniyeh in Tehran and Hezbollah senior commander Fuad Shukr in Lebanon, which they have blamed on Israel. Israel has neither confirmed nor denied its role in Haniyeh’s killing — though it privately told U.S. officials that it was responsible.

Blinken will “underscore the critical need for all parties in the region to avoid escalation or any other actions that could undermine the ability to finalize an agreement,” Patel said.

Blinken arrives in Israel just as his British and French counterparts leave the country after warning about the risks of a full-scale regional war. “One miscalculation, and the situation risks spiralling into an even deeper and more intractable conflict,” British Foreign Minister David Lammy and his French counterpart, Stéphane Séjourné, wrote in an op-ed in the Observer.

The visit was a rarity for the two European powers, which had not

conducted a joint trip since 2011 amid a downturn in relations following Britain’s exit from the European Union. The top diplomats also expressed concern about growing Israeli settler violence in the West Bank, which Lammy called “abhorrent” in a news conference Friday.

Here’s what else to know

Iran reserves the right to respond to the killing of Haniyeh on its soil, Tehran’s acting foreign minister, Ali Bagheri Kani, said in a phone call with Egyptian Foreign Minister Badr Abdelatty on Saturday, according to the state-run IRNA news agency. Iran has blamed Israel for Haniyeh’s killing, and the region has been on edge over an anticipated assault on Israel.

Israel is working with the World Health Organization and UNICEF to get over a million more vaccines into Gaza amid the threat of a polio outbreak, according to the Israeli military agency known as COGAT. A number of children inside the enclave have symptoms “consistent with polio” and one case has been confirmed, the Gaza Health Ministry said Friday.

Gaza’s civil defense authorities said they have been unable to respond to about 15,000 distress calls since the war began because of movement restrictions, fuel shortages and the targeting of rescue teams and equipment. Speaking at a news conference Sunday, the group said repeated evacuation orders in Gaza have pushed civilians into a humanitarian zone that accounts for just 10 percent of the Strip’s small territory.

A British Foreign Office official resigned in protest of Britain’s arms sales to Israel, the BBC reported. The official, identified as Mark Smith, wrote in an email to his colleagues that the British government “may be complicit in war crimes” and said he raised concerns “at every level” of the Foreign, Commonwealth and Development Office (FCDO), according to the BBC. The FCDO said in a statement that it does not comment on individual cases. It said the government “is committed to upholding international law” and pointed to an ongoing “review process to assess whether Israel is complying with International Humanitarian Law.”

Custom Blinds, Shades, Shutters & Drapery

motorized
BY 3 DAY BLINDS

HURRY! Limited Time Offer!

Buy 1, Get 1

50% Off

On Custom Blinds, Shades & Drapery

PLUS

FREE In-Home Design Consultation

Call To Schedule
1-888-610-6592
or visit www.3dayoffer612.com

Motorization Made Easy!

With our motorization options you'll be able to set automatic timers, connect to smart home devices and more with the 3 Day Blinds app!

We Design, We Measure, We Install, You Relax®

*Offer valid on 3 Day Blinds brand products only, excluding shutters and special orders. Buy 1 qualifying window covering and receive the 2nd qualifying window covering of equal or lesser value at 50% off! Offer excludes installation, sales tax, shipping and handling. Not valid on previous purchases or with any other offer or discount. **Offer Code BGXB. Expires 12/31/24.** State Contractor and Home Improvement Licenses: Arizona 321056. California 1005986. Connecticut HIC.0644950. New Jersey 13VH09390200. Oregon 209181. Pennsylvania PA107656. Tennessee 10020. Washington 3DAYBDB842KS. County Licenses: Nassau County, NY H0107310100. Rockland County, NY H-12401-34-00-00. Licensed through Great Windows Services, LLC: Virginia 2705172678. West Virginia WV061238. Various City Licenses Available Upon Request. © 2024 3 Day Blinds LLC.

Push by Ukraine seen as a tactic

KURSK FROM A1

littered the roads. Village houses appeared largely intact, but buildings in the center of Sudzha, a town of 5,000 people, were badly damaged by bombs and shelling. Washington Post reporters escorted there by Ukrainian troops Saturday saw no evidence that Ukraine's military had looted or attacked civilians. The dozen Russian civilians interviewed by The Post in Sudzha said they were being treated well and did not know of any residents who had been killed — but that they still want their town back under Russian control.

One older woman cried, begging for a humanitarian corridor to the Russian-controlled city of Kursk. A 91-year-old man asked Post journalists to take him with them into Ukraine to find his daughter in Kharkiv — a sign of how Putin's invasion has tragically separated family members for years. Ukrainian soldiers were present for half of The Post's interviews with civilians.

The way Ukrainian troops are operating in the territory and appear to be treating the people who live there reinforces official claims that Ukraine sees the goal of its offensive less as a conquest for long-term annexation and more as a negotiating tactic that will be used to pressure Russia to return occupied Ukrainian land. Still, Ukrainian forces continue to press forward and destroy critical infrastructure to prevent Russian troop advantages.

For the forces on the ground, and for many across Ukraine, the incursion is seen as a vitally important tactic to prevent Putin from trying to freeze the conflict to Ukraine's disadvantage.

"I think this is temporary," said Boxer, 28, a drone unit commander who helped plan the attack. He was speaking from the underground bunker inside Russia where he now lives, which just two weeks ago was home to Russian conscripts. "I think everyone, including our command, thinks this is being done to end the war."

He is from the city of Enerhodar, which fell to Russia in March 2022.

"I hope that this operation will help us return home sooner," he added. "Because all this is great, but I already want to go home."

Two and a half years after Russia's full-scale invasion of Ukraine, Kyiv's forces launched a surprise offensive over the border into Russia's Kursk region on Aug. 6, catching Russian troops, including many inexperienced conscripts, off-guard. Ukraine has since seized hundreds of Russian troops as prisoners of war and around 400 square miles of Russian territory, putting immense pressure on Putin, who has attempted to shield ordinary Russians from the impact of his war in Ukraine.

In his nightly remarks Sunday, Ukrainian President Volodymyr Zelensky said the operation in Russia's Kursk region intended to create "a buffer zone on the aggressor's territory."

Post journalists traveled to two locations inside Ukrainian-controlled Russia with Ukrainian troops on Saturday. The conditions of the visit were that The Post would identify soldiers by their first name or call sign, in keeping with military rules, and would not reveal sensitive locations.

The journalists traveled in two vehicles, accompanied by Ukrainian troops. As the cars passed through the now-destroyed border crossing where Ukraine overwhelmed Russian forces early on Aug. 6, one soldier who goes by the call sign Crim, for his native Crimea, turned to the reporters and smiled.

"Welcome to Russia," he said.

The cars sped along dirt and paved roads, passing fields where clouds of smoke rose in every direction from recent strikes. Ukrainian military vehicles with triangles taped to their fronts and sides to identify themselves to each other passed by. Troops warned that the road was mined, that Russian soldiers hiding in the woods could stage an ambush and that Russia regularly launches Lancet attack drones and drops glide bombs in the area.

The cars passed a large farm where Crim said he helped detain three Russian conscripts two days before. They first bound their hands and covered their eyes but later gave them cigarettes, before passing them to Ukrainian counterintelligence. "I explained to



PHOTOS BY ED RAM FOR THE WASHINGTON POST



TOP: Ukrainian military vehicles are seen out the window of an armored vehicle in the Ukrainian-controlled town of Sudzha in Russia on Saturday. ABOVE: Russian civilians in Sudzha outside a school being used as a bomb shelter. BELOW: A Ukrainian armored vehicle burns after it was hit by a Russian drone in Ukraine's Sumy region, near the Russian border, on Sunday.

them in Russian that we are not like them," he said, "and that nothing would happen to them."

At the unit's bunker position, about 30 minutes from Sudzha, Ukrainian troops walked around calmly outside, cooking dumplings and checking their phones on Starlink. Cats and dogs roamed around piles of trash the Russians left behind. Downstairs, Ukrainian helmets and vests were piled on the shelves next to bunk beds where Russian troops used to sleep. One soldier sat at a makeshift desk, watching a video on how to repair an FPV drone. The Russians' personal items were still strewn about: cutlery, a guitar and religious books, including prayers for soldiers.

The Ukrainians wrote messages on the walls. Above the sink, one scrawled, "Good evening, we are from Ukraine." Another wrote: "Clean up the sink after yourself. Be a cool guy."

Boxer said the troops are eating

high-end Swedish rations — including pasta with octopus — and feeding the leftover Russian supplies to the animals outside, including a pig.

On the drive to Sudzha, Boxer asked one of his soldiers, Valeriy, 48, to provide top cover for the group traveling in a Canadian armored personnel carrier by manning a M2 Browning heavy machine gun from the rooftop hatch in the vehicle.

"Keep a close eye on the forest and shoot down anything you see," Boxer told him as everyone piled in.

The soldiers blasted pop music from the vehicle's sound system and passed only one civilian outside: a middle-aged woman who was tending to two large horses — one white and one brown — in her front yard. She didn't look up.

Once inside the city, everyone was instructed to listen closely to Boxer's instructions. "When I say 'drone,' everyone gets undercover,

under the trees," he said.

Post reporters jogged alongside the Ukrainian troops as they moved two blocks from the armored vehicle toward a building where about 70 civilians are staying to shelter from shelling and bomb attacks. Some have returned home as the fighting slowed in recent days.

Women standing outside said they are being provided medicine, food and other aid, and thanked the Ukrainian soldiers. Despite the war raging just over the border in Ukraine, they never imagined it would come to them. "We didn't even think about it. We can't wrap our heads around it," said Liudmila, 45, who, like other Russian civilians in this story, spoke on the condition that only her first name be used out of fear of reprisal.

"Let Putin make an agreement with your Zelensky," said Marina, 57, addressing the Ukrainian forces escorting Post journalists in the town. "We really want some kind of agreement, guys. You've come to us, thank you, you're treating us very well. But you must understand, we want to return to our children, to go home, do you understand? We want things to be resolved in a good way."

Boxer told them about his hometown, shelled and occupied by Russians. He has served in the military since he was 18, when Russia first invaded Ukraine and annexed Crimea in 2014. "Well, I think we're just innocent civilians," Marina replied.

"I used to think that, too, when we were civilians," he replied.

"We have a request: Photograph our Sudzha and send it to Putin," said Tamara, 65. "Show this to our president, let him see."

"We want peace and harmony," Marina said. "We don't want anything else; we need nothing more. Please help us, help us."

A water delivery truck pulled into the courtyard, and the women lined up with plastic bottles. They said another delivery had been made the day before.

A Ukrainian soldier handed a 13-year-old boy named Daniel packets of dry military rations. He ran to the basement smiling.

Although they did not claim to be mistreated by Ukrainian troops, Russian civilians have not been spared the indignities of war that many Ukrainians have experienced for years.

Four adults sat on a bench near the entrance to the basement shelter. When asked how he was doing, a man named Stanislav, pointing to his disabled son, who is 47, replied: "What do you think, it is good in the basement?"

When asked how many toilets they have, he replied: "A bucket."

Despite heavy fighting in recent days, Post reporters heard only one small explosion in Sudzha. Civilians said the explosions have often been louder overnight.

Downstairs in the bomb shelter, the air was humid and fetid. There is no electricity, and in each room, civilians were crammed onto mattresses in the dark, squinting as journalists walked by with headlamps and flashlights. Most were old, although there were a few children.

In one room, a small, immobile woman named Valentina, 75, who was clutching her own flashlight, called out from her mattress for help. Another elderly woman, Olga, 93, had fallen near the door and needed help, she said. Boxer went in and helped the woman to her feet. Then she sat back down on her mattress in the corner.

Valentina thanked him. Another Ukrainian soldier had also helped her, she said, carrying her in his arms from her house to his vehicle, and then downstairs into the shelter. "I'm very grateful to him. Such a kind person," she said.

In the same room, Mikhail, 91, begged for help to leave to Kharkiv to meet his daughter, whose last name he struggled to recall. "Could you help me somehow?" he asked. "My memory is poor now."

Another woman lay silent on the floor.

Down the hall, a teenage girl sat among a group of adults, clutching a stuffed animal. It was a gift from Ukrainian soldiers, she said.

In the hallway, Marina pleaded again for a way out of Sudzha.

"We're begging you, we're begging you, for some kind of arrangement so that we can leave here, please. We're asking you," she said to journalists as Ukrainian troops rushed them out of the building, urging them to return across the border to Ukraine before sunset. When asked where she wanted to go, she replied: "At least to Kursk," the Russian-controlled city some 75 miles away.

Outside, the soldiers again scanned the sky for drones, then piled everyone back into the armored vehicle to return to their base. From there, they escorted Post journalists back to Ukraine. They drove past a white flag adorned with a swastika that Ukrainian troops had planted on the Russian side of the border. They said it marked the entrance to and exit from Russia, which they called "the Nazi state."

Over the border, smoke still rose on all sides. Several Russian glide bombs had struck the villages on the Ukrainian side in the last hours. A vehicle at one Ukrainian checkpoint was on fire.

Soldiers opened the door to Post reporters' vehicle and asked for a fire extinguisher. The journalists passed it over, then drove deeper into Ukraine. The Ukrainian soldiers who escorted them out turned around — and then returned to Russia.

Kremlin’s reaction to Kursk incursion shows how Putin freezes in a crisis

Putin’s response lacks quick, decisive action to match his tough rhetoric

BY ROBYN DIXON

Faced with crisis, Vladimir Putin tends to freeze.

Moscow’s slow, fumbling military response to Ukraine’s surprise occupation of parts of the western Kursk region is the latest example of the Kremlin chief failing to respond with quick, decisive action to match his bellicose rhetoric.

The Kursk incursion is the fourth major blow to Putin’s authority since his February 2022 invasion of Ukraine and highlights the weaknesses of a top-down autocracy that operates largely on fear and punishment.

In each case — after Russia’s failure to topple the Ukrainian government at the start of the invasion, after Wagner mercenary boss Yevgeniy Prigozhin led a rebellion against the regular Russia military command and after Islamist extremists struck the popular Crocus City Hall concert venue — the Kremlin’s response has been halting, with Putin waiting 24 hours or more to offer any public comment.

“It’s always the same style. Putin likes to keep everything secret. When he appears publicly, he doesn’t say much. He prefers not to be alarmist,” said Tatiana Stanovaya, founder of France-based analytical group R.Politik.

Top officials, meanwhile, often dissemble to hide their failures rather than risk displeasing the president. Immediately after Ukraine’s attack on Kursk began earlier this month, Gen. Valery Gerasimov, the chief of the General Staff, who personally wields operational command over the war in Ukraine, insisted — falsely — that the Ukrainian assault had been stopped.

During a televised meeting of security officials last Monday, Putin appeared more rattled than usual as he read remarks from a thick notepad of scrawled black handwriting. He also irritably cut off Kursk’s acting governor, Andrei Smirnov, when he dared to openly disclose the scale of the incursion: 28 villages captured and at least 2,000 Russians missing in territory taken by Ukraine.

“Even then, he did his usual thing of more or less saying, ‘Just sort it out,’ and not actually providing any meaningful leadership or strategy for how to do that,” said Mark Galeotti, a Russian security expert with the London-based Royal United Services Institute. “Once again, it shows Putin in classic form, hiding from a crisis.”

Putin ordered the officials to drive Ukrainian forces out — then reverted to scheduled meetings, including talks with regional governors and Palestinian Authority President Mahmoud Abbas, in the days that followed, without publicly mentioning the crisis. Putin held a regular meeting with his Security Council on Friday to “talk about new technical solutions” for the Ukraine war, before announcing plans to jet off to Azerbaijan as if there was nothing amiss at home.

“This is Putin expecting other people to do all the hard work, and he’ll claim the credit for anything that goes well, and likewise, he’ll blame people for anything that goes badly,” Galeotti said.

Four days after Putin tasked Russia’s military with driving out Ukrainian forces, it was clear that an attack initially seen as a short-term nuisance — a “provocation” in Putin’s words — was increasingly likely to take Russian forces weeks or months to address.

“The Kursk offensive in the last two weeks exposed the Putin regime’s true nature: a system built on lies, indifference, and self-preservation at the expense of its citizens’ lives and safety,” said Mikhail Khodorkovsky, an exiled Russian tycoon and opposition figure jailed by Putin for 10 years, in a post Friday on X.



TATYANA MAKEYEVA/AFP/GETTY IMAGES

Watched by armed security, people displaced by the war gather to receive humanitarian aid Friday at a distribution site in Kursk in western Russia.

Less than two weeks into the stunning cross-border operation, Kyiv claims to have occupied about 386 square miles, with more than 180,000 Russians ordered to evacuate from their homes. Ukraine has sought to expand the fighting into the adjacent Belgorod region, but progress slowed after Russia deployed reserves and stepped up its resistance.

Gerasimov and the commander of the Akhmat special forces in the region, Apti Alaudinov, have repeatedly asserted that the Ukrainian advance had been halted, and by Friday, the Defense Ministry claimed to have wiped out more than 2,800 Ukrainian soldiers.

But Defense Ministry reports are dismissed as lies even on the Russian side, with nationalist military bloggers expressing outrage at its claims and publishing their own reports confirming Ukrainian advances. Defense Ministry video of supposed Russian attacks on Ukrainians in Kursk turned out to be false, having been filmed in Ukraine earlier in the summer, the Insider discovered.

“[Putin] did his usual thing of ... not actually providing any meaningful leadership or strategy.”

Mark Galeotti, Russian security expert at the Royal United Services Institute

But the continued damage to Putin’s authority after a catastrophic war and repeated shocks does not translate to an internal threat to his power. Nor is there a risk his regime might collapse in the foreseeable future, according to analysts.

Stanovaya said that many Russians, particularly members of the elite, had come to expect the worst in the war but realized that there was no alternative to Putin in Russia’s repressive political system.

“They are so used to shocking events. They’re so used to living in a very unpredictable situation, so it’s very difficult to surprise them. And they are also used to the feeling that they don’t have the power to affect anything, and they are helpless,” she said.

The crisis, she continued, had certainly undermined Putin’s authority — without necessarily undermining his grip on power.

The Kursk incursion has humiliated Russia’s military and demonstrated Ukraine’s resilience, but has not altered the fundamental situation in a long, grinding war of attrition.

Ukraine is under increasing pressure to negotiate a deal potentially giving up land for peace, after last summer’s failed counteroffensive, problems with personnel, doubts about future Western weapons deliveries, and fears that if Donald Trump becomes president, he will force a peace deal favorable to Russia.

Russia has pounded eastern Ukraine with glide bombs weighing as much as three tons, while Kyiv struggles with deliveries of just enough advanced Western weapons to hang on but not to win. Meanwhile, it is barred from using Western weapons to strike military targets deep inside Russia.

As some of Ukraine’s most battle-hardened forces gain ground in Kursk, Russia has advanced on the town of Pokrovsk in Donetsk in eastern Ukraine, with reports that Ukrainian forces could be forced to abandon the town soon to avoid encirclement.

Putin’s response to the Kursk crisis has been to rule out any new compromise, and he appeared at the meeting last Monday to dismiss the prospect of peace talks with Ukraine.

He said Kyiv’s attack seemed designed to improve its position in negotiations, “But what kind of negotiations?” he scoffed. “How do we even talk with people who indiscriminately strike at civilians, at civilian infrastructure and try to create threats to nuclear energy? What can we even talk about with them?”

Stanovaya said Putin has not retreated from the maximalist position he staked out about possible peace talks in June, when he said Ukraine would have to surrender even more territory to Russia and give up joining NATO as a condition for peace.

“When he talked previously about a peace proposal by Russia, it was an ultimatum. It was not a real proposal, and the terms and conditions of these talks are absolutely unacceptable for Ukraine, and he knows it,” she said. Now, she continued, “it will become much harder for him to promote this idea of a peace ultimatum because in the current circumstances you can’t talk about peace.”

Polling by the Levada Center, an independent polling agency, in July indicates that even as Russian state media has trumpeted Russian gains in eastern

Ukraine, 58 percent of Russians now support an end to the war, compared with only 34 percent who want to go on fighting.

Those in favor of continuing to fight fell by nine percentage points between June and July, from 43 percent to 34 percent.

“These are the lowest figures for support of the opinion on the need to continue military action over the entire observation period,” the Levada Center said in a statement about the poll. Women, young people, people who had barely enough money for

food, and residents of small cities and towns were more likely to support a move to peace talks — about two-thirds of them in each case. But most Russians — 76 percent in the June Levada poll — oppose concessions to Ukraine for peace.

Some pro-Kremlin commentators on state media in recent days have bemoaned propaganda from officials and others claiming Russian supremacy over Ukraine, given the shocking incursion into Kursk.

“We could lose if such blun-

ders continue,” said nationalist commentator Karen Shakhnazarov, a regular fixture on state television talk shows about the war, speaking on Rossiya 1 state television. “This isn’t defeatism. This isn’t scaremongering. It’s just an absolute understanding of the price that we and our motherland will have to pay.”

Russia needs a jolt, such as realizing that defeat is a real possibility, he said, “so that in our heads the situation forms as to what will happen if we lose and what will happen to us.”

Your Home Office, just the way you like it.



Free advice. A detailed scope of work with a fixed price.
Passionate and background checked team members.
All backed by a 5-year workmanship warranty.
Offering peace of mind since 1961.

fred
the first name in
home improvement

SCHEDULE TODAY!
VA 703.691.5500
MD 301.388.5959
DC 202.770.3131
ScheduleFRED.com



A DIVISION OF HCA VA #2701039723 | MD MHIC #1176 | DC #2242

Retropolis

Stories of the past, rediscovered.
washingtonpost.com/retropolis



The Washington Post

50129-34175

In loving memory of James W. Foley

An American journalist, son, brother, friend, neighbor



Ten years ago today, American journalist Jim Foley was murdered by ISIS after two years as a hostage. His mother, Diane Foley, established the James W. Foley Legacy Foundation to inspire moral courage and to make sure no other American hostage is ever abandoned again by our government.

Today, at least 42 Americans are held hostage or wrongfully detained abroad. **Learn how you can support the Foley Foundation’s efforts to protect journalists.**



LEARN MORE AND DONATE
jamesfoleyfoundation.org



ECONOMY & BUSINESS

How new real estate rules could affect you

Experts believe the changes could alter how homes are bought and sold — and maybe lower costs

BY AARON GREGG

Change is coming for the U.S. real estate sector, with implications for anyone buying or selling a home.

In March, the National Association of Realtors agreed to settle litigation that had accused it of artificially inflating real estate commissions, which for decades have been between 5 and 6 percent of the sale price, paid by the home seller. The NAR denies the allegations but agreed to pay \$418 million to settle several cases.

It also agreed to important rule changes that advocates hope will break the industry's grip and give consumers more control over real estate deals — including how much they pay to agents and brokers. Experts believe the rule changes, which took effect Saturday, could alter how homes are bought and sold, decrease the cost of buying a home and possibly spur an exodus of Realtors.

Here's what buyers and sellers need to know.

Do I need a Realtor at all?

Out of the roughly 4 million homes that were sold in the United States last year, about 7 percent were "For Sale By Owner," meaning they were listed directly by the sellers, according to a recent estimate from the National Association of Realtors.

Experts believe many of those sales are carried out between family members. Some deals may include a buyer agent and no seller agent, or vice versa. People with expertise in law or business sales may have an easier time closing this sort of transaction.

Industry and advocacy figures alike tend to urge caution when cutting real estate agents out of the equation entirely. Buyers who go without an agent might be vulnerable to scams, or a deal could fall through over bungled paperwork.

Buying a home is usually the single biggest transaction in a person's life, said Kevin Sears, president of the National Association of Realtors.

"There are pitfalls that the average consumer might not know about. ... It could end up costing them, and that's where professional representation is so vitally important," Sears said.

I plan to buy a home. How much should I pay my Realtor?

Realtors representing buyers will have to agree to a written contract before working with their clients. At least a dozen states already required them before the March settlement, but now they are mandated for all Realtors working with buyers.

Historically, agents on both sides split a 5 percent to 6 percent commission paid by sellers, whose agents would include compensation levels when posting available homes in the NAR's multiple listing service.

The new rules strip compensa-



DAVID ZALUBOWSKI/AP

Homebuyers in many cases will now have to decide whether to pay their Realtor a commission, and how much. Historically, agents on both sides split a 5 percent to 6 percent commission paid by sellers.

tion from seller listings. Combined with the contract requirement, that means buyers in many cases will have to decide whether to pay their agent a commission, and how much the commission will be. Advocates of the new rules hope that making home buyers pay their own agents will lead to lower commissions.

Some jurisdictions already functioned with lower commissions. Buyer agents in some parts of Brooklyn typically get 1 percent commissions, for example, according to the Consumer Federation of America. Some brokerages advertise a flat fee.

The consumer federation recommends setting a goal in dollar terms of 2 percent of the home sale or less.

If the buyer chooses not to offer any commission, the Realtor may decline to work with them, or may agree to only see homes where the seller is offering compensation.

As a buyer, what should I look for before signing a contract with an agent?

Consumer advocates and real estate lawyers have pointed out that many of the template contracts being circulated among agents are written with the industry's interests in mind.

Some of them contain steep fees buried in the fine print, or provisions that make it hard for buyers to cancel the agreement. In some cases, buyers who default on a real estate deal can still be responsible for paying their agents.

The Consumer Federation of America recommends that clients should have the right to terminate the contract at any time, without penalty. The group also says that broker's fees should be clearly stated as a dollar figure or hourly rate and that any concession payments made by the seller should be approved by the buyers

themselves and not just brokers.

The CFA recommends avoiding any contract that includes a blanket commitment allowing an agent to work for both the buyer and the seller, something known as "dual agency." And it recommends against signing contracts that include arbitration clauses.

Another nonprofit group, Consumer Advocates in American Real Estate (CAARE), offers one-page draft compensation agreements for both buyers and sellers, as well as a "touring agreement" when buyers just want to view a home without agreeing to a broader buyer-agent relationship. A template contract offered by eXp Realty also has been held up as easy to understand and more fair to buyers than most other industry-written contracts.

I'm selling my home. Do I have to pay the buyer's agent?

No. It will be up to home sellers to decide whether they want to offer any compensation to the buyer's agent, says Sears, the NAR president.

"Since it can't be done on the MLS, there will have to be other ways," Sears said. "Our agents are trying to figure that out, whether it's a text, a phone call, or a [For Sale] sign that says, 'We will [make] offers of compensation to buyer agents and brokers.'"

Steve Brobeck, senior fellow with the Consumer Federation of America, says he recommends that sellers instead wait for offers to come in from buyer agents.

How do I negotiate commissions?

Since the new rules were announced in March, industry figures have been quick to point out that commissions have always been negotiable. Home buyers can clearly delineate what they're willing to pay when offering an upfront contract and talk to mul-

Block upheld on California child online safety law

BY CRISTIANO LIMA-STRONG

A federal appeals court Friday largely upheld a lower-court ruling blocking key provisions of California's watershed child online safety law, the latest legal defeat for state officials looking to address concerns that digital platforms pose a risk to children.

The U.S. Court of Appeals for the 9th Circuit in San Francisco ruled that the law's requirement that tech companies inspect whether their products may harm children before rolling them out — a central part of one of the most significant such laws in the United States — probably violates the First Amendment.

The court ruled that the requirement triggered strict constitutional scrutiny because it "clearly compels speech" by forcing companies to "opine" on what content could be harmful to children. And it found that the tech trade group NetChoice was likely to succeed in its challenge against it.

During oral arguments last month, the three-judge panel appeared inclined to at least partially side with NetChoice's argument that the law "is a speech regulation masquerading as a privacy law."

State lawmakers in 2022 passed the measure, known as the California Age-Appropriate Design Code Act, amid a bipartisan groundswell of concern that social media companies were failing to protect children on their services and exposing them to addictive features and harmful material. The law would also require companies to implement by default more stringent data privacy settings for children. Child safety advocates hailed the law at the time as a gold standard for digital safeguards.

But a federal judge dealt the push a major blow last year by granting NetChoice's request for a preliminary injunction against it, finding that the law probably does "not pass constitutional muster." California Attorney General Rob Bonta (D) appealed the decision, saying in a statement that the law

is "about protecting children's data, not limiting free speech."

While the appeals court on Friday affirmed the earlier block against the law's "impact assessments," it vacated the injunction against privacy-focused provisions that require companies to estimate the age of child users and offer them a "high level of privacy" by default.

The court wrote that it was premature to consider whether parts of the law that are unrelated to the impact assessments could be severed from the rest. It remanded the issue to the lower courts.

Bonta said in a statement that the state was pleased that the court reversed what he called "the majority of the district court's injunction." California Gov. Gavin Newsom (D), in his own statement, called on NetChoice "to drop this reckless lawsuit and support safeguards that protect our kids' safety and privacy."

Chris Marchese, who leads NetChoice's litigation center, called the ruling "a victory for free expression, online security and Californian families." The group counts Amazon, Meta and Google as members. (Amazon founder Jeff Bezos owns The Washington Post.)

Tech Justice Law Project executive director Meetal Jain, whose group backs the law, said they "remain frustrated that critical protections for California's youth remain delayed by this legal challenge" but are "encouraged" that the ruling leaves open the possibility that other parts of the law are constitutional.

NetChoice has secured injunctions against other state laws aimed at protecting children online, including a Mississippi law requiring that digital platforms verify the age of their users.

The Senate last month overwhelmingly passed the Kids Online Safety Act, requiring digital platforms to take "reasonable" steps to mitigate harms to children on their products, but it faces an uncertain path in the House.

THOMPSON CREEK
WINDOW COMPANY

SIZZLING
SUMMER
SAVINGS

BUY ONE
GET ONE

WINDOW

40%
OFF

INCLUDING INSTALLATION

NO MONEY DOWN
NO INTEREST AND
NO PAYMENTS FOR 1-YEAR

20% OFF
ALL DOORS, SIDING, ROOFING, BATH & SHOWER

You get more for your money at Thompson Creek

240.335.7055
THOMPSONCREEK.COM

Financing provided by Foundation Finance Company under terms and conditions arranged directly between customer and Foundation Finance Company. Thompson Creek is neither a broker nor a lender and does not assist with, counsel or negotiate financing. *Subject to credit approval. Minimum monthly payments required during the promotional period. Making minimum monthly payments during the promotional period will not pay off the entire principal balance. Interest is billed during the promotional period, but all interest is waived if the purchase amount is paid in full before the expiration of the promotional period. Financing for Foundation Finance Company is provided by federally insured, federal and state chartered financial institutions without regard to age, race, color, religion, national origin, gender or marital status. Four window minimum purchase required for advertised discount. All products include professional installation. Offer is not valid with any other advertised discounts or promotions. Void where prohibited by law or regulation. Offer expires 8/31/24. Offer may be canceled without prior notice. See thompsoncreek.com for further details and license numbers. Discount applied at time of contract execution. All purchase prices to be calculated prior to application of discount. Exclude previous orders and regulations. Limit of one discount per purchase contract. Offer has no cash value and is open to new customers only. MHC #125294, VA # 2705-117858-A, DC Permanent # 8246, NC Limited Building Contractor Lic. #B60350, HCPA # 164550, NJ HIC # 15VH1242500, Delaware DOR Lic. # 2023707041, New Castle County # LC1070 / Class D

Enjoy Maintenance-Free Gutters with Gutter Helmet®

43rd Anniversary Sale

FREE
GUTTER ASSESSMENT¹

FREE
GUTTER CLEANING & TUNE-UP²

25% OFF³

LIMITED TIME - EXPIRES 8/31/2024

NEVER CLEAN YOUR GUTTERS AGAIN®

Call, click, or scan this code to claim your FREE gutter assessment!

888-670-4342

LednorHome.com

Lednor HOME SOLUTIONS
Gutter Protection • Roofing • Gutters

★★★★★
Over 1 million satisfied customers!

Family Owned & Operated for 43 Years

*Offer expires 8/31/24. Valid on initial visit only. Cannot be combined with other offers. Applies to new Gutter Helmet, gutter protection, or gutter purchases only. 1. Free gutter assessment includes a visual ground assessment of gutter system to evaluate condition, slope, and overall integrity. Does not include repairs or high-level diagnostics. 2. Free Gutter Cleaning and Tune-Up with a gutter protection product purchase only, ask representative for details. ³ Subject to credit approval. Financing is provided by federally insured, equal opportunity lender banks. Interest will accrue from date of purchase but is waived if paid in full within 12 months. NMLS# 140908. See website for state licenses and more details. Licensed, Bonded, Insured. © 2024 Lednor Corporation. PA #010099 - NJ HIC Reg.#15VH04341800

Take The Post shopping

Washington Post podcasts go with you everywhere

wpost.com/podcasts

Politics • History • Culture • More

50108 3x1

OPINION

The Washington Post

AN INDEPENDENT NEWSPAPER

Form follows dysfunction in college aid

IT'S A depressingly familiar Washington story: A well-meaning update of a single Education Department college form turned into a massive policy blunder, harming the very students and universities it was meant to help. Worse, the department now appears to have failed to fix the problem in time for another application cycle.

EDITORIAL The department, and perhaps even Congress, needs to end the saga of the Free Application for Federal Student Aid (FAFSA), now.

FAFSA is a form would-be college students fill out as they apply and consider whether and where to enroll. Students provide financial information to the Education Department, which then determines their eligibility for Pell Grants and federally subsidized student loans. It also transmits that information to colleges and universities, which use it to distribute private aid. In other words, FAFSA is crucial to financing Americans' higher educations. It also has a well-deserved reputation for being grueling to fill out.

So, in the 2020 FAFSA Simplification Act, Congress instructed the Education Department to pare down

the 108-question application to just 36 questions, giving federal authorities an October 2022 deadline. When it became clear the department could not meet that deadline, Congress extended it to this past January. But the department still struggled.

After months of delays, the department released its simpler form in December, shortly before the extended deadline. That release date meant it came out months later than students would usually be allowed to begin completing the form; the FAFSA season typically begins on Oct. 1, giving students time to gather financial information, turn in paperwork and weigh financial aid offers.

Despite the extra time the department got, the new FAFSA was riddled with technical glitches. Data or processing errors marred some 30 percent of the 7 million FAFSA records the department sent to colleges.

Nearly 10 percent fewer high school seniors — about 225,000 students — filled out the 2023-2024 FAFSA compared to in the prior academic year, according to the National College Attainment Network. The department claims the dip was lower — some 4

percent. Either way, it suggests students were deterred from applying for college aid they were due. Black and Latino students and low-income communities were hit the hardest, with school districts lacking resources to help them navigate the process.

Those who completed their forms did so 75 days later than in prior years, on average. Once they

In trying to simplify the FAFSA form, the Education Department managed to make applying for assistance a lot more complicated.

submitted their forms, the department took months to send colleges the profiles of students' financial status necessary to dispense aid offers. All this delay meant some students likely had to make decisions

about where to attend college — or whether to attend at all — without full information about their financial options. One possible result is that some will incur more debt. Colleges could get hurt, too. An enrollment dip in one year means they lose four years of revenue per student who does not enroll.

One obvious imperative is to return to the regular Oct. 1 release date. But the department announced last week that it would begin only phased testing in October and conduct a full release on Dec. 1. If that is the case, federal officials should at least invest in old-fashioned customer service, communicating with students and their families about when and how they can fill out their forms and deal with technological glitches. Call centers should be open on the weekends, for example. Colleges should have an easier time fixing FAFSA errors, too, yet the department earlier this year rescinded one initiative that would have helped with that.

Congress should not escape responsibility, either. Easing the FAFSA process is a worthy cause. If the Education Department needs more money to fix the system, lawmakers should find it.

LETTERS TO THE EDITOR

Veterans talk Mr. Walz and Mr. Vance

As a military veteran, I find it both disheartening and deeply disturbing to see the disparaging comments made by one set of fellow veterans aimed at others who served honorably, claiming that difficult personal decisions constitute “stolen valor” or even traitorous behavior.

I served as a commissioned officer for 42 years, almost 34 of which I spent on active duty. I did not serve in direct combat nor formally deploy, though I did take assignments in 13 locations — two of them overseas — and numerous trips to combat zones in the Balkans, Kuwait, Iraq and Afghanistan. My career was punctuated by many choices I had to make to balance my service with personal demands.

My colleagues and I served alongside countless National Guard members and reservists, without whom we could not have delivered lifesaving and rehabilitative care during numerous wars and humanitarian crises. I remain in awe of these soldier-citizens who balanced jobs and family and community responsibilities with the demands of national service. The injuries, illnesses and wounds they suffered — most of which were the result of training or strenuous military jobs and not direct combat — often changed their lives forever. Many lost their lives.

For any of us fellow veterans to find fault with personal decisions made by these dedicated public servants about how and when they served is beyond unfortunate.

I did not have the opportunity to work with the Republican vice-presidential candidate, despite helping to care for many of his fellow Marines. I am grateful for his service. I accompanied then-Rep. Tim Walz and members of the House Veterans' Affairs Committee to visit Afghanistan during Operation Enduring Freedom. Mr. Walz's work ethic, communication skills and grasp of the tactical to the strategic were remarkable. As a retired Army National Guard senior noncommissioned officer, he understood the military and military families.

The military branches have clear guidance about the characterization of service in uniform, regardless of the length of time served or the component in which one served. “Honorable” best describes what all of us aspire to achieve and ought to be the sole descriptor for those who do so.

Eric B. Schoomaker, Silver Spring
The writer is a retired lieutenant general who served as Army surgeon general and the commanding general for the U.S. Army Medical Command.

Honor without heroism

Although I was happy enough to serve in the military, I never would have volunteered for duty in Vietnam, unlike my boyhood friend Lee Herron. If I had received orders, I would have obeyed — but not as a “happy camper.”

I was unhappy about being sent to Okinawa in 1972, not because of fighting there but because it was an “unaccompanied” 12-month tour, and I was not permitted to take my wife and 1-year-old daughter. I was a Marine judge advocate, and when I arrived in Okinawa, JAG officers were still being sent from there to Vietnam for temporary duty, though I was neither asked nor ordered to go.

So unlike Lee, who volunteered for Vietnam and for front-line duty once there, I am no hero. But I am proud that I did serve honorably for three years in the Marine Corps. However, I purposely always make it clear that I did not serve in Vietnam. I am particularly offended and disgusted whenever someone falsely claims to have some military service that they did not have.

At least for now, it does not appear to me that comments made by either Sen. JD Vance or Gov. Tim Walz would come anywhere close to being classified as “stolen valor.” Both men served the allotted time required by their enlistment contracts. Neither man has claimed to have been in battle, and neither one claims to have received a medal for valor.

David Nelson, Houston

EDITH PRITCHETT

Bad flight Bingo



Defining ‘stolen valor’

As a retired Navy captain, it saddens me that JD Vance is accusing Tim Walz of “stolen valor” apparently for not having personally served in Iraq. Mr. Vance is mistaken about the term, which actually means wearing combat ribbons although never having served in actual combat and pretending to be a combat veteran. Mr. Walz has never claimed to have served in Iraq, nor is his Army uniform decorated with combat ribbons he was never awarded. I respect both Mr. Vance and Mr. Walz for having served in the military and for earning the title of veteran.

It's disingenuous for Mr. Vance to not only denigrate a fellow veteran for political gain but also to question the patriotism of a man who served as a U.S. Army command sergeant with more than two decades of honorable service to our country. Mr. Vance needs to apologize to Mr. Walz, and he owes our nation and the rest of our proud veterans an apology as well.

Reg Mitchell, Bethesda

The right to retire

Sen. JD Vance's attack on the military record of Gov. Tim Walz is offensive to all veterans. As a Vietnam veteran, I learned that how, when, where — or even if — soldiers are sent into combat is a matter of pure chance, and that all of us soldiers endured the possibility of being called to this duty every day until our country permitted us to leave the military.

I served in combat but was permitted to leave after two years, which I did (with great relief). Mr. Walz was not called to combat for 24 years and

had the right to resign before he was called, which he did. Mr. Vance and I could have extended our duties, but we chose not to. Mr. Walz and Mr. Vance both deserve a thank-you for their service.

No veterans who have honorably served our country should be judged for when or why they exercised their choice to leave the military when permitted to do so.

John Satorius, Minneapolis

What Mr. Walz should say

Indignant condemnations of anyone who criticizes Gov. Tim Walz's decisions about and discussions of his military service misclassify those skeptics as attacking his military record in a general way. But the critics are targeting both the timing of Mr. Walz's retirement from the National Guard and his potential suggestion that he faced personal danger in war. Mr. Walz's critics may not have a leg to stand on, but they do have a toe.

So as a passionate Harris/Walz supporter — and as a mere combat-zone veteran who would never represent himself as a combat veteran — I hope Mr. Walz will stand forthrightly before reporters immediately, address all of these charges, apologize anywhere that might be necessary, take questions until the last questioner leaves, end this goofball sideshow and return to helping Vice President Kamala Harris save the republic.

Steven T. Corneliussen, Poquoson, Va.

Strength through truth

Like Gov. Tim Walz, I was a National Guard member. But like Sen. JD Vance, I served in a

military public affairs unit.

Like Mr. Vance, I attended the Defense Information School at Fort Meade, Md., for my initial training. We took classes in news writing, photography and broadcasting. We learned how to interact with the media and support the objective of keeping the American public well informed. We trained to shoot with cameras, not guns, and became literal keyboard warriors. The motto of the school? “Strength through truth.”

Having gone through the same training, Mr. Vance should know that the best way to counter a misleading narrative is full and accurate disclosure. I offer my own experience in the hopes it will provide insight into what both Mr. Vance's and Mr. Walz's service experiences may have been like.

After completing my initial training, I returned home to Massachusetts and joined the ranks of the 65th Press Camp Headquarters. There, I learned that the “one weekend a month, two weeks a year” time commitment was the biggest lie I had ever been told. My unit mobilized to support humanitarian missions at home and training missions abroad, to help civil authorities during emergencies and to deploy in combat zones in the Middle East for a year in support of the fight against the so-called Islamic State. Through it all, my fellow soldiers and I held down civilian jobs, found ways to pay the bills, went to graduate school and tried to keep some semblance of normality with our families and friends.

As junior enlisted public affairs specialists, Mr. Vance and I likely spent our duty days in a very similar manner: writing news releases, taking photos, escorting the media and shamming — military jargon for the socially acceptable act of avoiding work and superiors — whenever possible. Neither of us was Rambo.

I am not criticizing or belittling Mr. Vance's military service. I disagree with him on many issues, but I commend his decision to put his life at risk to keep the American public well informed.

I do, however, condemn his choice to criticize Mr. Walz. Going after the multidecade service of a fellow veteran is not productive nor in line with the core values of the U.S. military. The fact that an individual has volunteered to serve his or her country in any way, shape or form is good enough for me and should be good enough for my fellow POG — person other than grunt— Mr. Vance.

Samuel D. Keenan, Washington

What it means to be ‘at war’

A disappointing aspect of the flap over Gov. Tim Walz's description of his military service is the failure of the media, including The Post, to explain what it means to “carry weapons of war at war.” This reflects a broader public failure to distinguish “war” from combat operations and to understand that the enemy gets a vote.

When I taught two generations of military officers at National Defense University and Air University, we studied the national security strategies issued by various presidents. Neither strategy documents nor joint doctrine uses the imprecise and misleading term “combat zone.”

What qualifies as a combat zone, after all? Did Northern Virginia on Sept. 10, 2001? Honolulu on Dec. 6, 1941? No, but those regions became combat zones the following days. What about the evening of 9/11? The men and women who patrolled the Potomac and Hudson by land, sea and air did not know if they were still in a combat zone, but they most assuredly carried weapons of war at war.

Despite the unfortunate American tendency to think of war in terms of “over there” and to assume that we will determine if and when combat operations take place, the armed forces after 9/11 did not share that illusion. They were (and still are, I hope) prepared for possible terrorist attacks, whether in the homeland or overseas. The base to which Mr. Walz deployed did not, as it turned out, become a “combat zone.” Other U.S. military bases did.

Whatever one's political views, using imprecise terminology and sloppy language to discuss U.S. national security hurts us all.

Edwina S. Campbell, Sonoma, Calif.
The writer is a former U.S. Foreign Service officer and the author of multiple books about diplomacy.

OPINION



A police vehicle on July 15 in Butler, Pa.

AMANDA RIPLEY

What I learned from studying disasters: Your neighbor is your best hope

BY AMANDA RIPLEY

On the day in July that a 20-year-old man named Thomas Crooks tried to assassinate former president Donald Trump, too many officials and agencies came up short, as we’ve heard again and again.

But we’ve heard far less about another category of first responders — one that appears at every major emergency — who have received very little scrutiny or credit.

Who spotted a man with a gun on a nearby roof and repeatedly told law enforcement, and kept insisting they listen? And after the shooting stopped, who remained orderly and cooperative, generally speaking? It was regular people, like you and me, and it almost always is.

In a perfect world, we would not rely on the general public as our first defense against mass shooters or any other threat. But here’s the thing: we *will* rely on them when disaster strikes. That’s just reality. So why not start recognizing what regular people do — and plan accordingly?

I’ve interviewed dozens of survivors of all kinds of catastrophes, from tsunamis to plane crashes, and I can tell you that they know extraordinary things, lessons rarely discussed in official homeland security briefings. I ended up writing a book about these ordinary people — and what they wanted the rest of us to know. Because it was not just helpful; it was *hopeful*.

Disasters don’t always turn into the exact nightmare you expect. And you have more power in those moments than you think.

The trouble is, authority figures do not respect the potential of regular people. Instead, they underestimate them. They don’t include them in their emergency plans. They don’t help them prepare and train for these moments. They don’t level with them about the risks they face. So, regular people have very little idea what to expect.

We don’t know, for example, that we will probably get tunnel vision in a life-or-death situation, which means we can miss opportunities to help ourselves and others. We’ll likely experience everything in slow motion. We probably won’t feel *fear* at all, not right in the moment. Instead, we will go through a period of profound denial before we accept what is happening around us.

The biggest mistake many of us will make in a real-life disaster is to shut down and freeze altogether (a survival instinct researchers call “negative panic”). Sometimes this lethargy is helpful. Other

times, it’s deadly (in, say, a burning building).

After each calamity, the congressional hearings and media scrutiny always focus on the government — and what it did or didn’t do. That’s important. Leaders must be held accountable. But it’s not the whole story. Regular people shouldn’t feature into the equation only as either victims or perpetrators. We can do far more good than we imagine.

Consider: The odds are somewhere around 50/50 that we’ll see another pandemic that kills at least as many people as covid-19 before the year 2050, according to Metabiota, a risk-modeling company that tracks infectious-disease risks and outbreaks. If we prepared for this with regular people in mind, we could protect many more lives — and leave our institutions less broken, our civilization less scarred. But everything — *everything* — depends on rapidly building trust, which might be the scarcest resource of the 21st century so far.

Last time around, in March 2020, more than a week after covid-19 was declared a pandemic, Trump confided to journalist Bob Woodward that he was very intentionally misleading the public about the threat. “I wanted to always play it down,” Trump said, according to Woodward’s book “The Trump Tapes.” “I still like playing it down, because I don’t want to create a panic.”

Trump was not alone. From the beginning, Chinese officials concealed the severity of the outbreak, sharing false statistics and threatening health-care workers who dared to sound the alarm. Leaders in Italy, Brazil and India repeatedly played down the threat. In late February, Iranian officials minimized the danger of the virus and even boasted about sending face masks to China. Weeks later, Iran had one of the highest infection rates in the world.

The World Health Organization took over a year to admit that covid-19 was spread through airborne particles — despite accumulating evidence. But its director, Tedros Adhanom Ghebreyesus, was lightning quick to warn against “fear and panic.” Hysteria, he suggested in March (without any evidence), was as dangerous as the virus. “Let’s calm down and do the right things,” he said, telegraphing to billions of people that he did not trust them.

Somewhere along the line, authority figures stopped trusting regular people to handle the truth. I don’t know when or why this happened, but it is dangerous and self-fulfilling. The more officials distrust the public, the more the public will distrust them. Then the public becomes vulnerable to disinformation, conflict entrepreneurs and propa-

ganda. When no one knows whom to trust, it’s extremely hard to act wisely and to reduce risk collectively. That pervasive cynicism, bottom-up and top-down, may now be more hazardous than any virus or earthquake.

Soon, we’ll commemorate the 23rd anniversary of 9/11. When we do, it’s worth asking: Who brought down the only plane that did not reach its target that day? The passengers aboard Flight 93, who learned that it would be used as a weapon if they did nothing. They deliberated, whispering behind their seat backs and gathering information over their phones. Then, in the decisive moment, they charged the cockpit and changed the course of history.

If regular people got as panic-stricken and selfish in a crisis as most of us think they will, Flight 93 would have almost certainly destroyed the White House or the U.S. Capitol. “It’s highly ironic that our elected representatives were protected on 9/11 by everyday people,” says homeland security expert Stephen Flynn.

The good news is that disasters have gotten dramatically less deadly over the past half century. That’s because we’ve built ever more impressive vaccines, stronger buildings and better warning systems, among other things. But at the same time, we are doing less and less to build better survivors. Last year, when wildfires swept across Maui, the head of the local Emergency Management Agency decided not to activate Maui’s 80 outdoor, all-hazard emergency alert sirens. Why? He was worried the sirens might confuse people, since the sound is often associated with tsunami alerts.

The public, it appeared, could not be trusted to hear the sirens and investigate further. (Warning messages did go out to phones, but many people missed them because of power and cell-service outages.) At least 100 people died from those fires. “I was flabbergasted,” one local told Hawaii News Now. “We are not dumb. People would have known what to do.”

The next catastrophe is coming. We need to rally all of our resources, which means we need to catalyze a trust recovery — to make it easier for us to trust institutions and one another. Rebuilding that trust starts with recognizing the power that regular schmucks like you and me actually have. We should be telling stories in the media about our power and basing emergency plans around it. Because it’s real.

This column is adapted from the updated version of Amanda Ripley’s book “The Unthinkable: Who Survives When Disaster Strikes — and Why.”

E.J. DIONNE JR.

To seal the deal, Harris should look to Bush 41

“New and improved.” It’s one of marketing’s most hallowed slogans. The idea behind it is doing wonders for Vice President Kamala Harris and the Democratic Party. Hanging on to the benefits of offering a brand-spanking new choice to Americans while remaining loyal to President Joe Biden is one of Harris’s central challenges at her party’s convention this week. Getting it right will make her president.

She offered a preview last week of how she plans to pull this off. On Thursday, she appeared with Biden at an event touting the administration’s success in negotiating lower drug prices through the Inflation Reduction Act. It didn’t hurt that Harris cast the tiebreaking vote for the bill and that it is a very popular policy. The personal chemistry between Harris and Biden could not have been warmer.

But the very next day, she made clear that this is her campaign, not his, by announcing a slate of new policies. Many of them were targeted at high prices for food and housing that have been a drag on the administration’s popularity. None of her proposals philosophically departed from Biden and some, such an expanded child tax credit, built on the president’s proposals. But others, such as a challenge to price gouging in the food business and an emphasis on housing affordability, broke new ground.

In one sense, Harris’s leap in the polls is unsurprising. Many voters were resisting Biden’s reelection not on policy grounds but simply because they thought he was too old. With her upbeat energy, Harris has dominated the news and driven former president Donald Trump to a dysfunctional outpouring of insults and rants.

What’s remarkable is that switching candidates has also reduced Democratic vulnerabilities on issues that were working for Trump. In a poll from the Financial Times and University of Michigan’s Ross School of Business released last week, 42 percent of voters said they trusted Harris more to handle the economy, compared with 41 percent for Trump. That’s a seven-point improvement over Biden’s July numbers.

Not all surveys painted as rosy a picture for Harris, but even those giving Trump an advantage on the question showed a marked change in Harris’s favor. An NPR-PBS-Marist College poll from early August gave Trump a three-point edge over Harris on the economy, but that was down from a nine-point lead over Biden on the issue in June.

So, on one of most vexing issues facing Democrats, Harris has room to level the playing field or tilt it in her favor. She’s trying to do this by offering fresh policies and emphasizing issues that had slipped from the top of Biden’s agenda — notably family leave, child care and elder care.

As she ponders how to grapple this week with her dual role as loyal vice president and party nominee, Harris has a model she can study: former president George H.W. Bush, whose 1988 victory made him the last sitting vice president to get to the Oval Office.

The elder Bush was upfront in his acceptance speech about the balancing act he was conducting — with President Ronald Reagan’s blessing. Bush praised the Gipper and reiterated his faithfulness. “He never asked for, but he did receive, my loyalty,” Bush said. Then came the pivot: “But now, you must see me for what I am: the Republican candidate for president of the United States. And now I turn to the American people to share my hopes and intentions, and why and where I wish to lead.”

Bush knew it was not 1980 anymore. Republicans needed a softer, less ideological, more compassionate approach. This explains two of the most remembered lines in the address: his description of the nation’s panoply of community groups as “a thousand points of light in a broad and peaceful sky” and his pledge to create “a kinder and gentler nation.”

During the campaign itself, Bush picked two issues on which he signaled adjustments to Reaganism — again without disowning his boss — by promising to be “the education president” and “the environmental president.” His goal was to fight Democrats to a draw on matters that advantaged them. That’s what Harris is trying to do now with prices and immigration.

It’s true Reagan’s approval rating, 53 percent in the Gallup poll around the time of the 1988 GOP convention, was higher than Biden’s is now (41 percent in the RealClearPolitics average). So Harris has the greater challenge.

But some surveys show Biden’s approval has improved since he left the presidential race. The NPR poll found it at its highest level since February 2023. Biden himself can help Harris by using his final months (including his keynote speech on Monday) to reset opinion about his presidency. It’s an easier task now that he’s not asking for votes.

Biden will help most of all by affording his vice president the room she needs to win. He and Harris know that loyalty must run both ways — and that a Harris triumph is essential to securing both of their historical reputations.

Ruling on ecstasy for PTSD is a bad trip for patients

BY TOM SHRODER

This month, the Food and Drug Administration denied a new drug application by Lykos Therapeutics that would have allowed the first legal medical use of a psychedelic drug. The denial took some by surprise because 20 years of FDA-approved clinical trials had shown dramatic success in treating Post-traumatic stress disorder (PTSD) using a combination of talk therapy and MDMA — the rave drug known as ecstasy. PTSD, a devastating and difficult to treat condition, affects an estimated 13 million Americans and more than 350 million people worldwide.

In the final phase of the trials, encompassing almost 200 subjects with moderate to severe PTSD, just three sessions of MDMA plus therapy relieved symptoms of PTSD in two-thirds of the participants, so that they no longer met the diagnostic criteria for the condition. A six-month follow-up showed the benefits persisted.

The FDA’s denial followed a negative recommendation from an advisory committee. The panel of independent mental health and medical experts gave a handful of reasons for concluding that the seemingly strong results of the studies couldn’t be trusted. Most prominently, they pointed to the fact that the double-blind testing regime — intended to prevent both patient and therapist from knowing if the pill taken was the studied drug or a placebo — was compromised by the unique and well-known impact of psychedelic drugs on consciousness.

This is effectively saying the study was doomed from the start. Of course subjects would realize they got the real thing. Aldous Huxley described the effect of a psychedelic drug, mescaline, the first time he took it. Gazing at a vase of flowers, he saw “the miracle, moment by moment, of naked existence. What rose and iris and carnation so intensely signified was nothing more, and nothing less, than what they were — a transience that was yet eternal life, a perpetual perishing that was at the same time pure Being, a bundle of minute, unique

particulars in which, by some unspeakable and yet self-evident paradox, was to be seen the divine source of all existence.”

That would be hard to miss.

A randomized double-blind study is the FDA’s “gold standard” of pharmacological research, but this one-size-fits-all approach privileges one narrow approach to medicine, the materialistic and mechanistic. MDMA is not intended to have a direct biochemical impact. Instead, it rearranges the mind so that psychic blocks and harmful patterns of thought are transcended and therapy becomes more effective. For pharmaceutical researchers steeped in the mechanics of molecular biology, this can be hard to accept.

Widespread use of psychedelic therapy began more than half a century ago, before the drugs became a countercultural phenomenon and were demonized and prohibited. From the start, therapists remarked that those who had the most positive therapeutic outcomes were those who had the most transcendent experiences.

Transcendence is exactly what’s required to heal conditions such as PTSD, whose victims get locked into a subjective hell. At the same time, the hyper-defensiveness characteristic of PTSD makes them resistant to interventions. It’s like trying to treat a dog with a gaping flesh wound. The animal desperately needs your help, but as you approach, it snarls and snaps. Fear and pain make it incapable of receiving assistance.

MDMA, considered not only a psychedelic but an empathogen for its ability to generate intense feelings of trust and empathy, seems ideal in this situation.

There have been some suggestions that to get a true idea of MDMA’s effectiveness in treating PTSD, it would need to be administered alone, without accompanying talk therapy. But that is missing the point. The drug does not work directly on the disorder. Rather, it enables a positive therapeutic relationship while making psychic wounds less painful. This allows exploration of the disordering trauma without defensiveness or automatic recoil. The same drug-fueled sense of transcendence

that makes the double-blind impossible is precisely what allows patients to escape toxic brain loops that have kept them trapped and hopeless. Subjects in the studies, encouraged to talk about the things that have tormented them relentlessly, commonly open up as they have never been able to, saying things like, “I feel protected.”

A typical case is that of the survivor of a sexual assault who reported that she felt like she’d been trapped on an active battlefield, paralyzed among the horror as bullets flew at her. But under the influence of MDMA, she said, “I knew I could walk through it, and I wasn’t afraid. The drug gave me the ability not to fear fear.”

That fearlessness, plus MDMA’s well-documented power to promote feelings of trust and closeness, are an ideal combination for effective therapy. But those same qualities increase the danger of therapeutic malpractice, which the panel also noted in light of an incident of inappropriate sexual contact between study therapists and a subject. This malpractice was reported to proper authorities as soon as it was discovered; the therapists were banned, and safeguards — clear ethical codes, training and monitoring — were reviewed and reinforced.

Yet the incident added to the lingering miasma of distrust of psychedelics and the double-bind of the double-blind. In the end, the panel advised the FDA to reject. The agency took the smaller step of calling for further study.

It’s not clear how this can happen. More study would require millions of dollars Lykos doesn’t have and possibly many years. And unless the medical community can open its own mind to more complex approaches to medicine, there is little point. We must not let narrow ideas of testing come before the needs of veterans, first responders and sexual assault survivors suffering from a cruel disorder.

Tom Shroder, a former Post editor, is the author of “Acid Test: LSD, Ecstasy, and the Power to Heal.”



The Google AI Opportunity Fund is helping ensure more Americans can access AI training

As the demand for AI-related professional skills rises, Google.org has launched a \$75 million AI Opportunity Fund to help ensure AI's benefits are widely shared.

Through this fund, Google.org will support small businesses, education, and other sectors to train Americans of all backgrounds and provide them with AI skills at no cost.

It's a core part of our commitment to [training today's workforce for tomorrow's AI-supported economy.](#)



8 a.m.
74°



Noon
81°



4 p.m.
80°



8 p.m.
75°

High today at approx. 2 p.m.
83°
Precip: 80%
Wind: WNW
7-14 mph

RETROPOLIS
A romance claimed by the Holocaust is preserved in an artist's sketchbook, smuggled to safety. **B2**



OBITUARIES
French actor Alain Delon, 88, found stardom as an antihero with smoldering good looks. **B4**



OBITUARIES
Baseball outfielder Billy Bean, 60, was the second major league player to come out as gay. **B5**

Trump campaign may sue local GOP

Acrimony over Loudoun County party's sales of shooting-related merch

BY JOE HEIM

For several weeks, the Loudoun County Republican Party has been selling merchandise on its website highlighting a photo of former president Donald Trump triumphantly surviving a July 13 assassination attempt.

Among the eight shooting-themed items for sale: "Trump is Victorious after being shot Red T-shirt" for \$35; "Trump Got Shot and is Victorious Coffee Mug" \$15.52; "Trump is Shot and is Victorious Mouse Pad" for \$13.47.

The former president's campaign is not happy about this fundraising effort.

In a sharply worded letter to Loudoun County Republican Party Chairman Scott Pio, lawyers for the campaign called on him to "Immediately cease and desist from all unauthorized use of President Trump's name and likeness, or we will pursue all claims against you. It will hurt."

David A. Warrington, general counsel for Trump's presidential campaign, wrote in the letter that the day after the assassination attempt Pio had used the event to raise money.

"Your attempt to capitalize on the assassination attempt of President Trump was in extremely poor taste," he wrote.

Warrington added that Pio had been told by the campaign in a telephone call to "cease and desist from this ghoulish activity."

"You agreed to stop fundraising off of the assassination attempt, and further agreed to stop any merchandising based on the assassination attempt," Warrington wrote in the Aug. 6 letter. "Despite your commitment, we are aware that you are now selling President Trump themed merchandise using a

SEE **MERCHANDISE** ON **B2**



VALERIE PLESCH FOR THE WASHINGTON POST

The anticipation of a fresh start

For a D.C.-area student, teacher and custodian, the promise of the first day of school is looming

BY LAUREN LUMPKIN AND KARINA ELWOOD

The start of a new school year is an opportunity for a fresh start.

It's a chance to make new friends or try a new elective. It might be the year to try out for the varsity team or ask someone to the homecoming dance. Teachers have a chance to refine their craft, focus on what worked for students in the past and lose what didn't.

But before any of that, there's the first day of school. The day — dreaded by some and beloved by others — that summer break officially ends and students and teachers fill classrooms again. Virginia's two largest school districts, in Fairfax and Prince William counties, along with the Alexandria City district, open Monday, welcoming nearly 300,000 public school students.

Other districts across the region will open in the coming days: Loudoun County Public Schools start on Thursday, and D.C., Arlington, Montgomery and Prince George's counties all return on Aug. 26.

In the weeks leading up to the first day, SEE **SCHOOL** ON **B3**



SHEDRICK PELT FOR THE WASHINGTON POST

TOP: Priscilla Guvara of Mount Vernon Woods Elementary School gives a school backpack to a family at the Mount Vernon Pyramid Resource Fair. **ABOVE:** Burt Lancaster, the custodian at Anne Beers Elementary School, waxes the hallway.

INSPIRED LIFE

'When they are gone, their history goes with them'

Setting out to learn more about World War II, two students became close friends with two veterans

BY CATHY FREE

Kayla Smith was looking forward to taking a World War II history class in college two years ago when she learned on the first day of school that the class had been canceled with no explanation.

"I was so disappointed, because I'd really been looking forward to learning what the Greatest Generation went through," said Smith, 23, a history and archaeology major at Randolph-Macon College in Ashland, Va., who graduated last year.

As a college senior in 2023, Smith said she still felt cheated over not being able to take the World War II class. She thought there had to be a more hands-on and interactive way to learn about the war than reading books and watching movies.

"I started thinking, 'There must be some World War II veterans who are still alive,'" she said. "I wondered if maybe I could find a few, and they could tell me about the war."

She enlisted the help of a friend, Hannah Winton, and the two of them began calling veterans organizations in central Virginia.

"We were told that most of the World War II veterans were gone, but we decided to keep looking,"



KYLE CUMMINGS/RANDOLPH-MACON COLLEGE

Kayla Smith, left, and Hannah Winton help Andy Valero try on an Eisenhower jacket from the World War II era. Smith and Winton met Valero and Leo Dormon through a support group for veterans.

Smith said, noting that only about 119,000 of the 16 million Americans who served during World War II are still living.

That year, she and Winton were at the Virginia State Fair when

they noticed a woman running a booth with information about Veterans of Foreign Wars. The woman put them in touch with a veterans support group in Norfolk, and that's how Smith and

Winton met Andy Valero and Leo Dormon, who are 99 and 100, respectively.

Valero, a U.S. Army veteran who survived the Battle of

SEE **VETERANS** ON **B4**

Police: Woman, 80, lost \$40K in fraud scheme

Officials detail con that allegedly involved man arrested in gold bar scam

BY DAN MORSE

Just before 5 p.m. on a recent Tuesday, police say, Vipul Thakkar got word of quick money.

"State: Maryland. City: Silver Spring. Amount: 40k," the text messages read. "Ready to go."

The pitch to pick up \$40,000 in cash from an 80-year-old resident of Montgomery County's Leisure World community, as alleged in court records last week, showed another twist in a transnational fraud scheme that in the past year has scammed Montgomery residents out of at least \$7 million.

The victims, between the ages of 61 and 94, have been conned over the phone into believing their bank holdings aren't safe, they should liquidate into assets and should give them to government agents for safekeeping. Most of the assets, according to criminal cases so far, have been gold bars. But the fraudsters also accept cash or cryptocurrency. One constant: The assets are never seen again.

Court records described the woman who gave up the \$40,000

in cash — in a Giant grocery store parking lot outside Leisure World — as holding a master's degree in clinical social work and having been employed at the National Institutes of Health for more than 25 years. She handed the package of cash to a man in the front seat of a blue Honda, court documents say, and three days later, contacted police. The new court filings also shed light on the role that couriers and pickup men play in what detectives call "government impostor scams."

In court Thursday, prosecutors said that Thakkar, 52, from Owings Mills, Md., has a gambling addiction. He told investigators that he received 2 percent of the value of gold bars he picked up, police say, and 1 percent of the cash he picked up. Records on his cellphone indicated that he had made pickups from older victims in Maryland, Virginia, Pennsylvania, Delaware and New Jersey, according to court filings.

"I do find that you are a threat to community safety, both for elderly people here in our community, but also elderly people in the United States," Montgomery District Judge Eric Nee said Thursday as he ordered Thakkar held without bond based on the allegations against him.

Speaking more broadly about all victims hit in the county, Nee

SEE **FRAUD** ON **B3**

RETROPOLIS

BY GORDON F. SANDER

In the fall of 1942, a member of the Dutch resistance to the Nazis brought a package to the door of a fugitive German-Jewish family who had gone into hiding in a small apartment in The Hague.

The man who answered the door was my grandfather, an art dealer named Myrtil Frank. The package contained a sketchbook by Edgar Reich, a 19-year-old Austrian-Jewish émigré artist and the fiancé of Frank's daughter, my mother Dorrit. On the cover was a photo of Edgar, looking his debonair self.

Dorrit had last seen Edgar that May at Kamp Westerbork, a refugee camp in Holland's far north, which the German occupiers had recently transformed into a deportation camp. Enclosed with the sketchbook was a photo of Edgar at Westerbork in his work clothing with a shovel. He looked forlorn. But at least he was alive.

"Yours forever," he had written on the back of the snapshot, along with the date: "Westerbork 25 June 1942."

The four Franks — Myrtil, Dorrit, her sister Sybil and my grandmother, Flory — passed around the sketchbook in shocked silence. The fact that Edgar had managed to smuggle it out of the closely guarded police camp was nothing short of miraculous.

Edgar wouldn't survive the Holocaust. But the carefully painted watercolor images of Dorrit and Edgar's romance would outlive them both.

A love severed, but preserved

The Franks, who had fled Berlin for the Netherlands in 1933, were comfortably ensconced in Scheveningen, the seaside annex of The Hague, when Germany invaded neutral Holland in 1940 and began a two-year cat-and-mouse game with the 140,000 Jews living there.

In September of that year, the Franks were forced to move to the inland city of Hilversum, where they rented a comfortable house. That is where Dorrit met Edgar.

Every Saturday, a group of young émigrés gathered at the Franks' house to play cards and support one another. Edgar's family was among the last wave of the 30,000 German and Austrian Jews who escaped to the Netherlands. Edgar worked as a commercial artist in Utrecht, and he joined the Saturday gatherings in the fall of 1941.

Dorrit and Edgar were initially just friends. But in January 1942, while Dorrit walked Edgar to his train, they shared their first kiss.

The romance developed as they took long walks in the Hilversum woods and danced cheek-to-cheek to "Olé Guapa," their favorite song, playing on the Franks' gramophone. There was talk of marriage. They had even begun shopping for a ring.

"We wanted to get married after the end of the war — whenever that would be," Dorrit later told me.

The couple's romantic idyll burst several days later when the Reichs received a summons from the Jewish Council, the nominally

The Nazis took my mother's boyfriend. His sketchbook preserved their love.



EDGAR REICH/COURTESY OF GORDON F. SANDER



COURTESY OF GORDON F. SANDER



EDGAR REICH/COURTESY OF GORDON F. SANDER

CLOCKWISE FROM ABOVE RIGHT: Edgar Reich in Utrecht, where the Reichs lived after they fled to the Netherlands. A drawing by Reich depicts a call he made to Dorrit Frank two days after their first kiss. A Reich painting showing him walking with Frank.

independent Jewish organization the Germans tasked with managing the captive Jewish population during the initial phase of the Dutch Holocaust. They were to report to Westerbork. Dorrit accompanied them to the station on Feb. 12.

"I will never forget the hissing of the train as it left for Westerbork," she said. "It enhanced the feeling of foreboding. Still, no one knew what truly awaited at the end of the line. Otherwise, of course he wouldn't have gone. But we forced ourselves to believe that everything would be all right."

In May, Dorrit, whose family had been forcibly moved to Amsterdam, received permission to visit her boyfriend and his parents. She brought her ID, stamped with the letter "J," as she embarked on the 110-mile journey to Westerbork, first by train to Assen on the German border, then to a farmhouse where she spent the night, and finally by bicycle to the camp itself.

Conditions at Westerbork didn't strike Dorrit as particularly oppressive. The Reichs had their own cottage, with a hot plate Edgar's mother used to cook dinner. Before Dorrit departed, Edgar introduced his girlfriend to his campmates. Then, after a final kiss and a promise to return, Dorrit bicycled back to catch her train.

But Westerbork was not as congenial as it may have seemed. "The Dutch, Germans and the Jewish Council all tried to make it appear that Westerbork was not a concentration camp and not sinister," said Halik Kochanski, author of "Resistance," a 2022 history of the organized resistance to the German occupation of Europe. "But of course it was."

The illusion was shattered on July 1, 1942, when the SS, the Nazi paramilitary unit, seized control of Westerbork from its Dutch administrators and transformed the minimum-security, visitors-allowed refugee camp into Police

Transit Camp Westerbork, complete with barbed wire and a watchtower.

It was during this time that Edgar, probably sensing his fate, appears to have started work on his sketchbook.

On July 15, the first train left the Netherlands for Auschwitz, with Edgar on board. Ninety-seven trains would depart over the next two years, carrying 98,000 Dutch Jews to the Nazi death camp in occupied Poland. The second-to-last train to Auschwitz would carry 15-year-old Anne Frank and her sister Margot, who shared Dorrit's German-Jewish émigré background and last name, though they were not related.

But Dorrit and her family escaped that fate. A day before Edgar's departure, the Franks had made their own harrowing — and illegal — train trip to The Hague, where they went into hiding in an apartment at 14 Pieter van der Zaandestraat, which belonged to Dorrit's English teacher.

That winter, Dorrit's friend Jeanne Houtepen, who was working with the resistance to the Nazis, delivered Edgar's sketchbook.

How and with whose help had Edgar managed to smuggle the package out of Westerbork to the Dutch resistance? How had the resistance in turn managed to connect Houtepen with the Franks? None of this was clear, nor is it any clearer eight decades later.

But at the moment, the Franks were not in a mood to ask questions. All that mattered was the sheer fact and wonder of the beautiful object Dorrit was holding in her trembling hands.

'I knew he was gone'

Sixty years later, when I interviewed my mother for a history of my family and the Dutch Holocaust, "The Frank Family That Survived," she struggled to convey how she felt as she turned the pages of the delicate, hand-bound

4.5-by-6-inch sketchbook.

She thumbed past the depictions of their phone call, of Edgar's train to Hilversum, of the couple dancing to "Olé Guapa," of their walk through the woods.

The final artwork was a pencil drawing of the couple walking to a jeweler to buy an engagement ring, as they had dreamed. Evidently, Edgar didn't have time to complete that page before he was deported.

The last seven pages of the book were blank.

Dorrit closed the book. "I knew he was gone," she remembered later.

He was. In 2003, I visited the Netherlands Institute for War Documentation, which holds the scrupulous records the Germans kept of the deportations. There, on the page for "R," were the three Reichs and the date they were deported: July 15, 1942.

Edgar was never heard from again.

An act of resistance

But Dorrit still had the sketchbook.

It became my mother's most cherished possession during the three horrific years the Franks spent in hiding, before they finally emerged into the light of freedom in May 1945, when Holland was liberated.

Dorrit and her sister moved to New York in 1947. There, Dorrit met another German-Jewish émigré, my father Kurt, who had come to the United States before the war and served as an intelligence officer in Gen. George Patton's Third Army, rising to the rank of captain. They married in 1949.

But Dorrit, who died in 2014 at the age of 93, never forgot Edgar. Occasionally, over the years, she shared the book with appreciative friends, including Asher Miller, a curator of European art at New York's Metropolitan Museum of Art.

"That the sketchbook made its way to Dorrit and helped in some way to sustain her is a miracle in itself," Miller said.

He added, "I cannot say whether and to what extent this is reflected in other works of art produced under similar conditions. But the truth is that the sketchbook's survival, like that of the person for whom it was made, is exceptional in every way."

Holly Phillips, a senior collections manager at the museum's Watson Library, which houses a growing collection of Holocaust art publications, recently saw the book for the first time. She called it "an engaging and beautiful document of a romantic relationship during the Holocaust years."

Kochanski, the resistance historian, agreed that the sketchbook was a testament to the power of love, as well as Edgar's artistic talent. But it was more than that, she said: "It was an act of resistance."

Gordon F. Sander is a journalist and historian based in Riga, Latvia. He is the author of "The Frank Family That Survived: A 20th Century Odyssey" and a forthcoming book about the underground art market in occupied Holland.

Loudoun County GOP's shooting-themed merch draws Trump campaign's ire

MERCHANDISE FROM BI

photograph of President Trump taken shortly after the assassin's bullet nearly took his life."

A copy of the letter was posted Saturday evening on X by an anonymous account, @ShadowValo81134. Trump's lawyers did not respond to email or phone messages seeking comment Sunday. Spokespeople for Trump's campaign did not respond immediately to emails sent Sunday afternoon.

Pio confirmed on Sunday that he had received the letter but chose not to comment other than to say, "The internal firing squad of the Republican Party needs to stop. This is why we are losing the country, because the Republican Party keeps internally fighting with itself. And I want Trump to win."

On Sunday afternoon, the shooting-themed items remained available for purchase on the Loudoun County Republican Party website.

But there may be more to the merchandise squabble than meets the eye. A longtime Virginia Republican strategist who spoke on the condition of anonymity so they could speak freely, said the dispute is a result of tension and distrust between Loudoun County Republicans who have it out for each other. Pio was reelected to his two-year term as county party chairman in March, a race he won by 37 votes. The person said people who want Pio out may have pointed the Trump campaign's attention to the website.

"It's all drama nonsense, to be perfectly honest," the person said.

The county Republican Party would seem to be an unlikely target for the Trump campaign's ire as other Republican groups and individuals have been selling shooting-themed merchandise.

"The idea of selling merchandise to capitalize on an event like this is not unheard of," Marc

Farinella, senior adviser to the Harris School of Public Policy at the University of Chicago, told The Washington Post last month. "Trump surviving an assassination attempt, his fist in the air in defiance, it all fits into the narrative about Trump that Trump and his supporters want to tell."

Trump's official merchandise page includes a T-shirt with an image of him from that day with his fist in the air and the word "FIGHT" below it. And shirts and other merchandise featuring images following the assassination attempt were big sellers at the Republican National Convention last month.

Perhaps anticipating that the Loudoun County Republican Party would point to these other examples, Warrington wrote in his letter to Pio, "It is no defense to assert 'the Campaign, does it, so I can, too.' Make no mistake, you cannot, and we are willing to make that painfully clear to you in court."



ELIJAH NOUVELAGE FOR THE WASHINGTON POST

Former president Donald Trump holds a piece of artwork by Lawal Izuagbe, based on a photo taken moments after an attempt on Trump's life in July, during a campaign event in Atlanta on Aug. 3.



The Guide to Offers
The Washington Post

Enter for the chance to win a pair of tickets to Randy Rogers Band on August 24 at 9:30 Club

Fronted by singer-songwriter Randy Rogers and featuring Geoffrey Hill (guitar), Jon Richardson (bass guitar), Brady Black (fiddle), Les Lawless (drums) and Todd Stewart (guitar, fiddle, mandolin, keyboards), the Randy Rogers Band was founded in San Marcos, Texas, and has spent more than 20 years bringing the Texas Country tradition to dedicated fans far and wide. The band dropped album *Homecoming* in 2022. "The Randy Rogers Band is the compass point for what Texas country is, and *Homecoming* is as splendid of an example of it as any other, with striking appeal in every track, never letting you down, and exemplifying everything that Texas country is supposed to be" (savingcountrymusic.com).

See details at [washingtonpost.com/entertainment/events/lists/388](https://www.washingtonpost.com/entertainment/events/lists/388)



Facing money woes, Eagle Academy wants a takeover

CHARTER FROM B1

Friendship is the best LEA to acquire Eagle Academy?"

While Eagle Academy's financial woes came under heightened scrutiny this summer, the school has shown signs of decline for years, financial documents shared by the charter board show.

In June 2023, D.C.'s charter school board added Eagle to a financial monitoring list. Leaders intervened again last month by putting the school on a financial correction action plan. The city's charter board is largely responsible for opening, closing and evaluating schools and does not have budgetary authority over the city's charter networks.

But as the summer wore on, it became clearer that Eagle would not be able to meet the financial standards, Jennifer Leonard, the school's chief financial operator since May, said during a charter board meeting on Wednesday.

Aaron Lentner, a parent who chairs Eagle's board of trustees, said leaders spoke to two other local education agencies about a possible takeover, but the truncated timeline before the new school year was a challenge. "It pretty quickly became apparent that Friendship had both the financial capability and the aligned mission with Eagle to get this done in the timetable required to not threaten our com-

munity with uncertainty," he said at the Wednesday meeting.

Eagle Academy has operated in D.C. since 2003. The network had a brief stint in Nevada before it was accused of misusing more than \$800,000 in taxpayer dollars, according to a local news outlet.

In recent years, it has struggled as families left the D.C. campuses in droves.

Between fiscal years 2019 and 2023, the school lost more than half of its enrollment, falling from 838 to 412 children, according to the financial corrective plan from the D.C. charter board. Many schools lost families during the coronavirus pandemic, but enrollment figures across the city have since rebounded.

When children leave, dollars depart as well — traditional public and charter schools in D.C. are largely funded based on the number of students enrolled. Officials noted Eagle "increased net assets and cash and cash equivalents" through big infusions of money, including stabilization funding — dollars provided by the city to help schools weather enrollment fluctuations — a \$2.5 million Paycheck Protection Program loan and other pandemic relief.

But despite the influx of cash, overall operating revenue fell about 17 percent between fiscal years 2019 and 2023, according to the financial plan. Over the same period, operating costs fell by just



TONI L. SANDYS/THE WASHINGTON POST

Parents and students wait in line outside of the gymnasium of Eagle Academy Public Charter School's campus in the District's Congress Heights neighborhood as the school distributes iPads in April 2020.

9 percent and occupancy costs grew.

The downward trend continued into the most recent fiscal year. As of June 28, the school reflected a \$2.9 million net loss, according to the financial corrective action plan. Eagle has relied on its line of credit and credit cards to stay open, said charter

board leaders.

The city's charter board cited the school with "fiscal mismanagement" following evidence of "insufficient internal controls," as well as examples of officials submitting late, inaccurate or incomplete financial information to the charter board.

Lentner acknowledged that as

enrollment slumped, the school's leadership did not cut back on some of the costs they took on during the pandemic or when Eagle had more money. He also said the Eagle board could have asked more "challenging questions" about the school's budget.

But even for some top-level staff members, the school's budg-

D.C.-area student, teacher and custodian prepare for the first day of school

SCHOOL FROM B1

The Washington Post spent time with a student, teacher and custodian to see how they prepared for the big day.

Gabrielys Burgos said she was feeling "meh" about going back to school. She wasn't thrilled about the whole "school" part of it, but she was excited to see her friends again. And the more she thought about it, she was also pretty excited to get back to music — her favorite class — and play the snare drum again.

But before her first day as an eighth-grader at Walt Whitman Middle School in Fairfax County, Gabrielys needed school supplies. So earlier this month, she and her mother headed to a resource fair at Mount Vernon High School, where families from its feeder schools could pick up supplies. Dozens of parents and students quickly shuffled in and out of the school's cafeteria, the littlest kids eclipsed by new backpacks still too big for their frames.

Gabrielys and her mother, Carla Figueroa, 33, wove through the crowd past booths advertising the Cub Scouts and Little League. Figueroa inquired about a soccer league for Gabrielys's older brother. They stopped by a table representing Whitman, where a counselor immediately recognized Gabrielys and talked excitedly about her return to the school.

They soon paused at a booth for a math tutoring service. There they spun a game where they could answer a math question for a small prize.

"Three quarters of what number is 12?" a worker at the booth asked.

Gabrielys and Figueroa looked at each other, their brains churning. Eventually, they gave up, shaking their heads. The answer,



LAUREN LUMPKIN/THE WASHINGTON POST

Kindergarten teacher Heather Dodge sets up her classroom at Garfield Elementary School in Springfield, Va. The first day of school at Garfield is Monday.

the booth worker said, was 16.

Gabrielys admitted that math was not her favorite, or best, subject. Her mother, on the other hand, loved math, she said. It's just a little more complicated for her in English, which is not her first language.

They spun the wheel again: What is 299 + 399 + 499? Figueroa thought for a second, counting in her head before correctly answering 1,197. She picked up a rubber bracelet and handed it to her daughter.

At another table, Gabrielys picked out a light pink backpack. She unzipped the bag and peeked inside. It was stuffed with lined paper and folders. That should be all she needed for school, she said.

Now she could turn her focus back to one more thing before

summer break ended: A birthday party to celebrate turning 13 and kicking off her teen years.

Heather Dodge's classroom was still a mess. Boxes of paperback books, last year's watercolor palettes and paper decorations sat unopened on the ground.

There was less than a week until 16 kindergartners would wander for the first time into the room at Garfield Elementary School in Springfield, Va. And Dodge was trying to get organized as best she could.

"It really is just unpacking and trying to figure out what's going to work better this year than last year," Dodge said.

The sunny classroom was a mix of old and new — stickers recently

purchased from Dodge's Amazon wish list, where her family pitched in to buy supplies; recycled materials from years past; and toys her 4-year-old daughter no longer used.

Dodge and instructional assistant Pooja Sachdeva faced a long to-do list: The students needed name tags. A bookshelf had to be color-coded. The front door was missing decorations.

And then there were the book boxes.

Students use plastic bins to store books, whiteboards and other tools to keep busy after finishing other classwork.

Dodge kept them on a shelf last year for students to use when instructed. But chaos would erupt when it was time to put the bins back. The children wanted theirs

to be first or next to their friends' "So we're trying a number system," she said. Each box — and child — will be assigned a numbered spot.

But first, she had to find a place for the boxes to go.

Dodge stared at the empty bins near the window. "Do we even know what we're going to put on the shelf over there, specifically?" she asked Sachdeva about a spot across the room.

"Maybe we switch the book boxes over there?" Sachdeva suggested.

"Oh, that's good," Dodge said. "All right, so we'll just take everything off there and we'll do the book boxes over there."

Sometimes teachers feel like they need a "perfect, Pinterest-type classroom," Dodge said. "I know I felt that my very first year."

Now in her fourth year of teaching kindergarten, Dodge said her priority is making the room kid-friendly and accessible. "I don't really feel that pressure [of perfection] anymore, as long as I'm seeing the students learn and getting those 'aha' moments."

Burt Lancaster knows Anne Beers Elementary School as well as he knows his own home. He has, after all, worked there for more than 20 years.

Lancaster, the school's custodial foreman, was in the final stretch last week of preparing the Southeast Washington institution for the first day of school in D.C. on Aug. 26. All that remained was the early childhood wing and a classroom trailer out back.

"Put it to your body," he told volunteer Jerome Sherrod Sr., as he moved a big scrubbing machine across the floor. "Stay close to it."

For Lancaster, back-to-school prep is a months-long process that starts in June after classes break for the summer. He and his team

et picture was murky, Sabrina O'Gilvie, the school's interim chief executive, said at a July 10 charter board meeting. She said discussions about the school's budget and finances were held in meetings between the accounting team and former chief executive and chief financial officer Joe Smith.

Eagle's board said it took several steps to deal with its money problems, including "serious discussions" with Smith that led to his resignation, according to an Aug. 12 letter to the charter board. O'Gilvie was hired in May. Officials also said they brought on an accounting firm, made cuts, and assessed its contracts, staffing and salaries.

But leaders say a takeover would be the best path.

Friendship, which runs 15 schools in D.C., has done takeovers before, including of the former Ideal Academy Public Charter School in 2019.

If approved, the merger will take effect this school year, which begins Aug. 26.

If the charter board rejects the proposal, "Eagle's board will have to make some hard decisions," including how much runway the school would have left, Lentner said.

"As a parent of elementary school children, I would not want to be placed in the position of needing to find a new school," Lentner said.

Alleged fraudster held without bond in Md.

FRAUD FROM B1

said that "the gravity and magnitude of all the money that's been stolen from these vulnerable adults is troubling."

Thakkar's attorney, Kush Arora, did not address details of the allegations in court or afterward. But he described his client as a hardworking husband, father and homeowner with no criminal record.

In general, Arora said, the men arrested in Montgomery in connection to the scams — at least according to the accusations against them — have been low-level players. "These operations are far more sophisticated than what we were seeing at a local level," Arora said. "The focus should be on the bigger fish."

Arora said at least some of the fraud leaders appear to be based in and around New York City. "The orders seem to be coming down from those areas," said Arora, who represents a second person — 26 years old — accused of

trying to pick up \$229,848 worth of gold bars from a different Montgomery resident.

Arora said the couriers who pick up gold or cash may not know what they've gotten themselves into. "The victims aren't just the elderly targets," he said, "but middlemen who get wrapped up in this."

Police say that Thakkar first surfaced in their cases last month.

At the time, investigators were learning about a 74-year-old victim who lives in Bethesda and suffers from memory issues. He told them he had communicated with someone who identified himself as "Mike Rodgers" and said he was an attorney linked to the Federal Trade Commission. The man had persuaded him to make eight purchases of gold bars valued at \$1.1 million and to turn the bars over to an "associate" of Rodgers for safekeeping, which the man did.

Investigators stopped him from turning over more gold bars,

according to court filings, and set up a sting by having the man tell Rodgers he had an additional \$246,500 in gold bars for pickup. The man who came to get the gold was Thakkar, police say, and he was arrested.

At police headquarters, investigators alleged in court filings, Thakkar told them a friend from India had directed him to make pickups. He said he had also picked up cash recently — specifically from a woman in the Giant parking lot.

In court Thursday, Montgomery Assistant State's Attorney Hannah Gleason said Thakkar was part of a devastating trend. "These seniors are losing their assets, their life savings," Gleason said.

She said Thakkar's gambling addiction had caused him to spend more than \$7,000 over a recent nine-day stretch on an online betting site. His attorney, Arora, questioned the validity and relevance of the allegation.

FBI Supervisory Special Agent Keith Custer, who works fraud cases out of the bureau's Baltimore field office, said government impostor scams are growing for the most basic of reasons.

"It's increasing because it's working, and it's profitable,"

Custer said.

The scammers often set their hooks in targets through emails or pop-up ads purporting to be from legitimate software companies such as Microsoft or Norton Utilities, Custer said. The unwitting person is directed to download software, which gives the fraudsters access to their finances and bank account numbers, he said. Armed with that information, the scammers alert their targets that they've been hacked and their accounts are vulnerable. The victims are routed to an "agent" who persuades them that moving money from the accounts isn't only prudent for their own finances but also will help the agents take down criminal gangs hacking into bank accounts, Custer said.

Exactly which asset the targets are told to buy varies. "They haven't really settled onto one thing," Custer said.

For large transfers, gold holds appeal. "The purchase of gold bullion is a normal investment activity," Custer said. "Lots of people want to invest in gold. So, if a senior wires \$50,000 to an online vendor, it looks like a normal transaction."

Persuading victims to buy cryptocurrency is another option

— even if doing so is a new experience for older targets. "They have to be coached through it," Custer said. "It's not super easy, but it's not that hard either."

The scammers direct their targets to first withdraw cash from their bank, and take the cash to cryptocurrency machines, which are similar to cash ATMs. The scammers even guide them to the machines by staying on the phone and giving turn-by-turn directions. At the machines, the victims feed cash into them and use a QR code provided by the fraudsters to route the transaction to the fraudsters' crypto wallets, Custer said.

The scammer can then convert the crypto to a variety of currencies, Custer said. This method can be done remotely. "It saves them the hassle of having to recruit a courier, saves them the risk of the courier stealing from them or getting caught," Custer said.

The third option for the fraudsters, Custer said, is cash itself. This can be difficult — bank tellers are trained to look out for older clients making large withdrawals — but it can also be the fastest, Custer said.

In the latest Montgomery County case, the 80-year-old victim told detectives she received

emails indicating that money had been erroneously deposited into her account. It's a common technique, Custer said, often employed by scammers after they furtively get into a victim's computer and move money from a savings account to a checking account.

Custer said most government impostor scams, like those in Montgomery County, are transnational and tied to residents of India.

Vaughn Harper, a supervisory special agent for the Homeland Security Investigations office in Baltimore, also called the scams transnational.

"Recovering the money is almost close to impossible," Harper said.

At least seven victims in Montgomery County, authorities said, have given up \$6.3 million in gold bars to scammers in the past year. And those are just the cases for which there have been arrests.

"Some of those victims have also lost money due to cryptocurrency and/or cash pickups," said Montgomery County Detective Sean Petty, adding that the exact total of those assets is difficult to quantify. "But we know that it's well over \$1 million across these victims."

Students and veterans forge a lasting friendship

VETERANS FROM B1

Bulge, and Dormon, an aviator who served in the U.S. Navy, invited the college students to their homes in the Tidewater, Va., area to chat.

“Something unexpected happened,” Winton said. “We enjoyed talking to them so much that we wanted to keep going back.”

She and Smith now visit the men several times a month — often with freshly baked brownies — to talk or have lunch. They also accompany them to veterans events, funerals and World War II commemorations.

“I never thought that at 21, some of my best friends would be 99 and 100,” Winton said. “You can read about war and study it, but these guys actually lived it. I feel honored to be their friend.”

“I feel like it’s important for me to do this because in another lifetime, or in another story, it could have been me who was sent to France, Belgium, Germany or Japan,” Smith added.

Winton, a nursing student at Randolph-Macon College, said she became especially close with Dormon, while Smith quickly formed a connection with Valero. Both men still live at home with help from family and care providers.

Dormon is recovering from a recent stroke, Winton said, which has given her a deeper appreciation for the visits she has had with him and Valero.

“We savor every minute, because you never know when it might be the last time you see them,” she said. “When they are gone, their history goes with them.”

She and Smith said they spent hours asking the two veterans about their war experiences and looking through photos. Last month, Randolph-Macon College published a story about the friendship blossoming between the four despite their 75-year-plus age difference.

“It’s funny because we make an odd pair to most people,” Smith said about her relationship with Valero. “I get mistaken as his granddaughter frequently, and I always clarify and explain that I’m his one of my best friends.”

“I feel really bonded with Leo, and I love to listen to him,” Winton said. “Since his stroke, he has slower recall, but just being with him is important to me. We don’t always have to talk.”

Dormon, who was a Navy flight instructor, flew more than 35 different aircraft and trained more than 300 pilots during World War II. He also flew during the Korean and Vietnam wars.

“I’m an aviation nerd, and he’s a

fighter pilot with more than 10,000 flight hours,” said Winton, who hopes to become a Navy pilot someday. “We took him and Andy to an air show in June, and Leo was thrilled to go up in one of the vintage planes.”

“He said it was almost like being back with the guys again,” she said.

Dormon said he always looks forward to spending time with Winton and Smith.

“Hannah and Kayla have been regular visitors, and I have been so thankful to see both,” he told The Washington Post in a written statement. “Taking the time to visit an aging person takes courage and patience, and they’ve made my life much happier. Bless them both.”

Valero said he’d just arrived on the front lines in Belgium’s Ardennes Forest area in December 1944 when the Germans launched a massive attack on Allied forces.

“It was the worst winter in 25 years, and we had frozen fingers and trench foot,” he said, referring to the painful condition that results from standing for a lengthy time in a cold and wet environment.

Valero lost several of his close comrades in the battle.

“I didn’t talk about it for many years, but I felt comfortable talking about it with Kayla and Hannah,” he said. “They’re very caring and they feel like family to me. They’re like angels who came out of nowhere.”

Smith said Valero has helped her cope with pain in her life as well. Her father died by suicide when she was a college sophomore, and two weeks after that, her grandfather died.

“My entire world was flipped upside down,” she said.

“After I met Andy, I felt I could open up to him,” Smith said. “I didn’t think I’d ever be happy again, but to hear him talk about the war and being numb, not wanting to feel anything, I saw how he’d been to hell and risen above it. I knew that was the kind of person I wanted to be.”

Valero and Dormon both attended her wedding in April, Smith said, and earlier this year, she and Winton accompanied Valero to Arlington National Cemetery for a ceremony honoring the 75,000 Americans who were casualties in the Battle of the Bulge.

“It’s wonderful that we can be there for each other’s milestones,” she said. “Andy introduced me to scotch, and I introduced him to FaceTime. Helping him has made me feel useful — like I have a spot in the world. Our friendship is something I never thought would come from a canceled college class.”



Hannah Winton shows Leo Dormon photos. Winton says she feels “really bonded” with Dormon, who is recovering from a stroke.

Try new foods

Search our database of tested recipes by ingredient or name.
washingtonpost.com/recipes

The Washington Post



Alain Delon on a break during the filming of “The Sicilian Clan” in Rome on March 27, 1969. He never found an English role that fully captured his seductive power, but he maintained an ardent global following and was one of the most photographed men in the world.

ALAIN DELON, 88

French actor paired looks, grittiness

BY ADAM BERNSTEIN

Alain Delon, a French actor who achieved international stardom in roles that pitted his luminous beauty against his characters’ dark souls, has died at 88.

In a statement to Agence France-Presse, his family said he died at his home in Douchy, in north-central France. No other details were immediately available. He had been in poor health since a stroke in 2019.

Mr. Delon, who vaulted to fame with his performance as the murderous opportunist Tom Ripley in “Purple Noon” (1960), was sometimes called “the male Brigitte Bardot” for his smoldering good looks. Like his Gallic female counterpart, he never found an English role that fully captured his seductive power, but he nonetheless had an ardent global following. He became one of the most photographed men in the world, an unavoidable object of desire for decades.

His charming smile, classically handsome features, prizefighter’s sinewy build, electric blue eyes, dark bouffant hair, arched eyebrows and seductively unbuttoned shirts against his bronzed skin gave him an aura of rakish sexuality. He had an unnerving presence — almost feminine prettiness and tough-guy masculinity, angel as devil.

The first film to tap into his charisma was director René Clément’s “Purple Noon,” about a social climber on the Riviera whose envy of a rich friend gives rise to a murder-and-impersonation scheme. (Matt Damon starred in the 1999 remake, “The Talented Mr. Ripley,” which kept the title of Patricia Highsmith’s source-material novel.)

Italian filmmaker Luchino Visconti brought out other sides of Mr. Delon, casting him as an injured innocent in “Rocco and His Brothers” (1960), an acclaimed family tragedy set in Milan, and as a wily political maneuverer to Burt Lancaster’s aged prince Don Fabrizio in “The Leopard” (1963), about the sunset of the Italian aristocracy.

Mr. Delon also starred, with Monica Vitti, in filmmaker Michelangelo Antonioni’s “The Eclipse” (1962), one of the director’s studies of alienation among the European smart set. But it was in popular crime dramas — among them Jean-Pierre Melville’s “Le Samourai” (1967) and “Le Cercle Rouge” (1970) — that Mr. Delon created his most enduring persona, as a criminal lurking behind a sharp wardrobe and placid facade.

“Few French stars have been as ruthless as Delon onscreen,” Chicago Tribune film critic Michael Wilmington wrote in 2003, “yet few can also radiate such odd, bruised tenderness, even as a villain.”

Off-screen, Mr. Delon’s blessed-by-the-gods looks masked a life of semi-delinquency and romantic turmoil. He was abandoned by his parents, kicked out of Catholic schools for rowdy behavior and dishonorably discharged from the military. While scrounging for work, he befriended actors (which led to his accidental screen career) and crimi-



Alain Delon with Aurélie Filippetti, then the French minister of culture, at the 2013 Cannes Film Festival in France.

nals (which led to scandal).

A notorious cad, he terminated his six-year relationship with movie star Romy Schneider by sending her a red rose and a card inscribed, “Je regrette.” He was widely reported to have fathered a son in 1962 with Velvet Underground singer and Andy Warhol muse Nico, but the actor denied paternity — a claim muddled by the fact that Mr. Delon’s mother raised the child.

He professed a loathing of authority and enjoyed a long friendship with Corsican mobster François Marcantoni. That relationship brought Mr. Delon intense police and media scrutiny after the killing of the actor’s Yugoslav bodyguard-valet Stevan Markovic, whose beaten, bullet-riddled body was discovered in a garbage dump near Paris in 1968.

In a letter to his brother, Markovic had written that “if I get killed, it’s 100% the fault of Alain Delon and his godfather François Marcantoni.” (Marcantoni was arrested, but he was released after 11 months when his guilt could not be established. Mr. Delon, interrogated several times, was never charged. The killing remained unsolved.)

The “Markovic affair” generated wild and unsubstantiated stories that Markovic had orchestrated an orgy-and-blackmail scheme involving Mr. Delon’s “jet set” friends and French political figures, such as Claude Pompidou, the elegant wife of French leader Georges Pompidou. Then-President Pompidou ordered an overhaul of the French espionage service, which he blamed for spreading gossip about his wife with the intent of damaging Pompidou politically.

Mr. Delon emerged from the slew of tawdry headlines more popular than ever with the French moviegoing public. “It could have ruined my career,” he told American talk-show host Dick Cavett in 1970, “but it did the opposite, in fact.” That year, he produced and starred with Jean-Paul Belmondo in “Borsalino,” a gangster drama set in the 1930s. It became a box-office phenomenon, propelled by Mr. Delon’s notoriety as well as its blood-splattering violence — 35 fistfights — and its stylish presentation of vintage cars and snappy haberdashery (the title refers to a noted Italian hatmaker).

Alain Fabien Maurice Marcel

Delon was born in Sceaux, a Paris suburb, on Nov. 8, 1935. At the time, his father managed a movie theater, and his mother worked in a drugstore. He was 4 when the marriage ended in a bitter divorce.

“My parents got rid of me,” Mr. Delon told Paris Match magazine. “I found myself with a foster family like an orphan. Both of them came running back to me when I was famous. All of a sudden they remembered they had a son.”

He quit school at 14 and worked as an apprentice to his stepfather, a butcher, until his parents signed papers enlisting him in the French marines when he was 17. “It was them getting rid of me a second time,” he told Paris Match.

Seasickness led to his transfer to an army unit, where his mischief-making — he once stole a jeep and drove it into a river — led to frequent disciplinary measures. He said he saw combat in Indochina, but he also spent 11 months in the brig.

By early 1956, he was out of the military and penniless. He was working as a porter at Les Halles, the Parisian produce market, when he was invited by actor friends to the Cannes Film Festival in 1957. He was so poor he had to borrow a suit.

An American talent scout was impressed by Mr. Delon’s appearance and got him a seven-year contract with producer David O. Selznick, contingent on his learning English. The actor turned it down on the advice of a French film director, Yves Allégret, who then cast Mr. Delon in the crime drama “Send a Woman When the Devil Fails” (1957).

“I had no idea what to do,” Mr. Delon later told GQ magazine. “Allégret stared at me, just like that, and told me: ‘Listen to me, Alain. Speak as you are speaking to me. Stare as you are staring at me. Listen as you are listening to me. Don’t act. Live.’ It changed everything.”

By his third film, the costume drama “Christine” (1958), appearing opposite Schneider, he was a full-fledged star. Reviewers were seldom kind to Mr. Delon, who contended that he was being judged by his appearance.

“I have been fighting for 10 years to make people forget that I am just a pretty boy with a beautiful face,” he told the publi-

cation Film and Filming as his career progressed. “I want the public to realize that above all I am an actor, a very professional one who loves every minute of being in front of the camera, but who becomes very miserable the instant the director shouts, ‘Cut!’”

The French hit “Any Number Can Win” (1963) — a casino robbery caper set in Nice — was the first of the crime dramas that helped Mr. Delon create a grittier persona, one that resonated widely with audiences.

Among his crime movie highlights were the heist story “The Sicilian Clan” (1969) and the anti-capital-punishment drama “Two Men in Town” (1973), which gave him one of his most sympathetic roles, as a parolee who is harassed by a detective.

Mr. Delon said his finest acting work was in “Mr. Klein” (1976), a drama set during the Nazi occupation of France. He played an amoral Paris art dealer who gets his comeuppance when he is mistaken for a Jew. He won a best actor César Award, the French equivalent of the Oscar, for “Our Story” (1984), portraying an alcoholic desperate to find the alluring stranger (Nathalie Baye) with whom he had an affair in a train compartment.

One of Mr. Delon’s later films was “The Return of Casanova” (1992), in which the 18th-century Italian seducer’s faded looks force him to rely on his wits. The movie played into Mr. Delon’s reputation for maintaining an energetic love life.

Mr. Delon’s marriage to actress and model Francine Canovas, also known as Nathalie Delon, ended in divorce. From 1968 to 1982, he was the companion of French actress Mireille Darc. He and Rosalie van Breemen, a Dutch model three decades his junior, lived together from 1987 to 2001.

In addition to denying that he had fathered Christian “Ari” Paffgen with Nico, Mr. Delon had strained relationships with the children he recognized. He had a son, actor Anthony Delon, from his first marriage, and he had two children with van Breemen — Anouchka Delon and Alain-Fabien Delon, who received a suspended sentence in 2013 after accidentally shooting and seriously wounding another teenager during a party at Mr. Delon’s apartment in Geneva. He is survived by his children.

Mr. Delon produced several of his films from the 1970s, and he became exceedingly wealthy. He also lent his name to a popular line of perfumes and luxury goods. A critic of high French taxes, he acquired Swiss citizenship in 2000 and remained aligned with the far-right National Front party in his native country. He tried without success to block publication of biographies that probed his underworld connections and personal troubles.

Mr. Delon once told an interviewer that “it was a huge piece of luck that I became an actor. Otherwise I’d have ended up in Fresnes or Fleury-Mérogis,” he said, naming two Paris prisons. “I’ve remained a child. All my life I’ve played at being Delon. And I know it.”

OBITUARIES

BILLY BEAN, 60



CHRIS O'MEARA/AP

Outfielder Billy Bean, seen throwing a ceremonial first pitch in 2016, was the second major league player to come out as gay.

Big league outfielder and gay rights advocate

BY MATT SCHUDEL

Billy Bean, a onetime big league outfielder who came out as gay after he retired, then later became a Major League Baseball executive and its first “ambassador for inclusion,” died Aug. 6 at his home in New York. He was 60.

The cause was acute myeloid leukemia, Major League Baseball said in an announcement.

Mr. Bean, a onetime college star from Loyola Marymount University in Los Angeles, played parts of six seasons in the major leagues without revealing his true self to his teammates — or, in some ways, to himself. Only in retirement did he speak openly about being a gay man in baseball.

He believed his revelation would prevent him from ever finding a place in the sport he loved, and for years he was right.

“I’ve lived my whole life being embarrassed and being ashamed,” he once told a gathering of baseball officials. “The idea of walking through a clubhouse and having my former teammates judge me was probably the greatest fear of my life.”

Mr. Bean was only the second major league player — out of about 20,000 — to come out as gay. The first was Glenn Burke, who played in the 1970s and died in 1995.

(Mr. Bean was not related to Billy Beane, a big league outfielder who later became a top executive with the Oakland Athletics and was the central figure in the book and film “Moneyball.” To add to the confusion, the two were once minor league teammates with the Toledo Mud Hens.)

Mr. Bean’s pro career began with a flourish in 1987, when he tied a long-standing record with four hits in his major league debut with the Detroit Tigers. He was later traded to the Los Angeles Dodgers and San Diego Padres. He was never a star, but he was a solid reserve outfielder who had his best season with the Padres in 1993, when he hit .260 and slugged all five of his big league home runs.

“As an outfielder, he was amazing,” Tim Flannery, a longtime San Diego player and coach who managed Mr. Bean in the minor leagues, said in 2015. “But you just sensed there was a tension or darkness that he was carrying around.”

In his mid-20s, Mr. Bean was married to Anna Amato, his college sweetheart, but they divorced after a few years. He said he had his first gay sexual experience at 28 and secretly began living with Sam Madani, an Iranian expatriate he met in a health club. If Mr. Bean’s teammates stopped by, Madani stayed out of sight in his car.

In April 1995, Mr. Bean came home after a game to find Madani in distress from a medical emergency. He died the next day at a hospital, of complications from AIDS. Mr. Bean skipped the funeral because he was in the starting lineup for the Padres.

“I was afraid that if I missed even one game,” he told the Winston-Salem (N.C.) Journal in 2004, “someone might start asking me why I cared enough about the guy to attend.”

He understood that in the world of team sports, an aggressive form of masculinity was the norm. Locker rooms were rife with anti-gay and misogynistic slurs, and Mr. Bean did his best to fit in.

“I went to Hooters, laughed at the jokes, lied about dates because I loved baseball,” he told the New York Times in 1999. “I still do. I’d go back in a minute. I only wish I hadn’t felt so alone, that I could have told someone, and that I hadn’t always felt God was going to strike me dead.”

Mr. Bean was 31 when he retired from baseball after the 1995



1988 PHOTO BY AP

Mr. Bean had four hits in his debut with the Detroit Tigers.

season, uncertain about his future. He moved to Miami Beach, where he had a long relationship with Efrain Veiga. The two were partners in restaurant and real estate ventures.

Mr. Bean had left his old life behind so completely that when a former teammate died in a car crash, his baseball friends didn’t know how to reach him.

In 1999, he talked openly about his sexuality for the first time, in interviews with the Miami Herald, New York Times and ABC’s Diane Sawyer on “20/20.” Even as he came forward, he was circumspect about whether other gay athletes should do the same. During his playing days, the subject was so taboo that he had no idea if any other player was gay. He thought it would be almost impossible for an active player to come out.

“I wasn’t a victim, I wasn’t harassed,” he told the San Francisco Chronicle in 2003. “But I saw the way it is.”

In 2003, Mr. Bean published a book about his life, “Going the Other Way” (written with Chris Bull). He sent a copy to baseball officials, who invited him to discuss his views of clubhouse culture, inclusivity and outreach to fans.

“I have spoken many times with people who work in Major League Baseball,” he told the New York Daily News in 2011, “and they are afraid to come out, because they don’t know how their owners and superiors would respond.”

In 2014, baseball commissioner Allan H. “Bud” Selig named Mr. Bean the sport’s first “ambassador of inclusion.” Later, as senior vice president for diversity, equity and inclusion, he helped lead baseball’s efforts to prevent bullying and expand baseball’s support of diversity in annual “Pride Nights,” now held in most major league ballparks.

William Daro Bean was born May 11, 1964, in Santa Ana, Calif. His parents split up soon after his birth, and he spent his first years alone with his mother, who held a series of low-level jobs. She later married a homicide detective and had five more children. He said his mother and stepfather were supportive when Mr. Bean came out years later.

In high school, Mr. Bean was quarterback of the football team and class valedictorian. He received a baseball scholarship to Loyola Marymount, where he led his team to the College World Series and was a second-team all-American. He received a bachelor’s degree in business administration in 1986, the same year he signed with Detroit.

Mr. Bean’s survivors include his husband, Greg Baker. A complete list of survivors could not be confirmed.

As a gay man in team sports, Mr. Bean had few role models. Former NFL running back Dave Kopay acknowledged he was gay in the 1970s, but in baseball only Mr. Bean and Burke were open about their sexual identity until 2015, when umpire Dale Scott came out. Retired pitcher T.J. House announced in 2022 that he was gay.

Despite growing acceptance, Mr. Bean said in 2015, “It’s still hard for me to be the only gay man in a room full of baseball people.”

DEATH NOTICE

ALLISON

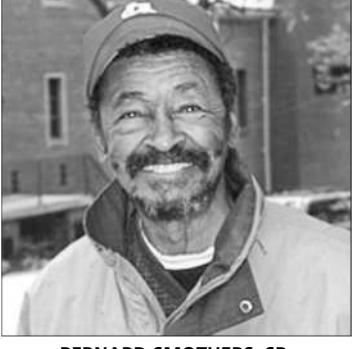


DAVID R. ALLISON
David R. Allison, 74, of Alexandria, VA passed away on August 8, 2024. David is survived by his loving wife Mary Anne; daughter, Sarah, son, Warner and his daughter-in-law Sara. David was born in Doylestown, Pennsylvania to Mary Elizabeth Ridge and George Grier Allison. He is survived by his brothers Geoffrey Matthews Allison and Stephen Grier Allison.

David attended George School. He graduated from Wilmington College in Ohio. After moving to Washington, DC, he attended George Washington University where he received a Masters of Fine Arts in Photography. It was there he met his wife of 43 years, Mary Anne.

DEATH NOTICE

SMOTHERS



BERNARD SMOTHERS SR.
Entered into eternal rest on Saturday, July 20, 2024. He is survived by his three sons, Bernard Jr., Dane and Dean; daughter, Diki Smothers; six grandkids; 11 great grandkids and a host of other relatives and friends. He was preceded in death by his ex wife Carolyn. Mr. Smothers, Sr. will lie in state at Not About Me Ministries, 3106 Branch Ave., Temple Hills, MD on Wednesday, August 21 from 9 a.m. until service at 10 a.m. Interment at Quantico National Cemetery at 1:30 p.m.
www.stewartfuneralhome.com

DOHERTY



ETHEL DUNBAR DOHERTY
The world lost one of its shining stars with the passing of Ethel Dunbar Doherty, 94, on August 3, 2024. She was the loving matriarch of her extended family, a lifelong activist for peace, equity and social justice and a hero to many across generations. Ethel is survived by eight of her 10 children and their partners: Mimi Fox (Richard), Pat Tuccio, Kate Doherty, Judy Newton Doherty (Jack’s widow), Moni Hoffman (Kevin’s partner), Mick Doherty (Deb Chase), Theresa Doherty West (Mark), Julia Doherty (Dana Eubanks), Bridg Doherty and Larry Doherty. She is survived by her sister Ellen Syquia, and sister-and brother-in-law Peg (Doherty) and Earl Rieger. She leaves behind 17 grandchildren and their partners: Jed Fox and Kristina Hunter, Kam and Melissa Bruns, Lance Tuccio, Anthony and Cynthia Tuccio, John and Laurel McGeorge Iskander, Michael and Monica Iskander, Christopher Iskander, Kevin and Ashley Doherty, Katie Ryan Doherty, Victor West and Leann Terrier, Doray West and Lauren Kolb, Ryan and Tabitha Andrews, Daniel Andrews and Danielle Payne, Matthew Andrews, Jessy and Nicole Eubanks, Daniel Doherty and Rosie Soto, ten great-grandchildren and countless nieces, nephews and dear friends. She mourns the death of two beloved sons, Jack and Kevin Doherty, grandchildren Joseph Manuel Doherty and Mary Brigid Iskander and her sisters, Dorothy Kehoe, Ann Duchesne, and Rita Buckingham. Ethel was born in Baltimore, Maryland on March 19, 1930, to John and Anna Dunbar. She was one of six Dunbar sisters. She had fond memories of a house filled with music, the father who taught her to dance on a dime and the mother who shared an appreciation for the beauty of the natural world. After they moved to Bethesda, she fell in love with the boy across the street, John Doherty. He was her one true love and her partner through life. She left Wilson Teachers College in Washington, DC to marry John when she was just 18. They spent the next 62 years together until his death in 2011, making their home in Maryland, France, Mexico, Peru, Argentina, Belgium, Portugal and Virginia. In lieu of flowers, contributions may be made to the Winchester Area NAACP, PO Box 2365, Winchester, VA 22604 or the Unitarian Universalist Church of the Shenandoah Valley, 6380 Valley Pike, Stephens City, VA. Arrangements are by Phelps Funeral & Cremation Service.

me the greatest joy of my entire life.” She cherished the little ones, sat on the floor and entertained them for hours, walked colicky babies late into the night, devised learning games for the older kids, taught them about plants and trees and seashells, taught them to love their siblings, admired their artwork and their performances and listened to them talk about whatever interested them. She encouraged their curiosity, and instilled in them a love of reading and a love of learning. When in doubt, said one grandson, “Ask Grandma. She knows everything.” She taught her children and grandchildren how to parent and grandparent. In the words of another grandson, “She and Grandpa taught us how to be good people, how to live with integrity, how to stand up and do the right thing.” What became a cherished tradition for Ethel, John and the entire family was the family beach week in North Carolina. For four plus decades, generations of the Doherty clan traveled south for beach week each summer. The headcount exceeded 40. Ethel treasured friendships and created deep connections with people of all ages. Relationships forged in years of successful living were important to her, especially with the church family from “Santa Lata” in Buenos Aires. She stayed in touch with high school friends, and made many new friends in the decades of Winchester – fellow peace, social justice and political activists, book neighbors, her church communities, book clubs and bridge groups. Her beloved Saturday Morning Group and the First Friday Lunch Bunch – a long standing monthly gathering of ane good friends, provided fun and laughter, spiritual sustenance and emotional support. Ethel was an active member of the Shenandoah Peace Coalition, the Coalition for Racial Unity and the Valley Interfaith Council. Her volunteer work included interpreting for Spanish speakers, teaching English and literacy, and supporting Hospice and the Boys and Girls Club. Of all of the good work of her life, she was most proud of the petition campaign, which, with the help of many activists, succeeded in securing the release of two young men who had received unjustly long prison sentences. Her membership in the NAACP, her work with them on the sentencing case and on the restoration of rights were a source of deep satisfaction. For the last fifteen years, Ethel made her spiritual home at the Unitarian Universalist Church of the Shenandoah Valley. For the long years she graced this world, she inspired us. She taught us how to live, and ultimately how to die. She lives on forever in the hearts of all who love her. Friends and family will gather from 4 to 6 p.m. Friday, August 23, 2024 at Phelps Funeral Home, 311 Hope Dr., Winchester, VA. A Celebration of Life with reception to follow will take place at the Stephens City United Methodist Church, 5291 Main St., Stephens City, VA at 11 a.m. on Saturday, August 24, the Reverend. Dr. John Copenhagen officiating.

In lieu of flowers, contributions may be made to the Winchester Area NAACP, PO Box 2365, Winchester, VA 22604 or the Unitarian Universalist Church of the Shenandoah Valley, 6380 Valley Pike, Stephens City, VA. Arrangements are by Phelps Funeral & Cremation Service.

LITTLETON-SHABTAI



TWYLA LITTLETON-SHABTAI
Twyla Sue Littleton-Shabtai passed away peacefully on June 7, 2024, at home in Tarzana, CA, with her husband, Nikko Shabtai by her side.

Twyla was born in San Antonio, Texas and raised in Prince George’s County, Maryland. She graduated from Oxon Hill High School and attended Prince George’s County Community College. She drove a Pontiac Firebird with panache.

Twyla’s modeling career launched in 1976 with the help of nightclub impresario Michael O’Harro. She won the Miss Maryland USA crown in 1977, which helped expedite her modeling career. She moved to New York City, NY and roomed with her good friend, Donna Dixon, who later married Dan Aykroyd. Twyla appeared in commercials and ads such as Ovaltine, Nikon, Certs, Mattel and Coppertone.

Twyla moved to Los Angeles, CA to pursue an acting career. She appeared in movies: Ruthless People, Death Wish II, The Fall Guy; and on TV shows: Matlock, Facts of Life, Three’s Company, Knot’s Landing, and Bo-

som Buddies, that starred her friend Donna, along with another young actor, Tom Hanks.

Growing tired of the roles she was offered, Twyla decided to challenge herself and tapped into her organizational talents and build her skills as office manager for entertainment law firm Arrow, Edelstein & Laird (which became Edelstein, Laird & Sobel) for 30 years. Her skill set branched out to other areas and she managed the rock group, “Beau Nasty.” She commented, “I love that LA is the city of opportunity.”

Her financial skills also were an asset to her good friend, Fran Drescher, when she launched the Cancer Schmancer Movement. Twyla became its first Treasurer and helped launch the national movement that has helped women across the nation secure better gynecological healthcare screening.

Twyla married Israeli architect and artist, Nikko Shabtai in 1995. They lived together a total of 33 years in Beverly Hills and Tarzana. Nikko remembers, “We had a blessed life together – 33 years of love, laughter, fun, but, the beautiful memories will never fade away.”

Twyla had a wicked sense of humor. Her dry wit was a joy to friends as well as an asset to business colleagues. She had an astute ability to read people immediately – never judgmental.

Twyla played a lot of roles – sister, wife, waughter, dog mom to Jaxxy, step mom to Alex and Zach, office manager, bookkeeper, beauty queen, model, actor. No one got the “bimbo joke” better than Twyla. She even joked at Michael O’Harro’s landmark birthday party, “I was the original bimbo.” She never allowed any one role to define her. Loyal friend is the one role for which she will forever be known.

A private memorial service will be scheduled at a later date.

POST YOUR CONDOLENCES

Now death notices on washingtonpost.com/obituaries allow you to express your sympathy with greater ease. Visit today.

The Washington Post

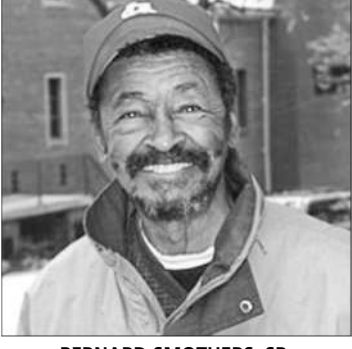
When the need arises, let families find you in the Funeral Services Directory.

To be seen in the Funeral Services Directory, please call paid Death Notices at 202-334-4122.

The Washington Post

DEATH NOTICE

SMOTHERS



BERNARD SMOTHERS SR.
Entered into eternal rest on Saturday, July 20, 2024. He is survived by his three sons, Bernard Jr., Dane and Dean; daughter, Diki Smothers; six grandkids; 11 great grandkids and a host of other relatives and friends. He was preceded in death by his ex wife Carolyn. Mr. Smothers, Sr. will lie in state at Not About Me Ministries, 3106 Branch Ave., Temple Hills, MD on Wednesday, August 21 from 9 a.m. until service at 10 a.m. Interment at Quantico National Cemetery at 1:30 p.m.
www.stewartfuneralhome.com

DEATH NOTICE

DEATH NOTICES
Black & White
MONDAY-FRIDAY 8:30 a.m. - 5 p.m.
SATURDAY 11 a.m. - 4 p.m.
SUNDAY - SELF - SERVICE ONLY

To place a notice, call:
202-334-4122
800-627-1150 ext 4-4122
EMAIL:
deathnotices@washpost.com

Email and faxes MUST include name, home address & home phone # of the responsible billing party.
Email deadline - 3 p.m. daily
Phone-In deadline
4 p.m. M-F
3 p.m. Sa-Su

CURRENT 2024 RATES:
(PER DAY)

MONDAY-SATURDAY
Black & White
1” - \$160 (text only)
2” - \$370 (text only)
3” - \$525
4” - \$525
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

Notices with photos begin at 3”
(All photos add 2” to your notice.)
ALL NOTICES MUST BE PREPAID
MEMORIAL PLAQUES:
All notices over 2” include complimentary memorial plaque
Additional plaques start at \$26 each and may be ordered.
All Paid Death Notices appear on our website through www.legacy.com

LEGACY.COM
Included in all death notices
Optional for In Memoriams

PLEASE NOTE:
Notices must be placed via phone or email. Photos must be emailed. You can no longer place notices, drop off photos and make payment in person. Payment must be made via phone with debit/credit card.

The Washington Post

When the need arises, let families find you in the Funeral Services Directory.

To be seen in the Funeral Services Directory, please call paid Death Notices at 202-334-4122.

The Washington Post

DEATH NOTICE

GLICKFIELD



LOUIS LEONARD GLICKFIELD (Age 92)
Louis Leonard Glickfield, the Marlo Furniture Company founder who built Marlo into the largest furniture retail chain in the DC-MD-VA region, died on August 15, 2024 at the age of 92. As a child of the Depression who at a young age displayed a business acumen and passion for negotiating and buying and selling, Lou went from selling used furniture out of the back of a truck to overseeing the creation of five Marlo Furniture warehouse showrooms throughout the metropolitan area totaling over 800,000 sq ft of space.

Lou built his first warehouse showroom in Forestville, MD in 1972 to compete with Levitz Furniture which was slated to enter the DC-area market with three massive warehouse showrooms, a novel retail concept at the time. A cover story in the Washington Post Business section in March, 1977 put it this way: “In one of the nation’s most competitive major retail furniture marketplaces, Marlo has been growing during an era when Levitz brought its huge showroom concept here and the recession put many big names in furniture out of business.” Adding “Glickfield’s achievement is pure ‘Horatio Alger’.”

After the Forestville store and the already existing flagship store on 7th and I Streets NW, Lou went on to create warehouse showrooms in Alexandria/Springfield, VA, Laurel, MD and Rockville, MD, employing over 600 people. In spite of its dramatic growth, Lou always thought of Marlo as a family business.

Lou’s business strategy was simple. He used his negotiating prowess to buy ‘close-outs’ from the major furniture manufacturers and other items on very favorable terms so he could pass along the savings to Marlo’s clients. He advertised aggressively, making sure the public knew that Marlo’s prices beat out its competitors.

Lou won many retail awards over the years,

most notably Top 50 Retailer in the United States from Furniture Today, the Showcase Retailer of the Year award in 1990 from GE Retail System, and the Maryland-DC Furniture Hall of Fame and Retailer of the Decade from the Home Furnishings Representative Association.

Lou was entrepreneurial from the start. Wanting to help out his family who struggled financially, Lou as a seven-year-old took the subway every day from the Bronx where he lived to Times square to set up a shoe-shine station. As a teenager, he worked as a hotel bellboy and ran a little operation out of a hotel closet selling toiletries, discovering he had a natural talent for retail.

After moving to DC in high school, Lou excelled in sports, especially in football. An All-Met player for the Central High School football team that won the citywide championship in 1948, he continued playing football for the University of Maryland for two years and then the semi-professional football league Car Credit in Pennsylvania from 1950-56.

Lou met his future, beloved wife Marilyn Holober at a dance at the ICC on 16th and Q Streets NW to the tune of Louis Armstrong’s ‘Kiss of Fire’, and within two years they were married, in 1953, and started to build a family. Their marriage lasted 71 years. Lou was very devoted to Marilyn, always expressing his love for her, and a devoted family man. Lou leaves behind four children: Cheryl Numa of Washington, DC, Marla Schram of West Hills, CA, Neal Glickfield of Washington, DC and Delray Beach, FL, and Adam Glickfield of Miami Beach, FL, and three grandchildren and two great grandchildren. His memory will live on in the hearts of those who knew and loved him.

Outside of business, Lou and his wife Marilyn always wanted to give back to their community and have been very philanthropic over the years, establishing the Glickfield Family Foundation to support numerous regional and international charities including the Anti-Defamation League, the Whitman-Walker Clinic, Hadassah Hospital in Israel and World Central Kitchen and many others.

Funeral services will be 10 a.m. on Tuesday, August 20, 2024 at Washington Hebrew Congregation, 3535 Macom, St. NW, Washington, DC 20016 with burial to follow at King David Cemetery, Falls Church, VA. The family will be observing shiva at Marilyn’s home on Tuesday and Wednesday from 6:30 p.m. to 9 p.m. with a minyan service at 7:30 p.m. Donations in loving memory of Lou can be made to the ADL at <https://support.adl.org/LouisGlickfield>

Service entrusted to Sagel Bloomfield Danzansky Goldberg Funeral Care.
www.sagelbloomfield.com

SANCHEZ



JOYCE CASEY SANCHEZ (Age 90)
Of Alexandria, VA, died peacefully at home on August 4, 2024, with her family nearby. Joyce Casey Sanchez was born in Alexandria, Virginia on August 26, 1933 to the late George Fillmore Gray and Ada Virginia Casey.

Joyce’s educational journey was marked by an insatiable thirst for knowledge. A proud graduate of Parker Gray High School (1950), a B.S. in Chemistry with minor in Math from West Virginia State College (1954), a M.Ed. from American University (1974). She retired as an educator from the DC Public

School system. In 1953, while in her third year of college, Joyce married the love of her life, Raymond Sanchez Sr., whom she met during her studies. Their union, marked by love and resilience, spanned sixty-four years until Raymond’s passing in 2017.

Joyce’s dedication to enriching her community and fostering educational opportunities remained steadfast throughout her life. She was instrumental in various local initiatives, including the Alexandria/Mt. Vernon Chapter of Jack and Jill, Inc, the Community Chest then became The United Way, a Girl Scouts Leader and Camper, Alexandria Branch of the NAACP, Columbia Heights Lions Club, and Omicron Phi Beta Chapter of Zeta Phi Beta Sorority, Inc. Joyce is survived by her four children, Monte (Jaana), Shawn Sanchez Ollison (Wilbert), Mark and Sherrie. She is preceded in death by her eldest son Raymond Sanchez, Jr. and granddaughter Cassie.

Visitation will take place from 10 a.m. until 11a.m. followed by funeral services beginning at 11 a.m. on Saturday, August 24, 2024, at Immanuel Chapel, Virginia Theological Seminary, 3651 Deanery Drive, Alexandria, VA 22304. The burial will take place at Arlington National Cemetery at a date to be determined. In lieu of flowers, donations can be made to the Vickie Belk Scholarship Fund at Oakland Baptist Church, 3408 King Street, Alexandria, VA 22302. Service by Everly-Wheatley.

PAID DEATH NOTICES

Labor Day Holiday
Monday, Sept. 3, 2024

SELF - SERVICE ONLY

NO EXCEPTIONS

To place a notice:

<https://selfserviceadvertising.washingtonpost.com/adportal/obits/index.html>

THE WEATHER

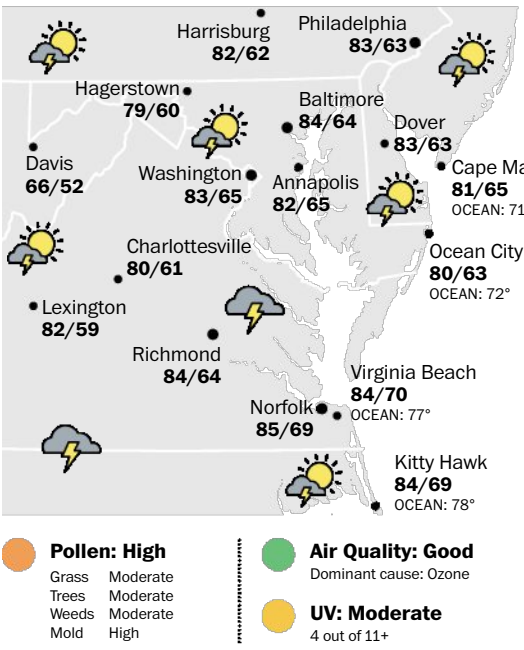
WASHINGTONPOST.COM/WEATHER • X: @CAPITALWEATHER • FACEBOOK.COM/CAPITALWEATHER

Storm threat persists



A nearby cold front lingers, so we will still have afternoon and evening thunderstorms around. One or two may have severe wind gusts above 57 mph. A couple of flooding downpours are possible as well. The sunniest skies may be in the morning, while humidity slowly drifts downward. High temperatures will be around 80 to the mid-80s as breezes from the northwest become moderate through at least the evening. By nighttime, as final storms dwindle, temperatures will sink into the low to mid-60s.

REGION



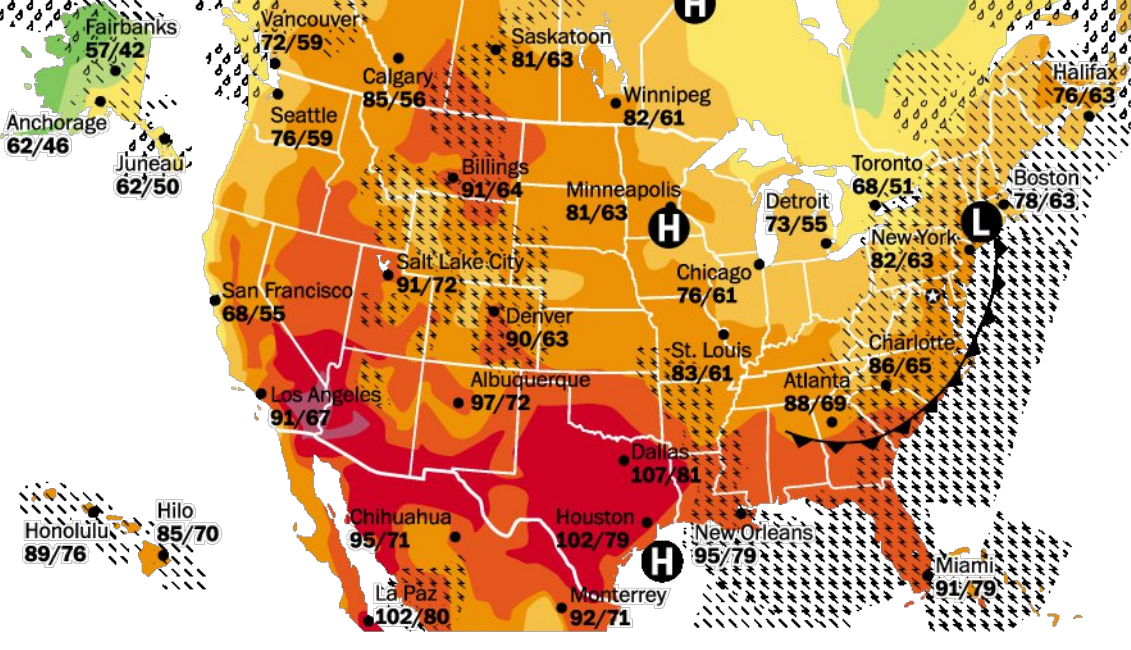
Blue Ridge: Today, a thunderstorm in the area, but a brief shower or two in northern parts; cooler elsewhere. High 63 to 69. Winds northwest 6–12 mph. Tonight, partly cloudy; however, cloudy in northern parts. Low 53 to 57.

Atlantic beaches: Today, mostly cloudy, humid. A thunderstorm; arriving during the afternoon in the south. Thunderstorms can bring localized damaging wind gusts. High 80 to 85. Winds south–southwest 6–12 mph.

Waterways: *Upper Potomac River:* Today, partly sunny, then clouds, a thunderstorm. Wind west–northwest 6–12 knots. Waves under a foot. • *Lower Potomac and Chesapeake Bay:* Today, partly sunny, a stray thunderstorm. 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 3.20 feet today, rising to 3.30 Tuesday. Flood stage at Little Falls is 10 feet.

Today's tides (High tides in Bold)				
Washington	2:45 a.m.	8:10 a.m.	3:27 p.m.	8:40 p.m.
Annapolis	5:36 a.m.	12:05 p.m.	5:35 p.m.	11:41 p.m.
Ocean City	1:46 a.m.	7:37 a.m.	1:45 p.m.	8:09 p.m.
Norfolk	3:43 a.m.	9:44 a.m.	3:49 p.m.	10:08 p.m.
Point Lookout	1:24 a.m.	8:28 a.m.	1:39 p.m.	7:42 p.m.

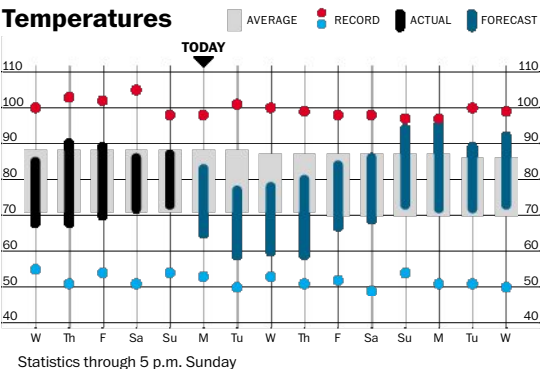
NATION



NATIONAL				WORLD			
	Today	Tomorrow			Today	Tomorrow	
Albany, NY	79/58/t	72/54/p	Des Moines	81/60/s	80/59/p	Oklahoma City	98/73/p
Albuquerque	97/72/s	98/72/s	Detroit	73/55/s	71/50/s	Omaha	83/61/s
Anchorage	62/46/p	60/50/s	El Paso	102/76/s	101/77/s	Orlando	94/77/t
Atlanta	88/69/s	86/66/s	Fairbanks, AK	57/42/sh	56/43/p	Philadelphia	83/63/t
Austin	104/77/s	105/77/s	Fargo, ND	84/64/s	82/62/t	Phoenix	111/91/s
Baltimore	84/64/t	77/56/p	Hartford, CT	83/61/t	73/56/p	Pittsburgh	70/53/sh
Billings, MT	91/64/t	93/61/s	Honolulu	89/76/sh	89/77/sh	Portland, ME	71/61/sh
Birmingham	89/66/s	87/62/s	Houston	102/79/p	100/79/p	Portland, OR	79/60/p
Bismarck, ND	86/65/p	80/64/t	Indianapolis	77/58/p	75/53/s	Providence, RI	79/62/sh
Boise	95/60/s	89/58/s	Jackson, MS	93/70/t	93/67/s	Raleigh, NC	88/66/t
Boston	78/63/sh	71/58/sh	Jacksonville, FL	90/73/t	94/72/t	Reno, NV	90/55/s
Buffalo	67/54/t	66/53/s	Kansas City, MO	83/63/s	80/63/p	Richmond	84/64/t
Burlington, VT	76/55/t	68/56/p	Las Vegas	108/85/s	110/83/s	Sacramento	89/57/s
Charleston, SC	92/73/t	88/68/t	Little Rock	90/69/t	88/65/s	St. Louis	83/61/s
Charlotte	80/55/sh	74/47/p	Los Angeles	91/67/t	93/67/s	St. Thomas, VI	89/81/t
Charlotte, WV	86/65/t	83/60/p	Louisville	82/61/p	77/58/s	Salt Lake City	91/72/c
Cheyenne, WY	80/59/c	90/61/s	Memphis	88/68/s	85/65/s	San Diego	78/69/p
Chicago	76/61/s	73/55/s	Miami	91/79/t	92/80/t	San Francisco	68/55/p
Cincinnati	78/58/c	74/53/s	Milwaukee	75/61/s	70/57/s	San Juan, PR	90/80/t
Cleveland	71/58/c	68/56/s	Minneapolis	81/63/p	78/60/p	Seattle	76/59/p
Dallas	107/81/p	102/80/s	Nashville	85/65/p	80/60/s	Spokane, WA	87/58/s
Denver	90/63/c	93/67/p	New Orleans	95/79/t	94/78/s	Syracuse	72/54/t
			New York City	82/63/t	74/58/p	Tampa	92/81/t
			Norfolk	85/69/t	77/68/p	Wichita	89/68/p

Today	T-storm	83° 65°	FEELS*: 87°	CHNCE PRECIP: 80%	WIND: WNW 7–14 mph	HUMIDITY: High
Tuesday	Partly sunny	77° 59°	FEELS: 80°	P: 5%	W: NW 8–16 mph	H: Low
Wednesday	Partly sunny, nice	78° 60°	FEELS: 80°	P: 5%	W: NNW 7–14 mph	H: Low
Thursday	Mostly sunny, pleasant	80° 59°	FEELS: 86°	P: 10%	W: E 4–8 mph	H: Low
Friday	Sunny	84° 67°	FEELS: 88°	P: 10%	W: WSW 6–12 mph	H: Low
Saturday	Mostly sunny	86° 69°	FEELS: 90°	P: 10%	W: SW 6–12 mph	H: Moderate

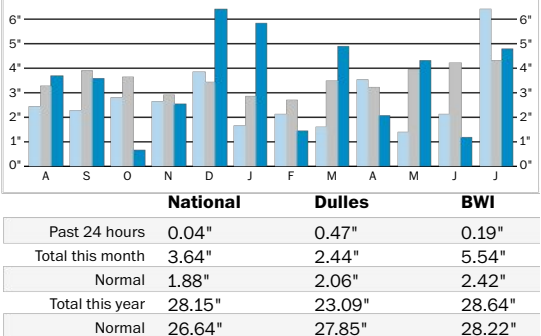
OFFICIAL RECORD



	National	Dulles	BWI
High	87° 4:00 p.m.	88° 3:59 p.m.	85° 5:00 p.m.
Low	73° 2:00 a.m.	71° 2:00 a.m.	69° 5:00 a.m.
Normal	88°/71°	86°/65°	87°/66°
Record high	98° 2002	98° 2009	96° 2019
Record low	54° 1902	45° 1981	51° 1981

Difference from 30-yr. avg. (National): this month: +1.0° yr. to date: +2.9°

Precipitation



	National	Dulles	BWI
Past 24 hours	0.04"	0.47"	0.19"
Total this month	3.64"	2.44"	5.54"
Normal	1.88"	2.06"	2.42"
Total this year	28.15"	23.09"	28.64"
Normal	26.64"	27.85"	28.22"

Moon Phases			
Aug 19	Aug 26	Sep 2	Sep 11
Full	Last Quarter	New	First Quarter

Solar system			
	Rise	Set	
Sun	6:26 a.m.	7:57 p.m.	
Moon	8:16 p.m.	5:56 a.m.	
Venus	8:09 a.m.	8:54 p.m.	
Mars	1:08 a.m.	3:53 p.m.	
Jupiter	1:00 a.m.	3:40 p.m.	
Saturn	8:52 p.m.	8:13 a.m.	

Islamabad	91/74/t	89/75/t	Rio de Janeiro	86/71/s	84/69/s
Istanbul	87/71/s	88/73/s	Riyadh	115/89/p	114/88/p
Jerusalem	92/70/s	89/66/s	Rome	83/68/t	85/70/p
Johannesburg	79/47/s	77/48/s	San Salvador	86/69/t	87/70/t
Kabul	88/64/s	86/64/s	Santiago	60/41/p	52/38/c
Kingston, Jam.	95/83/p	93/82/t	Sarajevo	79/62/r	72/58/r
Kolkata	86/79/t	88/80/r	Seoul	95/79/s	97/81/t
Kyiv	95/70/s	95/68/s	Shanghai	97/84/p	99/84/t
Lagos	83/77/t	81/76/r	Singapore	87/78/t	85/78/c
Lima	66/58/p	66/58/p	Stockholm	70/50/p	72/54/p
Lisbon	84/67/s	83/64/p	Sydney	64/51/p	72/59/p
London	73/63/p	70/53/sh	Taipei City	93/79/t	91/80/t
Madrid	95/70/s	97/71/s	Tehran	97/78/s	97/76/s
Manila	92/79/t	92/79/p	Tokyo	92/80/t	93/80/p
Mexico City	76/57/r	76/55/sh	Toronto	68/51/p	68/54/s
Montreal	71/55/sh	64/54/p	Vienna	81/65/r	85/69/t
Moscow	82/64/c	73/54/p	Warsaw	79/61/t	79/64/c
Mumbai	90/81/sh	89/80/c			
Nairobi	77/53/p	76/58/p			
New Delhi	93/79/t	89/79/r			
Oslo	70/55/p	66/58/r			
Ottawa	63/50/sh	65/51/p			
Paris	75/56/c	75/53/sh			
Prague	66/56/r	77/64/c			

Key: s=sunny, p=partly cloudy, c=cloudy, r=rain, sh=showers, t=thunderstorms, sf=snow flurries, snow, ice
Sources: AccuWeather.com; US Army Centralized Alergen Extract Lab (pollen data); aimov.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."

Never Paint Again!

Our siding products resist extreme climate conditions, including high temperatures, humidity, rain, hail, snow, and even hurricanes.

18 months with **no payments** and **no interest**

Or

50% off Installation with **12 months** **no interest** with **minimum monthly payments***

*with approved credit. Call for details. Offer valid 30 days following date of written price quote given prior to 8/31/24.

FREE Gutters and Downspouts with the purchase of New Siding

*Terms and Conditions Apply. See Ameritech for details. Minimum purchase of 1000 square feet.

Call Today for Free Estimate

202-897-4155 DC
301-264-8642 MD
703-586-9050 VA

VA #2705029456A | MHIC #46744
DC #67000878 | NC #77474

HIC#41051600653 | 50637 | 69678 | WV027473

BECAUSE YOUR BASEMENT HAS WATER.

LIMITED TIME OFFER \$500 OFF*

703-997-9316

GET A FREE INSPECTION

*Ten percent off any job over \$2500 up to a max of \$500. Coupon must be presented at time of inspection. Offer may not be combined with any other offer. Limit one per customer. Ask inspector for further details. Promo valid through 09/30/2024.

- FOUNDATION REPAIR
- BASEMENT WATERPROOFING
- CRAWL SPACE REPAIR
- CONCRETE LIFTING

sunny or soggy?

Stay one step ahead of the weather with the

Capital Weather Gang

WASHINGTONPOST.COM/NEWS/CAPITAL-WEATHER-GANG • @CAPITALWEATHER

BOOK WORLD

Imagining the complicated life of Peggy Guggenheim

BY MARION WINIK

When Rebecca Godfrey died in 2022, she was working on a novel about art collector Peggy Guggenheim, a project that she left two-thirds finished. In a recent article for the New Yorker about completing the book for her late friend, Leslie Jamison said she stalled before she began writing. She immersed herself in background material, reading and taking notes on numerous biographies and Guggenheim's memoirs. "I was terrified to break ground. To start actually adding my words to Rebecca's," she wrote.

The word "palimpsest" comes to mind: Jamison's writing, on top of Godfrey's writing, on top of Guggenheim's own account, as well as those of other contemporaries and writers ever since. And below it all, beyond the reach of living eyes, the unknowable truth of the woman herself. Debauched dilettante? Midwife to abstract expressionism? Tragic victim of a failed nose job?

As a novel, "Peggy" invites the reader to glimpse things partly visible, almost

SEE BOOK WORLD ON C3

PERSPECTIVE

Bugged by lice? So were your ancestors, and theirs, and ...

BY CAITLIN GIBSON

The email arrives on a Friday afternoon. The subject line is a three-word horror story: *Lice at camp*.

"No," I say, out loud, even though I am alone.

I immediately flash back to last year, when my preschooler brought a headful of lice home and I paid hundreds of dollars to a trained lice-removal specialist to quell my panic, followed by 14 days spent dutifully combing my children's hair with a professional-grade comb, scrutinizing every particle of scalp detritus and repressing the urge to gag.

This time, mercifully, there are no signs of bugs when I anxiously examine my daughter's head. But plenty of others aren't as lucky. Just say the word "lice" in a group of parents and you'll know who has experienced the scourge: Their faces will squinch, their mouths will twist, their shoulders will hitch upward in a shudder of revulsion. This is especially the case right now, as summer nears its end and kids everywhere migrate from camps and family vaca-

SEE LICE ON C8

A trend that's very mindful, very cutesy. Very demure.

BY AMBER FERGUSON

Going to the gym today? That's *very demure*. Taking out the trash later? *Very mindful, very cutesy*.

Maybe this makes no sense to you now, but if you've heard the word "demure" more lately, credit the latest online trend.

It took off when a creator, @joolieannie, who goes by the name Jools Lebron — a self-proclaimed "fierce diva" trans woman — created a satirical take on how people should act at work or in public.

In one clip, Lebron showcases her makeup for a day at work. "Very demure. Very mindful," she says.

"I don't come to work with a green cut crease. I don't look like a clown when I go to work. I don't do too much. I'm very mindful while I'm at work. You see how I look very presentable?" Lebron jokingly says in a voice that reminds you of an office receptionist. As of Sunday afternoon, Lebron has 1.6 million TikTok followers and millions of views on her demure videos.

This has led to a flurry of videos of people using the terms "demure," "mind-

SEE DEMURE ON C3

ELECTION 2024



WILL OLIVER/EPA-EFE/SHUTTERSTOCK

CHICAGO HOPE

Everyone kept thinking 1968. But are the convention vibes now more 2008?

BY KARA VOGHT
IN CHICAGO

For now, the Obama Presidential Center is still a construction site in Jackson Park, once the location of the 1893 World's Fair.

The tower that will house a new presidential museum is getting its granite facade; the other structures — large portions of which are underground — are slabs of concrete wrapped in scaffolding. In two years, there will be an athletic center, a playground, a sledding hill/entertainment venue, a new branch of the Chicago public library, a fruit and vegetable garden, a recording studio, and several event spaces. Everything, save for the four stories of museum exhibits, will be free of charge.

The intention is not to be a monument to the 44th president (though it is), but an analogy for something bigger. "It goes from being something about a person to something about an idea," says Michael Strautmanis, the Obama Foundation's executive vice president for external affairs. It's

about the very Obama idea of building social infrastructure, a place to gather and establish "a vibrant democracy," in an underserved corner of the city. It's heady, earnest, ambitious — much like the former president who conceptualized it.

As Democrats descend upon Chicago for the party's 2024 convention this week, there has been a spike of interest in the site. Obama alumni have inquired about touring it. Strautmanis, who also worked in Barack Obama's White House, has been hearing from more and more of his former colleagues who will now be in town for the festivities. The foundation is a nonprofit organization and thus abstains from politics, but the people connected to the legacy it seeks to preserve are fired up and ready to go.

For months leading up to this convention, "Chicago 1968" has been both a fear and a

SEE CHICAGO ON C2



JOEL ANGEL JUAREZ FOR THE WASHINGTON POST

TOP: Shepard Fairey, the artist behind the Barack Obama "Hope" poster, created a poster for Kamala Harris. ABOVE: Democrats will descend upon Chicago for the party's convention this week.

HOLLYWOOD

Companies and researchers are trying to determine how Gen Z's loneliness crisis is changing its media preferences. **c4**

'POLTERGEIST'

The home from the 1982 horror film is now for sale. But don't worry: This house is clean. **c5**

CAROLYN HAX

Reader gets one night to watch TV shows while home alone. But when husband returns from work, he won't stop talking. **c8**



JOEL ANGEL JUAREZ FOR THE WASHINGTON POST



NICHOLAS KAMM/AFP/GETTY IMAGES

CHICAGO FROM C1

buzzword, and there are undeniable parallels: A new generation is getting serious about politics. Americans are divided about the nation's involvement in an overseas war. An unpopular president steps aside, and the party gathers in Chicago to anoint its new candidate. The Democrats' 2024 convention seemed likely to unfold with echoes of the unrest that disrupted the '68 gathering. And it's still possible, with an estimated 40,000 demonstrators expected to gather Monday to protest the Biden administration's position on the war in Gaza.

And yet: "There's a sense of possibility, a sense of movement, to the campaign," says David Axelrod, a former Obama senior adviser. "I haven't seen anything like this since Barack Obama was our nominee," says Illinois Gov. J.B. Pritzker. "I have that 2008 feeling," North Carolina Gov. Roy Cooper told a crowd at a Kamala Harris event on Friday.

These four days in Chicago belong to Vice President Harris, who will be reintroduced to her party and prime-time viewers as the Democratic nominee. They also, to a lesser extent, belong to President Joe Biden, whose achievements will be celebrated as a joint victory for him and the vice president who replaced him on the ticket. They do not belong to Obama, whose presence at the United Center will be confined to his Tuesday night speech. "His speech is not about him," says former adviser Valerie Jarrett.

Parallel to '68 worries emerges a refreshed '08 vibe — more than nostalgic and, until recently, believed to be missing in action. Hopey-changey and "Yes we can," but modified for the moment and the movement coalescing around Harris's candidacy.

Less about a person, and more about the idea.

Posters featuring Harris that imitate the style of artist Shepard Fairey's iconic "Hope" poster of Obama have emerged all over with slogans such as "Hope Again" on other imitations, and "Yes We Kam." The interpolations don't bother Fairey. "I'm proud that it has a lasting legacy, stylistically symbolizing a connection to progressive ideas," he tells The Washington Post. "A lot of them are a signifier of a connection to what Obama was about: the hope, the hopefulness, the aspiration for something more positive in our politics."

Even so, he debuted a new poster he'd designed for Harris on Thursday: "Forward," the campaign reads, depicting a determined Harris with an open-mouthed smile.

The Obamas haven't lived in Chicago since they moved to the White House in 2009. Still, the vestiges linger — particularly in Hyde Park, the South Side neighborhood where the former president lived and

worked for nearly a quarter-century. A plaque in an otherwise unremarkable strip mall marks where Obama and his wife, Michelle, shared their first kiss. There's a "President's Table" at Valois, Obama's old breakfast standby, and a menu touting his favorite orders. A bulwark of Jersey barriers and fences still blocks access to the family's red-brick Georgian home in neighboring Kenwood, where they stay when they come to town. And soon, there will be the Presidential Center, concrete and veiny New Hampshire granite soaring 225 feet high near Lake Michigan, an excerpt from his speech marking the 50th anniversary of Selma's "Bloody Sunday" emblazoned on the upper stories of the facade.

The Presidential Center is among the chief preoccupations of Obama's post-White House life. He has the attitude of a frustrated architect who's in the weeds on design details. (A recent interest: adding paddle boats to the surrounding lagoon, an homage to the boats from the World's Fair.) There are also his paid speaking engagements, his production company and finishing the second volume of his presidential memoir. His political activity is mostly private — regular phone calls with Harris and top campaign aides, for example, according to a source familiar with his relationship with the vice president, but who spoke on the condition of anonymity because they are not authorized to speak publicly on the matter.

His appearances so far have been limited to fundraisers, some especially high-profile: a New York event in March alongside Biden and former president Bill Clinton; a star-studded Los Angeles affair in June featuring Obama and Biden alongside George Clooney and Julia Roberts. Come fall, he'll headline rallies wherever his presence can do the most to help Democrats hold the White House, regain control of Congress, and win key state and local races. He has also taken a hard look at social media influencers: "What's the point in having 4 million followers if you aren't doing anything with it?" he told a group of creators in L.A. in June. A small group of TikTokers came to his D.C. office later that month to film content with the former president, which will roll out over the coming weeks.

"People around the country still look to him as a beacon of hope," Jarrett says. The former president admitted as much at a June fundraiser for Senate Democrats in suburban Maryland, telling the room that, "despite

For some Democrats in Chicago, the stars are feeling aligned once more



MACKENZIE HILTON

CLOCKWISE FROM TOP LEFT: A view of a Barack Obama mural in Chicago. Obama posters near his transition office in 2008. "44: The (Un)Official, (Un)Sanctioned Obama Musical" has been playing in the days leading up to the convention.

having been out of office for a while, I am still the hopey-change-y guy," according to a story in New York Magazine.

Some old Obama hands — like his 2008 campaign manager, David Plouffe — have migrated to Harris's campaign. The arsenal of racial attacks once deployed at Obama is now aimed at Harris. For those who worked on Obama's first presidential run, the comparisons between that election and this one end there. The 2008 race "was a two-year-long grind," says Tommy Vietor, a "Pod Save America" co-host who was a press secretary for Obama's campaign. "This is a British-style 100-day election in which Kamala Harris got shot out of the cannon. It's not a marathon. It's a sprint."

What *is* familiar, however, is the energy. "The Harris campaign has '08 vibes insofar as people are not just excited to defeat Trump, they're excited to elect her," Vietor says. That feels particularly true among young Democrats, for whom Obama's campaign "is a history lesson," Jarrett says. "For the first time, you're feeling their enthusiasm."

Timothy Quiles, a South Side

resident who knocked doors with his wife for Obama in Michigan and Indiana, says Harris's ascent rekindled his sense of representation in politics. "Harris has the same thing Obama had: the feeling like we have a voice in leadership," says Quiles, who is Puerto Rican. "When you see someone who looks like you and speaks about similar things that you've experienced, that's huge."

Supporters have been registering their enthusiasm in micro-tribes: 200,000 on a Zoom for White Dudes for Harris, 73,000 at Republicans for Harris, 232,000 Black Men for Harris. "This sense of in-person and digital communities have made the Harris-Walz campaign something that we're all part of," says Rep. Lauren Underwood (D-Ill.), who also interned for then-Sen. Obama in 2006. "When she wins, it will be a shared victory." It's reminiscent of the way Obama's supporters leaned on more rudimentary tools such as Myspace, Facebook and Meetup.

"It wasn't about him. It was about what we could do together, and there was room for everyone to participate," Axelrod says.

"That has been rekindled by the change on the ticket — by Harris's rhetoric and the way her campaign has approached it."

The spike of creative energy — memes, videos, artwork — is what reminds Wisconsin Democratic Party Chair Ben Wikler of 2008. "The way that so many people's creative talents were unlocked — the 'Hope' poster, the 'Yes we can' video — you have that same sense now," Wikler says. "People aren't just watching the campaign unfold; they're participating in it. There's this sense that we can create this."

Then there are the tangible results in places that trended blue in the Obama era, then red under Donald Trump. "We have more volunteers signing up, more people applying for jobs — people demanding yard signs that haven't even been printed," Wikler adds. Wisconsin voters defeated two GOP-backed ballot referendums in a primary this past Tuesday, a resounding defeat that would have happened even without the votes in Democratic strongholds such as Madison and Milwaukee.

"Everything we can track is going up, up, *up*," Wikler says. "That reflects the way it actually feels."

The Chicago History Museum, uptown in the Lincoln Park neighborhood, has dedicated a corner of its second floor to "Designing for Change," a collection of protest art from the city's social movements throughout the 1960s and '70s. Behind one display case are copies of the New Left Notes, the magazine of Students for a Democratic Society. Another hosts haunting covers of the Chicago Seed, a hippie publication radicalized into an antiwar newspaper by the riots at the 1968 DNC. On the wall, a turquoise Eye of Providence, printed on a banner used in those clashes, stares out into the room.

Charles Bethea, the museum's director of curatorial affairs, says the exhibit had been in the works for three years. "The city wasn't awarded the DNC yet, but it was something we were already planning on just in case," he says. Bethea invokes the adage about history not repeating, but rhyming, to explain the intent behind the exhibit. "We hope people walk away with not only an understanding of what was taking place in those decades, but how it's related to what's happening now," he says. "Some of the issues being argued in the '60s and '70s are still being argued today."

Buses full of those estimated 40,000 protesters who will demand a cease-fire in Gaza at their Monday event are arriving from

states as far away as New Mexico. They'll assemble in Union Park, three blocks from the United Center. "The similarity to 1968 is that the Democrats then, just as now, are a warmongering, pro-war party," says Faayani Aboma Mijana, one of the march's organizers. The plans for the protests, months in the making, did not change once the ticket did. "They're all complicit, so we're still marching," Mijana adds.

But in a church turned performance center five blocks southeast of the United Center, the 2008 vibes dominate. "44: The (Un)Official, (Un)Sanctioned Obama Musical" has been playing in the days leading up to the convention. Here, Biden is portrayed as a Benjamin Buttoned hunk — unaware that Teddy Roosevelt died but still able to moonwalk — who narrates the story of Obama's rise "as I *think* it happened." Last Friday night, nervous laughter filled the packed house when Biden emerged and gingerly shuffled down the stage steps. But the audience erupted in long applause when Obama appeared onstage (and even longer when Michelle made her debut a few scenes later).

"Miss me, baby?" Obama says near the end of the second act. "More than anything," both Biden and Michelle reply. For the audience, the joke isn't the point. The cast held its next line for nearly a full minute of cheers.

Eli Bauman, the show's writer and composer, had been dreading staging the show in Chicago, until Harris stepped in. "I thought it was going to have the energy buzz of a slow descent toward an iceberg," Bauman says. "He's going to come out and he's going to get crickets — our Biden and actual Biden." Now, "I feel like we're riding the same wave as the country, in our own small way." Musical numbers have renewed relevance, such as Obama's signature first-act song, "How Black Is Too Black?"

Quiles, the South Side resident who knocked on doors for Obama in 2008, is now a carpenter at the Presidential Center. He lives seven blocks from the new project; his children, who attend the University of Chicago Laboratory Schools, can see it from their classroom windows. Quiles recently replaced his boss, a White man, as a foreman, making him a rare person of color in a management role on a site. When Obama made a surprise visit to the construction workers in June, Quiles got his first chance to shake the former president's hand.

"For his project to give me that opportunity, that's his legacy — and he probably doesn't even know that," Quiles says. "Giving people of color a place to have a voice and have leadership."

And to Quiles, Harris is key in that legacy, too. "For Kamala to be part of this journey — that's proof for women and families of color that we can be in this space, too."



JOEL ANGEL JUAREZ FOR THE WASHINGTON POST

"People around the country still look to him as a beacon of hope."

Valerie Jarrett, former adviser to President Barack Obama

LEFT: The Obama Presidential Center is still under construction in Chicago. RIGHT: Celia Meaux orders food at Valois, Obama's old breakfast standby.



JOEL ANGEL JUAREZ FOR THE WASHINGTON POST

Late writer examines the enigmas of a woman who became a cultural force

BOOK WORLD FROM C1

but not entirely obscured by layers of interpretation and implication. It is beautifully written, boldly imagined and full of holes — aspects of Guggenheim's life and persona that Godfrey and then Jamison decided to leave out or touch on only briefly.

Godfrey devotes her account to the first half of Guggenheim's life: her privileged but unhappy childhood, her relocation to Paris, the beginnings

of her career as a gallerist, her difficult first marriage and other relationships, ending with a passionate affair she had with Samuel Beckett around the age of 40. An epilogue set at Peggy's Venice palazzo 20 years later adds important perspective about the woman and the cultural force she became.

At the opening of the book, the fictional Peggy, who narrates throughout, characterizes the story she's about to tell as a "tragedy." As she describes a portrait of herself and her sisters Benita and Hazel, the complex voice and self-regard Godfrey developed for her protagonist emerge: "We appear lush and crisp. We're clouds; we're temporary; we're pure sweetness; the tipped flower of a wedding cake. We're the white of things that

hover and tempt," she says. "And so I am the daughter of a dynasty, but I became nothing more than a dilettante. My sister known as a murderess. Are you surprised? Perhaps you should be. Perhaps this is only what they've said about us. Only the beginning of what we became."

As a writer, Godfrey, who was just 54 when she died of lung cancer, was drawn to stories from the dark side. Her first book, a 2002 novel called "The Torn Skirt," focused on two weeks in the life of a bored, angry 16-year-old girl who leaves home and ends up among junkies, sex workers and others in the down-and-dirty "Red Zone" of the author's hometown, Victoria, British Columbia. Her second book, "Under the Bridge" (2005), is nonfiction, the true-crime story of the murder of 14-year-old Reena Virk by eight of her small-town peers in 1997. A Hulu adaptation of the book starring Riley Keough and Lily Gladstone premiered in the spring.

For years after finishing "Under the Bridge," until the day she died, Godfrey worked on the Peggy project, which offered plenty of dark material. Peggy's father, Benjamin Guggenheim, went down with the Titanic — he was on his way home from England with his mistress, supposedly for Hazel's 9th birthday. Her sister Benita, who was obsessed with becoming a mother, lost five pregnancies and then died in childbirth. Peggy's first husband, Laurence Vail, was a nasty, abusive piece of work, and he got custody of their son in their divorce. Perhaps darkest of all are the deaths of her sister Hazel's



BRIGITTE LACOMBE

Rebecca Godfrey was two-thirds finished with her novel about Peggy Guggenheim before she died.

children. Two boys, one 4 years old and the other 14 months, either fell or were pushed by their mother — this was never officially determined — off the roof of a penthouse. This comes up early in the novel but is never explored in much depth. Godfrey's Peggy doesn't believe that her sister killed her children, and she leaves it at that.

The death of Peggy's lover, John Holmes, her rebound relationship after Vail, is addressed with similar terseness. "When he died," Peggy narrates, "I knew in my heart that I'd killed him. We'd been fighting, and I wished that I might never see him again — and

then the next word from the surgeon was *He's gone*. I was a fool to let them operate. I knew how much he'd had to drink the night before." And that's all there is to say about that, though in the documentary "Peggy Guggenheim: Art Addict" (2015), Peggy calls Holmes the love of her life.

By the end, one comes to see that this "oh well" attitude toward terrible events, sorrowful problems and other people's cruelty is central to Guggenheim's personality and resilience, at least in the Godfrey and Jamison version. After some additional reading, I'm convinced they got that right.

The things not examined in the book — but touched on in other sources — include her deep self-doubt as a mother, her seven abortions, and her daughter Pegen's lifelong depression and eventual death by suicide. There's no mention of Peggy's obsession with Lhasa apsos, 14 of which are buried beside her in the courtyard of her home in Venice. That home is now the Peggy Guggenheim Collection, where her famous art holdings are displayed.

Since Godfrey is not around to discuss her decisions about what's left in and what's left out, and didn't even get to write her

own list of sources and acknowledgments (her husband reconstructed those as best he could), we can only look to Jamison, who writes that Godfrey had told her she envisioned a happy ending. She said she wanted to give Peggy "some bliss and triumph."

For a while, Jamison says, she had a tough time seeing how that was going to work. But she pulls it off, brilliantly, in the epilogue set in Venice. There's much more in between, including a wonderfully vivid scene of Guggenheim's photo session with Man Ray when she was in her 20s, the one that produced the best-known image of her, a sultry sylph in a slinky dress with a foot-long, flapper-style cigarette holder. (And, really, what's so bad about that nose?) There are rich depictions of Peggy's relationships with people she supported in their literary careers, most importantly Djuna Barnes and Emma Goldman, the latter of whom became the warmhearted, soup-cooking, hug-giving mama Peggy never had. Her acquisition and rescue of key pieces of modern art on the eve of the Nazi occupation, and the establishment of her first gallery, Guggenheim Jeune in London, lay the foundation for her ultimately brilliant career.

If, like Jamison (and indeed, like me), you are ready to begin your own Peggy Guggenheim research project, "Peggy" is an excellent place to start.

Marion Winik, host of the NPR podcast "The Weekly Reader," is the author of numerous books, including "First Comes Love" and "The Big Book of the Dead."

A trans influencer has reclaimed ‘demure,’ and people online can’t get enough

DEMURE FROM C1

ful" and "cutesy" on TikTok, Facebook and Reddit, as well as on podcasts. The trend involves satirical videos demonstrating exaggerated ways viewers can behave in a "demure" and "mindful" way in various situations. It's meant to be funny, helpful, demure, mindful. People such as WNBA star Angel Reese and brands such as Sephora have hopped on the trend. There have even been political meme-type videos showing Vice President Kamala Harris appearing "demure" and former president Donald Trump not being "demure."

Where did ‘demure’ and ‘be mindful’ originate?

The "demure" trend received significant attention primarily because of Lebron's TikTok videos. She uploaded her first "very demure" video, about how to be demure at work, on Aug. 2.

"See how I come to work? ... I do my makeup. I lay my wig. I do a little braid. I flat iron my hair. ... Very demure, very mindful." The 17-second video has garnered more than 3 million views. Since then, Lebron has been posting videos of how to act "demure" in different scenarios, such as when applying deodorant or getting your nails done, as well as how to keep your hair at a demure length. United Airlines commented on a vacation video, "the art of demure travel."

Earlier this month, Lebron visited Las Vegas, and instead of vlogging the trip like other influencers, she amped up the demure content. Videos included how to leave Cirque du Soleil in a demure way, how to go to the Las

Vegas Strip in a demure way and how to be demure at a drag show.

"I don't do a water bottle with vodka and a side of lemonade. ... I do a very nice drink. I'm very cutesy with it," Lebron said in a video holding up a water bottle and what appears to be lemonade at the casino.

In her final Vegas video, "How to thank the hotel staff when you leave the hotel in a demure way," Lebron shows herself giving doughnuts to the front desk staff. "I'm not like these other girls. I don't leave my room a disaster. I'm very mindful and very demure when I leave the hotel."

Another creator, Selyna, claimed in a since-deleted video that she originated the demure trend in May 2022. In one of her videos, she says, "I'm very petite, very demure" while eating a salad. Some TikTok users commented that the videos are different because Lebron is plus-size and Selyna is smaller, and Lebron's videos are ironic and funny.

Earlier this month, Lebron responded to Selyna. In "How to respond to drama in a demure way," she said: "Let's be mindful of who we are before someone feeds drama to us. Let's be mindful of the journeys that we're building and the paths that we're setting for ourselves. Let's be demure, divas."

Who is participating?

People across generations and genres across the internet are participating, including book influencers, teachers and nurses. Many trends are geared only toward Gen Z or millennials.

Dentist Shelly Taylor made a demure video to teach people how to properly brush their teeth. "Ladies, when you wake



JOOLS LEBRON/TIKTOK

"Very demure, very mindful" has been popularized online thanks to Jools Lebron, center.

"See how I come to work? ... I do my makeup. I lay my wig. ... Very demure, very mindful."
Jools Lebron

up, be mindful of your dental health. ... You don't want to be too rough on your teeth and gums. ... Use just enough toothpaste. ... Remember, be demure. We don't need to use too much."

Manny MUA, a YouTuber and makeup artist with 4.8 million YouTube subscribers and 1.8 million TikTok followers, was filming himself when a 4.4-magnitude earthquake hit the Los Angeles area last week.

"You see how you handled that earthquake. Very demure. Very mindful. Very cutesy," one comment with more than 17,000 likes said.

Is the trend funny or serious?

The majority of people are

using the sound or re-creating the trend in funny ways, but others are using it to draw attention to more important issues.

Kelton Allen, a Black TikTok, posted a voting rights video last week. "Y'all know how I'm a registered voter? That's very cutesy, very demure, very intelligent. ... We're mindful of the fact that there are people who want to take away our rights to vote. So in this upcoming election, we're going to vote and be mindful of the impact that we can have on America. ... Very mindful, very demure."

Some videos have highlighted mental health. One person posted a video taking medication, saying, "See how I take

my antidepressants every day? Very demure, very mindful. So I don't fall into a manic episode, depressive episode. Be mindful of why your doctor prescribed you an antidepressant."

Another person made a video saying Lebron's videos have helped her. "I didn't order Wingstop, and I made this smoothie instead. You know, because I'm demure and mindful. ... It's just crazy thinking how there's, like, hundreds of fitness influencers, but this is what actually got to me."

But overall, the majority of videos are humorous in nature.

Sephora employees have shown customers how to be demure in their store. "Be mindful on why we use the [makeup] testers. Very cutesy, very demure."

Sororities on #rushtok have gotten involved, and several Olympic memes have been created to highlight "demure" athletes.

Others have taken the trend to update people on their lives. "See how I got my appendix taken out? Very demure," one Facebook user wrote on their profile. "How I'm resting to physically heal? Very mindful."

How is the trend different?

Although "demure" typically is defined as modesty or being reserved, this trend falls opposite of the tradwives or "clean girl" aesthetic.

It makes fun of trying to be put together all the time. Some videos include how to be mindful when doing the walk of shame after leaving a hookup, and how to be mindful when eating pizza.

As many people have proclaimed, demure fall is here!

A ‘helicopter grandma’ doesn’t understand why her grandson ghosted her

Asking Eric

R. ERIC THOMAS

through college, he was not fully engaged: He did not turn in homework, and he missed classes. In steps "helicopter grandma" (a high school counselor and former teacher), who is unable to accept this. What followed is eight long years of torment on both sides. He did (with my nagging) graduate from high school and college. During the two years after he graduated, we had several talks about my behavior, and I apologized several times for being so controlling. He seemed to accept my apology and even seemed somewhat grateful.

All of a sudden, nine months ago, he "ghosted" me and his grandfather (who is completely

innocent). I contacted him several times asking him to at least tell me why he decided to remove us from his life and have never heard back from him.

I continue to send the occasional chatty text messages like nothing is wrong but do not get a response. My husband tells me his silence is all the answer I need and to let it go. I just wish he would tell me directly why he has eliminated us from his life and maybe give us a chance to reconcile.

— Hopeful Grandma

Grandma: Eight years of "torment," even with your good intentions, is a lot to put aside. As your grandchild has come into his own as an adult, he has probably started to view your relationship differently. Maybe that's fair, maybe it's not. Right now, it's not useful to debate the efficacy of "helicoptering." Although you apologized, it's likely that every time you send a

chatty text like nothing is wrong, he hears the helicopter blades approaching because something is wrong for him.

Give him space for now. Estrangement is rarely truly out of the blue. Maybe he doesn't feel emotionally capable of setting a healthy boundary with you right now. Maybe he has pain that he can't communicate but also can't forgive. It's maddening not to know. You don't have to let it go, but let it be what it is for now.

Stop the texts. If you have his address, you may consider sending a letter with no requests in it. Try: "I know you're hurting and I'm sorry. I am going to respect the boundary that you've set. If anything changes for you, I'll be here."

Dear Eric: When my husband's parents died, he and his brother, Jim, each inherited several

million dollars. Jim's daughter, Carol, has always spent more than her income because she expected a big inheritance.

When Carol was bequeathed just \$10,000 by her grandparents, she was angry but didn't change her spending habits.

Five years later, Jim unexpectedly died. Jim had told Carol that she would receive his share of the family money but when his will was read, we learned that he had spent most of his inheritance. Again, Carol got very little cash.

Now Carol wants my husband to give her the "family" money as a monthly stipend and to leave most of it to her when he dies. My husband plans to leave Carol a modest amount of money with the bulk of it going to me with the understanding that when I die the money will go to our charities.

Carol has a career that pays well. She is years away from

retirement and could get herself out of debt if she chose to do so. She's not lazy but she really loves the trappings of wealth, having believed since childhood that she will eventually inherit millions of dollars.

My husband would like to maintain a cordial relationship with her, as she's his last living blood relative. He's afraid telling her the truth will end any possibility of that happening.

— Inherited Obligation

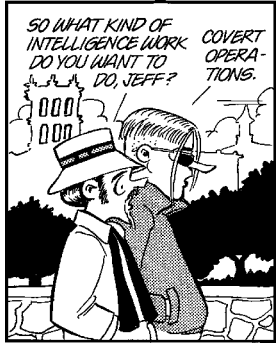
Inherited: If Carol is willing to sever their relationship over money, I wonder how much cordiality there is to preserve.

Frankly, I feel for her a bit. She was raised with an expectation that her father didn't deliver on. Carol was promised millions from Jim but her only inheritance was his unhealthy relationship with money. That's not your husband's responsibility to clean up, though.

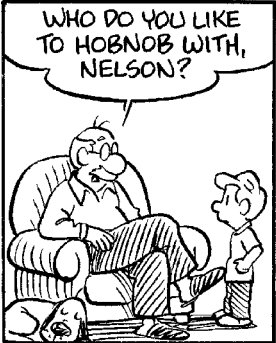
Send questions to R. Eric Thomas at eric@askingeric.com or P.O. Box 22474, Philadelphia, PA 19110. Follow him on Instagram and sign up for his weekly newsletter at rerithomas.com

© 2024 by R. Eric Thomas. Distributed by Tribune Content Agency.

CLASSIC DOONESBURY



PICKLES



BRIAN CRANE

BRIDGE

N-S VULNERABLE

NORTH
♠ 9742
♥ AK
♦ 7542
♣ J62

WEST
♠ AK Q 85
♥ 6
♦ A 10 9 8 3
♣ Q5

EAST
♠ 10 6 3
♥ J 10 8 3
♦ J 6
♣ 9 8 7 3

SOUTH (D)
♠ J
♥ Q 9 7 5 4 2
♦ K Q
♣ A K 10 4

The bidding:

	SOUTH	WEST	NORTH	EAST
1 ♥	1 ♠	Pass	Pass	Pass
2 ♥	3 ♦	3 ♥	Pass	Pass
4 ♥	All Pass			

Opening lead — ♠ K

Unlucky Louie says his kids are always misplacing their stuff. “My 13-year-old would lose her head if it wasn’t attached to her body,” Louie told me. “My kids lose their shoes, glasses and iPhone chargers, among other things.” “Do any of the items turn up?” I asked. “The deal is,” Louie said, “nothing is truly lost until Mom can’t find it.” Louie was declarer at today’s four hearts. He ruffed West’s second high spade and took the A-K of trumps (not best defense or play). When West discarded, Louie had to find the queen of clubs to make his game. He led a club for a finesse with his 10, but West won. Louie lost a diamond and a trump: down one.

Louie was looking in the wrong place. West had one trump and was all but certain to have five spades and five diamonds for his bidding. He had room in his hand for at most two clubs. Even if Louie’s finesse with his 10 won, he would still lose a club.

Louie should take the A-K of clubs, hoping West has the singleton or doubleton queen.

DAILY QUESTION

You hold:
♠ AK Q 8 5 ♥ 6
♦ A 10 9 8 3 ♣ Q 5

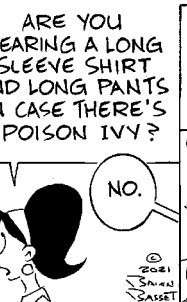
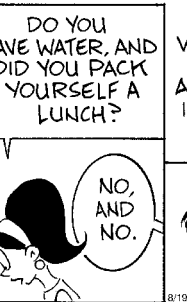
You open one spade, your partner bids 1NT, you try two diamonds and he returns to two spades. What do you say?

ANSWER: Partner has only two spades but might have three diamonds. A diamond contract might be better, but if you bid on, you will show game interest and might get too high. Pass. True, he might have J 6, A 7 6 5 2, K J 4, 7 6 4, making four spades playable, but partners rarely have perfect cards.

— Frank Stewart

©2024, TRIBUNE CONTENT AGENCY, LLC.

RED AND ROVER



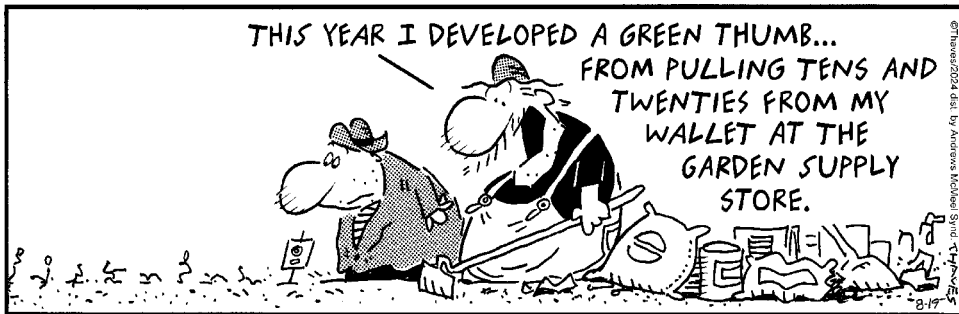
BRIAN BASSET

AGNES



TONY COCHRAN

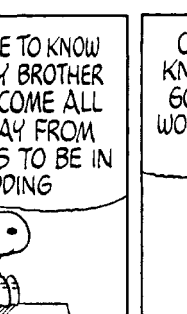
FRANK AND ERNEST



TOM THAVES

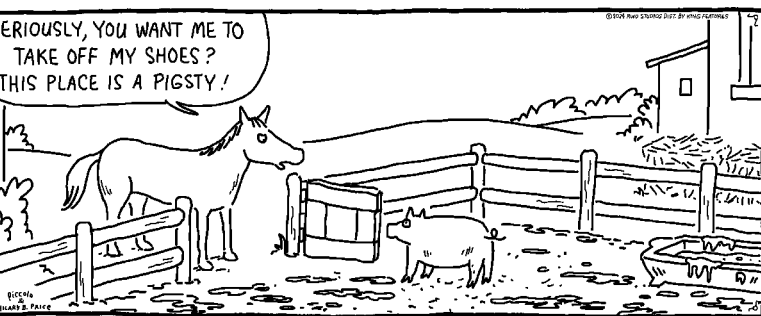
CLASSIC PEANUTS

CHARLES SCHULZ



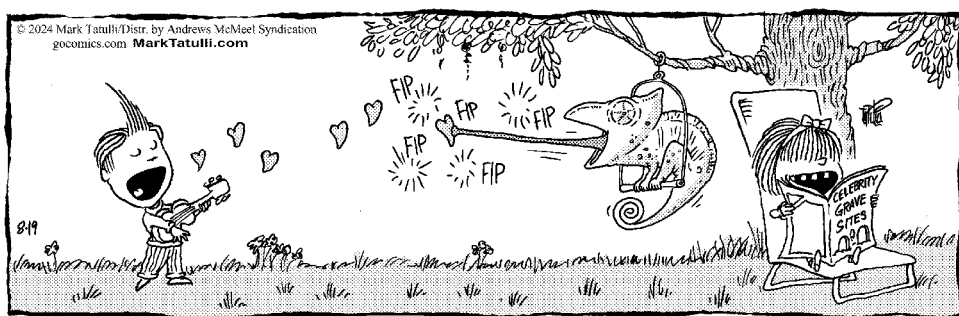
RHYMES WITH ORANGE

HILARY PRICE



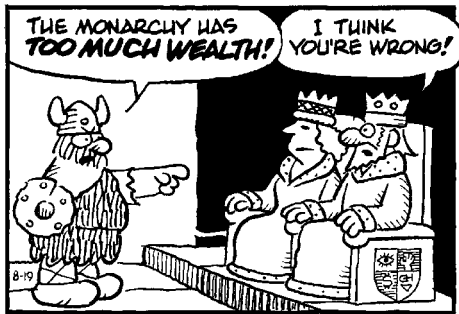
LIO

MARK TATULLI



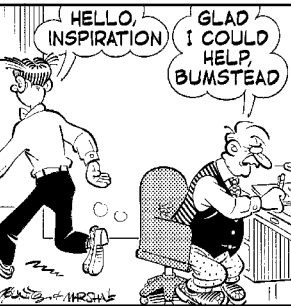
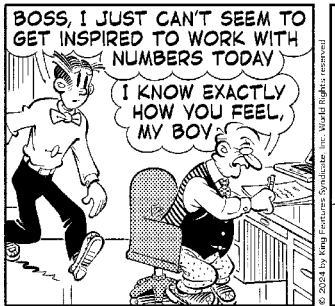
HAGAR THE HORRIBLE

CHRIS BROWNE



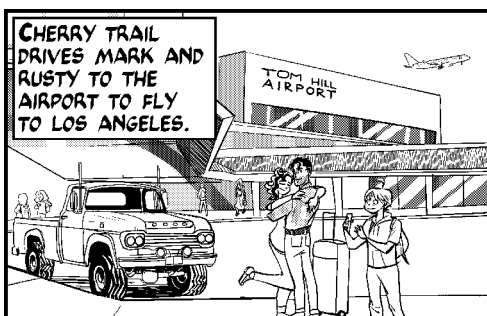
BLONDIE

DEAN YOUNG & JOHN MARSHALL



MARK TRAIL

JULES RIVERA



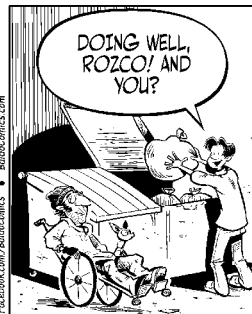
MOTHER GOOSE & GRIMM

MIKE PETERS



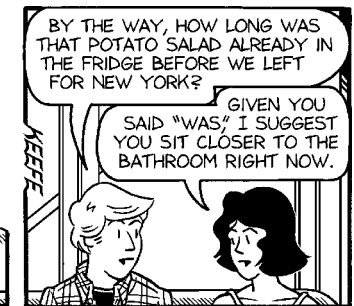
BALDO

HECTOR CANTU & CARLOS CASTELLANOS



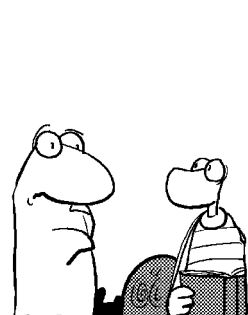
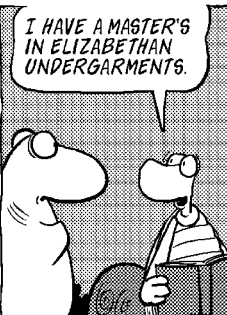
SALLY FORTH

FRANCESCO MARCIULIANO & JIM KEEFE



SHERMAN'S LAGOON

JIM TOOMEY



CURTIS

RAY BILLINGSLEY



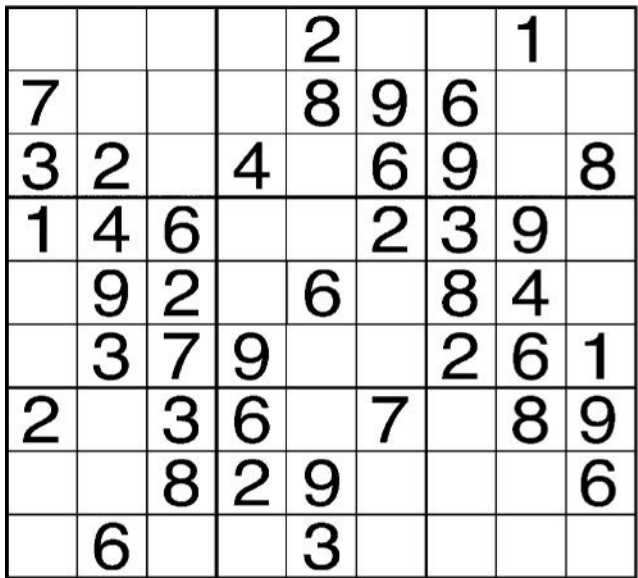
BREWSTER ROCKIT: SPACE GUY!

TIM RICKARD

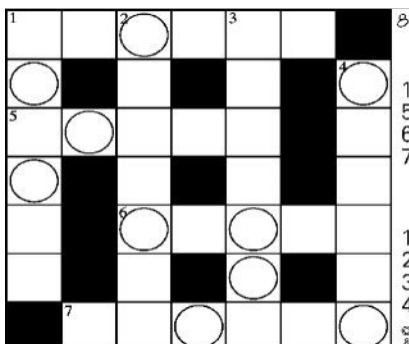


SUDOKU

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.



DIFFICULTY RATING: ★☆☆☆☆



ACROSS

1. ___ apartment
5. Tropical fruit
6. Make fun of
7. Lake ___

DOWN

1. Comparison
2. Rattle, upset
3. Set apart
4. ___ Washington

ANSWER

DSUIOT
NOMAG
ROTAS
EYVNAE

ANSWER

LIMSIE
NVENREU
EATIOSL
HXRMTA

JUMBLE CROSSWORDS

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: Approximately 90 percent of this country is desert.

ANSWERS: 1A-Guano 5A-Mango 6A-Koast 7A-Genova 10-Smile 2D-Urvene 3D-Isolette 4D-Marche B-Mauritania

Send comments to TCA - 560 W. Grand Avenue, Chicago, Illinois 60654 or DL.Hoyt@interactveMedia.com

MUTTS

PATRICK McDONNELL

A three-panel comic strip. In the first panel, a dog and a boy are on a beach at night, looking at a full moon. The dog says, "LOOK! A FULL MOON AT THE BEACH!". In the second panel, the boy is looking up at the moon. In the third panel, the dog is looking at the boy and says, "ARE YOU FOLLOWING ME?".

ZITS

JERRY SCOTT & JIM BORGMAN

A four-panel comic strip. In the first panel, Jerry says to Zits, "HERE'S SOME MONEY FOR THE WEEK, JEREMY". Zits says, "OH. UM, THANKS...". In the second panel, Zits is holding a wad of cash and says, "...I GUESS.". In the third panel, Jerry asks, "IS THERE A PROBLEM?". In the fourth panel, Zits says, "DO YOU HAVE ANYTHING LESS CASHY AND MORE DEBITCARDY?".

HOROSCOPE

BIRTHDAY | AUGUST 19

You appear easygoing and smooth; however, beneath this mask is a serious person. You are careful about what you reveal. This year is a marvelous time for you because you will reap the benefits of your hard work! Expect a promotion, an award or kudos. Bravo! You're in the limelight.

HEART OF THE CITY

STEENZ

A four-panel comic strip. In the first panel, a woman says to a man, "TALENT SHOW (Talent of the Week) FROM JUNE". In the second panel, the man says, "OOH, WHAT IF I DID THE MAGIC INSTEAD? SUBVERT THOSE EXPECTATIONS". The woman replies, "BUT YOU DON'T KNOW HOW TO DO ANY MAGIC". In the third panel, the man says, "JUST TEACH ME! COME ON, DOING A NEW TALENT AT A TALENT SHOW! IT'LL MOVE THE PLOT FORWARD!". In the fourth panel, the woman says, "OKAY, BUT I STILL WANNA WEAR THE TOP HAT. YOU'VE GOT A DEAL!".

JUDGE PARKER

FRANCESCO MARCIULIANO & MIKE MANLEY

A four-panel comic strip. In the first panel, a woman says to Judge Parker, "AT THE PARTY... WAIT, YOUR UNCLE SAID HE SPOKE TO YOUR DAD YESTERDAY?". Judge Parker replies, "EVEN SHOWED ME HIS PHONE HISTORY. THOUGH HE DID IT SO QUICKLY...". In the second panel, the woman says, "YOU COULDN'T TELL IF HE'S THE ONE WHO CALLED YOUR DAD... AND JUST LEFT A MESSAGE.". Judge Parker replies, "EXACTLY..".

Moon Alert: The Full Moon in Aquarius peaks at 2:26 p.m. today. Avoid shopping or important decisions from 2 p.m. to 7:30 p.m. today. After that, the Moon moves into Pisces.

ARIES
(MARCH 21-APRIL 19). Today has its challenges. Parents should know this is an accident-prone day for your kids. Social situations might be strained. You want to break free from constraints. However, it will be wisest to sit this one out.

TAURUS
(APRIL 20-MAY 20). This is a tough Full Moon day! Family relationships, especially with parents and bosses, will be tested. People will rebel against authority. Social situations are tricky. Therefore, handle everything with kid gloves today.

GEMINI
(MAY 21-JUNE 20). Practice patience to avoid arguments with others, especially daily contacts, siblings, relatives and neighbors. Be patient, because people are on edge, ready to snap or make a big deal about something.

CANCER
(JUNE 21-JULY 22). Today is not the day to make an issue about financial matters or anything to do with your possessions. Let things go. A year from now, will any of this matter? Relations with a friend or a member of a group might upset or surprise you.

LEO
(JULY 23-AUG. 22). The Full Moon today is opposite your sign and it presents challenges. Issues with parents, bosses and authority figures might come to a head. You want the freedom to call your own shots.

VIRGO
(AUG. 23-SEPT. 22). Don't push things with parents, bosses or authority figures today. You'll run up against a brick wall. Instead, be accommodating and postpone things for another day, especially issues where you need cooperation, permission or approval.

LIBRA
(SEPT. 23-OCT. 22). Social situations as well as issues related to kids, finances and money are challenging today. That's because the Full Moon and other planetary positions are difficult.

SCORPIO
(OCT. 23-NOV. 21). Don't ask for permission or approval from authority figures, bosses, parents or the police today, because people are at odds with each other. Things could blow up in your face.

SAGITTARIUS
(NOV. 22-DEC. 21). Pay attention to everything you say and do, because this is an accident-prone day for you. Feelings are running high with many people. Issues at work also might be challenging.

CAPRICORN
(DEC. 22-JAN. 19). Don't get your belly in a rash today about financial matters or issues related to shared property, your possessions or anything you own jointly with someone else. You also might be concerned about shared responsibilities.

AQUARIUS
(JAN. 20-FEB. 18). Today the only Full Moon in your sign all year is taking place. It's a particularly challenging time because other planetary factors are also tough today. Go gently when dealing with your kids or romantic partners.

PISCES
(FEB. 19-MARCH 20). Take it easy when it comes to issues at work today, especially with co-workers, because today's Full Moon is challenging for everyone! Likewise, family members and something at home might also put you at odds with someone. Stay chill.

— Georgia Nicols

© 2024, KING FEATURES SYNDICATE, INC.

FRAZZ

JEF MALLET

A four-panel comic strip. In the first panel, a man says to a woman, "STILL HIKING! BRAVO!". The woman replies, "AND I FEEL LIKE A MILLION BUCKS!". In the second panel, the man says, "UH-OH. UH-OH. WHAT?". In the third panel, the woman says, "THAT'S WHAT I SAY JUST BEFORE I GET INJURED.". In the fourth panel, the man says, "IT'S WHAT YOU SAY THAT MEANS YOU GET TO RUN FARTHER AND HARDER..".

CANDORVILLE

DARRIN BELL

A four-panel comic strip. In the first panel, a man says, "SO... AT THE OLYMPICS, JORDAN CHILES' COACH OBJECTED TO HER SCORE, AND THE JUDGES AGREED, AWARDED HER THE BRONZE.". In the second panel, a woman says, "THE ROMANIANS OBJECTED, SAYING CHILES' COACH'S OBJECTION CAME FOUR SECONDS TOO LATE. SO THE OLYMPICS AGREED AND STRIPPED CHILES OF HER MEDAL.". In the third panel, a man says, "THEN THE USA OBJECTED, SAYING IT HAS VIDEO EVIDENCE PROVING THE COACH OBJECTED AT 47 SECONDS, 13 SECONDS UNDER THE TIME LIMIT.". In the fourth panel, a woman says, "THEN ON SOCIAL MEDIA, CHILES STARTED RECEIVING RACIAL SLURS LIKE 'MONKEY' AND 'N-WORD' FROM PEOPLE IN BOTH THE USA AND ROMANIA.". A man replies, "SO THE OLYMPICS DID 'UNITE' PEOPLE! I OBJECT..".

GARFIELD

JIM DAVIS

A three-panel comic strip. In the first panel, Garfield is lying on his back, thinking, "I NEED TO GET UP". In the second panel, he is still lying on his back. In the third panel, he is still lying on his back, thinking, "HA! HA! HA! I CRACK ME UP!".

BARNEY AND CLYDE

WEINGARTENS & CLARK

A four-panel comic strip. In the first panel, a man says, "These Olympic opening ceremonies seem to be taking forever.". A woman replies, "These aren't the opening ceremonies". In the second panel, the man says, "They're dancing. Breaking! It's a new Olympic sport.". In the third panel, the man says, "That's not a sport. Where are the real sports?". A woman replies, "You mean Track and Field events?". In the fourth panel, the man says, "And Ballooning? Okay, now you're just making things up. 1912..".

DUSTIN

STEVE KELLEY & JEFF PARKER

A four-panel comic strip. In the first panel, a man says to a woman, "IT'S TIME TO CHECK OUT OUR AIR CONDITIONER.". The woman replies, "CHECK IT FOR WHAT?". In the second panel, the man says, "TO MAKE SURE IT'S CONNECTED TO THE UTILITY METER... WE DON'T WANT TO MISS OUT ON ANY EXORBITANT ELECTRIC BILLS.". In the third panel, the man says, "IT'S REMARKABLE HOW A BAD ECONOMY TURNS EVEN ROUTINE EVENTS INTO SARCASM..".

FLASH GORDON

DAN SCHKADE

A four-panel comic strip. In the first panel, a man says, "THOSE -- THOSE ARE CREWMEN AREN'T THEY?". A woman replies, "ONE OF THEM SAID MY NAME". In the second panel, a man says, "YEAH, I THINK SO.". In the third panel, a man says, "...ALL OF THESE MONTHS UP HERE... THE RADIATION, THE MAGNETIC FIELDS...". A woman replies, "FLASH, DID THEY JUST STAY HERE WHILE THEY TURNED INTO... INTO...". In the fourth panel, a man says, "HERE -- THE SNOWBLADE -- HANG ON TO IT. IF THERE'S MORE OF THESE GUYS... I MIGHT NEED YOU TO SAVE ME..".

PRICKLY CITY

SCOTT STANTIS

A two-panel comic strip. In the first panel, a man says to a woman, "AT LEAST HE'S NOT WEIRD...". In the second panel, the man says, "NOT YET...".

LOOSE PARTS

DAVE BLAZEAK

A one-panel comic strip. A man is standing in a room, looking at a box labeled "Your 'Bread of the Month' shipment is here.". There are some shoes on the floor.

NON SEQUITUR

WILEY

A one-panel comic strip. A man is standing in a room, looking at a sign that says "COMPLETE CORPORATE CONTROL IS NIGH!". A woman is standing next to him, saying, "YEAH, BUT AS DOOMSDAY PROPHECIES GO, IT'S NOT EXACTLY A REVELATION".

BABY BLUES

RICK KIRKMAN & JERRY SCOTT

A four-panel comic strip. In the first panel, a man says, "LOOK WHAT I PICKED UP AT A YARD SALE!". A woman replies, "OH, WOW!". In the second panel, a man says, "IT HAS EVERYTHING MALLETS, BALLS, CENTER PEGS...". In the third panel, a man says, "...ALSO KNOWN AS MUNITIONS.". A woman replies, "OH, RIGHT. THE HAMMIE FACTOR..".

BIG NATE

LINCOLN PEIRCE

A four-panel comic strip. In the first panel, a man says to a woman, "HEY, DID YOU BORROW MY SKATEBOARD, BY ANY CHANCE?". The woman replies, "ME? NOPE.". In the second panel, the man says, "I LEFT IT HERE IN THE DRIVEWAY, AND IT'S GONE!". A woman replies, "A STOLEN SKATEBOARD! THIS IS A JOB FOR...". In the third panel, the man says, "ZIP!". In the fourth panel, the man says, "THE SUSPENSE IS KILLING ME.". A woman replies, "DANG IT! I CAN'T GET THIS CAPE ON!".

ON THE FASTRACK

BILL HOLBROOK

A four-panel comic strip. In the first panel, a man says, "DETHANY, WHY DO EMPLOYEES WANT TO IMPROVE THEIR SKILLS? AREN'T THEY HAPPY WITH THEIR CURRENT JOBS?". A woman replies, "IT'S NOT THAT...". In the second panel, a man is standing in a room, looking at a sign that says "ON THE FASTRACK". In the third panel, a man is standing in a room, looking at a sign that says "ON THE FASTRACK". In the fourth panel, a man is standing in a room, looking at a sign that says "ON THE FASTRACK".

BEETLE BAILEY

GREG, BRIAN & NEAL WALKER

A four-panel comic strip. In the first panel, a man says to a woman, "TIME TO GET UP, BEETLE!". The woman replies, "I AM UP!". In the second panel, the man says, "THAT ISN'T UP!". In the third panel, the man says, "MAYBE THIS WILL HELP?". In the fourth panel, the man is standing in a room, looking at a sign that says "DOWN".

PEARLS BEFORE SWINE

STEPHAN PASTIS

A four-panel comic strip. In the first panel, a man says, "I LOVE LEARNING ABOUT GEOGRAPHY. IT'S AMAZING HOW LITTLE MOST PEOPLE KNOW ABOUT IT.". A woman replies, "DON'T LECTURE ME... I KNOW PLENTY.". In the second panel, a man says, "OH, YEAH? SHOW ME WHAT YOU KNOW ON THIS MAP.". In the third panel, a man is standing in a room, looking at a map of the USA. In the fourth panel, a man is standing in a room, looking at a map of the USA.

© 2024, KING FEATURES SYNDICATE, INC.

PREVIOUS SUDOKU SOLUTION

3	1	4	2	8	9	6	5	7
2	7	5	4	1	6	8	3	9
8	9	6	3	5	7	4	2	1
9	2	7	8	6	5	1	4	3
5	8	1	9	3	4	7	6	2
4	6	3	7	2	1	9	8	5
7	5	8	1	4	3	2	9	6
1	3	2	6	9	8	5	7	4
6	4	9	5	7	2	3	1	8

PREVIOUS SCRABBLEGRAMS SOLUTION

A	N	A	L	I	Y	S	T
E	N	T	H	U	S	E	
L	I	G	H	A	L	I	Y
H	E	R	A	L	D		

RSACK 1 = 80

RACK 2 = 60

RACK 3 = 65

RACK 4 = 10

PAR SCORE 145-155

TOTAL 215

SPEED BUMP

DAVE COVERLY

A one-panel comic strip. A man is standing in a room, looking at a sign that says "SPEED BUMP". There is an umbrella in the background.

DENNIS THE MENACE

H. KETCHAM

A one-panel comic strip. A man is standing in a room, looking at a sign that says "DENNIS THE MENACE". There is a beach scene in the background.

FAMILY CIRCUS

BIL KEANE

A one-panel comic strip. A man is standing in a room, looking at a sign that says "FAMILY CIRCUS". There is a room scene in the background.

REPLY ALL LITE

DONNA A. LEWIS

A one-panel comic strip. A man is standing in a room, looking at a sign that says "REPLY ALL LITE". There is a parking scene in the background.

Spouse gets one night to watch TV alone, yet husband keeps interrupting



Carolyn Hax

Adapted from an online discussion.

Dear Carolyn: My husband and I are having a ridiculous fight. He works late once a week, and I love the alone

time; I order food and watch a favorite, guilty-pleasure-type show. He'll usually come home in the middle of my show, then start talking: making plot predictions, asking about characters, that kind of thing. I don't mind his commentary the whole rest of the week, but this one night, I want to just watch my stupid show in peace.

I've addressed this with him directly, and he gets defensive and we argue. I've tried just turning off the show when he gets home; same result. I've tried pausing till he gets the hello-I'm-home! energy out of his system, and it works for a while, but he eventually wanders back out to the living room and the same thing happens. What else to try?

Contributing factors: He

works from home mostly while I go to the office, so this is my only home-alone time, which I really value. We live in a small one-bedroom, so I can't go to an out-of-the-way space.

— *Shhhh My Stories Are On!*

Shhhh My Stories Are On!: Omg, I'd lose my mind. Okay. He's wrong twice over, but seems hellbent on staying wrong, so it's time to try bartering.

Is there another issue you've butted heads over that would make a good trade?

To be clear: He's wrong not to just drop it and let you enjoy your show in peace one measly night a week, because it makes you happy and because otherwise he's willfully standing in the way of that — and he's wrong to get defensive and make it about himself. They're separate things, and both could be signs of bigger problems. Hard to tell from here.

But getting creative can salvage your TV night, so why not: "I get that you're isolated and need to talk after a long day. I'm hearing that my show night

feels like rejection. I'm talked out after a long week at the office, though, and this is it for alone time for me." Then offer a concession on something he values in exchange for this. Bad as a habit, but fine as a lone side deal.

Even people who know backing down is the right thing to do will dig in if they don't feel loved or heard, so don't be afraid to say out loud that your goal is for both of you to come out of this feeling loved and heard. You'd just like your share to include one night of me-bubbling inside your shows without commentary.

If he can't grant you even that, jump to "bigger problem."

Re: Shhhh: This is infuriating, but maybe reverse-engineer it? What time does he get home? Can you ask him to pick up dinner on his way home and buy yourself 20 more minutes? I'd start the show the second I was home from work and waste no time on food. Then eat together when he gets back. Or, a trick I learned from having little kids

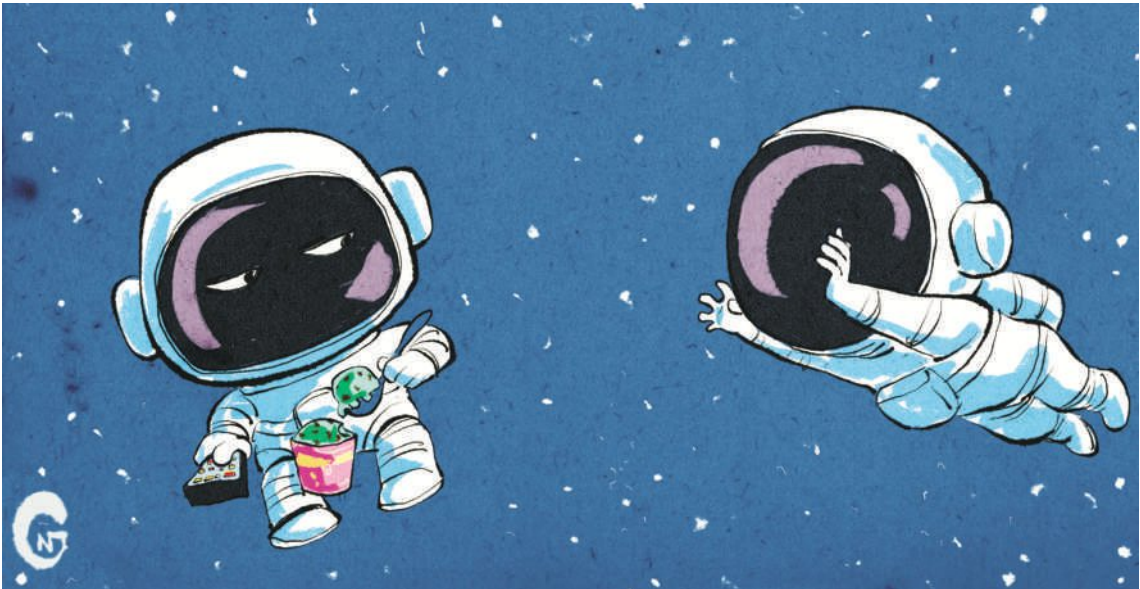


ILLUSTRATION BY NICK GALIFIANAKIS FOR THE WASHINGTON POST

asleep in hotel rooms. It's sad but effective: Take your iPad in the bathroom and don't come out!

— *Anonymous*

Anonymous: Okay to the first, but I weep at the second. Here's what we learned from

having little kids: It's the hope for relief that breaks you. Being on for eight hours without help is hard, but expecting help and having it not show up is torture. So, applying that here, Shhhh would be happier expecting a weekly half-night alone vs. a whole. (I weep at that, too.)

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 lice will always win. So should we change how we think about them?

LICE FROM C1

tions back to classrooms, with crowns of parasitic hitchhikers in tow.

We are in peak lice season, and the lice seem to arrive, always, at the moment when we are least equipped to deal with them. If you've endured them even once, odds are you still have at least a touch of lingering paranoia and phantom itching.

"Every time I see a speck in my kids' hair, I'm like, 'Let me look through your head,'" says Michelle Mervis, a mom of two in the District whose family has dealt with lice numerous times, including twice this summer. "Oh, my God, I've given them a complex." She's planning to comb her kids' hair regularly between now and the start of the school year, or possibly between now and their teenage years. "They do outgrow this at *some* point, right?"

We might triumph in our individual battles against lice, but the war itself has been raging since the dawn of humankind, and we are not winning. Our prehomimid ancestors scratched at their heads the same way we do. Lice eggs have been found glued to the petrified hairs of ancient mummies in Egypt and South America. About 3,700 years ago, one desperate soul in Israel etched a timeless plea into the ivory of a small comb, unearthed by archaeologists in 2016: *May this tusk root out the lice of the hair and the beard*. It is, to date, the first known human sentence written in an alphabet. ("I suspect the last human sentence will also be about lice," said one tormented mom friend, who has battled lice half a dozen times, when I shared this fact with her.)

They were there when Hannibal and his army crossed the Alps. They were there when both World Wars were fought. Now it is 2024, and we have Mars rovers and artificial intelligence and, still, lice. We can't change the reality of them. Should we try to change the way we think about them?

Nancy Pfund believes so. "I've developed a pretty deep respect for them as creatures that have perfected the ability to continue to be here," says Pfund, who co-founded Lice Happens, a mobile lice-removal service based in the Washington area, after her twin sister and her children dealt with lice in 2008. "One way I look at lice, in theory, is as a little gift given to a family that is just a reminder of how precious normal, day-to-day life is, because that's all you want back after lice."

This feels true to Megan Gray,



ILLUSTRATION BY KATTY HUERTAS/THE WASHINGTON POST

whose kindergartner brought lice home four days before Christmas last year. She'd been consumed by the chaos of preparing for the holiday, and then all of that was instantly eclipsed by a panicked dash to a pharmacy, followed by furious shampooing, followed by a late night spent combing her son's hair while he watched many, many episodes of "Bluey." She was successful: By the next day, she says, the school nurse couldn't spot a single nit on her son's head. (There were, however, seven adult lice in Gray's hair.)

In the end, "it was a reminder that all the things you're worrying about are tomorrow's problems," Gray says. "I had been worrying a lot about Christmas, and that mattered less, suddenly, because I had to just take care of what was in front of me. In a way, it was a gift?" She laughs. "A gift of mindfulness, and being present." Or perhaps a gift of perspective: "Thank all that is good and holy that it was not bedbugs."

Maybe we should think of lice that way: as what they are not. They are not bedbugs, or ticks, or fleas. They do not fly, they do not jump, they cannot survive for

"One way I look at lice, in theory, is as a little gift given to a family that is just a reminder of how precious normal, day-to-day life is, because that's all you want back after lice."

Nancy Pfund, co-founder of Lice Happens, a lice-removal service

long apart from a human head, and they do not transmit disease. This is information Pfund emphasizes to clients, she says; she wants them to learn about lice and feel empowered to get rid of them. She doesn't want parents to feel freaked out or ashamed when they find bugs or nits (a.k.a. lice eggs) on their kids' heads.

"When lice come knocking and we don't understand them," Pfund says, "we make them more formidable than they really are."

We tend to consider lice a childhood problem, but adults are frequent collateral. Ask Katrina Southard, who, the day before going to the hospital to deliver her baby in 2017, hugged a friend twice at a party, their heads close together. Southard would learn (much) later that her friend unknowingly had lice, courtesy of her preschool-age child.

"A week or so after I gave birth to my first and only baby, my scalp started itching," Southard says. For weeks, she thought the itching was just another postpartum symptom among a constellation of physical weirdnesses; at one point, she wandered into a

cosmetic store and mentioned "postpartum scalp itching" to a saleswoman, who told her that this was indeed a thing (it is not a thing), and sold her a hot oil treatment. A few weeks after that, Southard scratched her head and plucked a live bug from her hair.

A dear friend had just dealt with lice with her kids, Southard says, and she came over to comb out Southard's hair, for hours, while Southard nursed her baby. When she remembers this, she's actually rather moved. "There is something very intimate about that," she says. "That's a real friend."

Now, when Southard thinks of lice, she recalls a sense of connection — to her friend, and also to the natural order of things, from which even modern humans can't escape. "I think we have this sense that we're disconnected from, or different from, other animals, like we're outside the environment somehow," she says. "But when you have other things living on you, you're like, 'Oh, I guess we are all here together.'"

Marina Ascunce, an evolutionary geneticist at the U.S. Agriculture Department in Gaines-

ville, Fla., marvels at the long history of this particular relationship: "As an evolutionary scientist, you consider that lice have been there with us throughout our evolution, and that's amazing."

Ascunce started studying lice DNA in 2010, understanding that the tiny bodies of our parasites contain vital information about the history of their hosts. By analyzing the genetic variation of more than 270 lice specimens, she and her colleagues identified two distinct genetic groups, and found that some lice from the Americas had genetic components of both — potentially the result of interbreeding. The scientists hypothesized that one group of lice had accompanied the first humans to cross into North America, between 15,000 and 35,000 years ago; and the other arrived only hundreds of years ago, on the heads of European colonizers.

The implications are significant, Ascunce explains: Lice offer a meaningful way to understand where and when our ancestors migrated, how they lived, and with whom they interacted. The potential discoveries are thrilling, she says: "If we study more lice from other parts of the world, then our data can be combined, and we can answer even more questions about human evolution."

Lice are still telling stories of where we've been — whether that's the Bering Land Bridge tens of thousands of years ago or a Boy Scout camping trip last weekend. They are showing us who we really are: exhausted, overwhelmed people desperate to reclaim some modicum of control over our daily lives. Lice reveal our place in the animal kingdom, among the myriad creatures who also have their own personalized strains of parasitic companions. They remind us to appreciate the people in our life who love us enough (or are well compensated enough) to help us with the grossest of tasks.

Still, I have to ask Ascunce: Will we *ever* be free of them?

On the video call screen, she pauses and half-smiles, considering a nuanced response. She had lice once as a child, growing up in Argentina; her sister had them nearly every year, and it drove their mother mad. Ascunce's own daughter never brought lice home; she was luckier. No one wants lice in their own household. But in terms of humanity at large, there is no sign of lice going anywhere soon.

"They are an annoyance," Ascunce says. Then she smiles in earnest. "But as a researcher, I don't want them to disappear."

MORE DINNER, LESS HANGER

Solve the dinner dilemma with help from our **Eat Voraciously** newsletter every Monday through Thursday.

FOOD FROM The Washington Post



wapo.st/evnewsletter



Sheet Pan Salmon with Minty Peas, Orange and Fennel

Questions at kicker remain unresolved

Commanders probably will look elsewhere after Patterson’s poor night

BY SAM FORTIER

MIAMI GARDENS, FLA. — A persistent problem could cost the Washington Commanders this season. They have not made any visible progress on fixing their kicking issues since early June, when they released Brandon McManus after he was accused of sexual assault in a lawsuit — and that was obvious during Riley Patterson’s poor performance in Saturday night’s 13-6 preseason loss to the Miami Dolphins.

While it long has been probable that the Commanders will find their Week 1 kicker after final roster cuts Aug. 27, there’s no guarantee that player will be significantly better than the others they have brought in, including Patterson, Lucas Havrisik and Ramiz Ahmed.

In the past couple of years, the NFL’s competitive balance has made having a reliable kicker even more important. Since 2022, nearly 20 percent of games have been decided with points in the final minute of regulation or overtime, according to the NFL, and 55.8 percent of games have been decided by one score.

Kicking matters, now more than ever.

“We’ve got work to do,” Commanders Coach Dan Quinn said. “We’ve got practice next week. We’ll see where it takes us. But I was pleased to see Riley come back. He had an early miss. I said, ‘Man, we’ll get a lot more chances to go for it.’ And to see a player come back in that spot when you go through adverse times [is great].”

Patterson left the locker room Saturday night before reporters were allowed to enter.

Even though the Commanders are a long shot to make the playoffs, better kicking would help them in the win column, which would make a difference to the players, coaches and executives trying to accelerate the rebuild.

Last week, Patterson reached what appeared to be a turning point. After struggling in nearly every practice and hitting the right upright from 39 yards in the preseason opener, Patterson had his best period of training camp Thursday, hitting all three attempts from beyond 50 yards. He continued rolling in warmups Saturday night.

But he was up and down in the game, hooking a 49-yarder wide left, drilling a 46-yarder, pushing a 43-yarder wide right and converting from 38 yards.

Quinn said he talked with Patterson after the first miss.

“All I explained to him [was], ‘Get right back to it,’” Quinn said.

SEE **COMMANDERS** ON **D12**

Preseason finale:
Patriots at Commanders
Sunday, 8 p.m., NBC



The helmet revolution

NFL players are wearing Guardian Caps in preseason games — and some may not stop

BY MARK MASKE

With the NFL in its third year of requiring players at certain positions to wear spongy, protective Guardian Caps over their helmets during many practices, some players have taken it a step further, wearing the caps during preseason games.

Six players — five members of the Indianapolis Colts and an offensive lineman for the Pittsburgh Steelers — wore Guardian Caps during the opening weekend of the NFL preseason. That came after the league informed players that the caps could be worn during games this year.

Colts safety Rodney Thomas II, a third-year player, said he plans to keep wearing a Guardian Cap for all preseason games and might continue that into the regular season.

“I just feel like going through practice ... it didn’t feel like it was inhibiting me or anything like that. ... You just gain more protection and different things from wearing it,” Thomas said by phone last week. “So I just figured, ‘Why not?’”

The NFL said it applauds the players’ decision and would welcome anyone who opts to wear Guardian Caps during the regular season.

“I think we always thought that there would be a chance that a player would,” Jeff Miller, the league’s executive vice president of communications, public affairs and policy, said by phone last week. “And the fact that six wore it the first preseason game is an indication of that. I don’t think those numbers are surprising. I do think we’ll continue to work with players who are interested in ... the Guardian Caps or the new helmets to try to encourage them to get to the best technology.”

The NFL said in April that players’ helmet options for this season include five newly developed models that outperformed all previous helmets in lab testing that simulated on-field collisions. The league said it would waive the requirement to wear Guardian Caps during practices for players who chose one of six specified new helmet models. According to Miller, more than 200 players have switched to high-performing helmet models.

SEE **GUARDIAN CAPS** ON **D12**

ILLUSTRATION BY JOSÉ L. SOTO/THE WASHINGTON POST; PHOTOS BY BRYAN WOOLSTON AND DARRON CUMMINGS/ASSOCIATED PRESS

Five Colts — including safety Rodney Thomas II, above — sported Guardian Caps in the preseason’s first weekend.

Abrams’s patience helps Nats end skid

BY SPENCER NUSBAUM

PHILADELPHIA — CJ Abrams swayed his shoulders as “Swag Surfin’” by Fast Life Yungstaz blared over the Citizens Bank Park loudspeakers before Sunday afternoon’s game. His swing was smooth, with his alien chain rocking on each, as he timed up Philadelphia Phillies starter Taijuan Walker’s warmup pitches while he waited with a weighted bat.

It wasn’t the look of a man in a slump playing for a team in a skid, which is exactly the kind of confidence the Washington Nationals needed. This was the same old CJ Abrams, save for what he accomplished in the game’s first plate appearance, perhaps as important a predictor of his success as any this season: He drew a walk.

“Wanted to get something to drive,” he said. “I was staying on the fastball, and he didn’t give me any good pitches to hit.”

NATIONALS 6, PHILLIES 4

Wood’s first pulled homer salts away win vs. Phillies

Abrams finished the Nationals’ 6-4 victory 2 for 4 with that walk. His story was not the only one of significance as Washington (56-69) snapped a four-game skid. Right-hander Jake Irvin got through six innings, and a thin bullpen kept first-place Philadelphia (73-51) at bay. Keibert Ruiz had a game-tying two-run blast in the fourth inning for his third homer of the four-game series. Alex Call went deep for the second straight game, his fifth-inning solo shot providing a 3-2 lead. James Wood pulled a flyball for the first time in his major league career in his 42nd game — and it hit the railing of the second deck in

right field, a 417-foot solo homer that provided an insurance run in the ninth.

“Freaking Wood crushed the ball,” Manager Dave Martinez said. “Everybody talks about ‘pull the ball’ — he pulled that one.”

“Counts the same,” Wood said of the home run’s direction. “I’m happy with either, no matter where it goes.”

But Abrams, Martinez has reiterated, makes the Nationals go. When the 23-year-old is at his best, he’s finding himself in favorable counts and drawing walks. As of late, he has had trouble doing that.

Since the start of July, he is hitting .181 with a .584 OPS. In his three down months this season — May, July and August — he has a walk rate of 4.8 percent. In March/April and June, when he looked like the first-time all-star

SEE **NATIONALS** ON **D4**

Rockies at Nationals
Tuesday, 6:45 p.m., MASN2

A friendly reminder of Kang’s global plan

Spirit owner knows game vs. English power Arsenal is a win despite defeat

BY BAILEY JOHNSON

Y. Michele Kang has big plans for women’s soccer. The owner of the Washington Spirit now controls two clubs in Europe, and her sights are set on adding more teams to her network.

Through her multi-club organization — recently named Kynisca Sports after Cynisca of Sparta, the first woman to win at the Olympic Games in ancient Greece — Kang owns Olympique Lyonnais in France’s top league and the London City Lionesses, a second-division team in England. In a recent interview, she kept her next targets vague, saying only that she’s involved in “several conversations in different regions” and that there’s “unbelievable talent” in Latin America, South America, Africa and Asia.

The overarching goal for Kang, though, is clear: to make women’s soccer a globally followed sport, on par with support for the men’s game.

“I think we have to really build this sport as a global sport,” she said this past week. “There are 8 billion people on this planet, and if I’m not mistaken, soccer is the most popular game in the world. I want ... women’s soccer to have a disproportionate share of those fans.”

On the men’s side, Kang said, multi-club ownership groups have garnered a negative reputation. She has a different view of their utility in the women’s game.

“It’s almost a necessity, especially if we want to accelerate this movement and the investment in growing this sport globally,” she said. “... That’s really the vision I have, to build this scale and accelerate this movement so that this will benefit more teams and players right now, but equally important is to inspire young girls and women growing up that all those infrastructure and capabilities are within their reach.”

At the heart of Kang’s plans is ensuring that access to the top of

SEE **SPIRIT** ON **D12**

Current at Spirit
Sunday, noon, CBS Sports Network

GOLF
Hideki Matsuyama loses a five-shot lead but rallies to win the first event of the PGA Tour’s postseason. **D2**

PRO FOOTBALL
Gardner Minshew II will be the Raiders’ starting QB in Week 1 after beating out Aidan O’Connell. **D12**



CHRIS SZAGOLA/ASSOCIATED PRESS

CJ Abrams has a .181 average and a .584 OPS since the start of July, tied in part to a lower walk rate.

THE DAY IN SPORTS

GOLF Matsuyama recovers, wins FedEx Cup opener

Hideki Matsuyama lost a five-shot lead in four holes and responded with birdies on two of the toughest holes on the course to salvage an even-par 70 and a two-shot victory Sunday in the St. Jude Championship in Memphis.

The start of the PGA Tour's postseason had tense moments at the top of the leader board and on the bubble to determine the top 50 players in the FedEx Cup who advanced.

Nick Dunlap went from a chance to win to needing his best drive just to extend his season, and he delivered his best of the day to advance to next week. **Tom Kim** looked certain to move on to the next FedEx Cup playoff event until a 6-6-6 finish on his card ended his season.

Xander Schauffele started nine shots behind and waited to see whether he would get in a playoff. Hovland had a one-shot lead with two holes to play.

Ultimately, it came down to Matsuyama.

Staked to a five-shot lead at the start of the day, he went 27 straight holes without a bogey and led by five when he rolled in a 20-foot birdie putt on the 11th.

And then it all came undone — a three-putt bogey on the 12th, a tee shot into the water on the par-3 14th and a scramble for a bogey, two chips to reach the 15th green for a double bogey.

Just like that, he was one shot behind hard-charging Hovland, the defending FedEx Cup champion who came into the postseason at No. 57 without a guarantee he would be able to defend his title in the BMW Championship next week.

Hovland, however, had a bogey from the bunker on the 17th hole — the third toughest at TPC Southwind in the final round — and missed a nine-foot birdie chance on the 18th for a 66. ...

Jose Luis Ballester, a senior-to-be at Arizona State, became the first player from Spain to win the U.S. Amateur, fending off Iowa sophomore **Noah Kent**, 2 up, at Hazeltine in Chaska, Minn., in the 36-hole match on his 21st birthday.

Ballester, who was the only player in the top 10 of the world amateur ranking to reach the round of 16, took the lead on the second hole and never trailed. He joined **Jon Rahm** as the only players from Spain to win a USGA tournament. Rahm, who also played for the Sun Devils, won the U.S. Open in 2021.

Both finalists gained exemptions for the Masters and the U.S. Open next year, and Ballester also got a spot in the British Open. ...

Ken Tanigawa won the Rogers Charity Classic in Calgary for his third career PGA Tour Champions victory, closing with a 6-under 64 to beat **Richard Green** by two shots.

Two strokes behind Green after matching the Canyon Meadows record with a career-best 61 on Saturday, the 56-year-old Tanigawa birdied the par-5 15th and 17th holes to pull away.

Tanigawa finished at 17-under 193. The victory was his first since the 2019 Senior PGA Championship.

“Time goes by, and you wonder if you can win again,” Tanigawa said. ...

Lauren Coughlin pulled away with superb putting and closed with a 3-under 69 to win the Women's Scottish Open in Irvine, her second LPGA title this summer, to secure a spot on the U.S. Solheim Cup team.

Coughlin recovered from a pair of early bogeys to move ahead of **Megan Khang** on the front nine and **Esther Henseleit** on the back nine at Dundonald Links.

The 31-year-old American one-putted the final seven holes on a chilly day along the Ayrshire Coast, none more devastating to Henseleit than the 16th hole.

Coughlin was leading by three and in trouble in a bunker. She blasted out to 20 feet and holed the par putt.

She also saved par from just off the green on the 17th, then polished off her performance with a 25-foot birdie putt on the par-5 18th.

Coughlin finished at 15-under 273, four shots ahead of Henseleit (70). ...

Brooks Koepka picked up his second LIV Golf victory of the year when he shot a 7-under 63 at the Greenbrier and beat Rahm with a par on the first playoff hole in White Sulphur Springs, WVa.

Rahm, who lost a four-shot lead on the back nine at the Olympics two weeks ago, started the third and final round with a two-shot lead and closed with a 65. He birdied two of his last three holes to match Koepka at 19-



JULIEN DE ROSA/AGENCE FRANCE-PRESSE/GETTY IMAGES

Riding high

Poland's Kasia Niewiadoma lifts her bike at the Alpe d'Huez after winning the women's Tour de France by four seconds.

SPOTLIGHT: WNBA

Clark breaks rookie record in Indiana win

ASSOCIATED PRESS

Kelsey Mitchell scored 27 points, Caitlin Clark added 23 points and nine assists, and Lexie Hull scored 12 of her career-high 22 points in the fourth quarter Sunday to help the Indiana Fever beat the Seattle Storm, 92-75, in Indianapolis.

With 232 assists this season, Clark broke the WNBA rookie record of 224 by Ticha Penicheiro in 1998. The No. 1 pick in the 2024 draft has scored at least 20 points in five of her past six games. She is averaging 23.7 points on 47 percent shooting from the field and 11.7 assists over that span.

Mitchell hit 10 of 19 from the field and 5 of 8 from three-point range, while Hull shot 8 for 10 and hit a career-best six

FEVER 92, STORM 75

No. 1 pick bests assists mark that had stood since 1998

three-pointers on seven attempts. Aliyah Boston grabbed 15 rebounds to go with nine points and a career-high eight assists.

Jewell Loyd hit a jumper that cut the Storm's deficit to 61-60 with nine minutes to play. Indiana's Damiris Dantas made a free throw about a minute later, Hull hit a pair of three-pointers 35 seconds apart, and Mitchell added another

from behind the arc before Boston hit a short jumper to cap a 14-5 spurt that made it 75-65.

Skylar Diggins-Smith answered with consecutive buckets in the lane to make it a six-point game just 28 seconds later, but Hull again hit back-to-back three-pointers — this time in a 31-second span — to spark a 15-2 run. Clark followed with another three and then assisted on three-pointers by Mitchell and Dantas to give the Fever (13-15) a 90-71 lead with 2:24 remaining.

Loyd led Seattle (17-10) with 26 points, Diggins-Smith scored 15 and Nneka Ogwumike added 14 points, nine rebounds and four steals. The trio combined to make 20 of 54 shots from the field as the Storm shot just 38.9 percent overall.

TELEVISION AND RADIO

MLB

6:30 p.m. **Arizona at Miami** » MLB Network
7 p.m. **Baltimore at New York Mets** » MASN, WYNY (97.9 FM), WSBN (630 AM)
9:30 p.m. **Minnesota at San Diego** » Fox Sports 1

AUTO RACING

11 a.m. **NASCAR Cup Series: FireKeepers Casino 400** » USA Network

SOCCER

3 p.m. **English Premier League: Tottenham at Leicester City** » USA Network

TENNIS

11 a.m. **U.S. Open qualifying, first round** » ESPN2
1 p.m. **U.S. Open qualifying, first round** » ESPNNews

1 p.m. **ATP/WTA: Cincinnati Open, finals** » Tennis Channel
8 p.m. **ATP: Winston-Salem Open, early rounds; WTA: Monterrey Open and Tennis in the Land, early rounds** » Tennis Channel

AMERICAN LEGION WORLD SERIES — SEMIFINALS

4 p.m. **Midland, Mich., vs. League City, Tex.** » ESPN
7 p.m. **Wilmington, Del., vs. Troy, Ala.** » ESPN

LITTLE LEAGUE BASEBALL WORLD SERIES — WINNERS BRACKET

1 p.m. **Tokyo vs. Barquisimeto, Venezuela** » ESPN
3 p.m. **Henderson, Nev., vs. Wailuku, Hawaii** » ESPN
5 p.m. **Taoyuan, Taiwan, vs. Santa Clara, Cuba** » ESPN
7 p.m. **Lake Mary, Fla., vs. Boerne, Tex.** » ESPN

at Richmond Raceway.

The race was set to resume at 11 a.m. Eastern time. ...

Bowman Gray Stadium will host a NASCAR race for the first time in more than a half-century, opening next season with an exhibition race on a site with a rich history in auto racing.

NASCAR announced that Winston-Salem, N.C., will be the home of the Clash on Feb. 2, bringing the sport back to the short track for the first time since 1971.

The Clash is moving from the Los Angeles Memorial Coliseum after a three-year stay, following a run in Florida that dated from its inception in 1979 as the kickoff for the Daytona 500.

CYCLING

Niewiadoma triumphs in tight Tour de France

Polish rider **Kasia Niewiadoma** did just enough in a thrilling battle with rival **Demi Voller**ing on the iconic Alpe d'Huez to win the women's Tour de France by four seconds overall.

It was the smallest margin of victory in any Tour de France edition, including the men's race.

"It's so crazy. This Tour has been a crazy roller-coaster," Niewiadoma said after the eighth and final stage. "I've had bad moments. I hated every moment of this last climb, but when I heard that I had won the Tour de France, I could not believe it."

Niewiadoma sat on the road after finishing, exhausted and waiting to get the confirmation that she had won. When the news finally came, she lifted her bike in triumph and appeared overwhelmed by the magnitude of her achievement.

Knowing she still trailed Niewiadoma overall, Vollerling had been part of a breakaway with fellow Dutch rider **Pauliena Rooijackers** earlier in the race. Vollerling accelerated in the final stretch to win the stage.

But the gap wasn't quite enough as Niewiadoma finished fourth to narrowly clinch her first Tour title, with an overall time of 24 hours 36 minutes 7 seconds. Vollerling's final time was 24:36:11. ...

Kaden Groves prevailed in the final sprint to win the second stage of the Spanish Vuelta in Ourem, Portugal, with **Wout van Aert** finishing second to take the overall leader's red jersey.

PRO BASKETBALL

Atlanta wins again after snapping skid

Tina Charles scored 22 points and grabbed 15 rebounds, **Jordin Canada** scored 13 of her 19 points in the second half, and Atlanta beat the Connecticut Sun, 82-70, in College Park, Ga., for the Dream's second consecutive win following a month-long break for the Paris Olympics.

Atlanta (9-17) had lost eight consecutive games and 15 of 18 before the break. The Dream won back-to-back games — against two of the top four teams in the WNBA standings — for just the second time this season. Atlanta beat the Seattle Storm on Friday. ...

A'ja Wilson scored 34 points and grabbed 13 rebounds — her WNBA-record 17th game this season with 20-plus points and 10-plus rebounds — to help the Las Vegas Aces beat the visiting Los Angeles Sparks, 87-71.

Wilson broke her own single-season record for 20-10 games of 16, set in 2023. The 6-foot-4 center has scored at least 20 points and grabbed 10-plus rebounds in eight consecutive games, also a WNBA record.

TENNIS

Sinner tops Zverev, will face Tiafoe in final

Top-ranked **Jannik Sinner** outlasted **Alexander Zverev** in a third-set tiebreaker to reach the final of the Cincinnati Open in Mason, Ohio, while No. 1 **Iga Swiatek** was defeated in the women's semifinals by No. 3 **Aryna Sabalenka**.

Sabalenka will face American **Jessica Pegula** in Monday's final. Sinner will play **Frances Tiafoe**, who beat No. 15 seed **Holger Rune**, 4-6, 6-1, 7-6 (7-4).

Sinner emerged with a 7-6 (11-9), 5-7, 7-6 (7-4) victory after 3 hours 7 minutes, tying **Casper Ruud** for the ATP Tour lead by reaching his fifth final of the season. Sinner leads the tour with four titles this season.

Sabalenka reached the final in Cincinnati for the first time with a 6-3, 6-3 victory over Swiatek, ending the five-time Grand Slam winner's 15-match winning streak and avenging losses in the finals in Madrid and Rome.

— From news services

BASEBALL

National League

EAST	W	L	PCT	GB	L10	STR
Philadelphia	73	51	.589	—	5-5	L-1
Atlanta	66	58	.532	7	6-4	W-2
New York	64	60	.516	9	4-6	L-1
Washington	56	69	.448	17½	4-6	W-1
Miami	46	78	.371	27	4-6	W-1

Nationals 6, Phillies 4

NATIONALS	AB	R	H	B	BB	SO	AVG
Abrams ss.....	4	0	2	0	1	1.248	
Call rf.....	4	1	1	1	1	1.356	
Wood lf.....	2	1	1	2	1	1.284	
K.Ruiz c.....	5	1	1	2	0	0.226	
García 2b.....	5	0	2	0	0	1.291	
Chaparro 1b.....	4	1	1	0	1	0.286	
Tena 3b.....	4	1	2	0	0	0.438	
Vargas 3b.....	0	0	0	0	0	0.250	
Blankenhorn dh.....	3	0	1	0	1	0.129	
Yezpe ph-dh.....	1	0	0	0	0	0.285	
Young cf.....	3	0	0	1	0	0.1249	
TOTALS	36	6	11	6	5	6	—

PHILLIES	AB	R	H	B	BB	SO	AVG
Schwarber dh.....	4	0	1	0	0	0.251	
Turner ss.....	4	2	2	1	0	1.311	
Bohm 1b.....	4	0	1	0	0	1.296	
Castellanos rf.....	3	0	1	1	1	0.250	
Stott 2b.....	4	1	1	0	1	0.234	
Marsh lf.....	4	1	1	0	1	0.241	
Sosa 3b.....	4	0	2	0	0	0.274	
Stevenson cf.....	4	0	0	0	0	0.200	
Stubbs c.....	4	0	1	0	0	0.193	
TOTALS	35	4	10	4	1	6	—

WASHINGTON 001 011 — 611 0
PHILA.....101 002 000 — 410 1

E: Walker (1), LOB: Washington 9, Philadelphia 5. 2B: Tena (1), HR: K.Ruiz (12), off Walker; Call (3), off Walker; Wood (5), off Hoffman; Turner (14), off Irvin; Stott (9), off Irvin; Marsh (12), off Irvin. RB: K.Ruiz 2 (44), Call (14), Blankenhorn (5), Young (27), Wood (28), Castellanos (63), Turner (43), Stott (46), Marsh (45), SB: Abrams 3 (25).

NATIONALS IP H R ER BB SO NPERA
Irvin.....6 8 4 4 1 51003.81
Ferrer.....3 1 0 0 0 0146.97
Barnes.....1 0 0 0 0 1223.35
Finnegan.....1 1 0 0 0 083.60

PHILLIES IP H R ER BB SO NPERA
Walker.....4 4 3 3 3 395.69
Banks.....1 1/2 1 1 1 2253.72
Alvarado.....1 1 0 0 0 0204.35
Strahan.....1 2 1 1 1 2227.07
Hoffman.....1 0 0 0 0 102.05

WP: Barnes (7-2); LP: Strahan (4-2); S: Finnegan (31). Inherited runners-scored: Barnes 1-0. WP: Strahan. T: 2:59. A: 40,677 (42,901).

HOW THEY SCORED

PHILLIES FIRST
Kyle Schwarber lines out. Trea Turner singles. Alec Bohm singles. Trea Turner to third. Nick Castellanos singles. **Alec Bohm to second, Trea Turner scores.** Bryson Stott strikes out swinging. Brandon Marsh strikes out swinging.

PHILLIES 1, Nationals 0
PHILLIES THIRD
Trea Turner homers. Alec Bohm lines out. Nick Castellanos walks. Bryson Stott flies out. Brandon Marsh called out on strikes.

Phillies 2, Nationals 0
NATIONALS FOURTH
James Wood walks. Keibert Ruiz homers. Luis Garcia Jr. grounds out. Andres Chaparro singles. Jose Tena hits into a force out, Andres Chaparro out at second. Travis Blankenhorn grounds out.

National 2, Phillies 2
NATIONALS FIFTH
Jacob Young lines out. CJ Abrams grounds out. **Alec Call homers.** James Wood walks. Keibert Ruiz hits into a force out, James Wood out at second.

National 3, Phillies 2
NATIONALS SIXTH
Jose Garcia strikes Jr. out on a foul tip. Andres Chaparro flies out. Jose Tena doubles. **Travis Blankenhorn singles, Jose Tena scores.** Jacob Young strikes out swinging.

National 4, Phillies 2
PHILLIES SIXTH
Nick Castellanos strikes out swinging. **Bryson Stott homers. Brandon Marsh homers.** Edmundo Sosa grounds out. Call homers.

National 5, Phillies 4
NATIONALS SEVENTH
Jose Garcia strikes Jr. out on a foul tip. Andres Chaparro flies out. Jose Tena doubles. **Travis Blankenhorn singles, Jose Tena scores.** Jacob Young strikes out swinging.

National 6, Phillies 4
NATIONALS EIGHTH
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 7, Phillies 4
NATIONALS NINTH
Jose Garcia strikes Jr. out on a foul tip. Andres Chaparro flies out. Jose Tena doubles. **Travis Blankenhorn singles, Jose Tena scores.** Jacob Young strikes out swinging.

National 8, Phillies 4
NATIONALS TENTH
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 9, Phillies 4
NATIONALS ELEVENTH
Jose Garcia strikes Jr. out on a foul tip. Andres Chaparro flies out. Jose Tena doubles. **Travis Blankenhorn singles, Jose Tena scores.** Jacob Young strikes out swinging.

National 10, Pirates 3
NATIONALS TWELFTH
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 11, Pirates 3
NATIONALS THIRTEENTH
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 12, Pirates 3
NATIONALS FOURTEENTH
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 13, Pirates 3
NATIONALS FIFTEENTH
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 14, Pirates 3
NATIONALS SIXTEENTH
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 15, Pirates 3
NATIONALS SEVENTEENTH
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 16, Pirates 3
NATIONALS EIGHTEENTH
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 17, Pirates 3
NATIONALS NINETEENTH
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 18, Pirates 3
NATIONALS TWENTIETH
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 19, Pirates 3
NATIONALS TWENTY-ONE
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 20, Pirates 3
NATIONALS TWENTY-TWO
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 21, Pirates 3
NATIONALS TWENTY-THREE
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 22, Pirates 3
NATIONALS TWENTY-FOUR
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 23, Pirates 3
NATIONALS TWENTY-FIVE
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 24, Pirates 3
NATIONALS TWENTY-SIX
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 25, Pirates 3
NATIONALS TWENTY-SEVEN
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 26, Pirates 3
NATIONALS TWENTY-EIGHT
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 27, Pirates 3
NATIONALS TWENTY-NINE
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 28, Pirates 3
NATIONALS THIRTY
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 29, Pirates 3
NATIONALS THIRTY-ONE
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 30, Pirates 3
NATIONALS THIRTY-TWO
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 31, Pirates 3
NATIONALS THIRTY-THREE
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 32, Pirates 3
NATIONALS THIRTY-FOUR
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 33, Pirates 3
NATIONALS THIRTY-FIVE
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 34, Pirates 3
NATIONALS THIRTY-SIX
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 35, Pirates 3
NATIONALS THIRTY-SEVEN
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 36, Pirates 3
NATIONALS THIRTY-EIGHT
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 37, Pirates 3
NATIONALS THIRTY-NINE
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 38, Pirates 3
NATIONALS FORTY
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 39, Pirates 3
NATIONALS FORTY-ONE
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 40, Pirates 3
NATIONALS FORTY-TWO
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 41, Pirates 3
NATIONALS FORTY-THREE
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 42, Pirates 3
NATIONALS FORTY-FOUR
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 43, Pirates 3
NATIONALS FORTY-FIVE
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 44, Pirates 3
NATIONALS FORTY-SIX
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 45, Pirates 3
NATIONALS FORTY-SEVEN
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 46, Pirates 3
NATIONALS FORTY-EIGHT
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 47, Pirates 3
NATIONALS FORTY-NINE
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

National 48, Pirates 3
NATIONALS FIFTY
Luis Garcia Jr. singles. Wild pitch, Luis Garcia Jr. to second. Andres Chaparro walks. Jose Tena singles. Andres Chaparro to second, Luis Garcia Jr. to third. Juan Yezpe hits into a force out, Jose Tena to second, Andres Chaparro to second.

Tigers 3, Yankees 2 (10)

Parker Meadows's single in the bottom of the 10th scored Zach

McKinstry to give Detroit a win over New York in Major

League Baseball's Little League Classic in Williams-

port, Pa.

Yankees closer Clay

Holmes blew his 10th save.

YANKEES	AB	R	H	B	BB	SO	AVG
Torres 2b.....	4	1	1	0	1	2.237	
Soto rf.....	3	0	0	1	1	1.300	
Judge cf.....	4	0	1	0	0	2.331	
Stanton dh.....	3	0	2	0	1	0.242	
Dominguez lf.....	4	0	0	0	0	3.000	
Trevino c.....	2	0	0	0	0	0.243	
Wells ph-c.....	2	0	0	0	0	0.252	
Volpe ss.....	4	1	1	0	1	0.247	
LeMahieu 1b.....	3	0	1	1	0	0.194	
Peraza 3b.....	2	0	0	0	0	1.200	
Cabrera ph-3b.....	2	0	0	0	0	0.251	
TOTALS	33	2	6	1	4	10	—

TIGERS	AB	R	H	B	BB	SO	AVG
Meadows cf.....	5	0	3	1	0	0.208	
Greene dh.....	4	0	0	0	0	2.261	
Vierling lf.....	4	0	0	0	0	1.253	
Carpenter rf.....	4	0	0	0	0	2.279	
Keith 2b.....	4	1	3	0	0	0.256	
Torkelson 1b.....	3	0	0	1	0	1.205	
Jung 3b.....	3	0	1	1	0	0.333	
Sweeney ss.....	4	1	0	0	0	3.143	
Rogers c.....	3	0	0	0	0	1.192	
McKinstry ph.....	1	1	1	0	0	0.197	
TOTALS	35	3	8	3	2	10	—

NEW YORK.....000 001 000 1 — 2 — 6 0
DETROIT.....000 000 001 2 — 3 8 0

No outs when winning run scored.
LOB: New York 6, Detroit 8. 2B: Meadows (5), Keith (12).

YANKEES IP H R ER BB SO ERA
Stroman.....6 4 0 0 2 53.82
Lopez ss.....4 1 0 0 2 53.82
Weaver.....1 0 0 0 0 13.39
Kahnle.....1 0 0 0 0 11.74
Holmes.....1 2 1 1 0 32.88
Leter.....0 2 2 1 0 6.48

TIGERS IP H R ER BB SO ERA
Skubal.....6 3 1 1 4 52.49
Hanifree.....1 1 0 0 0 01.69
Vest.....1 0 0 0 0 01.69
Miller.....1 1 0 0 0 15.24
Brieske.....1 1 1 0 0 14.43

WP: Brieske (2-3); LP: Leter (1-1). WP: Stroman, Skubal. T: 2:42. A: 2,532 (2,500).

Orioles 4, Red Sox 2

RED SOX	AB	R	H	B	BB	SO	AVG
Duran cf.....	5	0	0	0	0	1	1.287
Abruf rf.....	3	0	0	0	1	0	1.267
Refsnyder ph-rf.....	2	1	1	1	0	0	0.298
Casas 1b.....	4	1	2	0	1	1	1.264
Devers 3b.....	5	0	2	0	0	2	2.299
O'Neill lf.....	4	0	0	0	0	0	4.268
Yoshida dh.....	3	0	2	0	1	0	0.298
Wong c.....	3	0	0	0	0	1	1.291
Gasper ph-2b.....	1	0	0	0	0	0	1.000
Rafaela ss.....	4	0	2	1	0	0	0.264
Hamilton 2b.....	2	0	2	0	0	0	0.260
González ph-2b.....	2	0	0	0	0	0	0.268

840

Trustees Sale - DC

840

Trustees Sale - DC

840

Trustees Sale - DC

Ballard Spahr LLP
1909 K St., NW, 12th Floor
Washington, DC 20006
202-661-2200

SUBSTITUTE TRUSTEES' SALE
Newly Constructed Condominium Building
Containing 36 Residential Units,
an Office Unit, 3 Retail Units,
7 Parking Spaces and 15 Storage Units

known as
“The Arbor at Takoma”
218 CEDAR STREET, NW
WASHINGTON, DC 20012

By virtue of a certain Credit Line Deed of Trust, Security Agreement and Fixture Filing from 218 Cedar LLC, a District of Columbia limited liability company ("Borrower"), to James Peterson, as Trustee dated November 19, 2021 and recorded November 22, 2021 as Instrument No. 2021153538 among the Land Records of the District of Columbia ("Land Records"), securing Congressional Bank, in the original principal sum of \$16,346,000 (the "Deed of Trust"), and affected by Deed of Appointment of Substitute Trustees, dated July 25, 2024 and recorded July 29, 2024 as Instrument No. 2024070474 in the Land Records, appointing Azer Akhtar and John D. Sadler, as Substitute Trustees ("Substitute Trustees"), a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of Noteholder, and following mailing of a Notice of Foreclosure Sale of Real Property or Condominium Unit, which was recorded on July 29, 2024 as Instrument No. 2024070477 and Affidavit of Non-Residential Mortgage Foreclosure, recorded on July 26, 2024 as Instrument No. 2024069965 respectively, in the Land Records, the undersigned Substitute Trustees, either of, 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, AUGUST 29, 2024 AT 1:30 PM

Square 3353, Lots 2001 through 2062, inclusive

LEGAL DESCRIPTION

All of those lots or parcels of Land located in the District of Columbia and more particularly described as follows:

Part of Lot 49 in Square 3353 in a subdivision made by Ruth Glickman, as per plat recorded in Liber 169 at folio 60 of the Records of the Office of the Surveyor for the District of Columbia.

The part of the land being more particularly designated as Units 201 to 211, Units 301 to 311, Units 401 to 410, Units 501 to 504, Office Unit 1, Retail Units 1 to 3, Units P-1 to P-7, Units S-1 to S-15 of the "THE ARBOR AT TAKOMA CONDOMINIUM", according to the Declaration of the Arbor at Takoma Condominium dated November 06, 2023 and recorded November 06, 2023 as Instrument No. 2023098516 and By-Laws relating thereto recorded November 06, 2023 as Instrument No. 2023098517, among the Land Records of the District of Columbia, and as per Plat of Condominium Subdivision recorded in Condominium Book No. 126 at page 6 of the Records of 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 taxation and assessment purposes as Lots 2001 through 2062, inclusive, in Square 3353.

TOGETHER WITH all of the appurtenances incident to said Unit(s), as contained in the Declaration of Condominium.

SUBJECT, HOWEVER, to all the provisions, restrictions, easements and conditions as contained in said Declaration of Condominium and the By-Laws relating thereto.

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 the Condominium Declaration.

(the "Real Estate").

The property is believed to be a newly built condominium building containing 36 units, 1 office unit, 3 retail units, 7 parking spaces and 15 storage units.

TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the Real Estate, 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 located in, upon or about the Real Estate and any buildings thereon all as more particularly described in the Deed of Trust (collectively, 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 deposit in the required amount and form is received by the Substitute Trustees. A deposit in the amount of \$500,000 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. The deposit must be increased to 10% of the purchase price within 2 business days after completion of the sale, and delivered to the Substitute Trustees in the same form of funds as the initial deposit. The purchaser shall deliver to the Substitute Trustees, within two (2) business days following the sale, an insurance certificate confirming that the purchaser has obtained casualty and liability insurance coverage on the Property, naming the Substitute Trustees and the Secured Party as additional insured parties on the policy, and otherwise in form and content acceptable to the Substitute Trustees. The failure of the purchaser to provide such evidence of insurance coverage shall constitute grounds for nullifying and voiding the sale. In the event the successful purchaser fails to deliver the additional deposit as and when required, the initial deposit will be forfeited. Noteholder (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit or, if they are the winning bidder, any additional deposit. The Substitute Trustees will, as a condition of the sale, require all potential bidders, except 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, the entire deposit will be forfeited. The terms of sale must be complied with and settlement consummated thereon within 45 calendar 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 rate then being charged under the Note secured by the Deed of Trust, 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 reserve the right to retain the entire 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 themselves and 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, and to any and all covenants, conditions, restrictions, easements, rights of way and limitations of record and such facts as would be revealed by an accurate survey of the Property. 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. The Property will also be sold without any contingency for the successful purchaser to perform any due diligence investigation of the Property prior to settlement. 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 or fixtures 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. Acceptance of the Substitute Trustees Deed to the Property by the successful purchaser shall constitute a waiver of any and all claims against the Substitute Trustees or 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 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 will be upon the successful purchaser. The Property is 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, and all unfunded lease and capital improvement costs, if any, all of which shall be the sole responsibility of the successful purchaser. 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 successful purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all (i) recordation taxes, fees and charges, (ii) transfer taxes, fees and charges, (iii) title insurance premiums, (iv) notary fees, (v) settlement and escrow fees, and (vi) all other fees, costs and charges 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 the deposit without interest. Further particulars may be announced at the time of sale. For further information, please contact Paul Cooper at paul@alexcooper.com or 443-470-1437.

Azer Akhtar
John D. Sadler
Substitute Trustees



Aug 19,21,23,26,28 2024

0012468543

840

Trustees Sale - DC

840

Trustees Sale - DC

840

Trustees Sale - DC

Ballard Spahr LLP
1909 K St., NW, 12th Floor
Washington, DC 20006
202-661-2200

SUBSTITUTE TRUSTEES' SALE
APARTMENT BUILDING

3418 18th STREET, NE
WASHINGTON, DC 20018
also known as
3416-3418 18th STREET, NE
WASHINGTON, DC 20018

By virtue of a certain Refinance Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing from NIAJF LLC, a District of Columbia limited liability company ("Borrower"), to James Peterson, as Trustee dated March 20, 2023 and recorded April 25, 2023, as Instrument No. 2023034155 among the Land Records of the District of Columbia ("Land Records"), securing Forbight Bank, in the original principal sum of \$2,658,749 and subsequently modified by a Modification of Refinanced Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated December 29, 2023 and recorded April 2, 2024, as Instrument No. 2024030128 securing Forbight Bank, in the amended principal sum of \$3,000,000 (collectively the "Deed of Trust"), and affected by Deed of Appointment of Substitute Trustees, dated July 25, 2024 and recorded July 26, 2024 as Instrument No. 2024069834 in the Land Records, appointing Azer Akhtar and John D. Sadler, as Substitute Trustees ("Substitute Trustees") a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of Noteholder, and following mailing of a Notice of Foreclosure Sale of Real Property or Condominium Unit, which was recorded on July 29, 2024 as Instrument No. 2024070170 and Affidavit of Non-Residential Mortgage Foreclosure, recorded on July 26, 2024 as Instrument No. 2024069838 respectively, in the Land Records, the undersigned Substitute Trustees, either of, 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, AUGUST 29, 2024 AT 1:00 PM

All that certain lot or parcel of land situate in the District of Columbia and being more particularly described as follows:

Lot numbered Thirty-nine (39) in Square numbered Forty-one Hundred Forty-six (4146) in a subdivision made by MERHA INC., as per plat recorded in Subdivision Book 209, at Page 70, on January 15, 2015, in the Office of the Surveyor of the District of Columbia.

For Informational Purposes Only: Property Address: 3418 18th Street, NE, Washington, DC 20018 Tax ID No. SSL Square 4146 Lot 0039

(the "Real Estate").

The property is believed to be an apartment building located in the Brookland neighborhood in Washington, DC.

TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the Real Estate, 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 located in, upon or about the Real Estate and any buildings thereon all as more particularly described in the Deed of Trust (collectively, 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 deposit in the required amount and form is received by the Substitute Trustees. A deposit in the amount of \$200,000 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. The deposit must be increased to 10% of the purchase price within 2 business days after completion of the sale, and delivered to the Substitute Trustees in the same form of funds as the initial deposit. The purchaser shall deliver to the Substitute Trustees, within two (2) business days following the sale, an insurance certificate confirming that the purchaser has obtained casualty and liability insurance coverage on the Property, naming the Substitute Trustees and the Secured Party as additional insured parties on the policy, and otherwise in form and content acceptable to the Substitute Trustees. The failure of the purchaser to provide such evidence of insurance coverage shall constitute grounds for nullifying and voiding the sale. In the event the successful purchaser fails to deliver the additional deposit as and when required, the initial deposit will be forfeited. Noteholder (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit or, if they are the winning bidder, any additional deposit. The Substitute Trustees will, as a condition of the sale, require all potential bidders, except 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, the entire deposit will be forfeited. The terms of sale must be complied with and settlement consummated thereon within 45 calendar 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 rate then being charged under the Note secured by the Deed of Trust, 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 reserve the right to retain the entire 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 themselves and 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, and to any and all covenants, conditions, restrictions, easements, rights of way and limitations of record and such facts as would be revealed by an accurate survey of the Property. 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. The Property will also be sold without any contingency for the successful purchaser to perform any due diligence investigation of the Property prior to settlement. 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 or fixtures 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. Acceptance of the Substitute Trustees Deed to the Property by the successful purchaser shall constitute a waiver of any and all claims against the Substitute Trustees or 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 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 will be upon the successful purchaser. The Property is 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, and all unfunded lease and capital improvement costs, if any, all of which shall be the sole responsibility of the successful purchaser. 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 successful purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all (i) recordation taxes, fees and charges, (ii) transfer taxes, fees and charges, (iii) title insurance premiums, (iv) notary fees, (v) settlement and escrow fees, and (vi) all other fees, costs and charges 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 the deposit without interest. Further particulars may be announced at the time of sale. For further information, please contact Paul Cooper at paul@alexcooper.com or 443-470-1437.

Azer Akhtar
John D. Sadler
Substitute Trustees



Aug 19,21,23,26,28 2024

0012468542

more

BOOKS?

Washington Post newsletters

deliver more of what you're looking for.

Discover and subscribe for free at

washingtonpost.com/newsletters

S0114 2x3

S0437 1x3

840

Trustees Sale - DC

840

Trustees Sale - DC

TRUSTEE'S SALE

Of Valuable Vacant Lot located in the

District of Columbia

known as

1711 24th Place SE

Washington DC 20020

Lot 60 Square 5624

By virtue of a certain Deferred Purchase Money 1st Deed of Trust duly recorded in the land records of the District of Columbia on January 8, 2021 as Instrument No. 2021004754 (the "Deed of Trust") and in accordance with the Notice of Foreclosure recorded on July 16, 2024 as Instrument No. 2024065867, Public Law 90-566, and at the request of the party secured by the Deed of Trust, the trustee will sell at public auction at the office of HARVEY WEST AUCTIONEERS INC., 5335 WISCONSIN AVENUE, N.W., SUITE 440, WASHINGTON, D.C. 20015, on **SEPTEMBER 10, 2024 at 11:30 AM** the Property described in the Deed of Trust, including certain land and premises, situate in the District of Columbia, and being now known as

1711 24TH PLACE SE, WASHINGTON DC 20020

Said property now known for purposes of assessment and taxation as Lot 60 Square 5624

Terms of Sale

The Property will be sold "WHERE IS" and in "AS IS" condition and the purchaser shall assume all risk of loss or damage to the property after the time of the foreclosure sale. Neither the Trustee, the party secured by the Deed of Trust, the auctioneer, nor any of their respective agents, successors or assigns (collectively, the "Selling Parties") make any representation or warranties, express or implied, with respect to the Property. The purchaser waives and releases the Selling Parties from any and all claims the purchaser may have now or may have in the future relating to the sale or the condition of the Property.

A deposit of \$15,000.00 will be required at the time of sale, such deposit to be in the form of a cashier's check or certified check. The balance of the purchase price together with interest thereon at 12% per annum from the date of sale to the date of settlement shall be paid within thirty (30) days after the date of sale. There will be no abatement of interest due from the purchaser if settlement is delayed for any reason whatsoever.

Any and all accrued, delinquent or current real property taxes, water charges, special assessments and municipal liens, if applicable, to be assumed by the purchaser. All costs of settlement and conveyancing including, without limitation, all recordation and transfer taxes, settlement fees, charges and costs, shall be at the sole cost and responsibility of the purchaser. Conveyance of the Property shall be by Trustee's Deed, without covenant or warranty, express or implied. The Trustee will not sign any loan or settlement document which makes or implies any warranty with regard to the Property. In the event the Trustee is unable for any reason to convey title, the purchaser's sole remedy at law or in equity shall be to receive a return of the Deposit, after which this sale shall be void and of no effect and the purchaser shall have no further claim against the Trustee, the Selling Parties, or the Property.

In the event of a default by the purchaser, the deposit shall be forfeited to the Trustee and all expenses of the sale, including attorney fees and full commission on the gross sales price, shall be charged against and paid from the forfeited deposit. Any resale shall be at the sole risk and cost of the defaulting purchaser, and the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the Property. This advertisement constitutes the entire terms upon which the Property shall be offered for sale.

Charles F. Gormly, Trustee

Aug 12,19,26,Sep 2 2024

0012468470

TRUSTEE'S SALE

Of Valuable Vacant Lot located in the

District of Columbia

known as

4512 Jay St NE

Washington DC 20019

Lot 18 Square 5126

By virtue of a certain Deferred Purchase Money 1st Deed of Trust duly recorded in the land records of the District of Columbia on October 26, 2020 as Instrument No. 2020130402 (the "Deed of Trust") and in accordance with the Notice of Foreclosure recorded on July 15, 2024 as Instrument No. 2024065460, Public Law 90-566, and at the request of the party secured by the Deed of Trust, the Trustee will sell at public auction at the office of HARVEY WEST AUCTIONEERS INC., 5335 WISCONSIN AVENUE, N.W., SUITE 440, WASHINGTON, D.C. 20015, on **SEPTEMBER 10, 2024 at 11:20 AM** the Property described in the Deed of Trust, including certain land and premises, situate in the District of Columbia, and being now known as

4512 JAY ST NE, WASHINGTON DC 20019

Said property now known for purposes of assessment and taxation as Lot 18 Square 5126

Terms of Sale

The Property will be sold "WHERE IS" and in "AS IS" condition and the purchaser shall assume all risk of loss or damage to the property after the time of the foreclosure sale. Neither the Trustee, the party secured by the Deed of Trust, the auctioneer, nor any of their respective agents, successors or assigns (collectively, the "Selling Parties") make any representation or warranties, express or implied, with respect to the Property. The purchaser waives and releases the Selling Parties from any and all claims the purchaser may have now or may have in the future relating to the sale or the condition of the Property.

A deposit of \$12,000.00 will be required at the time of sale, such deposit to be in the form of a cashier's check or certified check. The balance of the purchase price together with interest thereon at 12% per annum from the date of sale to the date of settlement shall be paid within thirty (30) days after the date of sale. There will be no abatement of interest due from the purchaser if settlement is delayed for any reason whatsoever.

Any and all accrued, delinquent or current real property taxes, water charges, special assessments and municipal liens, if applicable, to be assumed by the purchaser. All costs of settlement and conveyancing including, without limitation, all recordation and transfer taxes, settlement fees, charges and costs, shall be at the sole cost and responsibility of the purchaser. Conveyance of the Property shall be by Trustee's Deed, without covenant or warranty, express or implied. The Trustee will not sign any loan or settlement document which makes or implies any warranty with regard to the Property. In the event the Trustee is unable for any reason to convey title, the purchaser's sole remedy at law or in equity shall be to receive a return of the Deposit, after which this sale shall be void and of no effect and the purchaser shall have no further claim against the Trustee, the Selling Parties, or the Property.

In the event of a default by the purchaser, the deposit shall be forfeited to the Trustee and all expenses of the sale, including attorney fees and full commission on the gross sales price, shall be charged against and paid from the forfeited deposit. Any resale shall be at the sole risk and cost of the defaulting purchaser, and the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the Property. This advertisement constitutes the entire terms upon which the Property shall be offered for sale.

Charles F. Gormly, Trustee

Aug 12,19,26,Sep 2 2024

0012468471

840

Trustees Sale - DC

840

Trustees Sale - DC

3819 SUTLAND ROAD SE, WASHINGTON DC 20020

In execution of the Superior Court for the District of Columbia's Decree of Sale in Case:2015-CA-010115 R(RP), the undersigned Trustee(s) will offer for sale the property known as 3819 SUTLAND ROAD SE, WASHINGTON DC 20020 at a public auction within the offices of, HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Avenue NW Suite 440, Washington, DC 20015 202-463-4567 On **SEPTEMBER 10, 2024 At 11:00 A.M.**, the land and premises situated in the District of Columbia, and designated as and being Lot 0138 in Square 5684, and more particularly described in the Deed of Trust recorded in the Land Records of the District of Columbia, on MAY 6, 1999 as Instrument Number:990040767 the property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court

TERMS OF SALE: A deposit of the lesser of \$40,000.00 or 10% of the sale price will be required at time of sale in cash or certified funds. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the credit and may submit a written bid to the Trustee which shall be announced at sale. The balance of the purchase price is to be paid in cash within 60 days of final ratification of the sale by the Court.

TIME IS OF THE ESSENCE. If purchaser fails to settle within the aforesaid sixty (60) days of the ratification, the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by the purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Postal Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate contained in the Deed of Trust Note from the date of sale to the date the funds are received in the office of the Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. Trustees' File No 15-900109

JAMES E. CLARKE SUBSTITUTE TRUSTEE

C/O ORLANDS PC
1602 Village Market Blvd SE, Suite 310
Leesburg, VA 20175
(703) 777-7101

Aug 12,19,26,Sep 2 2024

0012467921

Did you hear The Post today?

Washington Post podcasts go with you everywhere

Politics • History • Culture • More

wpost.com/podcasts

more

SPORTS

Washington Post newsletters

deliver more of what you're looking for.

Discover and subscribe for free at

washingtonpost.com/newsletters

S0114 2x6

more

ARTS & ENTERTAINMENT?

Washington Post newsletters

deliver more of what you're looking for.

Discover and subscribe for free at

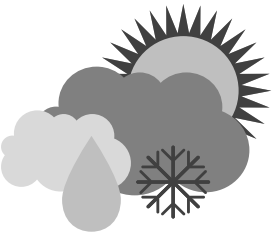
washingtonpost.com/newsletters

S0114 10x2

840	Trustees Sale - DC	840	Trustees Sale - DC	840	Trustees Sale - DC
	Ballard Spahr LLP 1909 K St., NW, 12th Floor Washington, DC 20006 202-661-2200				
	SUBSTITUTE TRUSTEES' SALE TWO-STORY APARTMENT BUILDING CONTAINING 5 UNITS				
	4230 6TH STREET, SE WASHINGTON, DC 20032				
	By virtue of a certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing from BASRA LLC, a District of Columbia limited liability company ("Borrower"), to James Peterson, as Trustee dated March 20, 2023 and recorded April 24, 2023, as Instrument No. 2023033829 among the Land Records of the District of Columbia ("Land Records"), securing Forbight Bank, in the original principal sum of \$864,287 and subsequently modified by a Modification of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated December 29, 2023 and recorded April 2, 2024, as Instrument No. 2024030244 securing Forbight Bank, in the amended principal sum of \$1,100,000 (collectively the "Deed of Trust"), and affected by Deed of Appointment of Substitute Trustees, dated July 25, 2024 and recorded July 26, 2024 as Instrument No. 2024069831 in the Land Records, appointing Azer Akhtar and John D. Sadler, as Substitute Trustees ("Substitute Trustees") a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of Noteholder, and following mailing of a Notice of Foreclosure Sale of Real Property or Condominium Unit, which was recorded on July 29, 2024 as Instrument No. 2024070165 and Affidavit of Non-Residential Mortgage Foreclosure, recorded on July 26, 2024 as Instrument No. 2024069836 respectively, in the Land Records, the undersigned Substitute Trustees, either of, 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, AUGUST 29, 2024 AT 12:45 PM				
	All that certain lot or parcel of land situate in the District of Columbia and being more particularly described as follows:				
	Lot numbered Fifty-eight (58) in Square numbered Sixty-two Hundred Eight (6208), in the subdivision made by Michael S. Sesso and Margaret Agnes Sesso, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 132, at Folio 168.				
	For Informational Purposes Only: Property Address: 4230 6th Street, SE, Washington, DC 20032 Tax ID No. SSL Square 6208 Lot 0058				
	(the " Real Estate ").				
	The property is believed to be an apartment building containing 5 units located in the Congress Heights neighborhood in Washington, DC.				
	TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the Real Estate, 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 located in, upon or about the Real Estate and any buildings thereon all as more particularly described in the Deed of Trust (collectively, 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 deposit in the required amount and form is received by the Substitute Trustees. A deposit in the amount of \$50,000 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. The deposit must be increased to 10% of the purchase price within 2 business days after completion of the sale, and delivered to the Substitute Trustees in the same form of funds as the initial deposit. The purchaser shall deliver to the Substitute Trustees, within two (2) business days following the sale, an insurance certificate confirming that the purchaser has obtained casualty and liability insurance coverage on the Property, naming the Substitute Trustees and the Secured Party as additional insured parties on the policy, and otherwise in form and content acceptable to the Substitute Trustees. The failure of the purchaser to provide such evidence of insurance coverage shall constitute grounds for nullifying and voiding the sale. In the event the successful purchaser fails to deliver the additional deposit as and when required, the initial deposit will be forfeited. Noteholder (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit or, if they are the winning bidder, any additional deposit. The Substitute Trustees will, as a condition of the sale, require all potential bidders, except 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, the entire deposit will be forfeited. The terms of sale must be complied with and settlement consummated thereon within 45 calendar 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 rate then being charged under the Note secured by the Deed of Trust, 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 reserve the right to retain the entire 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 themselves and 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, and to any and all covenants, conditions, restrictions, easements, rights of way and limitations of record and such facts as would be revealed by an accurate survey of the Property. 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. The Property will also be sold without any contingency for the successful purchaser to perform any due diligence investigation of the Property prior to settlement. 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 or fixtures 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. Acceptance of the Substitute Trustees Deed to the Property by the successful purchaser shall constitute a waiver of any and all claims against the Substitute Trustees or 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 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 will be upon the successful purchaser. The Property is 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, and all unfunded lease and capital improvement costs, if any, all of which shall be the sole responsibility of the successful purchaser. 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 successful purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all (i) recordation taxes, fees and charges, (ii) transfer taxes, fees and charges, (iii) title insurance premiums, (iv) notary fees, (v) settlement and escrow fees, and (vi) all other fees, costs and charges 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 the deposit without interest. Further particulars may be announced at the time of sale. For further information, please contact Paul Cooper at paul@alexcooper.com or 443-470-1437.				
	Azer Akhtar John D. Sadler Substitute Trustees				
	ALEX COOPER auctioneers 4910 Massachusetts Avenue, N.W. • Suite 100 Washington, DC 20016 • 202.364.0306 www.alexcooper.com				
	Aug 19,21,23,26,28 2024				0012468541

840	Trustees Sale - DC	840	Trustees Sale - DC	840	Trustees Sale - DC
	Ballard Spahr LLP 1909 K St., NW, 12th Floor Washington, DC 20006 202-661-2200				
	SUBSTITUTE TRUSTEES' SALE PARTIALLY CONSTRUCTED APARTMENT BUILDING 2257 12TH STREET, NW WASHINGTON, DC 20009				
	By virtue of a certain Refinance Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing from Umrn, LLC, a District of Columbia limited liability company ("Borrower"), to James Peterson, as Trustee dated April 4, 2023 and recorded April 25, 2023 as Instrument No. 2023034266 among the Land Records of the District of Columbia ("Land Records"), securing Forbight Bank, in the original principal sum of \$4,650,872 and subsequently modified by Modification of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated December 29, 2023 and recorded April 2, 2024 as Instrument No. 2024030081 securing the amended principal sum of \$5,000,000 (collectively, the "Deed of Trust"), and affected by Deed of Appointment of Substitute Trustees, dated July 25, 2024 and recorded July 26, 2024 as Instrument No. 2024069835 in the Land Records, appointing Azer Akhtar and John D. Sadler, as Substitute Trustees ("Substitute Trustees") a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of Noteholder, and following mailing of a Notice of Foreclosure Sale of Real Property or Condominium Unit, which was recorded on July 29, 2024 as Instrument No. 2024070174 and Affidavit of Non-Residential Mortgage Foreclosure, recorded on July 26, 2024 as Instrument No. 2024069837 respectively, in the Land Records, the undersigned Substitute Trustees, either of, 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, AUGUST 29, 2024 AT 12:30 PM				
	All that certain lot or parcel of land situate in the District of Columbia and being more particularly described as follows:				
	Lot numbered Sixty-nine (69) in John Cook's Combination of Lots in Square numbered Three Hundred Two (302), as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 26, at Folio 106.				
	For Informational Purposes Only: Property Address: 2257 12th Street, NW, Washington, DC 20009 Tax ID No. SSL Square 0302 Lot 0069				
	(the " Real Estate ").				
	The property is believed to be a partially constructed apartment building.				
	TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the Real Estate, 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 located in, upon or about the Real Estate and any buildings thereon all as more particularly described in the Deed of Trust (collectively, 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 deposit in the required amount and form is received by the Substitute Trustees. A deposit in the amount of \$250,000 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. The deposit must be increased to 10% of the purchase price within 2 business days after completion of the sale, and delivered to the Substitute Trustees in the same form of funds as the initial deposit. The purchaser shall deliver to the Substitute Trustees, within two (2) business days following the sale, an insurance certificate confirming that the purchaser has obtained casualty and liability insurance coverage on the Property, naming the Substitute Trustees and the Secured Party as additional insured parties on the policy, and otherwise in form and content acceptable to the Substitute Trustees. The failure of the purchaser to provide such evidence of insurance coverage shall constitute grounds for nullifying and voiding the sale. In the event the successful purchaser fails to deliver the additional deposit as and when required, the initial deposit will be forfeited. Noteholder (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit or, if they are the winning bidder, any additional deposit. The Substitute Trustees will, as a condition of the sale, require all potential bidders, except 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, the entire deposit will be forfeited. The terms of sale must be complied with and settlement consummated thereon within 45 calendar 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 rate then being charged under the Note secured by the Deed of Trust, 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 reserve the right to retain the entire 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 themselves and 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, and to any and all covenants, conditions, restrictions, easements, rights of way and limitations of record and such facts as would be revealed by an accurate survey of the Property. 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. The Property will also be sold without any contingency for the successful purchaser to perform any due diligence investigation of the Property prior to settlement. 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 or fixtures 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. Acceptance of the Substitute Trustees Deed to the Property by the successful purchaser shall constitute a waiver of any and all claims against the Substitute Trustees or 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 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 will be upon the successful purchaser. The Property is 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, and all unfunded lease and capital improvement costs, if any, all of which shall be the sole responsibility of the successful purchaser. 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 successful purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all (i) recordation taxes, fees and charges, (ii) transfer taxes, fees and charges, (iii) title insurance premiums, (iv) notary fees, (v) settlement and escrow fees, and (vi) all other fees, costs and charges 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 the deposit without interest. Further particulars may be announced at the time of sale. For further information, please contact Paul Cooper at paul@alexcooper.com or 443-470-1437.				
	Azer Akhtar John D. Sadler Substitute Trustees				
	ALEX COOPER auctioneers 4910 Massachusetts Avenue, N.W. • Suite 100 Washington, DC 20016 • 202.364.0306 www.alexcooper.com				
	Aug 19,21,23,26,28 2024				0012468540

840	Trustees Sale - DC	840	Trustees Sale - DC
	Pardo & Drazin, LLC Russell S. Drazin, Attorney 4400 Jenifer Street, NW, Suite 2 Washington, DC 20015 202-223-7900		
	SUBSTITUTE TRUSTEE'S SALE OF REAL PROPERTY 1912 Benning Road, NE Washington, DC 20002 Lot 0167 in Square 4506		
	Under a power of sale contained in a certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Deed of Trust") dated July 17, 2023 and recorded on July 19, 2023 as Instrument No. 2023060951 from 1912 Benning Road Flats L.L.C. ("Borrower"), a District of Columbia limited liability company, as grantor, to Premium Title & Escrow, LLC ("Trustee"), a Maryland limited liability company, as trustee, for the benefit of Stormfield SPV I, LLC ("Lender"), a Delaware limited liability company, as beneficiary, securing a certain Promissory Note dated July 17, 2023 in the principal amount of \$1,755,000.00 made by Borrower, as maker, payable to the order of Lender, as payee, default having occurred under the terms thereof, and following the mailing and recordation of a Deed of Appointment of Substitute Trustee removing Trustee as trustee and appointing Russell S. Drazin ("Substitute Trustee") as successor trustee, an Affidavit of Non-Residential Mortgage Foreclosure, and a Notice of Foreclosure Sale of Real Property or Condominium Unit, at the request of the current noteholder, Substitute Trustee will sell at public auction at the office of Harvey West Auctioneers, Inc., 5335 Wisconsin Avenue, NW, Suite 440, Washington, DC 20015, on		
	AUGUST 27, 2024 AT 2:10 PM		
	ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON (if any) situated in the City of Washington, District of Columbia, known as 1912 Benning Road, NE, Washington, DC 20002 (Lot 0167 in Square 4506), and more fully described in the Deed of Trust.		
	The property will be sold in an "AS IS" condition, with no warranty of any kind, and subject to conditions, restrictions, agreements, liens, and encumbrances of record affecting the same – except those encumbrances of record that are extinguished by operation of District of Columbia law by virtue of the foreclosure of the Deed of Trust.		
	Purchaser will take title to the property subject to all taxes, water and sewer charges, and other utility charges, if any. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser shall be responsible for obtaining physical possession of the property.		
	TERMS OF SALE: A deposit of \$50,000.00 by cashier's check will be required of purchaser at the time and place of sale. Purchaser shall settle within thirty (30) days of sale. TIME SHALL BE OF THE ESSENCE WITH RESPECT TO SETTLEMENT BY PURCHASER. Balance of the purchase price to be paid in cash or certified funds at settlement. Interest to be paid on the unpaid purchase money from the date of sale to the date of settlement at the applicable interest rate set forth in the debt instrument secured by the Deed of Trust. Purchaser shall be responsible for payment of all settlement costs.		
	The noteholder and its affiliates, if a bidder, shall not be required to post a deposit or to pay interest.		
	In the event that purchaser does not settle as required for any reason, purchaser shall be in default. Upon such default, the deposit shall be forfeited to Substitute Trustee and all of the expenses of this sale (including legal fees and costs, and full commission on the gross sale price) shall be charged against and paid out of the forfeited deposit. Substitute Trustee may resell the property at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. Defaulting purchaser shall be liable to Substitute Trustee for legal fees and costs incurred by Substitute Trustee in connection with such default.		
	If Substitute Trustee is unable to settle as set forth herein, purchaser's sole remedy at law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect whatsoever.		
	Substitute Trustee reserves the right, in Substitute Trustee's sole discretion, to reject any and all bids, to withdraw the property from sale at any time before or at the auction, to extend the time to receive bids, to waive or modify the deposit requirement, to waive or modify the requirement that interest be paid on the unpaid purchase money, and/or to extend the period of time for settlement.		
	Additional terms may be announced at the sale. The successful bidder will be required to execute and deliver to Substitute Trustee a memorandum or contract of the sale at the conclusion of bidding.		
	Russell S. Drazin, Substitute Trustee		
	HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Ave., NW, Ste 440 Washington, DC 20015 202-403-4567 www.harvestoauctions.com		
	Aug 13,15,19,21,23 2024		0012467420



sweater or tank top?

Stay one step ahead of the weather with the

Capital Weather Gang

wpost.com/news/capital-weather-gang

@capitalweather

5014 243



more HEALTH & WELLNESS?

Washington Post newsletters deliver more of what you're looking for. Discover and subscribe for free at [washingtonpost.com/newsletters](https://www.washingtonpost.com/newsletters)

50114 4x5

Take The Post shopping

Washington Post podcasts go with you everywhere



Politics • History • Culture • More

wpost.com/podcasts

50108 4x5

840	Trustees Sale - DC	840	Trustees Sale - DC
	3901 Cathedral Avenue NW Unit 26, Washington, DC 20016		
	In execution of the Superior Court for the District of Columbia's Decree of Sale in Case : 2020 CA 000718 R(RP), the undersigned Trustee(s) will offer for sale the property known as 3901 Cathedral Avenue NW Unit 26, Washington, DC 20016 at a public auction within the offices of, HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Avenue NW Suite 440, Washington, DC 20015 202-463-4567 On AUGUST 27, 2024 AT 11:00 A.M. the land and premises situated in the District of Columbia, and designated as and being Lot 2026 AND Square 1815, and more particularly described in the Deed of Trust recorded in the Land Records of the District of Columbia, on October 6, 2004 as Instrument Number:2004139636		
	The property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.		
	TERMS OF SALE: A deposit of the lesser of \$15,000.00 or 10% of the sale price will be required at time of sale in cash or certified funds. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the credit and may submit a written bid to the Trustee which shall be announced at sale. The balance of the purchase price is to be paid in cash within 30 days of final ratification of the sale by the Court.		
	TIME IS OF THE ESSENCE. If purchaser fails to settle within the aforesaid thirty (30) days of the ratification, the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by the purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate contained in the Deed of Trust Note from the date of sale to the date the funds are received in the office of the Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowners association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated, or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. Trustees' File No 19-900133		
	JAMES E. CLARKE AND DANIEL K. EISENHAUER SUBSTITUTE TRUSTEE		
	C/O ORLANDS PC 1602 Village Market Blvd SE, Suite 310 Leesburg, VA 20175 (703) 777-7101		
	HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Ave., NW, Ste 440 Washington, DC 20015 202-403-4567 www.harvestoauctions.com		
	Jul 29,Aug 5,12,19 2024		0012467265

	Samuel I. White, P.C. 6100 EXECUTIVE BLVD, SUITE 400 ROCKVILLE, MARYLAND 20852		
	SUBSTITUTE TRUSTEE'S SALE OF VALUABLE RESIDENTIAL DWELLING KNOWN AS: 701 MADISON STREET NW, WASHINGTON, DC 20012		
	By virtue of Deed of Trust recorded in the land records of the District of Columbia recorded on September 4, 2019, as Instrument Number 2019094114 , and in accordance Judgment filed on March 1, 2024 in case 2023-CAB-001332 and at the request of the party secured thereby, the undersigned Substitute Trustees will offer to sell at public auction, within the office of HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Avenue, NW Suite 440, Washington, DC 20015-2034 on		
	AUGUST 27, 2024 at 1:00 PM		
	the land and premises situated in the District of Columbia and more particularly described in the above referenced Deed of Trust and as of the date hereof designated on the Records of the Assessor of the District of Columbia for assessment purposes as 701 Madison Street NW Washington, DC 20012 LOT 0001 AND SQUARE 3155		
	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, the ability of the purchaser to obtain title insurance 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 any assessments including assessment pursuant to D.C. Code Section 42-1903.13.		
	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 on the unpaid purchase money at the current rate contained in the Deed of Trust Note (3% per annum) from the date of sale to the date funds are received by the Trustees, payable in cash or certified funds within TEN DAYS after the final ratification of the sale. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale are to be paid by the purchaser. All costs of deed recordation including but not limited to title examination, conveyancing, city revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from date of sale. Time is of the essence for the Purchaser. If the Purchaser fails to settle within ten days of ratification, Purchaser agrees that the property will be resold and the entire deposit retained by the Substitute Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser agrees to accept service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for all correspondence including any Motion or Show Cause Order incident to this sale. The defaulting 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. 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 and repayment agreement, reinstated or paid off the loan prior to sale. In any such event or if the sale is not ratified, the purchaser's only remedy is return of the deposit without interest. Trustee's File No. 81812		
	Daniel J Pesachowitz, Esquire		
	HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Ave., NW, Ste 440 Washington, DC 20015 202-403-4567 www.harvestoauctions.com		
	Jul 29,Aug 5,12,19 2024		0012465045

A graphic featuring a sun partially obscured by clouds, with a raindrop and a snowflake in the foreground. To the right, the text reads "snow day or school day?" in a large, bold, sans-serif font. Below this, in a smaller font, is "Stay one step ahead of the weather with the". At the bottom, "Capital Weather Gang" is written in a large, bold, sans-serif font.

840

Trustees Sale - DC

840

Trustees Sale - DC

Pardo & Drazin, LLC
Russell S. Drazin, Attorney
4400 Jenifer Street, NW, Suite 2
Washington, DC 20015
202-223-7900

**TRUSTEE'S SALE
OF REAL PROPERTY**
608 Tennessee Avenue, NE
Washington, DC 20002
Lot 0130 in Square 1051

Under a power of sale contained in a certain Deed of Trust (the "Deed of Trust") dated September 12, 2022 and recorded on September 19, 2022 as Instrument No. 2022095678 from Remus Enterprises, 1 LLC ("Borrower"), a Maryland limited liability company, as grantor, to Russell S. Drazin ("Trustee"), as trustee, for the benefit of WCP Fund I LLC ("Lender"), a Delaware limited liability company, as beneficiary, securing a certain Commercial Deed of Trust Note dated September 12, 2022 in the principal amount of \$48,250.00 made by Borrower, as maker, payable to the order of Lender, as payee, default having occurred under the terms thereof, and following the mailing and recordation of an Affidavit of Non-Residential Mortgage Foreclosure and a Notice of Foreclosure Sale of Real Property or Condominium Unit, at the request of the current noteholder, Trustee will sell at public auction at the office of Harvey West Auctioneers, Inc., 5335 Wisconsin Avenue, NW, Suite 440, Washington, DC 20015, on

AUGUST 27, 2024 AT 2:05 PM

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON (if any) situated in the City of Washington, District of Columbia, known as 608 Tennessee Avenue, NE, Washington, DC 20002 (Lot 0130 in Square 1051), and more fully described in the Deed of Trust.

The property will be sold in an "AS IS" condition, with no warranty of any kind, and subject to conditions, restrictions, agreements, liens, and encumbrances of record affecting the same – except those encumbrances of record that are extinguished by operation of District of Columbia law by virtue of the foreclosure of the Deed of Trust. Without limitation, the property will be sold subject to a certain Deed of Trust dated September 12, 2022 and recorded on September 19, 2022 as Instrument No. 2022095677 from Borrower, as grantor, to Trustee, as trustee, for the benefit of Lender, as beneficiary, securing a certain Commercial Deed of Trust Note dated September 12, 2022 in the principal amount of \$820,250.00 made by Borrower, as maker, payable to the order of Lender, as payee.

Purchaser will take title to the property subject to all taxes, water and sewer charges, and other utility charges, if any. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser shall be responsible for obtaining physical possession of the property.

TERMS OF SALE: A deposit of \$15,000.00 by cashier's check will be required of purchaser at the time and place of sale. Purchaser shall settle within thirty (30) days of sale. **TIME SHALL BE OF THE ESSENCE WITH RESPECT TO SETTLEMENT BY PURCHASER.** Balance of the purchase price to be paid in cash or certified funds at settlement. Interest to be paid on the unpaid purchase money from the date of sale to the date of settlement at the applicable interest rate set forth in the debt instrument secured by the Deed of Trust. Purchaser shall be responsible for payment of all settlement costs.

The noteholder and its affiliates, if a bidder, shall not be required to post a deposit or to pay interest.

In the event that purchaser does not settle as required for any reason, purchaser shall be in default. Upon such default, the deposit shall be forfeited to Trustee and all of the expenses of this sale (including legal fees and costs, and full commission on the gross sale price) shall be charged against and paid out of the forfeited deposit. Trustee may resell the property at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. Defaulting purchaser shall be liable to Trustee for legal fees and costs incurred by Trustee in connection with such default.

If Trustee is unable to settle as set forth herein, purchaser's sole remedy at law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect whatsoever.

Trustee reserves the right, in Trustee's sole discretion, to reject any and all bids, to withdraw the property from sale at any time before or at the auction, to extend the time to receive bids, to waive or modify the deposit requirement, to waive or modify the requirement that interest be paid on the unpaid purchase money, and/or to extend the period of time for settlement.

Additional terms may be announced at the sale. The successful bidder will be required to execute and deliver to Trustee a memorandum or contract of the sale at the conclusion of bidding.

Russell S. Drazin, Trustee



Aug 13,15,19,21,23 2024 0012467243

840

Trustees Sale - DC

840

Trustees Sale - DC

Pardo & Drazin, LLC
Russell S. Drazin, Attorney
4400 Jenifer Street, NW, Suite 2
Washington, DC 20015
202-223-7900

**TRUSTEE'S SALE
OF REAL PROPERTY**
1815 8th Street, NW
Washington, DC 20001
Lot 0806 in Square 0417

Under a power of sale contained in a certain Deed of Trust ("Deed of Trust") dated June 30, 2022 and recorded on July 5, 2022 as Instrument No. 2022071434 from Aligned Development LLC, as grantor, to Russell S. Drazin ("Trustee"), as trustee, for the benefit of WCP Fund I LLC, as beneficiary, securing that certain Commercial Deed of Trust Note dated June 30, 2022 in the principal amount of \$1,098,000.00 made by Aligned Development LLC, as maker, payable to the order of WCP Fund I LLC, as payee, default having occurred under the terms thereof, and following the mailing and recordation of an Affidavit of Non-Residential Mortgage Foreclosure and a Notice of Foreclosure Sale of Real Property or Condominium Unit, at the request of the current noteholder, Trustee will sell at public auction at the office of Harvey West Auctioneers, Inc., 5335 Wisconsin Avenue, NW, Suite 440, Washington, DC 20015, on

AUGUST 27, 2024 AT 2:00 PM

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON (if any) situated in the City of Washington, District of Columbia, known as 1815 8th Street, NW, Washington, DC 20001 (Lot 0806 in Square 0417), and more fully described in the Deed of Trust.

The property will be sold in an "AS IS" condition, with no warranty of any kind, and subject to conditions, restrictions, agreements, liens, and encumbrances of record affecting the same – except those encumbrances of record that are extinguished by operation of District of Columbia law by virtue of the foreclosure of the Deed of Trust.

Purchaser will take title to the property subject to all taxes, water and sewer charges, and other utility charges, if any. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser shall be responsible for obtaining physical possession of the property.

TERMS OF SALE: A deposit of \$70,000.00 by cashier's check will be required of purchaser at the time and place of sale. Purchaser shall settle within thirty (30) days of sale. **TIME SHALL BE OF THE ESSENCE WITH RESPECT TO SETTLEMENT BY PURCHASER.** Balance of the purchase price to be paid in cash or certified funds at settlement. Interest to be paid on the unpaid purchase money from the date of sale to the date of settlement at the applicable interest rate set forth in the debt instrument secured by the Deed of Trust. Purchaser shall be responsible for payment of all settlement costs.

The noteholder and its affiliates, if a bidder, shall not be required to post a deposit or to pay interest.

In the event that purchaser does not settle as required for any reason, purchaser shall be in default. Upon such default, the deposit shall be forfeited to Trustee and all of the expenses of this sale (including legal fees and costs, and full commission on the gross sale price) shall be charged against and paid out of the forfeited deposit. Trustee may resell the property at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. Defaulting purchaser shall be liable to Trustee for legal fees and costs incurred by Trustee in connection with such default.

If Trustee is unable to settle as set forth herein, purchaser's sole remedy at law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect whatsoever.

Trustee reserves the right, in Trustee's sole discretion, to reject any and all bids, to withdraw the property from sale at any time before or at the auction, to extend the time to receive bids, to waive or modify the deposit requirement, to waive or modify the requirement that interest be paid on the unpaid purchase money, and/or to extend the period of time for settlement.

Additional terms may be announced at the sale. The successful bidder will be required to execute and deliver to Trustee a memorandum or contract of the sale at the conclusion of bidding.

Russell S. Drazin, Trustee



Aug 13,15,19,21,23 2024 0012466998

850

Montgomery County

850

Montgomery County

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

**SUBSTITUTE TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY**
KNOWN AS
2612 HENDERSON AVENUE
Wheaton, MD 20902

Under and by virtue of the power of sale contained in a certain Deed of Trust to DIVERSIFIED SETTLEMENT SERVICES, Trustee(s), dated March 16, 2007, and recorded among the Land Records of MONTGOMERY COUNTY, MARYLAND in Liber 34094 , folio 780 , 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 MONTGOMERY COUNTY COURTHOUSE LOCATED AT 50 MARYLAND AVENUE, ROCKVILLE, MD 20850 ON,

AUGUST 28, 2024 at 11:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in MONTGOMERY COUNTY, MD and described as follows:

LOT NUMBERED FOUR (4) IN BLOCK NUMBERED FIVE (5), IN THE SUBDIVISION KNOWN AS "PLAT 1, WHEATON CREST NORTH OF WHEATON" AS PER PLAT RECORDED IN PLAT BOOK 29, AT PLAT 1835, ON OF THE LAND RECORDS FOR MONTGOMERY COUNTY, MARYLAND. BEING TAX PARCEL #13-01176057

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 \$10,500.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of MONTGOMERY COUNTY, MARYLAND interest to be paid at the rate of 9.125% on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. All other public charges and private charges or assessments, including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps and transfer taxes and all other costs incident to the settlement shall be borne by the purchaser. If applicable, condominium and/or homeowner association dues and assessments will be adjusted to date of sale. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, maybe announced at the time and date of sale. Sale is subject to the attestation by the Borrower in accordance with Section 5.A of the Governor's order of 10.16.2020 . File No. (22-15816)

JOHN ANSELL, JEREMY B. WILKINS,
ROBERT A. OLIVERI, AMANDA DRISCOLE,
PAUL HEINMULLER, JOHN C. HANRAHAN,
KRISTOPHER HAWKINS, Substitute Trustees



Aug 12,19,26 2024 0012467747

850

Montgomery County

850

Montgomery County

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

**SUBSTITUTE TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY**
KNOWN AS
2921 Birchtree Lane
Silver Spring, MD 20906

Under and by virtue of the power of sale contained in a certain Deed of Trust to REALTY TITLE SERVICES, Trustee(s), dated June 7, 2013, and recorded among the Land Records of MONTGOMERY COUNTY, MARYLAND in Liber 47139 , folio 86, RERECORDED IN BOOK 68085, PAGE 28 MODIFIED JUNE 23, 2017 IN BOOK 55135, PAGE 413, 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 MONTGOMERY COUNTY COURTHOUSE LOCATED AT 50 MARYLAND AVENUE, ROCKVILLE, MD 20850 ON,

AUGUST 28, 2024 at 11:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in MONTGOMERY COUNTY, MD and described as follows:

LOT NUMBERED TWENTY-ONE (21) IN BLOCK NUMBERED NINETEEN (19), IN THE SUBDIVISION KNOWN AS "STRATHMORE AT BEL PRE, SECTION 9", AS PER PLAT RECORDED IN PLAT BOOK 87, PLAT NO. 9179, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

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 \$39,500.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of MONTGOMERY COUNTY, MARYLAND interest to be paid at the rate of 3.5% on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. All other public charges and private charges or assessments, including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps and transfer taxes and all other costs incident to the settlement shall be borne by the purchaser. If applicable, condominium and/or homeowner association dues and assessments will be adjusted to date of sale. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, maybe announced at the time and date of sale. Sale is subject to the attestation by the Borrower in accordance with Section 5.A of the Governor's order of 10.16.2020 . File No. (15-24934)

JOHN ANSELL, JEREMY B. WILKINS,
ROBERT A. OLIVERI, AMANDA DRISCOLE,
PAUL HEINMULLER, JOHN C. HANRAHAN,
KRISTOPHER HAWKINS, Substitute Trustees



Aug 12,19,26 2024 0012467459

850

Montgomery County

850

Montgomery County

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

**SUBSTITUTE TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY**
KNOWN AS
17505 COUNTRY VIEW WAY
Ashton, MD 20861

Under and by virtue of the power of sale contained in a certain Deed of Trust to FRIEDMAN & MAC FAYDEN PA, Trustee(s), dated May 15, 2006, and recorded among the Land Records of MONTGOMERY COUNTY, MARYLAND in Liber 32676 , folio 605, 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 MONTGOMERY COUNTY COURTHOUSE LOCATED AT 50 MARYLAND AVENUE, ROCKVILLE, MD 20850 ON,

AUGUST 28, 2024 at 11:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in MONTGOMERY COUNTY, MD and described as follows:

LOT NUMBERED SIXTEEN (16) IN THE SUBDIVISION KNOWN AS "ASHTON MANOR", AS PER PLAT THEREOF DULY RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 156 AT PLAT 17759.

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 \$68,000.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of MONTGOMERY COUNTY, MARYLAND interest to be paid at the rate of 2.0002% on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. All other public charges and private charges or assessments, including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps and transfer taxes and all other costs incident to the settlement shall be borne by the purchaser. If applicable, condominium and/or homeowner association dues and assessments will be adjusted to date of sale. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, maybe announced at the time and date of sale. Sale is subject to the attestation by the Borrower in accordance with Section 5.A of the Governor's order of 10.16.2020 . File No. (20-04795)

BRENNAN FERGUSON, JOHN C. HANRAHAN,
JEREMY B. WILKINS, AMANDA DRISCOLE,
ROBERT OLIVERI, PAUL HEINMULLER,
Substitute Trustees



Aug 12,19,26 2024 0012467457

more ARTS AND ENTERTAINMENT?

Washington Post newsletters deliver more of what you're looking for.
Discover and subscribe for free at **washingtonpost.com/newsletters**

S0114 10x5.25

Did you *hear* The Post today?

Washington Post podcasts go with you everywhere

Politics • History • Culture • More

wpost.com/podcasts



S010810x3

850Montgomery County850Montgomery County

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
14805 Village Gate Drive
Silver Spring, MD 20906

Under and by virtue of the power of sale contained in a certain Deed of Trust to A. BRUCE CLEVELAND AND JOHN SCHOEMER, Trustee(s), dated October 15, 1993, and recorded among the Land Records of MONTGOMERY COUNTY, MARYLAND in Liber 11935 , folio 732, MODIFIED FEBRUARY 19, 2009, 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 MONTGOMERY COUNTY COURTHOUSE LOCATED AT 50 MARYLAND AVENUE, ROCKVILLE, MD 20850 ON,

AUGUST 28, 2024 at 11:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in MONTGOMERY COUNTY, MD and described as follows:

LOT NUMBERED ONE HUNDRED SEVENTY-THREE (173) IN BLOCK LETTERED "F" IN A SUBDIVISION KNOWN AS "LONGMEAD" AS PER PLAT DULY RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK NO. 144 AT PLAT NO. 16570.

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 \$24,000.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of MONTGOMERY COUNTY, MARYLAND interest to be paid at the rate of 5.5 % on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. All other public charges and private charges or assessments, including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps and transfer taxes and all other costs incident to the settlement shall be borne by the purchaser. If applicable, condominium and/or homeowner association dues and assessments will be adjusted to date of sale. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, maybe announced at the time and date of sale. Sale is subject to the attestation by the Borrower in accordance with Section 5.A of the Governor's order of 10.16.2020. File No. (13-22932)

THOMAS W. HODGE, GENE JUNG,
ROBERT M. OLIVERI, CHRISTINE JOHNSON,
MELISSA ALCOCER, JEANA MCMURRAY,
BRENNAN FERGUSON, JESSICA ELLIOTT,
Substitute Trustees

HARVEY W. S.
AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza, Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 12,19,26 20240012466842

851Prince Georges County851Prince Georges County

ORLANDS PC
1602 VILLAGE MARKET BLVD. SE, SUITE 310
LEESBURG, VA 20175
703-777-7101

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
7302 Wintergreen Ct
Greenbelt, MD 20770

Under a power of sale contained in a Deed of Trust from MANTY SESAY, dated May 13, 2021 and recorded in Liber 45601, folio 235 among the Land Records of PRINCE GEORGE'S COUNTY, MD, default having occurred thereunder (Foreclosure Case docketed as Case No.C-16-CV-24-000690; Tax ID No.21-2405538) the Sub. Trustees will sell at public auction at the PRINCE GEORGE'S COUNTY COURTHOUSE, located at FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772, on

SEPTEMBER 4, 2024 at 2:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit \$25,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK. CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for PRINCE GEORGE'S COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 23-006803)

JAMES E. CLARKE,
SUBSTITUTE TRUSTEE

HARVEY W. S.
AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza, Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 19,26,Sep 2 20240012467471

851Prince Georges County851Prince Georges County

850Montgomery County850Montgomery County

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
11816 Ashbrook Ct
Germantown, MD 20876

Under and by virtue of the power of sale contained in a certain Deed of Trust to PAMELA R. WILLIAMSON, Trustee(s), dated July 9, 2020, and recorded among the Land Records of MONTGOMERY COUNTY, MARYLAND in Liber 60093 , folio 419 , 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 MONTGOMERY COUNTY COURTHOUSE LOCATED AT 50 MARYLAND AVENUE, ROCKVILLE, MD 20850 ON,

AUGUST 28, 2024 at 11:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in MONTGOMERY COUNTY, MD and described as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED 58, BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "MIDDLEBROOK COMMONS", AS PER PLAT THEREOF DULY RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 113 AT PLAT NO. 13367. PROPERTY ADDRESS: 11816 ASHBROOK COURT, GERMANTOWN, MD 20876 Tax ID: 09-02068751

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 \$24,500.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of MONTGOMERY COUNTY, MARYLAND interest to be paid at the rate of 3.25 % on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. All other public charges and private charges or assessments, including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps and transfer taxes and all other costs incident to the settlement shall be borne by the purchaser. If applicable, condominium and/or homeowner association dues and assessments will be adjusted to date of sale. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, maybe announced at the time and date of sale. Sale is subject to the attestation by the Borrower in accordance with Section 5.A of the Governor's order of 10.16.2020. File No. (23-32100)

BRENNAN FERGUSON, JOHN C. HANRAHAN,
JEREMY B. WILKINS, AMANDA DRISCOLE,
ROBERT OLIVERI, PAUL HEINMULLER,
Substitute Trustees

HARVEY W. S.
AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza, Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 12,19,26 20240012466457

851Prince Georges County851Prince Georges County

ORLANDS PC
1602 VILLAGE MARKET BLVD. SE, SUITE 310
LEESBURG, VA 20175
703-777-7101

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
7430 Hill Stone Drive
Hyattsville, MD 20785

Under a power of sale contained in a Deed of Trust from BARRON CHANDLER, dated December 23, 2009 and recorded in Liber 31628, folio 38 MODIFIED ON SEPTEMBER 14, 2015 IN LIBER 37409 FOLIO 500; among the Land Records of PRINCE GEORGE'S COUNTY, MD, default having occurred thereunder (Foreclosure Case docketed as Case No.C-16-CV-24-001023; Tax ID No.13-2944981) the Sub. Trustees will sell at public auction at the PRINCE GEORGE'S COUNTY COURTHOUSE, located at FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772, on

SEPTEMBER 4, 2024 at 2:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit \$20,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK. CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for PRINCE GEORGE'S COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 24-001124)

JAMES E. CLARKE,
SUBSTITUTE TRUSTEE

HARVEY W. S.
AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza, Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 19,26,Sep 2 20240012467427

851Prince Georges County851Prince Georges County

The Washington Post

851Prince Georges County851Prince Georges County

ORLANDS PC
1602 VILLAGE MARKET BLVD. SE, SUITE 310
LEESBURG, VA 20175
703-777-7101

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
4006 Dent Street
Capitol Heights, MD 20743

Under a power of sale contained in a Deed of Trust from DACIA BELTRAN AND RICARDO ANTONIO EBANKS-LOPEZ, dated March 8, 2007 and recorded in Liber 27450, folio 60 MODIFIED ON DECEMBER 20, 2016 IN LIBER 38880 FOLIO 11; among the Land Records of PRINCE GEORGE'S COUNTY, MD, default having occurred thereunder (Foreclosure Case docketed as Case No.C-16-CV-23-002355; Tax ID No.06-0435461) the Sub. Trustees will sell at public auction at the PRINCE GEORGE'S COUNTY COURTHOUSE, located at FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772, on

SEPTEMBER 4, 2024 at 2:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit \$30,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK. CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for PRINCE GEORGE'S COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 23-002552)

JAMES E. CLARKE,
SUBSTITUTE TRUSTEE

HARVEY W. S.
AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza, Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 19,26,Sep 2 20240012467426

851Prince Georges County851Prince Georges County

ORLANDS PC
1602 VILLAGE MARKET BLVD. SE, SUITE 310
LEESBURG, VA 20175
703-777-7101

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
14625 Livingston Road
Accokeek, MD 20607

Under a power of sale contained in a Deed of Trust from KEVIN JEA, dated March 31, 2023 and recorded in Liber 49014, folio 175 among the Land Records of PRINCE GEORGE'S COUNTY, MD, default having occurred thereunder (Foreclosure Case docketed as Case No.C-16-CV-24-001944; Tax ID No.05-0351346) the Sub. Trustees will sell at public auction at the PRINCE GEORGE'S COUNTY COURTHOUSE, located at FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772, on

SEPTEMBER 4, 2024 at 2:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit \$20,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK. CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for PRINCE GEORGE'S COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 23-008989)

JAMES E. CLARKE,
MARY L. HURLEY,
PAUL J. MORAN,
SUBSTITUTE TRUSTEES

HARVEY W. S.
AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza, Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 19,26,Sep 2 20240012466995

851Prince Georges County851Prince Georges County

Give the gift of discovery

Gift subscriptions

washingtonpost.com/my-post

WELL+BEING

Tips and guidance on food, fitness and mental health.

washingtonpost.com/wellbeing

852Anne Arundel County852Anne Arundel County

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
1512 Winterberry Drive
Arnold, MD 21012

Under and by virtue of the power of sale contained in a certain Deed of Trust to ANDREW N. LOCK AND WILLIAM T. MORRISON, Trustee(s), dated March 13, 2015, and recorded among the Land Records of ANNE ARUNDEL COUNTY, MARYLAND in Liber 28188 , folio 485, 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,

AUGUST 20, 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:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED SIXTY-SEVEN (67) IN THE SUBDIVISION KNOWN AS "CAPETOWNE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 72 AT PLAT NUMBER 39 AND ALSO SHOWN ON A PLAT ENTITLED, "AMENDED PLAT CAPETOWNE", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 81 AT PLAT NUMBER 6, AND ALSO AS SHOWN ON A PLAT ENTITLED, "PLAT 4 OF 4, RESUBDIVISION OF CAPETOWNE", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 89 AT PLAT 34 THROUGH 37. THE IMPROVEMENTS THEREON BEING KNOWN AS 1512 WINTERBERRY DRIVE, ARNOLD, MD 21012. TAX ID # 03-166-90039081

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 \$13,000.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of ANNE ARUNDEL COUNTY, MARYLAND interest to be paid at the rate of 4.125 % on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. All other public charges and private charges or assessments, including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps and transfer taxes and all other costs incident to the settlement shall be borne by the purchaser. If applicable, condominium and/or homeowner association dues and assessments will be adjusted to date of sale. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, maybe announced at the time and date of sale. Sale is subject to the attestation by the Borrower in accordance with Section 5.A of the Governor's order of 10.16.2020. File No. (23-28531)

BRENNAN FERGUSON, JOHN C. HANRAHAN,
JEREMY B. WILKINS, AMANDA DRISCOLE,
ROBERT OLIVERI, PAUL HEINMULLER,
Substitute Trustees

HARVEY W. S.
AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza, Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 5,12,19 20240012466455

852Anne Arundel County852Anne Arundel County

852Anne Arundel County852Anne Arundel County

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

SUBSTITUTE TRUSTEES' SALE OF VALUABLE LEASEHOLD PROPERTY
KNOWN AS
1244 Guldford Road
Glen Burnie, MD 21060

Under and by virtue of the power of sale contained in a certain Deed of Trust to DAVID E. WATERS AND ANTHONY B. OLMERT SR, Trustee(s), dated December 17, 2020, and recorded among the Land Records of ANNE ARUNDEL COUNTY, MARYLAND in Liber 35884 , folio 156, 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,

AUGUST 20, 2024 at 10:00 AM

ALL THAT LEASEHOLD LOT OF GROUND and improvements thereon situated in ANNE ARUNDEL COUNTY, MD and described as follows:

BEGINNING FOR THE SAME AND BEING KNOWN AND DESIGNATED AS LOT 6, BLOCK 17, AS SHOWN ON THE PLAT OF "PLAT OF HARNDALE, SECTION 2", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN PLAT BOOK 20. FOLIO 22. SUBJECT TO THE LEGAL OPERATION AND EFFECT OF A LEASE RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 18039, FOLIO 109, WHEREIN WAS RESERVED THE RIGHT TO COLLECT AN ANNUAL GROUND RENT IN THE AMOUNT OF \$120.00, PAYABLE HALF-YEARLY ON THE 1ST DAYS OF MAY AND NOVEMBER, IN EACH AND EVERY YEAR.

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 \$23,500.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of ANNE ARUNDEL COUNTY, MARYLAND interest to be paid at the rate of 2.875% on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. All other public charges and private charges or assessments, including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps and transfer taxes and all other costs incident to the settlement shall be borne by the purchaser. If applicable, condominium and/or homeowner association dues and assessments will be adjusted to date of sale. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, maybe announced at the time and date of sale. Sale is subject to the attestation by the Borrower in accordance with Section 5.A of the Governor's order of 10.16.2020. File No. (23-01270)

BRENNAN FERGUSON, JOHN C. HANRAHAN,
JEREMY B. WILKINS, AMANDA DRISCOLE,
ROBERT OLIVERI, PAUL HEINMULLER,
Substitute Trustees

HARVEY W. S.
AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza, Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 5,12,19 20240012466414

852Anne Arundel County852Anne Arundel County

more BOOKS?

Washington Post newsletters deliver more of what you're looking for.

Discover and subscribe for free at washingtonpost.com/newsletters

more HEALTH & WELLNESS?

Washington Post newsletters deliver more of what you're looking for.

Discover and subscribe for free at washingtonpost.com/newsletters

855 Charles County

855 Charles County



more BOOKS?

Washington Post newsletters deliver more of what you're looking for. Discover and subscribe for free at [washingtonpost.com/newsletters](https://www.washingtonpost.com/newsletters)

S0114 2x5.25

855 Charles County

855 Charles County



more SPOTS?

Washington Post newsletters deliver more of what you're looking for. Discover and subscribe for free at [washingtonpost.com/newsletters](https://www.washingtonpost.com/newsletters)

S0114 2x6

855 Charles County

855 Charles County

ORLANDS PC
1602 VILLAGE MARKET BLVD. SE, SUITE 310
LEESBURG, VA 20175
703-777-7101

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
2434 Gerard Court
Bryans Road, MD 20616

Under a power of sale contained in a Deed of Trust from TIFANI LIVELY , dated January 29, 2021 and recorded in Liber 11593, folio 506 MODIFIED ON FEBRUARY 23, 2023 IN LIBER 12858 FOLIO 475; among the Land Records of CHARLES COUNTY, MD, default having occurred thereunder (Foreclosure Case docketed as Case No.C-08-CV-24-000306; Tax ID No.07-056303) the Sub. Trustees will sell at public auction at the CHARLES COUNTY COURTHOUSE, located at 200 CHARLES STREET (IN THE BREEZEWAY BETWEEN CIRCUIT AND DISTRICT COURTS), LA PLATA, MD 20646, on

SEPTEMBER 4, 2024 at 12:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in CHARLES COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit \$30,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK. CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for CHARLES COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 24-004321)

JAMES E. CLARKE, MARY L. HURLEY, PAUL J. MORAN, SUBSTITUTE TRUSTEES

HARVEY WEISS AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 19,26, Sep 2 2024 0012466990

855 Charles County

855 Charles County

ORLANDS PC
1602 VILLAGE MARKET BLVD. SE, SUITE 310
LEESBURG, VA 20175
703-777-7101

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
2011 English Oak Ct
Waldorf, MD 20601

Under a power of sale contained in a Deed of Trust from MARGARET M. PRESSLEY, dated December 7, 2006 and recorded in Liber 6346, folio 735 among the Land Records of CHARLES COUNTY, MD, default having occurred thereunder (Foreclosure Case docketed as Case No.C-08-CV-24-000131; Tax ID No.06105297) the Sub. Trustees will sell at public auction at the CHARLES COUNTY COURTHOUSE, located at 200 CHARLES STREET (IN THE BREEZEWAY BETWEEN CIRCUIT AND DISTRICT COURTS), LA PLATA, MD 20646, on

SEPTEMBER 4, 2024 at 12:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in CHARLES COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit \$10,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK. CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for CHARLES COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 23-007513)

JAMES E. CLARKE, SUBSTITUTE TRUSTEE

HARVEY WEISS AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 19,26, Sep 2 2024 0012466662

Did you hear The Post today?

Washington Post podcasts go with you everywhere

Politics • History • Culture • More

wpost.com/podcasts

S0108 4x2

856 Frederick County

856 Frederick County

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
7004 Hames Ct
Frederick, MD 21703

Under and by virtue of the power of sale contained in a certain Deed of Trust to RESOURCE REAL ESTATE SERVICES, Trustee(s), dated April 24, 2015, and recorded among the Land Records of FREDERICK COUNTY, MARYLAND in Liber 10656 , folio 0336 , 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 FREDERICK COUNTY COURTHOUSE LOCATED AT 100 W. PATRICK ST, FREDERICK, MD 21701 ON,

AUGUST 28, 2024 at 9:30 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in FREDERICK COUNTY, MD and described as follows:

LOT NUMBERED 2, IN BLOCK 206, AS SHOWN ON PLAT ENTITLED " FARMBROOK SECTION 11-A," AS PER PLAT BOOK 32 AT PLAT NO. 19, AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND

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 \$10,500.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of FREDERICK COUNTY, MARYLAND interest to be paid at the rate of 3.75 % on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. All other public charges and private charges or assessments, including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps and transfer taxes and all other costs incident to the settlement shall be borne by the purchaser. If applicable, condominium and/or homeowner association dues and assessments will be adjusted to date of sale. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, maybe announced at the time and date of sale. Sale is subject to the attestation by the Borrower in accordance with Section 5.A of the Governor's order of 10.16.2020 . File No. (19-18230)

BRENNAN FERGUSON, JOHN C. HANRAHAN, JEREMY B. WILKINS, AMANDA DRISCOLE, ROBERT OLIVERI, PAUL HEINMULLER, Substitute Trustees

HARVEY WEISS AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 12,19,26 2024 0012466431

857 Howard County

857 Howard County

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
10244 Fairway Drive
Ellicott City, MD 21042

Under and by virtue of the power of sale contained in a certain Deed of Trust to JOHN M. MERCER, Trustee(s), dated April 3, 2006, and recorded among the Land Records of HOWARD COUNTY, MARYLAND in Liber 10138 , folio 471 , 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 HOWARD COUNTY COURTHOUSE LOCATED AT 9250 JUDICIAL WAY, ELLICOTT CITY, MD 21043 ON,

AUGUST 28, 2024 at 12:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in HOWARD COUNTY, MD and described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 102, AS SHOWN ON THE PLAT ENTITLED "THE FAIRWAYS, SECTION 1, AREA 2, LOTS 43-130" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT C.M.P. NO. 7208. THE IMPROVEMENTS THEREON BEING KNOWN AS 10244 FAIRWAY DRIVE.

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 \$32,000.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of HOWARD COUNTY, MARYLAND interest to be paid at the rate of 6.25 % on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. All other public charges and private charges or assessments, including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps and transfer taxes and all other costs incident to the settlement shall be borne by the purchaser. If applicable, condominium and/or homeowner association dues and assessments will be adjusted to date of sale. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, maybe announced at the time and date of sale. Sale is subject to the attestation by the Borrower in accordance with Section 5.A of the Governor's order of 10.16.2020 . File No. (18-04261)

JOHN ANSELL, JEREMY B. WILKINS, ROBERT A. OLIVERI, AMANDA DRISCOLE, PAUL HEINMULLER, JOHN C. HANRAHAN, KRISTOPHER HAWKINS, Substitute Trustees

HARVEY WEISS AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Aug 12,19,26 2024 0012466615

State-of-the-art PRINTING.

Impeccable RESULTS.

How can we help YOU?

Booklets • Brochures

Posters • Flyers

Postcards

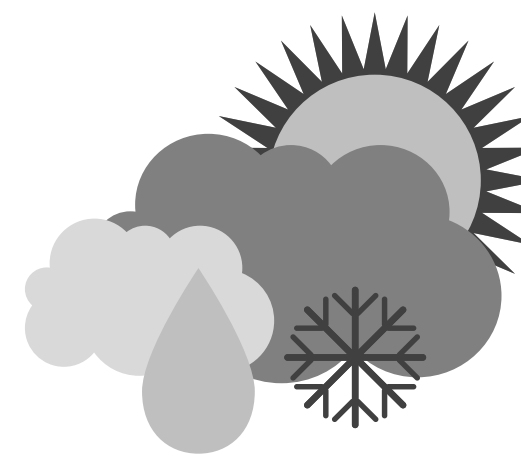
Business Cards

And More





A Division of The Washington Post



washingtonpost.com/news/capital-weather-gang • @capitalweather

snow day or school day?

Stay one step ahead of the weather with the

Capital Weather Gang

M0036_10x6

S04110x3

Guardian Caps could make regular season debut

GUARDIAN CAPS FROM D1

“That’s a really encouraging development because it’s not easy to try something new,” Miller said. “The players involved deserve a great deal of credit. And the equipment managers deserve a great deal of credit for being open to trying something new and different. So if you’re having ... well more than 200 players wearing brand new helmets and the half dozen that wore the Guardian Caps, players are very much prioritizing safety. And that is a really positive development for them and for the league.”

The caps are pillowy, padded shells affixed to the outsides of players’ helmets. For games, unlike in practice, players wore coverings over the Guardian Caps, matching the color and logo of the helmet.

Thomas and star tailback Jonathan Taylor, the 2021 NFL rushing leader, are among the Colts players who have worn the caps this preseason. Steelers guard James Daniels did, too.

“High schools are wearing them in practices,” Miller said. “Colleges are wearing them in practices. ... It normalizes them [to players].”

Two years ago, the NFL mandated that linemen, linebackers and tight ends wear Guardian Caps in training camp practices. Last year, the league added running backs to the list of required positions and extended the mandated use to contact practices during the regular season. This year, the requirements include players at all positions except kicker, punter and quarterback. Teams already prohibit quarterbacks from being hit during practice.

“They had made it mandatory for all the preseason [practices] and different things like that,” Thomas said. “And then I just figured it was mandatory for the preseason. So to go throughout all the preseason and get used to the collisions and everything like that with it on and then jump right into the full-speed, live-action games and then [have] that all of a sudden be the first time that we didn’t wear it — I just wanted to keep it consistent throughout the whole preseason to see how it went.”

Some players have been criti-



MATT DURISKO/ASSOCIATED PRESS

Steelers guard James Daniels plans to wear a Guardian Cap in the regular season, saying he is “glad the NFL is allowing us to wear them.”

cal of the look and feel of the caps and have wondered whether wearing them affects their performance. Those were not issues for Thomas.

“It felt good to me,” he said. “It felt like the same as practice. I couldn’t really tell the difference.”

The NFL estimates that the force of an impact is reduced by about 20 percent if both players involved in a collision are wearing Guardian Caps. According to the league’s injury data, players at the position groups required to wear Guardian Caps experienced an approximately 50 percent decrease in the rate of concussions during preseason practices over the previous two years.

“I’m going to wear it the rest of the preseason games,” Thomas

said. “And then I’ll probably end up wearing it throughout the season, too.”

The Pittsburgh Post-Gazette reported that Daniels also plans to wear a Guardian Cap during regular season games.

“Hopefully more and more people start wearing them,” Daniels told the newspaper. “I truly believe they help, so I’m glad the NFL is allowing us to wear them. Hopefully every week people start wearing them more and more. I’m excited for it.”

Miller said the league informed players simultaneously about the possibility of wearing Guardian Caps in games and the new, high-performing helmet models. The best helmets now give players the protection they would receive from wearing both a Guardian Cap and a traditional

helmet, Miller said, without the additional weight from a cap.

“We’ve seen a lot of players go into the Guardian Cap-optional helmets in the first couple weeks — more than a couple hundred — which is a very fast adoption of a new helmet,” Miller said. “Usually it takes a year or two for players to move from what they’re in to something that’s newly introduced. So seeing ... well more than 200 players try the Guardian Cap-optional helmets means that people are aware of new technologies and want to engage with them.”

The league said in February that, according to its injury data, players suffered 219 concussions during regular season and preseason practices and games last season, about the same as the total of 213 from the 2022 season.

From 2015 to 2017, the annual number of concussions was as high as 281.

The NFL has attempted to use player education, evolving protocols, rule changes, revised practice and training schedules, and improved equipment and helmet technology to address head injuries.

“I think getting all of this in front of the players so that they can make informed decisions makes sense,” Miller said. “And I think a little bit of what we’re seeing ultimately is that the Guardian Cap is a really positive technology and a really positive bridge as the technology continues to improve in helmets to the point where we can reach another level of safety that we couldn’t have anticipated just a few years ago.”

Commanders continue their search for a kicker

COMMANDERS FROM D1

“He had a fantastic day Thursday. ... I think he was 6 for 6 and made three of them over 50. In pregame, I think he hit over 60 yards today. So he was really ready. So those are hard when you don’t nail the performances when you really feel ready.”

Even though Patterson, 24, had the best track record of any available kicker on the market when he signed, he seems destined to follow the others out the door. The latest available kicker is Tanner Brown, who was waived by the Los Angeles Rams on Tuesday. But he has never attempted a field goal in an NFL game and offers the same uncertainty as Ahmed and others did.

Looking back, the Command-

ers missed out on Jake Bates. They met with the United Football League standout after cutting McManus but faced competition to sign him. The Detroit Lions won out by giving him a two-year, \$1.98 million contract, and Bates has rewarded them.

In Detroit’s preseason opener, he made his only kick, a 53-yarder in the rain. He impressed in the Lions’ second game, going 4 for 4 on field goals, including a 55-yarder and a 43-yard game-winner. He did miss an extra point.

But Bates isn’t in a competition. Detroit’s other kicker, Michael Badgley, is out for the season with a torn hamstring. So if the Commanders are going to scoop up another player off waivers, they have work to do.



WILFREDO LEE/ASSOCIATED PRESS

Riley Patterson, right, went 2 for 4 on field goals Saturday in Washington’s preseason loss to Miami.

Kang has big plans for women’s soccer

SPIRIT FROM D1

the sport isn’t reserved to just a few countries. But it’s just as important to her that the global game is brought to Washington.

That prompted the Spirit to host English power Arsenal for a friendly Sunday afternoon at Audi Field. In front of a crowd of 15,062, Arsenal prevailed, 2-1. Next Sunday, when Washington returns to NWSL play after the break for the Paris Olympics, Arsenal and English champion Chelsea will meet in a friendly after the Spirit hosts the Kansas City Current.

“I want our fans to experience global football — not just the American, U.S. teams, but I would like them to see what other countries have to offer,” Kang said. “England, clearly, has been traditionally a very strong women’s football country. It’s our goal to start bringing some of the top teams from top soccer countries to D.C. so that not only our players get to play them but also our fans experience the best teams around the world.”

Last season, Arsenal finished

third in the Women’s Super League, the top league in England, and it began its preseason tour of the United States with this match. Despite being early in preseason preparations, Arsenal had the edge for much of the first half and took a 1-0 lead in the 10th minute with a flicked finish by forward Alessia Russo.

After the hydration break midway through the opening 45 minutes, though, the Spirit started to tilt the momentum. Forward Ouleymata Sarr had several chances to score that narrowly missed, including two one-on-one opportunities at the end of the half that were saved by Arsenal keeper Manuela Zinsberger.

On the half’s final touch, Sarr broke through with a header to tie the score.

Even in the face of relentless August heat and humidity, the crowd filled in as the game went on, and both teams’ fans were engaged. Actor Jason Sudeikis, who starred in “Ted Lasso,” was in attendance, wearing the jersey of Arsenal defender — and England captain — Leah Williamson.

After a sedate start to the second half, Russo put Arsenal back in front in the 74th minute. Rosa Kafaji picked off a turnover and slipped a pass ahead to Russo, who raced up the field and beat keeper Aubrey Kingsbury for her second goal.

Spirit Coach Jonatan Giráldez was pleased with his team’s effort and felt it was unlucky not to have scored more, given the chances it created. But the day’s bigger takeaway had little to do with the result.

“It was such a cool opportunity,” said midfielder Andi Sullivan, who has played for the Spirit since 2018. “It’s hard for me to talk about right now because I’m still bummed about the result, but the reflection point of thinking about my first year here, playing [Arsenal] in this stadium with a lot of people, I think I knew it was possible, but I didn’t know if I would see it in my playing career.”

“To see it turn out so well — I didn’t know there were so many Arsenal fans in D.C., but how cool is that? Hopefully they came and enjoyed what they saw and they’ll come back to see us. That’s what we want.”



GEOFF BURKE/USA TODAY SPORTS

Alessia Russo, left, here with the Spirit’s Tara McKeown, scored both of Arsenal’s goals in a 2-1 win.

NFL NOTES

Minshew will start Week 1 for Raiders vs. Chargers

ASSOCIATED PRESS

Gardner Minshew II made a name for himself as a quarterback who can provide a spark off the bench. Now he will get the chance to start for the Las Vegas Raiders when they open their season against the Los Angeles Chargers.

Las Vegas Coach Antonio Pierce made the announcement Sunday. Minshew got the nod over Aidan O’Connell.

Pierce said Minshew’s experience and his handling of the offense gave him the edge.

Minshew, 28, now in his sixth season, nearly led the Indianapolis Colts to the playoffs last season. He took over after rookie Anthony Richardson injured his shoulder four games into the season. Minshew went 7-6 as the starter, passing for 3,305 yards and 15 touchdowns with nine interceptions.

With Richardson back for this season, Minshew moved on to Las Vegas, signing a two-year, \$25 million contract. He was competing for the Raiders job with O’Connell, who took over in the middle of last season and went 5-4 down the stretch during his rookie year with Las Vegas.

•**VIKINGS:** Minnesota agreed to a one-year contract with Stephon Gilmore, the fifth cornerback — and by far the most accomplished — the team has added since training camp began in an effort to bolster a vital position group.

Gilmore, the 2019 Associated Press defensive player of the year with the New England Patriots, will get \$7 million guaranteed on a deal that could be worth as much as \$10 million, his agent told ESPN.

Gilmore, who turns 34 on Sept. 19, had been unsigned after playing for the Dallas Cowboys in 2023 and becoming a free agent.

•**BROWNS:** Cleveland, which is waiting for starters Jedrick Wills Jr. and Jack Conklin to return from injuries that ended their 2023 seasons, suffered more losses to its offensive line in Saturday’s exhibition loss to the Vikings.

James Hudson III, who has been the primary replacement for Wills, went out with an ankle injury, and backups Germain Ife-di (hand) and Hakeem Adeniji (knee) both got hurt. The Browns signed Ife-di and Adeniji in the offseason to add depth after Wills, Conklin and rookie Dawand Jones all suffered season-ending knee injuries last season. Jones is healthy but was rested against Minnesota.

Despite the banged up offensive line, Coach Kevin Stefanski said he still plans for starting quarterback Deshaun Watson to make his preseason debut this weekend against the Seattle Seahawks in the exhibition finale. It will be Watson’s first action since he suffered a broken right (throwing) shoulder in November.

•**RAMS:** Los Angeles Coach Sean McVay said quarterback Matthew Stafford should be ready to play in the team’s regular season opener at Detroit.

Stafford departed a joint practice with the Dallas Cowboys on Wednesday because of hamstring tightness.