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Cloudy, cold 30/26 • Tomorrow: Snow, breezy 31/21 **B6**

Democracy Dies in Darkness

WEDNESDAY, FEBRUARY 19, 2025 • \$4

Prosecutor quits over order on EPA funds

Veteran of U.S. attorney's office in D.C. refuses to carry out DOJ demand

BY SPENCER S. HSU,
CAROL D. LEONNIG
AND NICOLÁS RIVERO

The head of the criminal division in the U.S. attorney's office in D.C. resigned Tuesday morning after declining to comply with an urgent Trump administration demand to freeze the assets of a multibillion-dollar Biden administration environmental grant initiative, according to the official's resignation letter and two people familiar with the matter.

Veteran prosecutor Denise Cheung's resignation came in response to a Justice Department effort to assist President Donald Trump's head of the Environmental Protection Agency, who said last week that he would try to rescind \$20 billion in grants awarded by the Biden administration for climate and clean-energy projects, according to the two people, who spoke on the condition of anonymity because they weren't authorized to discuss the matter publicly.

Cheung wrote in her resignation letter that while she and the FBI asked the bank handling the

SEE PROSECUTOR ON A6

HHS: Firings at CDC, FDA and other agencies total in the thousands. **A3**

Pentagon: DOGE officials arrive, and firings are expected soon. **A6**

Virginia: Youngkin promises help but says layoffs are necessary. **B1**

U.S. cancels plan to end coronavirus test program

Officials debated trashing \$500M in kits; site to get them free was closing

BY LENA H. SUN
AND CAROLYN Y. JOHNSON

The Trump administration reversed a plan late Tuesday to shut down the government website that ships free coronavirus tests to households, after The Washington Post reported that the administration was preparing to end the program and was evaluating the costs of destroying or disposing of tens of millions of tests.

The Post reported on Tuesday afternoon that the administration was evaluating the costs of destroying tests that would otherwise be provided free to Americans, citing two officials at a federal public health preparedness agency and internal documents reviewed by The Post. A half-hour before the planned shutdown, Department of Health and Human Services spokesman Andrew Nixon sent a statement to The Post confirming that COVIDtests.gov would shut down at 8 p.m. Tuesday. But he said the tests would not be destroyed and "will remain in inventory until they meet their expiration date."

SEE TESTS ON A4



EVELYN HOCKSTEIN/REUTERS

Secretary of State Marco Rubio, center left, with Russian Foreign Minister Sergei Lavrov, right, on Tuesday in Riyadh, Saudi Arabia. The talks, which excluded Ukraine and U.S. allies in NATO, are apparently seen by Moscow mostly as a means of warming U.S.-Russian ties. Ukrainian President Volodymyr Zelensky said talks should not take place "behind the backs of key players," namely Ukraine and Europe.

Trump's transactional style unnerves Taiwan

BY KATRINA NORTHROP
AND VIC CHIANG

TAIPEI, TAIWAN — President Donald Trump has spent his first few weeks in the White House talking about land deals like the real estate developer he once was.

He has threatened to annex Greenland — refusing to rule out military force to do so — and has suggested using "economic force" to make Canada the 51st American state. He has repeatedly talked about taking over the Gaza Strip — referring to the area as the "Rivi-

Island fears eagerness to redraw national borders will embolden Beijing

era of the Middle East" — and his envoys are trying to broker a deal with Russia that could cost Ukraine some of its land.

This transactional approach is unnerving many in Taiwan, who fear it will embolden Chinese leader Xi Jinping to press ahead with

his plans for "reunification" with Taiwan, an island democracy of 23 million people that has never been ruled by the Chinese Communist Party. Some fear Trump and Xi might even use Taiwan as a bargaining chip in a trade deal.

"Trump's rhetoric is doing China's work for it in Taiwan," said Ryan Hass, a China and Taiwan expert at the Brookings Institution and a former national security official in the Obama administration.

"With each statement by Trump that degrades the principle that

territorial boundaries must not be redrawn by force or coercion, propagandists in Beijing likely are giving each other high-fives," Hass said.

Xi, the strongest Chinese leader in decades, has made "the rejuvenation of the Chinese nation" one of his top priorities, and that includes taking control of Taiwan, where nationalist forces fled when a civil war ended with Communist victory in 1949.

Over the past three years, Beijing has dramatically stepped up

SEE TAIWAN ON A11

Judge to probe DOJ's dismissal of charges against NYC mayor

BY SHAYNA JACOBS
AND JEREMY ROEBUCK

NEW YORK — A federal judge has called a hearing for Wednesday on the Justice Department's motion to drop criminal charges against New York Mayor Eric Adams (D), a decision that ignited a week of extraordinary open conflict between career prosecutors and Trump appointees, and

Governor, with power to remove him, questions Adams's ability to serve

led to at least seven resignations. Allegations that Adams agreed to cooperate with the Trump administration on immigration

enforcement in part to get his case withdrawn have separately triggered a political crisis in New York, with four deputy mayors quitting their posts and Gov. Kathy Hochul (D) saying she has concerns about Adams's ability to remain in his position.

Hochul said she would be meeting with key leaders in Manhattan on Tuesday "for a conversation about the path forward,

with the goal of ensuring stability for the City of New York." The governor noted that she has the power to remove the mayor from office but that no governor has exercised that power throughout New York's history.

The Rev. Al Sharpton was among those who met with Hochul. He told reporters afterward that the governor did not plan to make a decision on

whether to take action against Adams before Wednesday's court hearing. Hochul's office did not immediately respond to a request for comment.

"Overturning the will of the voters is a serious step that should not be taken lightly. That said, the alleged conduct at City Hall that has been reported over the past two weeks is troubling

SEE ADAMS ON A7



KATE MEDLEY FOR THE WASHINGTON POST

Jeff Nix, a third-generation apple grower in North Carolina, saw Helene wipe out one of his most productive orchards. "We are four months into this thing now," he says. "What's the timeline?"

After Helene's ruin, North Carolina farmers face daunting decision

Awaiting aid, they must determine whether they can — or should — start over

BY BRADY DENNIS
IN EDNEYVILLE, N.C.

Linda Pryor had checked on one of her family's sprawling apple orchards, where tree trunks still bore the high-water marks from Hurricane Helene and a sea of rotten, flood-tainted fruit carpeted the ground.

She had navigated washed-out sections of road and a missing bridge to check on other fields, where endless rows of corn lay flattened, brown and unharvested — and where the raging waters had deposited appliances and hot tubs, children's toys and trash cans and tires.

At one 20-acre plot off Fruitland Road, which had just become accessible four months after the storm, she found her 42-year-old husband, Adam, rumbling through the field on a bulldozer, beginning to clear fallen trees, boulders, chunks of concrete and other debris. A gully had to be filled and soil leveled and tested. So much work remained, with the spring planting season fast approaching.

"We are running out of time," said Linda, 40.

She estimated their farm already had sustained losses of as much as \$1 million from the

SEE NORTH CAROLINA ON A8

IN THE NEWS

Pope Francis's hospitalization The 88-year-old pontiff is suffering from pneumonia in both lungs, the Vatican disclosed. **A12**

'Zizians' arrested Three members of a cultlike group authorities have linked to six killings, including that of a U.S. Border Patrol agent, were arrested in Maryland. **B1**

THE NATION
Before historic floods that killed at least 17 people, parts of Kentucky and West Virginia had already seen up to twice their normal precipitation so far this winter. **A9**

THE WORLD
A worker-poet in China hopes for papers that will better her life in the big city. **A10**
Russia freed an American citizen who had been arrested on drug-smuggling charges. **A12**

THE ECONOMY
A freeze on wind-power permits is upending the plans of Eastern states and putting climate goals out of reach. **A15**
Confusion reigned after the FBI dropped out of a free workshop about scams targeting seniors, Michelle Singletary writes. **A16**

THE REGION
A decline in new HIV cases in D.C. has led to a significant cut in federal funding for prevention work. **B1**
A federal judge temporarily blocked the Trump administration's firing of the chair of the Merit Systems Protection Board. **B1**

STYLE
Carrie Coon, who's in Season 3 of "The White Lotus," is back in her wheelchair with a character brimming with intense emotion. **C1**

FOOD
Comedian Gus Constantellis made his mom a TikTok star. When she died, he kept cooking. **E1**

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CORRECTION

• A Feb. 16 A-section article about the Trump administration’s Middle East policy incorrectly referred to the Temple Mount as a holy site only for Muslims. Multiple major religions consider it significant, including Islam, Judaism and Christianity.

The Washington Post is committed to correcting errors that appear in the newspaper. Those interested in contacting the paper for that purpose can:
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As U.S. leaders veil hard truths, the ‘Blacksonian’ leans into them



Robin Givhan

THE CRITIQUE

In the dimly lit, subterranean galleries of the National Museum of African American History and Culture, some of this country’s most devastating truths are revealed in a manner that is neither gentle nor blurred. It’s here that individual Americans face the artifacts of their shared story, one that includes freight ships brimming with human cargo, freedom-seeking patriots who once shackled and tormented children with less regard than we now afford livestock, and a foundational system of governance and economics that was rooted in the dehumanization of Black people.

By design, the galleries devoted to this part of American history are claustrophobic. And make no mistake, this is *American* history in the most collective sense of the word. There’s no way to make these realities less disturbing. It is a lie that there were no oppressors or victims. The stories are complicated, and so are the people involved, but those complications don’t erase a profound fact, which is that this country began with a singular, terrible sin. And when we ultimately broke free of it, the aftereffects shattered into countless smaller sins — some obvious to the naked eye, others more of an invisible ache. But like bits of jagged glass, they’ve drifted through the cultural bloodstream, never fully dissolving, always suspended.

These galleries are filled with many of the facts that President Donald Trump and his administration would like to make disappear or simply ignore. This desire has been made clear in the editing of the history taught in schools, in the removal of references to diversity and equity from the government, in the belief that a meritocracy will exist simply because the president declares that it does, in Trump’s attempts to bully people into thinking only what he wants them to think even if it contradicts what they have seen with their own eyes and felt within their heart.

And yet, on a cold and windy Presidents’ Day holiday weekend, in the middle of Black History Month, people are here at the Blacksonian, as it is sometimes called. Despite everything. Because of it all. They’re here absorbing



2016 PHOTO BY BONNIE JO MOUNT/WASHINGTON POST

The National Museum of African American History and Culture offers an unvarnished view of American history.

information about Black soldiers in the Revolutionary War and the Civil War and every other war even though the Defense Department has all but forbidden acknowledgment of this diversity within its realm. They’re here learning about Phillis Wheatley and her groundbreaking poetry even as Trump devalues the unique expertise and experiences of women — especially Black women — as just DEI pandering.

The visitors at the museum are as diverse as the country. They are Black and White. Young, older and elderly. Men and women. Skinny twentysomethings in sneakers with bushy beards, paunchy guys with buzz cuts wearing fleece zip-ups. Elementary school-age kids wile through the galleries in matching orange T-shirts, followed by their beleaguered chaperones trying to get them to slow down and “shhshsh.”

Moving deliberately and confidently through this humanity is a museum guide. A white-haired woman with the patient demeanor of a retired teacher — “Questions? Does anyone have questions?” She practically pleads for questions,

with the tone of someone who loves nothing more than explaining and expounding. She isn’t offering a sanitized timeline of slavery in America: a vague Middle Passage; something about cotton, tobacco and plantations; then Harriett Tubman, Frederick Douglass and on to Martin Luther King Jr. and dreams coming true because the country elected Barack Obama. Hers is a slow, considered story of how America came to be, with all its contradictions; the fact that Whiteness wouldn’t exist were it not for the American Founding Fathers’ need for Blackness. “Do you have questions? Walk with me.”

She is a marvel navigating difficult material and hurtful subject matter with grace and clarity. Her language is not “woke,” but it is specific, as language should always strive to be. Humans were “trafficked.” People were “enslaved”; they were not slaves. She doesn’t just speak to the physical aspects of slavery but the psychological ones, too. She underscores the knowledge and wisdom and traditions that Africans brought with them to America even as they lost everything else. She

bemoans the erasure of languages.

The guide is trailed by visitors who are soaking in the information. Who are rapt. Each word she speaks rebukes an administration that wants to police knowledge. Each step visitors take as they follow behind her is proof that folks of all stripes are tough enough to hear stories about race and racism without crumbling. Americans are not as fragile as Trump seems to believe. They certainly are not as fragile as their president.

The people can survive the truth. They do so each time they walk through the U.S. Holocaust Memorial Museum or the National September 11 Memorial and Museum; when they visit the Vietnam Veterans Memorial or the National Memorial for Peace and Justice ... or the National Museum of African American History and Culture. Perhaps they even emerge having been enlightened or inspired. None of these places do what Trump and his ilk would have museums and monuments do. They eschew distant, federal-style architecture and design; instead, they incorporate the

visitor into the very meaning of the structure. They don’t encourage visitors to shrug off the past and just focus on the future. They don’t camouflage pain with false patriotism.

More than 10 million visitors have come in person to the Museum of African American History and Culture since it opened in 2016. They come even as the president has unleashed his pettiness on the John F. Kennedy Center for the Performing Arts because he didn’t like the programming. They come despite businesses cowering under his demands to abolish any overt efforts to learn from history and be better. They come to rejoice over the country’s progress without denying the road that lies ahead.

“This museum will tell the American story through the lens of African American history and culture. This is America’s Story, and this museum is for all Americans,” said Lonnie G. Bunch III, the museum’s founding director.

Visitors come to learn. And to feel. They come to see and hear about themselves and this country. And in the process, they can improve upon both.

Alleged shooter told police he thought victims were Palestinians

27-year-old man charged in Miami Beach attack that injured two Israelis

BY FRANCES VINALL

A man is charged with two counts of attempted second-degree murder for allegedly shooting two people he thought were Palestinians in Miami Beach on Saturday night.

Mordechai Brafman, 27, a Florida plumber, fired 17 times at a car about 9:30 p.m. Saturday, police allege in his arrest report. The attack was “unprovoked,” and Brafman did not know the

people in the car, police said.

Both victims were injured but survived, the arrest report says. One was shot in the shoulder, and a bullet grazed the forearm of the other, it says. Brafman was arrested shortly after the attack, and police seized a semiautomatic handgun.

Brafman told police that “while he was driving his truck, he saw two Palestinians and shot and killed both,” according to his arrest report. He was captured on surveillance footage making a U-turn toward the victims’ vehicle, getting out and firing as it passed, police said.

Brafman was ordered Monday to stay away from the victims, Ari and Yaron Rabi, footage from a Florida circuit court aired by

local media shows. He was ordered Monday to remain behind bars while awaiting trial. A man named Ari Rabi identified himself and his father, who are Israeli, as the victims in social media posts.

Dustin Tischler, a lawyer representing Brafman, said in an emailed statement: “We are fully cooperating with law enforcement officials and acknowledge the seriousness of the allegations.”

He added that Brafman had been “experiencing a severe mental health crisis which caused him to be in fear for his life” and that “we are deeply relieved that the victims are out of the hospital and recovering.”

The Florida chapter of the

Council on American-Islamic Relations (CAIR) called for Brafman to be additionally charged with committing hate crimes.

“It is the alleged shooter’s reportedly bias-motivated actions, not the actual ethnicity of the victims, that should be the determining factor for charges in this disturbing case,” CAIR-Florida communications director Wilfredo Amr Ruiz said.

Complaints of anti-Muslim bias rose by almost 70 percent in the period from January to June 2024, following the outbreak of the Gaza war in October 2023, compared with the same period the previous year, according to CAIR. The group said it received more than 8,000 reports of dis-

crimination against Muslims in 2023, the highest number in its 30-year history.

A 6-year-old Palestinian American boy was stabbed to death near Chicago in October 2023; three Palestinian Americans were shot in Vermont the following month and survived; and a Texas woman is accused of attempting to drown a 3-year-old girl of Palestinian heritage in a swimming pool in May.

Antisemitic attitudes are also prevalent in the United States, Anti-Defamation League polling found in 2023. Anti-Jewish hate crimes that year reached their highest number since data collection began in 1991, according to the FBI.

White House offers contradictions, not transparency, about Musk’s DOGE role

The Fix

AARON BLAKE

President Donald Trump to promote and defend the work of the newly created U.S. DOGE Service, which has been running roughshod over the U.S. government.

Musk assured reporters that everything he and DOGE, the Department of Government Efficiency, were doing was “maximally transparent.”

“Well, we actually are trying to be as transparent as possible,” Musk said. “In fact, we post our actions to the DOGE handle on X and to the DOGE website. So, all of our actions are maximally transparent.”

But among the many things about DOGE that have been decidedly untransparent is apparently this: Musk somehow has no formal role with DOGE.

The White House claimed in a court filing Monday that Musk not only isn’t the administrator

of DOGE, as many presumed, but he’s also not even an employee. It said he is instead a White House employee.

“He is not an employee of the U.S. DOGE Service or the U.S. DOGE Service Temporary Organization,” said Joshua Fisher, director of the White House’s Office of Administration. “Mr. Musk is not the U.S. DOGE Service administrator.”

There are legal reasons for the White House to draw this line, which we’ll get to.

But the first point is that this is not at all how this effort has been billed. Trump and those around him have repeatedly treated Musk as the head of DOGE and outright said that was to be his role.

When Trump first announced the enterprise in November, he said Musk and Vivek Ramaswamy “will lead the Department of Government Efficiency (‘DOGE’).” (Ramaswamy soon left the venture.)

“And we will create the new Department of Government

Efficiency, headed by Elon Musk,” Trump said on Dec. 22.

Trump echoed that on Jan. 19, saying, “We will create the new Department of Government Efficiency, headed by a gentleman named Elon Musk.”

When administration officials have not explicitly described Musk as the head of DOGE, they have implicitly described him as being in charge of its efforts.

At that Feb. 11 news conference, Trump asked Musk to mention things that “your team” has discovered. Musk proceeded to describe things that DOGE is doing.

On Feb. 4, Musk referred to DOGE as “we.”

“Doge has not looked at, nor is there any interest in, private financial data,” he posted on X. “What would we even do with it?”

On Feb. 12, he promoted a post from DOGE’s X account describing himself as playing a role in what DOGE was announcing.

Trump in his Super Bowl interview on Feb. 9 said Musk

has “been terrific” and suggested that he has been hiring people: “He comes in with a hundred very smart people.”

The White House on Jan. 25 promoted DOGE’s cancellation of government contracts while featuring an image of Musk in the background.

And at least twice over the past week, White House press secretary Karoline Leavitt has described Trump as dispatching Musk and DOGE to do specific things.

“Well, he has already directed Elon Musk and DOGE to do just that,” Leavitt told Fox News on Feb. 12 when asked about looking for potential government “kickbacks.”

“President Trump has directed Elon Musk and the DOGE team to identify fraud at the Social Security Administration,” Leavitt added in another Fox interview on Monday, the same day as the new court filing.

The filing is the culmination of plenty of uncertainty about Musk’s actual job status.

When Trump signed the

executive order creating DOGE on Jan. 20, the order stated, “There shall be a USDS Administrator established in the Executive Office of the President who shall report to the White House Chief of Staff.”

That description fits Musk, but then the White House never actually announced an administrator. Even in its filing Monday, the White House did not clarify who the administrator is, if there is one.

The filing also claimed Musk “has no actual or formal authority to make government decisions himself.”

The White House has previously said Musk is a “special government employee,” which exempts him from certain disclosure rules. (The White House has said his personal financial disclosure won’t be made public, despite the prospect of myriad conflicts of interest with Musk’s extensive business ventures.)

So why wouldn’t the White House actually put Musk in charge (at least formally)? Well,

probably because a pair of lawsuits have challenged the legality of Musk’s role and actions, and putting him in charge could be a problem for the administration.

The appointments clause of the Constitution says that high-ranking officers of the United States can serve only “by and with the advice and consent of the Senate.” Musk has not gone through any confirmation process.

A president can also appoint people known as “inferior officers,” who aren’t subject to Senate confirmation. But their positions must be formally authorized by Congress, and Trump created DOGE by executive order.

Being a mere White House adviser would mean Musk would not require any of these things. But the idea that he’s not actually in charge of DOGE is very difficult to square with all the available evidence.

And, at the very least, the whole thing doesn’t exactly scream transparency.

POLITICS & THE NATION

Thousands of workers fired from health agencies including FDA and CDC

Many of the terminated staff worked on issues crucial to consumers

BY RACHEL ROUBEIN, LENA H. SUN AND CAROLYN Y. JOHNSON

The nation's health agencies were upended over the weekend by a confusing, slow-motion roll-out of terminations that left staff worried about the future of various projects, including those to improve maternal health, discover new cancer treatments and provide help for 9/11 responders. Several thousand probationary employees across the Department of Health and Human Services were notified they would be terminated after four weeks of leave — fired in what some are calling a “Valentine’s Day massacre.” The termination notices, which arrived over the weekend, capped a chaotic week of speculation about when the cuts would come and who would be affected. The terminations had a swift impact. The Food and Drug Administration’s top food official resigned Monday, citing the “in-discriminate firing” of 89 staff members from the agency’s food program and Robert F. Kennedy Jr.’s rhetoric toward staff. “I was looking forward to working to pursue the Department’s agenda of improving the health of Americans by reducing diet-related chronic disease and risks from chemicals in food,” Jim Jones, the FDA’s deputy commissioner for human foods, wrote in a letter — reviewed by The Washington Post — to the agency’s acting commissioner. “It has been increasingly clear that with the Trump Administration’s disdain for the very people necessary to implement your agenda, however, it would have been fruitless for me to continue in this role.” Overall, several thousand people from the more than 80,000 workers employed at HHS agencies were told they were terminated. All were probationary, meaning they had just a year or two on the job or had recently been promoted. Many worked on issues critical to consumers, such as improving health care, regulating food packaging or responding to infectious-disease outbreaks. In interviews, they described a bewildering process that often required them to inform their own bosses they had been terminated. The termination messages cite poor job performance, according to more than half a dozen letters from various agencies obtained by The Post. The people who were



Demonstrators protest the mass firing of Centers for Disease Control and Prevention employees in front of agency headquarters in Atlanta on Tuesday. All the fired workers were probationary.

fired disputed that characterization. “Unfortunately, the agency finds that you are not fit for continued employment because your ability, knowledge and skills do not fit the agency’s current needs, and your performance has not been adequate to justify further employment in the agency,” the termination notices state. The cuts swept across health agencies such as an emergency preparedness office, the Centers for Disease Control and Prevention, the National Institutes of Health and the FDA. Patient advocacy groups — as well as current and former employees — expressed deep alarm over the cuts. “The cumulative effects of threatened cuts to federal health research funding and forced departures at our nation’s premier health agencies will put our global leadership and our nation’s health at risk,” a coalition of patient groups, including the Friends of Cancer Research and the American Diabetes Association, wrote in a joint statement. This article is based on interviews with more than two dozen current and former officials and other people familiar with the terminations, many of whom spoke on the condition of anonymity for fear of reprisal. The firings at the nation’s health agencies are part of the Trump administration’s swift overhaul of the federal workforce. Thousands of trial and probationary workers across the government have been fired, and courts have been asked to halt the actions. Administration officials have

cast the effort as an attempt to make the government more efficient and productive. Kennedy, who was sworn in last week as HHS secretary, has previously stated a desire to clean house at some of the agencies he now oversees — and his allies say massive change is needed to reverse course in America’s explosion of chronic disease. “Our plans are radical transparency and returning gold standard science [to] NIH, the FDA and CDC, and ending the corporate capture of those agencies,” Kennedy said after being sworn in as HHS secretary. In a statement, HHS defended the cuts. “HHS is following the Administration’s guidance and taking action to support the President’s broader efforts to restructure and streamline the federal government,” the department said. “This is to ensure that HHS better serves the American people at the highest and most efficient standard.” The initial list of terminations at agencies such as the CDC, FDA and NIH was reduced, according to multiple federal health officials. Many employees were notified that they were placed on administrative leave until March 14, when their terminations would take effect. At the FDA, hundreds of staffers received termination notices, according to multiple people familiar with the matter. That includes those who work on medical devices, tobacco and food. Those terminated in the food program were working on nutrition, infant formula and food safety response, as well as 10 staff

members who were charged with reviewing potentially unsafe chemicals in the nation’s food supply, Jones wrote in his resignation letter. The FDA did not immediately respond to a request for comment. An HHS spokesperson thanked Jones for his service, adding that the department welcomes resignations for those “who do not fully align” with the “Make America Healthy Again” initiative. In late spring, Arielle Kane joined the Centers for Medicare and Medicaid Services’ Innovation Center to help launch a program aimed at reducing maternal mortality and severe complications in 15 states’ Medicaid programs. She received a firing notice Saturday and said she is worried about the future of the program. At the Atlanta-based CDC, senior leaders were informed Friday that 1,269 people — nearly 10 percent of the agency staff —

would receive termination notices. But Friday evening, the CDC was sent a smaller list, with 750 names. It’s not clear whether additional names will be sent, three federal health officials said. On Tuesday, dozens of protesters gathered in front of the agency’s main campus to protest the firings. Among those who received notices were about 20 fellows in an elite laboratory science program, about half of whom were deployed across the country, according to a public health official who had direct knowledge of the terminations. The scientists were part of several outbreak investigations, the official said, including those involving skunk rabies, dengue fever and Oropouche, a viral disease spread by small flies and mosquitoes that causes sudden fever and headache, and that turned deadly for the first time last year in Brazil. About 130 fellows in another elite public health program that assigns them to state and local health agencies also received termination notices. In the past two years, they have responded to fires and flooding in New Mexico, an environmental disaster in San Diego and an ongoing tuberculosis outbreak in Kansas City, said one fellow in his 30s who received a notice. He spoke on the condition of anonymity for fear of reprisal. “We are the ones that support most of these outbreaks,” he said. “With these cuts you’re hitting the people actually doing the field work.” Several employees who had worked at the CDC for years also received termination notices. The staffers had received promotions, bumping them from one hiring authority to the next, which reset their probationary periods, according to two federal health officials. Anthony Gardner, 48, said he was among those who received a termination notice. Gardner had been a contractor but was hired as a federal employee nearly two years ago. Gardner’s brother died on the

83rd floor of the North Tower at the World Trade Center during the Sept. 11, 2001, terrorist attacks. Years later, Gardner became a public affairs specialist for a CDC program that oversees medical monitoring and treatment of first responders and survivors of the attack. On Saturday, he received a termination notice — along with, he said, 15 of the 90 program employees. Like others who received the notices, Gardner said the reason cited was poor performance, which he argued is not true. He said he got the top rating — “outstanding” — on each of his last two performance evaluations plus other awards for high performance and excellence. At NIH, between 1,000 and 1,200 people received letters as of Sunday afternoon, according to two people familiar with the process who spoke on the condition of anonymity because they were not authorized to discuss the matter publicly. For some, notices arrived around dinnertime Saturday. Among those recipients was a scientist with specialized skills who was recruited to NIH to build a laboratory focused on speeding up cancer drug discovery. One project, which aimed to find a way to block a protein that helps cancer cells survive, was set at the end of February to start screening a vast library of molecules to see which ones might be developed into drugs. That work is now effectively paused. The purge of probationary employees was the latest disruption to shake the world’s premier biomedical research agency, which has been mired in uncertainty and which saw some senior leaders abruptly retire last week. After the weekend’s firings, Kennedy held an official welcome ceremony at HHS headquarters Tuesday morning. He pledged to usher in “radical transparency” and suggested global trust in the health agencies he now oversees had declined.

NORTH DAKOTA Native American activist leaves prison

Native American activist Leonard Peltier was released from a Florida prison on Tuesday, weeks after then-President Joe Biden angered law enforcement officials by commuting his life sentence to home confinement in the 1975 killings of two FBI agents. Peltier, 80, left Coleman penitentiary in an SUV, according to a prison official. He didn’t stop to speak with reporters or the roughly two dozen supporters who gathered outside the gates to celebrate his release. Peltier, a member of the Turtle Mountain Band of Chippewa Indians in North Dakota, was headed back to his reservation, where family and friends will celebrate his release with him on Wednesday and where the tribe arranged a house for him to live in while serving his home confinement. Throughout his nearly half-century in prison, Peltier has maintained that he didn’t murder FBI agents Jack Coler and Ronald Williams during a confrontation that day on the Pine Ridge Indian Reservation in South Dakota. Biden did not pardon Peltier. But his Jan. 20 commutation of Peltier’s sentence to home confinement, noting Peltier had spent most of his life behind bars and was in poor health, prompted criticism from those who believe Peltier is guilty. Among them is former FBI director Christopher A. Wray, who called Peltier “a remorseless killer” in a private letter to Biden obtained by the Associated Press.

— Associated Press

NEW YORK Ethics watchdog ruled constitutional

New York’s top court on Tuesday affirmed the constitutionality of an ethics watchdog created three years ago to stem public corruption, rejecting arguments from former governor Andrew M. Cuomo related to a \$5 million book deal. The Commission on Ethics and Lobbying in Government had been fighting for its survival after Cuomo’s lawyers persuaded lower courts that the panel was given unconstitutional enforcement powers. Cuomo contended that the law creating the agency violated the separation of powers mandated under the state constitution, since enforcing ethics laws is a power that belongs to the executive branch. The Court of Appeals sided with the commission in a 4-3 vote, reversing lower court rulings. Judge Jenny Rivera wrote in a majority opinion that the law creating the commission gives it narrow powers to avoid having top state officials regulating their own ethics. The commission was formed by the legislature and Gov. Kathy Hochul as a more independent alternative to a previous ethics panel widely criticized for being overly beholden to top government officials. It debuted in the wake of Cuomo’s 2021 resignation in a sexual harassment scandal. Cuomo was fighting an attempt by the commission that could force him to forfeit \$5 million he got for writing a book about his administration’s efforts during the covid-19 pandemic. State officials claim Cuomo

hadn’t kept a promise not to use any state resources on the book. Cuomo denies those allegations.

— Associated Press

HEALTH More measles cases in Texas, New Mexico

The measles outbreak in rural West Texas has grown to 58 cases as of Tuesday, and eight people in neighboring eastern New Mexico also have been diagnosed with measles. New Mexico health department spokesman Robert Nott said Tuesday that the agency hadn’t “identified any direct contact” between cases in its state and cases in Texas. The West Texas cases are concentrated in Gaines County, which has 45 infections. Terry County to the north has nine confirmed cases, while Lubbock and Lynn counties have a case each and Yoakum County has two. State health officials say this outbreak is Texas’s largest in nearly 30 years. Health department spokeswoman Lara Anton said last week that cases have been concentrated in a “close-knit, undervaccinated” Mennonite community — especially among families who attend small private religious schools or are home-schooled. The New Mexico cases are in Lea County, which borders Gaines County in Texas. The cases include a family of five in isolation, the state health department said Tuesday, but none of those infected have needed to be hospitalized. Six people who have measles are not vaccinated, officials said.

— Associated Press

Public Notice

Updated weight limits on Virginia bridges and culverts

In accord with state and federal law, the Virginia Department of Transportation (VDOT) has imposed new or changed existing weight restrictions and installed new signage indicating the updated weight restrictions on the following bridges and culverts (structures) in Virginia within the last 30 days.

Jurisdiction	Fed Struc Id	Route #	Route Name	Crossing	Posted Date
POWHATAN	13851	621	COSBY ROAD	GADDES CREEK	1/22/2025
FRANKLIN	7916	705	CHESTNUT HILL R705	PIGG RIVER	1/22/2025

The list above is not a comprehensive list of all structures with weight restrictions in the Commonwealth but shows only structures that have new or changed weight restrictions within the last 30 days. The list contains only basic structure identification and location information and the date the new or changed weight restriction and signage became effective.

For a full listing of all bridge and culvert weight restrictions with detailed information about specific structures, including location data and actual weight limits, visit vdot.virginia.gov and navigate to Traffic and Travel/For freight operators/Truck restrictions. This page references a posted structures report and a GIS map tool that contain detailed information about restricted structures in Virginia. To receive email notifications regarding new or updated weight restrictions for structures statewide, complete the sign-up form on the web page.

Notices regarding bridges and culverts with new or updated weight restrictions are published monthly by VDOT. For additional information or questions, please contact haulingpermits@vdot.virginia.gov or the Load Rating Program Manager, Manjil Devkota at **804-786-4064**.

The Virginia Department of Transportation is committed to ensuring that no person is excluded from participation in, be denied the benefits of, or be subjected to discrimination under any of its programs or activities on the basis of race, color, or national origin, as protected by Title VI of the Civil Rights Act of 1964. If you need further information on VDOT’s Title VI Program or special assistance for persons with disabilities or limited English proficiency, please contact the Virginia Department of Transportation’s Title VI Program Specialist at 804-786-2730 or corina.herrera@vdot.virginia.gov.

Public health experts say keeping coronavirus tests on hand still has value

TESTS FROM AI

“With COVID-19 infections decreasing after a winter peak, we are transitioning away from government-distributed at-home tests to the commercial market just as we have in the past,” that first statement said. “Tests ordered through COVIDtests.gov before 8 p.m. EST, February 18, 2025, will be shipped.”

Then, 12 minutes before the site’s planned shutdown, Nixon sent a new statement saying COVIDtests.gov would not be pulled offline at this time.

“With COVID-19 infections decreasing after a winter peak, we are in the process of regular discussions on closing this round of the COVID-19 test ordering program. At this point, the program is still open, and we will share additional updates as needed,” the second statement said.

Internal documents show that officials at HHS had been considering two options: either disposing of or continuing to ship more than 160 million tests, valued at more than half a billion dollars. Only a small fraction of the tests are expired, according to the two officials.

Documents also show that em-

ployees were asked Tuesday to identify initiatives, projects and webpages related to covid-19 as part of a process to comply with an executive order. President Donald Trump signed an order rescinding many of President Joe Biden’s executive orders, including some on the covid response and increasing the testing supply.

On Tuesday afternoon before The Post reported its story, the two officials, who shared details of the plans on the condition of anonymity because they were not authorized to speak about them, did not know whether a final decision had been made on what to do with the stockpile of tests maintained by the Administration for Strategic Preparedness and Response (ASPR).

“It’s expensive to stockpile these tests,” said Dawn O’Connell, a former ASPR chief who served in the Biden administration but had no knowledge of the current planning. “Destruction costs a significant amount of money, but hanging on to them costs a significant amount of money.”

Consumers would still be able to purchase tests over the counter if the government program were paused or ended.

The decision on coronavirus tests represents yet another turning point in the fight against a virus that has posed political and public health challenges for Trump since the pandemic began five years ago. Trump initially touted his coronavirus response as a defining moment of his first presidency, labeling himself a “wartime president” as the virus surged in early 2020 and the nation reeled.

But he came to resent the advice provided by public health experts, accusing them of attempting to politically damage him by encouraging shutdowns. Trump has since distanced himself from the government’s coronavirus response, including signing an executive order last week aimed at ending Biden-era coronavirus vaccination mandates in schools and universities. The anger toward public health agencies has helped fuel his new assault on the federal bureaucracy.

The program to ship free coronavirus tests directly to American households has been paused and revived more than a half-dozen times since it began, in keeping with the threat posed by the virus. It was paused, for example,

in March 2024 and revived in September for the seventh time, in advance of the winter respiratory illness season.

Public health experts agree that there is no urgent need for free tests to be sent to American households now, given that covid levels are lower than earlier waves. But they said keeping the tests on hand is an insurance policy in case the virus evolves to cause a large outbreak again.

Since January 2020, the ASPR has provided more than 2 billion free over-the-counter tests, according to a news release. It is best known for the more than 900 million tests sent directly to households that requested them on COVIDtests.gov in a partnership with the U.S. Postal Service. The ASPR also provides free tests to community organizations that distribute them locally, such as nursing homes and health departments.

“Destroying an asset that was paid for by the American people, that doesn’t make any sense,” said Tom Inglesby, who was White House national coordinator for coronavirus testing from the end of 2021 to April 2022. In the event that covid becomes resurgent again, “we need to be

able to figure out who is sick, who is not sick, who needs medicine, who is, in fact, contagious, who may be someone who’s vulnerable. These diagnostics really help you make really good decisions, help families make good decisions about how to stay healthy.”

An internal document reviewed by The Post described the agency’s plans to shut down the free coronavirus test distribution as part of an effort to comply with Trump’s rescision of a Biden executive order on his first day in office. That rescinded 2021 order focused on a national testing strategy, including expanding the test supply.

Ashish Jha, who led the White House covid-19 response from March 2022 to April 2023, said the stockpiled tests are valuable to have on hand.

“The virus is not posing a major public health threat now,” Jha said. But he added that trashing the tests “feels like an act of self-destruction here. It’s going to be expensive. And it takes away a tool that the administration would want to use in the scenario that we get a highly immune-evasive variant.”

The Biden administration pol-

icy was to stockpile enough tests to last six to eight weeks so the country would never again experience the shortages that hit the United States in late 2021, “when no one could find an over-the-counter test,” O’Connell said.

As the covid threat diminished, the agency did not want to let the tests expire on shelves. Officials opened up the free tests program, with “tens of thousands being ordered every day,” O’Connell recalled.

Especially during the winter, when respiratory illnesses tend to peak, having free coronavirus tests meant that individuals were able to “keep it in your medicine cabinet to distinguish between flu and covid,” she said. “I thought there was value and continue to think that there’s value.”

The United States is experiencing a record influenza season, one of the worst in more than a decade. About 1 in every 13 visits to a doctor are for flu-like illness, according to the Centers for Disease Control and Prevention, the highest level since 2002.

Dan Diamond contributed to this report.

Firings of hundreds of FEMA employees could slow response to disasters

BY BRIANNA SACKS, HANNAH NATANSON AND RUBY MELLEN

Hundreds of Federal Emergency Management Agency employees were fired as part of a wave of terminations of federal workers over the holiday weekend and Tuesday, according to agency officials. The cuts, which come in addition to the firing of more than 200 last week, target probationary and contract employees and could affect people across the country who are struggling to rebuild and prepare for disasters.

The mass firings started over Presidents’ Day weekend, part of what federal employees in text groups and online forums called the “St. Valentine’s Day Massacre,” which has created chaos across the federal government. Supervisors warned their workers to quickly pull their documents off websites and email them to personal accounts so they’d have copies, messages seen by The Washington Post show. Employees logging into internal systems could no longer see team profiles, which are usually readily accessible.

“Under President [Donald] Trump’s leadership, we are making sweeping cuts and reform across the federal government to eliminate egregious waste and incompetence that has been happening for decades at the expense of the American taxpayer,” said a spokesperson for the Department of Homeland Security, which oversees FEMA, in a statement. “We are actively identifying other wasteful positions and offices that do not do not fulfill DHS’ mission.”

For FEMA, which operates with about 25,000 people, the cuts will affect disaster victims seeking individual assistance funds, rural and tribal communities trying to bolster their infrastructure, and towns trying to obtain large grants to help them rebuild, according to nine current and former FEMA officials, who like others interviewed for this article spoke on the condition of anonymity to avoid retaliation.

Critics of FEMA have long called for a better, less-complicated disaster response system, pointing out that the agency often is tasked with doing too much, which hinders its ability to respond swiftly and efficiently.

In a letter earlier this month, Sen. James Lankford (R-Oklahoma) commended Trump’s efforts to review and reform the agency’s operations. He said that FEMA has too many responsibilities and agencies under its framework and that the federal government’s role should be diminished.

“The federal government’s labyrinthine disaster response and recovery programs have not been subject to the scrutiny needed to assess whether it is achieving its goals or whether its funding would be better spent with limited strings attached at the state and local levels,” he wrote, adding that Trump’s newly established FEMA review council should get feedback from “leaders with substantial knowledge of disaster recovery efforts.”

While the losses have been hard to track given FEMA’s various staffing sources and layers, agency officials have estimated they’ll be short about 1,000 em-



National Guard troops, FEMA workers and others unload food and water from a helicopter after Hurricane Helene hit North Carolina.



People affected by the wildfires in the Los Angeles area seek information and relief at a FEMA disaster recovery center at Pasadena City College last month.

ployees because of the terminations and the deferred resignation program put in place by Elon Musk’s U.S. DOGE Service.

Agency staff members say it’s been hard to learn why the Trump administration is firing their colleagues. People have been combing LinkedIn and Reddit posts, passing along information in group chats and checking their daily situation reports to determine what their workforce now looks like.

Two current officials said that the Office of Personnel Management, the federal human resources agency, has been heavily involved in making the calls and giving lists to each office with the names of people to terminate.

FEMA is actively responding to more than 100 disasters and emergencies across the United States, including hurricanes Milton and Helene and the historic fires in Los Angeles. Each event requires scores of workers and contractors who coordinate disaster response, oversee debris removal, and instruct local and tribal authorities in the grant application and disbursement process, as well as helping communities understand what FEMA does. With billion-dollar disasters now the norm, more FEMA employees have been responding to disasters for sometimes 60 days at a time.

Nearly every FEMA employee can respond to a disaster if the

need is great enough. When hurricanes Helene and Milton hit the Southeast back-to-back in the fall, FEMA officials said, they had to pull staff from other disasters to support the immediate needs of millions of people in North Carolina, Florida and other states. Few workers were left in the agency’s reserves, and FEMA had to hire more people. As a result, the officials continued, losing hundreds of workers is likely to hinder the agency’s ability to handle simultaneous catastrophes while processing tens of thousands of cases.

Trump officials are planning multiple waves of layoffs, according to two agency officials. The first sweep has focused on hun-

dreds of probationary employees. While those include hundreds of new hires — among them local residents hired to help their own communities — “probationary” workers are often seasoned staffers who are coming off contracts to fill permanent roles in the agency, according to three current officials. The next sweep is expected to target employees who work in climate and diversity, equity and inclusion programs, those officials said.

The terminations are resulting in the loss of leaders who have years of institutional knowledge, the officials said. One of the agency staffers who was fired, Christopher Page, started at the agency in 2010 and recently accepted a new position as a chief for the National Flood Insurance Program. The goal, he wrote on LinkedIn, was “to lead a team of flood insurance experts, with a goal of improving the product for policyholders, for industry, for the nation. That position change made me a probationary employee.” Page declined to provide additional comment.

The cuts also targeted entire teams and contractors. One seven-person unit within the agency’s Building Resilient Infrastructure and Communities grant program focused solely on helping small, lower-income communities secure grants for large disaster mitigation and prevention projects. FEMA created the initiative a few years ago because it realized that tribal and rural areas were falling through the cracks. The team helped places such as Crisfield, Maryland, by bolstering the small seaside town’s ability to handle increasingly devastating flooding.

“These are mostly rural and tribal communities. They’ll all be notified soon that their projects will essentially have to be done

on their own, something not feasible for nearly all of them,” said a FEMA employee working in mitigation.

The agency has multiple layers of staffing for disaster response as well as its other initiatives and projects. The majority of the workforce focuses on disasters and are intermittent or contract workers, according to a person familiar with the agency’s operations. About a third of FEMA’s staff are “reservists,” temporary on-call workers who deploy to disasters. A large number of people are also part of the agency’s CORE program, and they come on for two to four years, depending on the incident. These workers help manage caseloads and oversee public assistance grant programs, where a community applies for federal funds to reimburse it for rebuilding roads, schools and other infrastructure. Then there are the permanent employees, mostly senior officials who often oversee these disaster programs.

If the agency loses a significant portion of its workforce, officials say, it is likely to result in a slower disaster response, longer waits for payouts and worse customer service — issues that disaster victims have complained about for years.

“The disaster recovery system in the United States requires a robust federal emergency management partner,” said Katie Mears, senior specialist in U.S. disaster and climate risk with Episcopal Relief and Development. “If FEMA’s capacity is dramatically cut, as it has been and seems likely to continue to be, coordination and resourcing will fall to states, local governments and nonprofits, which simply can’t provide the resources and certainly not the technical and coordination support that FEMA currently provides.”

Agency staffers point out that FEMA is not just a disaster response agency. It also assists communities with preparing for flooding and other extreme weather events, doling out billions in grants that help pay for things such as drainage works, tornado shelters and elevating flood-prone homes. Other programs focus on land use, planning and codes.

The terminations have created an environment of fear and uncertainty, employees said. On Monday afternoon, people were scrambling to keep track of who was gone. Some probationary employees who had chosen to take Musk’s “deferred resignation program” found out Monday that they were “not eligible” and would be “terminated,” according to a letter seen by The Post.

FEMA has proved integral to recent disaster responses. In California, the agency is helping to oversee and fund one of the biggest wildfire recovery responses in U.S. history, after blazes ripped through Los Angeles last month, destroying or damaging more than 18,000 structures.

As of Tuesday, FEMA has approved more than \$74 million under the Individual Assistance Program for almost 29,000 applicants affected by the wildfires. The agency was activated again Sunday, when Trump approved an emergency declaration for Kentucky, where severe flooding from heavy rains has killed at least 14 people.



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Pentagon firings expected soon, officials say, as DOGE team makes arrival

BY DAN LAMOTHE,
ALEX HORTON
AND HANNAH NATANSON

The Trump administration has directed defense agencies to turn over a list of their probationary employees by the end of Tuesday, with the expectation that many could be fired as soon as this week, according to five people familiar with the matter.

The directive coincides with the arrival at the Pentagon of personnel from billionaire tech mogul Elon Musk's U.S. DOGE Service, which has overseen the firing of thousands of probationary employees in other federal agencies and coordinated the dismantling of the U.S. Agency for International Development.

It was not immediately clear whether any probationary employees in the Defense Department will be exempt from plans to reduce headcount, but the expectation is that many will not, said people familiar with the matter who, like some others, spoke on the condition of anonymity to discuss internal deliberations.

The Pentagon referred questions to the Office of Personnel Management (OPM), which has had a leading hand in reshaping the government during President Donald Trump's first month in office. Spokespeople for the OPM and DOGE did not respond to requests for comment.

If implemented widely, cuts to probationary employees across the Defense Department could result in thousands of dismissals. The Pentagon, with a budget of more than \$840 billion, is the federal government's largest agency. It has about 950,000 civilian employees, including tens of thousands of military veterans, with roles ranging from welders responsible for vehicle maintenance to administrative staff assisting in offices and engineers overseeing highly specialized weapons programs. Probationary employment for federal workers generally lasts one year but can extend to two or three



A view of the Pentagon last year. It was not immediately clear whether any probationary employees will be exempt from plans to cut staff.

years in some positions.

The Pentagon also oversees about 1.3 million active-duty service members and nearly 800,000 more who are in the National Guard and reserves, but the Trump administration has exempted service members from its sweeping budget cuts.

Musk's involvement in Pentagon personnel and budgeting matters will certainly raise questions about potential conflicts of interest. His companies have received billions of dollars in U.S. government contracts, including at the Defense Department, which has a growing interest in the capabilities offered by

“There are waste, redundancies and headcounts in headquarters that need to be addressed. There’s just no doubt.”
Defense Secretary Pete Hegseth, last week while traveling in Stuttgart, Germany

SpaceX.

One contract for \$1.8 billion was awarded to the company to help build a network of spy satellites for the Pentagon's National Reconnaissance Office in 2021, Reuters reported. The Pentagon also pays for Starlink, a satellite-based internet service that is overseen by Musk and has proved vital for Ukrainian troops to communicate on the battlefield.

Defense Secretary Pete Hegseth last week acknowledged that DOGE was due to arrive at the Pentagon and said he would welcome its teams. He said he already had been in contact with

Musk, whom he called a “great patriot, interested in advancing the ‘America First’ agenda” of Trump.

“There are waste, redundancies and headcounts in headquarters that need to be addressed,” Hegseth said while traveling in Stuttgart, Germany. “There’s just no doubt.”

Hegseth cited Defense Department programs examining climate change but said DOGE efforts will be coordinated with his team to make sure they are not “to the detriment of American operational or tactical capabilities.” He affirmed that Musk was accurate to say that “billions

of dollars” could be saved in the Defense Department, with the money spent instead on combat troops.

The Musk team has struggled to discern the roles of employees in other departments, leading to mistakes. Last week, some dismissals in the Energy Department were initiated, then paused, after alarm was raised about the effects of the cuts on nuclear defense programs.

Leaders across the Defense Department compiled lists of personnel they believed were mission critical and should be exempt from dismissal. But some staffers said they didn't really expect to be seriously considered, citing the OPM's authority to grant such requests and interpretation of guidance that approvals would be rare. Chaos surrounding fast-moving and sudden directives seemed to be a feature, rather than a bug, said a staffer with the U.S. Cyber Command.

One military officer said Tuesday that it was not yet clear how the possible DOGE-mandated cuts may affect his office, which is part of the U.S. intelligence community. He works with five employees considered probationary, performing work he characterized as vital to national security, and is waiting to see whether any will be exempted.

The officer said that in his agency probationary status lasts one year for military veterans and two years for civilians. Some of those hired as Defense Department civilians previously worked as defense contractors in similar roles and are considered experts in their fields, the officer said.

Probationary employees working with classified programs can't simply be fired, the officer said. They must be escorted off their installation, give up their badge and be formally “read out” of their program, a process that involves debriefings and returning classified information.

“Morale is not great,” the officer said. “No one trusts that they won't jack this whole thing up.”

Federal prosecutor in D.C. says evidence didn’t support what she was told to do

PROSECUTOR FROM AI

disbursements to freeze the assets immediately, she refused a last-minute order from interim U.S. attorney Ed Martin to compel the bank to do so. This demand came after the office of acting deputy attorney general Emil S. Bove requested she open what she considered an unfounded criminal investigation into the matter, according to a resignation letter obtained by The Washington Post.

“When I explained that the quantum of evidence did not support that action, you stated that you believed that there was sufficient evidence,” Cheung wrote of a demand by Martin to write the bank a second letter ordering the funds frozen “pursuant to a criminal investigation.” She added, “Because I believed that I lacked the legal authority to issue such a letter, I told you that I would not do so. You then asked for my resignation.”

Cheung's account of two top Trump political appointees directing a hurried effort to halt billions of dollars in environmental grants approved under the Biden administration marked a profound departure from Justice Department policy and norms. Prosecutors warned that such steps by the Trump administration without adequate evidence or legal basis were a misuse of the Justice Department's powers of criminal investigation, aiming them at political goals regardless of the law.

Cheung's departure as the top supervisor overseeing federal criminal cases for the U.S. attorney's office in the nation's capital marks the latest shake-up of key federal prosecutors' offices under the Trump administration. At least seven senior U.S. public corruption prosecutors resigned last week, including the interim U.S. attorney in Manhattan, Danielle Sassoon, and a top deputy, after Bove ordered the dismissal of corruption charges against New York Mayor Eric Adams (D), citing alleged political malfeasance and the case's impact on Adams's ability to carry out the administration's immigration enforcement policies.

An eighth prosecutor resigned Monday, telling Attorney General Pam Bondi in a letter that he “can no longer serve the department I love.” Ryan R. Crosswell was a 10-year department veteran who worked as a trial attorney in the public integrity section, where five supervisors resigned last week over the Adams case.



The Justice Department has had several federal prosecutors resign in the past two weeks.

The U.S. attorney's office in D.C. has been a focus of the administration's early weeks. Trump pardoned nearly all of the almost 1,600 defendants in the Jan. 6, 2021, Capitol riot, shocking prosecutors there who had handled the cases. Then the interim U.S. attorney fired Jan. 6 prosecutors and ordered two top supervisors — Cheung and Jon Hooks, the head of the office's public corruption unit — to review how the office handled such cases.

The latest dustup, though, centered on a different matter entirely. EPA Administrator Lee Zeldin said on X that the agency would seek to revoke contracts for a still-emerging “green bank,” known as the Greenhouse Gas Reduction Fund, that is set to leverage public and private dollars to invest in tens of thousands of projects to fight climate change and promote environmental justice. Zeldin also said in a news release that he would refer the matter to the agency's inspector general and work with the Justice Department.

Zeldin explained the decision to claw back the \$20 billion in grants by citing a secretly recorded video from Project Veritas, a right-wing group known for its undercover sting operations, in which an EPA official said the Biden administration was “trying to get the money out as fast as

possible before they come in and stop it all. ... It truly feels like we're on the Titanic and we're throwing, like, gold bars off the edge.”

The money was deposited to Citibank and later transferred to eight private green banks, set up to fund green energy projects such as installing solar panels, making buildings more energy efficient and building charging stations for EVs, according to publicly available documents.

Zeldin said the EPA's decision to send the money to green banks that would later lend the money to people and businesses “was purposefully designed to obligate all the money in a rush job with reduced oversight.” However, a former EPA official told The Post that it is common for the Treasury Department to reach financial agent agreements with banks to dole out federal money in instances in which an agency must “maintain oversight while providing more flexibility to leverage private partnerships,” such as with pandemic relief to airlines.

Zealan Hoover, who previously oversaw implementation of Biden's climate law at the EPA, said the arrangement was developed over the course of a year “with extensive input from career staff at EPA and Treasury,” and the EPA's Office of Inspector General was briefed “to ensure robust

oversight systems were in place.”

In her resignation letter to Martin, Cheung said a representative of Bove's office instructed her early Monday, a federal and banking holiday, that the department wanted to open a criminal investigation.

Later, the same member of Bove's staff and Martin's top deputy told her it would be sufficient for now for her to send a letter to the bank recommending it freeze the assets so no more money could be spent or withdrawn, Cheung wrote.

Cheung coordinated with a top supervisor in the FBI's Washington field office to draft a letter to the bank. But Martin's deputy, Principal Assistant U.S. Attorney Alicia Long, proposed adding language sought by Bove's office stating that the Justice Department had “probable cause to believe” the funds were subject to asset seizure because of potential violations of law.

Cheung explained that the language — used to obtain court orders to obtain search, seizure and arrest warrants — was not appropriate because it wasn't supported by evidence.

“Despite expressing some concern about the current lack of evidence of any apparent crime and the need to send out any such freeze letter,” Cheung wrote, she later learned Martin insisted he would order someone in his of-



The prosecutor who resigned, Denise Cheung, said she refused an order from the interim U.S. attorney for D.C., Ed Martin, above.

fice to send the letter. The FBI agreed to write the bank on Monday but tempered its request to say it “recommended” a 30-day administrative freeze on the assets.

Cheung wrote that Martin was angry with her, then demanded she draft and send a second letter that ordered the bank to comply, and when she refused to do so, he asked for her resignation.

“As I shared with you, at this juncture, based upon the evidence I have reviewed, I still do not believe that there is sufficient evidence to issue the letter you described, including sufficient evidence to tell the bank that there is probable cause to seize the particular accounts identified,” Cheung wrote.

Martin and the U.S. attorney's office did not immediately respond to requests for comment.

The Justice Department has the authority to freeze assets, but it can take that step only when it has evidence suggesting the assets can be traced to a crime. Cheung indicated in her letter that it was inappropriate and unethical to open an investigation without such evidence.

“Justice Department lawyers have it ingrained in them that the work is about adhering to the rule of law, and never about politics. To introduce politics into that decision-making is like poison,” said Barbara McQuade, a former U.S. attorney and University of Michigan law professor. McQuade said Cheung's resignation letter described an “absolute abuse of power,” adding: “My reaction is physical disgust. I worry about the future of our Justice Department. ... At some point the public is going to catch

on that this just isn't right.”

Bove's office cited materials including a video of statements by a former executive agency official, and Cheung wrote that she notified the FBI that the U.S. attorney's office believed that “there may be conduct that constitutes potential violations” of federal conspiracy and wire fraud statutes “that merits additional investigation,” but that the threshold for compelling bank action had not been reached.

Shortly after the letter was sent to the bank at about 7:28 p.m., Cheung said, she received calls from Long and Martin criticizing the “recommended” language that Cheung said was the same used in a draft she sent Long earlier in the day. Martin then directed a second letter be immediately sent under Martin's and Cheung's names ordering the bank “not to release any funds in the subject accounts pursuant to a criminal investigation.”

All eight green banks already have the money in their accounts, according to data from USASpending.gov. Some recipients told The Post they have already started sending the money to smaller community banks. Government officials would have to unwind those transactions to recover the money.

“Our funding is already obligated and in place and our program continues to move forward,” said Jeanne Mariani-Belding, a spokesperson for the Justice Climate Fund, a D.C.-based green bank that received \$940 million from the EPA.

Mark Berman and Aaron Schaffer contributed to this report.

Adams’s assistance with Trump on immigration fuels claims of quid pro quo

ADAMS FROM A1

and cannot be ignored,” the governor said in her statement Monday, which also thanked the four deputy mayors for their service. One of them was a former prosecutor who oversaw public safety in the city and joined Adams in meetings on immigration enforcement with President Donald Trump’s top border adviser this past week.

“If they feel unable to serve in City Hall at this time, that raises serious questions about the long-term future of this Mayoral administration,” Hochul’s statement said.

In scheduling the court hearing for Wednesday, U.S. District Judge Dale E. Ho said the Justice Department should be prepared to address its reasons for withdrawing the case, in which Adams was charged with wire fraud, bribery and seeking illegal campaign donations. Prosecutors alleged he had forged improper relationships with wealthy Turkish business executives and one government official from whom he had accepted travel upgrades, luxury hotels rooms and other perks.

In a remarkable move, acting deputy attorney general Emil Bove last week ordered acting U.S. attorney for the Southern District of New York Danielle Sassoon, whose office was overseeing the case, to end the prosecution. Bove acknowledged that the decision was not based on the strength of the evidence or legal theories underpinning the case.

Instead, Bove offered explicitly political reasons for dismissal — that the charges had impeded Adams’s ability to carry out his duties as mayor and his ability to assist with Trump’s immigration enforcement efforts. Bove also argued that any trial could interfere with this year’s mayoral election in New York, in which Adams is seeking reelection.

It is highly unusual for top officials in Washington to intervene in a case that already has been brought and is awaiting trial. The Trump administration’s decision to do so, on behalf of an ally of the president’s, sparked widespread condemnation from a broad range of legal experts.



New York Mayor Eric Adams (D) this week. It is unusual for Washington to intervene in a case that has been brought and is awaiting trial.

Rather than carry out the dismissal, Sassoon quit and wrote a blistering resignation letter addressed to Attorney General Pam Bondi. In it, she said she was “confident Adams has committed the crimes with which he is charged” and accused Justice Department officials in Washington of offering the mayor “what amounted to a quid pro quo” — the end of the case against him in exchange for his support of Trump administration policy priorities.

In a Tuesday morning filing to Ho, lawyers for Adams denied that. They said they met with Bove on Jan. 31 and told him that “ending the case would lift a legal and practical burden that impeded Mayor Adams in his official duties” only after Bove asked them “how the case might be affecting Mayor Adams’s ability to do his job and whether there was evidence of politicization.”

“We never offered anything to

the Department, or anyone else, for the dismissal,” Adams’s lawyers wrote. “And neither the Department, nor anyone else, ever asked anything of us for the dismissal.”

Within 48 hours of Sassoon’s resignation, six other lawyers in New York and Washington followed her out the door, including nearly all of the top managers in the Justice Department’s public integrity section, which prosecutes corruption crimes.

Chad Mizelle, Bondi’s chief of staff, issued an unusual public statement in response, saying that prosecutors who “refused to follow a direct command ... have no place at DOJ.”

Ho, the trial judge, has little power to stop the government from dropping the case. But the hearing will be an opportunity for him to ask the Justice Department about its decision.

On Monday, three former U.S. attorneys filed a letter asking Ho

watching with pride and admiration and stand ready to support you in this honorable pursuit.”

The dismissal motion submitted Friday was signed by Bove; Toni Bacon, acting head of the Justice Department’s criminal division; and Ed Sullivan, a longtime prosecutor in the public integrity section in Washington. That section handles public corruption cases, and most of its leadership team resigned last week over Bove’s demand to drop the charges against Adams.

Bove convened a tense meeting with the remaining lawyers in that unit Friday morning, saying they all could be fired if none agreed to sign a motion to dismiss, according to multiple people briefed on that meeting. At first, the lawyers agreed to resign en masse, two of the people said, speaking on the condition of anonymity to disclose private deliberations. Then Sullivan, who is nearing retirement, proposed that he would sign the motion to avert a mass firing and grant his colleagues time to seek jobs elsewhere, the people said.

Because the Justice Department asked the court to dismiss the charges “without prejudice,” officials could later decide to revive the case, a situation that grants them unusual leverage over Adams amid Trump administration efforts to step up immigration enforcement in New York City.

Adams spent Friday meeting with Trump’s border czar, Tom Homan, and agreed to allow federal immigration agents to operate within New York’s Rikers Island jail complex. He separately denied that his actions on immigration were related to the charges against him.

“I want to be crystal clear with New Yorkers,” the mayor said in a statement Friday. “I never offered — nor did anyone offer on my behalf — any trade of my authority as your mayor for an end to my case. Never.”

On Tuesday, at an unrelated news conference, Adams ignored shouted questions about Hochul’s comments.

Roebuck reported from Washington. Perry Stein in Washington contributed to this report.



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Months after Helene’s damage, western North Carolina’s farmers still hurting

NORTH CAROLINA FROM AI

storm. Like farmers across this region, the couple was wrestling with how much to spend — how much they even *could* spend — to begin again. And also, dealing with the scars from Helene that aren't so visible.

“It’s easy to see the physical side of it; but it really shakes you,” she said. “It shook the whole community.”

Helene doled out all manner of suffering across hard-hit areas of western North Carolina. People lost their homes and possessions, and in many cases their lives. Restaurants, hotels and other tourism-dependent businesses face ongoing struggles.

But one of the aftershocks only now coming into clearer focus is Helene’s profound impact on farms and farmers across the region — and the uncertainty that pervades all that lies ahead.

In a December assessment of Helene’s economic toll, North Carolina’s budget office estimated that the storm had a \$4.9 billion impact on agriculture. Western North Carolina is home to thousands of farms that grow, among other things, the Fraser firs that supply many of the nation’s Christmas trees and the fruits and vegetables that fuel Asheville’s once-thriving restaurant scene. There also are the apple orchards that ship their goods around the country.

Vegetable and nursery farms, many of which are in low-lying areas along rivers, were ravaged by floodwaters that stripped away topsoil down to bedrock, deposited silt and debris, and obliterated crops. The storm ruined fields of hay essential to feeding livestock, leveled valuable swaths of timber, wrecked barns, and swallowed tractors and other equipment. It knocked out refrigeration for meat and dairy products and brought the bustling agritourism industry to a halt during its busiest season.

Henderson County, where the Pryors live, suffered an estimated \$150 million hit — including as many as 100,000 destroyed apple trees and 500,000 nursery plants — the largest single loss in its history.

While crop insurance, private donations and the goodwill of neighbors have helped, the recent state assessment found that lawmakers have yet to fund most of what it will take for farmers to recoup the losses and damage that Helene inflicted.

“In theory, there would be aid available,” Adam Pryor said as he steered his bulldozer through the once-fertile corn field. “But that’s not guaranteed.”

Just before Christmas, Congress passed legislation that sets aside \$31 billion in economic and disaster relief for farmers, but it remains unclear exactly how much of that aid will make its way to western North Carolina — or how soon. As part of a recent Helene recovery request, Gov. Josh Stein (D) has sought \$150 million in aid for farmers, money the state legislature has yet to approve.

Terry Kelley, the Henderson County extension director, said farmers remain hopeful more help will arrive, but no one knows when or how much — making it hard to pay up front for repairing land, buying equipment and replanting again this year.

“To be honest with you, there are growers making a decision about whether they are going to keep farming or not,” he said. “Some of them, if they can’t get anything to help them, that’s going to be the end of the road.”

‘The clock is ticking’

On an overcast winter morning, farmers arrived one after another at a senior center in Burnsville, 30 miles northeast of Asheville in Yancey County. Inside, state and local agencies, including the U.S. Agriculture Department and Small Business Administration, had set up tables.

The Federal Emergency Management Agency has helped organize nine of these one-day events this year, in an effort to assist farmers, honeybee growers, fish producers and other agricultural businesses in western North Carolina. Ultimately, an agency spokesman said, 637 people came through the doors seeking information.

On this day in Burnsville, Adam McCurry, an agriculture



Linda and Adam Pryor own Hilltop Farm WNC, where they grow corn and apples. They’ve only now begun to clear debris-strewn, flooded fields that were almost ready to harvest when Helene struck.

PHOTOS BY KATE MEDLEY FOR THE WASHINGTON POST

technician with the county’s extension office, sat at one corner table. He was born and raised in Yancey County, grew his first crop at 13, and seems to know every farmer and every farm for dozens of miles.

“I’m as local as local gets,” he said.

McCurry calls farming “the one occupation on Earth we can’t do without” and has poured his life into sustaining the area’s agricultural identity. But like others, he has watched local farmers, many in their 60s and older, grapple with whether they have the means or the stamina to start over after Helene. He knows that internal struggle firsthand.

“You’re looking at one of them,” said McCurry, 47. “I am probably done.”

A nearby creek swelled and cut through the modest field where he farms, he said, ruining roughly \$40,000 of cabbage and sweet

“To be honest with you, there are growers making a decision about whether they are going to keep farming or not. Some of them, if they can’t get anything to help them, that’s going to be the end of the road.”

Terry Kelley, Henderson County extension director

corn. For him to try again, the owner of the land that McCurry leases would need to shoulder the expense of repairing the field. Even then, there’s no guarantee McCurry could recoup his losses.

“I preach agriculture and the benefits of it; I’m a cheerleader for these guys and gals,” he said. “But this is a gut punch. They are hurting, and hurting bad.”

He worries about the mental health of farmers who have seen their land and livelihoods vanish, and wonders how many will forge ahead. “I don’t know how many people will continue to do it. Even I’m in that group,” he said.

David Davis, McCurry’s colleague and the Yancey County extension director, said more than 80 percent of the county’s best farmland had been affected by the storm. He has faith that more disaster funding will come from the state and federal gov-



Katie Anne Towner, left, helps Kathryn Skelley-Watts rebuild her Dirt Pig Farm along the Cane River in Burnsville, where Skelley-Watts wants to return to producing blueberries, vegetables and flowers.



Earmel Wheeler, 75, the owner of Wheeler Farms in the Cane River Valley of Yancey County, surveys the rural landscape. Floodwaters as a result of Helene washed out a bridge to his home and land.

ernments. The question is whether it will arrive soon enough for those living in limbo right now.

“We’ve never experienced anything like this in our area,” Davis said. “To wait one or two years, I don’t know if that’s going to work for our farmers. I don’t know if they’re going to be able to sustain their businesses if we have to wait.”

For now, even as he rounds up donations of hay and applies for grants, there are days Davis wrestles with the limits of how he can help. He said he sometimes worries agriculture could become “a thing of the past” in his county and fears more farmers might decide to sell to developers in this scenic spot in the shadow of Mount Mitchell.

“A lot of people are just overwhelmed,” he said. “I spend a lot of time just listening to people, and letting them tell their stories.”

Those stories are everywhere. Behind the wheel of his flatbed Dodge truck, McCurry drives along farm fields near the Cane River that remain choked with debris. He stops to offer encouragement to Kathryn Skelley-Watts, who is out working in the blueberry and vegetable fields she has farmed since 2010 but were devastated by Helene.

“I think a lot of farmers have been asking themselves if they are crazy or not,” said Skelley-Watts, as she measures a plot to rebuild hoop houses that washed away.

McCurry nods in agreement. “There’s not a gambler in Vegas that has the intestinal fortitude a farmer has,” he said.

Not far away, he checks in on 75-year-old Earmel Wheeler, who has raised cattle and farmed numerous crops here over the decades. Helene’s floodwaters washed out a bridge to his home and land, tore through a barn, inundated equipment and damaged a large field where he grows hay.

“I’ve made peace with it,” Wheeler said of all the destruction and all the unease about what is to come. “I was more fortunate than some people are.”

McCurry drives on. Mile after mile, the destruction remains startling and haunting. Barns, mangled by the floodwaters, sit askew and crumbling. There are oceans of river rock where acres of corn and tomatoes and hay once grew. Mudslides have scarred mountainsides, leaving some houses to cling to steep hillsides.

McCurry talks about the resilience he has witnessed, the kindness that arrived in abundance from friends and strangers alike. But in this moment of limbo, he said, local farmers need more than kindness and donations.

“What do they need? They need capital. They need money,” he said. “The clock is ticking.”

‘Everything is slow, and everything is hard’

Even as Helene delivered a generational blow to farmers in western North Carolina, the state was already confronting a brutal year for agriculture.

An intense drought during 2024 decimated crops in multiple counties. That drought gave way to a deluge from Tropical Storm Debby in August, leaving waterlogged fields in parts of eastern North Carolina and complicating the corn harvest for many farmers. Less than two months later, Helene arrived and brought unprecedented destruction.

“This is the worst agricultural year North Carolina has had, that anybody can remember,” said

Mike Yoder, associate director of the College of Agriculture and Life Sciences at North Carolina State University.

It also has led to widespread angst about the year — and years — to come.

“There’s a lot of economic pressure on farmers,” said Lynn Gibbard, co-director of Appalachian State University’s Frontline to Farm initiative. “I’m seeing the struggle these farmers have in terms of, are they going to keep their land, are they going to keep farming?”

Graham Avery, whose family has worked the same land outside Newland since the 1700s, wonders how long it might take to turn a profit again. Avery estimates the floodwaters from the North Toe River wiped out as many as 100,000 Fraser firs and other trees, ruined tractors and other equipment, and caused millions of dollars in loss.

The family can replant, but growing Christmas trees means waiting seven years or longer to recoup the investment. “We’re just trying to piece back together what we can. Everything is slow, and everything is hard,” said Avery, 30. “We’re in a really tough position. A lot of people are.”

He said his family hopes more aid becomes available for farmers, but in the meantime, they will press on. “We don’t have much of a choice,” he said. “There is no Plan B.”

Back in Henderson County, others soldier on in much the same way.

At her family’s pick-your-own orchard, with its 28 apple varieties, Danielle Stepp McCall hopes to expand a burgeoning tulip-picking business in the spring, conduct more farm tours and maybe host summer firepit nights to offset losses from Helene. She has also applied for multiple small grant programs in the wake of a fall high season that ended suddenly.

But her family’s picturesque orchard also requires an essential element: tourists. “It’s still beautiful here,” she said. “We need people to come; we want people to come.”

Several miles away, not far from where the Pryors are clearing their fields and pruning their orchards, Jeff Nix is also pondering what comes next. The 61-year-old owner of Flavor Full Farms watched with sorrow and disbelief from his home on a nearby hilltop last fall as the roaring waters of Clear Creek carried away thousands of trees from one of his newest and most productive orchards.

He figures Helene washed away 15 percent of his family’s farm. A backhoe, a brush cutter and other equipment lay submerged under 8 feet of water. The orchard he had poured seven years of work and several hundred thousand dollars into, now looks more like a debris-strewn, sandy beach.

“It makes you sit back and wonder, ‘Do I really want to do this again?’” he said.

The answer probably is yes. “My heart is in the apple business,” said Nix, who works alongside his son — the fourth generation to farm in these mountains.

Standing in what remained of his ruined orchard on a sunny February afternoon, Nix ticked off names of local, state and federal officials he has brought to these fields to show them the damage and implore them to act with urgency.

“I’m very confident the government will step in and help farmers like myself who have lost so much — but how soon?” he said. “We don’t need help in July. We need help now.”



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JUSTIN PRATER/REUTERS

A flooded part of Pikeville, Kentucky, seen Sunday. More than a dozen people have died as of Tuesday. The rainfall might not have been so deadly if it weren't for the wet and snowy weather that preceded it.

‘Catastrophic’ flooding after inches of rain in soaked soils of Ky. and W.Va.

BY SCOTT DANCE

It had already been a harsh February across Kentucky and West Virginia. So when several inches of rain hit the region's steep Appalachian slopes this weekend — areas saturated from repeated bouts of recent rain and snow — it was enough to produce historic floods that killed at least 17 people. And the disaster could still escalate: In poor and isolated communities struggling to restore heat and electricity, more snow and cold are expected this week.

After erratic weather moved across the country Saturday, the areas hardest hit were concentrated around parts of eastern Kentucky and southern West Virginia that had already seen up to twice their normal precipitation so far this winter, according to data from the National Weather Service. That meant rivers and streams were already running high, and soils that couldn't absorb any more water began rapidly sliding downhill.

The death toll from the floods rose Tuesday to 14 in Kentucky and three in West Virginia, the governors of the two states said. The same storm system also killed a person in Georgia when strong winds pushed a tree onto a house in northwestern Atlanta.

Water levels at a gauge on the Tug Fork River at Williamson, West Virginia, peaked just three feet shy of the region's flood of record, from April 1977. But the impacts were far worse and more widespread than one resident

could remember ever seeing.

“We’ve had the worst winter that we’ve had in quite some time,” said the Rev. Brad Davis, a 53-year-old native of the coal-fields region of southern West Virginia.

He managed to flee the parsonage house where he lives in the town of Welch before the Tug Fork sent waters filling up the basement. He returned to find a layer of mud strewn across the first floor.

By Tuesday, the town remained in disarray. Floodwaters still blocked underpasses on either end of its main drag.

“It’s catastrophic across the region,” Davis said.

The rainfall might not have been so deadly if it weren’t for the wet and snowy weather that preceded it. This month alone, a barrage of storm systems have moved through: In Jackson, Kentucky, near the West Virginia border, one rain gauge measured more than 2 inches of rain from Feb. 5 to Feb. 8, followed by 4 inches of snow Feb. 11.

Then, from late Friday into Saturday, the Weather Service reported totals of 3 to 4 inches of rainfall across southern West Virginia and southeastern Kentucky. The storm dumped more than 6 inches of rain across a swath of southwestern Kentucky, nearly twice as much as the state gets during all of a typical February.

Flooding is not new to the region, and past events had prompted precautions such as a flood wall through Williamson, on the Tug Fork.



JON CHERRY/GETTY IMAGES

A cat perches on a couch outside of its home at Ramsey Mobile Home Park in Pikeville on Monday. The next concern for the region will be moderate to heavy snowfall and frigid cold.

West Virginia Gov. Patrick Morrisey (R) said that helped protect the town's hospital and downtown area — waters remained 15 feet below the top of the wall, according to the river gauge data. But Morrisey acknowledged a “broader assessment” would be needed to determine how any of the widespread flood damage might have been prevented.

“When you have 5 inches of rain come in, there’s literally no place for the water to go,” Mor-

risey said.

In a Saturday update, forecasters at the Weather Service’s office of water prediction warned that the “complex terrain of the Appalachian Plateau is especially vulnerable to flash flooding events.” That plus already saturated ground and swollen streams meant that “even moderately heavy rain” became enough to produce rapidly rising floodwaters, they said.

It was in some ways a repeat of

2022 floods that devastated the same region of southern Appalachia, sending water racing down slopes at grades of as much as 70 percent, said Chris Barton, a professor of forest watershed management at the University of Kentucky. In both events, rain fell on saturated soil, exacerbating the floods. In 2022, the rain fell in a shorter burst, causing the worst damage to occur along smaller streams that rapidly surged, he said. This time, because the rain

fell over about 24 hours, damage was worst as water pooled in the valleys of larger rivers like the Tug Fork, he added.

And this time, the fresh memories of the 2022 floods meant some people weren’t caught off guard again.

“We kind of all had a feeling this could get bad,” Barton said. “People seem to have been more prepared for this one.”

The next concern for the region will be moderate to heavy snowfall and frigid cold.

Widespread snowfall of 3 to 6 inches, and as much as 8 inches, is forecast Wednesday night and Thursday across the same swath of states recovering from the latest storm. Then, wind chills are expected to drop below zero as Arctic air plunges into the South at the end of the week.

That could endanger many who were only just starting to receive relief supplies and clean up flood damage Tuesday.

In McDowell County, West Virginia, nearly 1 in 4 households were still without power Tuesday afternoon, according to data tracked by PowerOutage.us. In Kentucky, Gov. Andy Beshear (D) said floodwaters damaged many homes’ heating systems and urged residents to seek out emergency shelters before the next storm.

“It’s not fair that we got hit again,” Beshear said. “It’s not fair that some of the same areas got flooded again, and its certainly not fair that we’re getting hit by a snowstorm while this is still going on.”

Brazil charges Bolsonaro with leading plot to kill rivals and seize power

BY TERENCE MCCOY AND MARINA DIAS

RIO DE JANEIRO — Former Brazilian president Jair Bolsonaro was charged Tuesday evening with leading an extensive plot to overthrow the Brazilian government following his 2022 electoral loss, a historic rebuke of a politician whose brash and aggressive form of politics dominated the country for years and left it deeply polarized.

Two years after thousands of his supporters attacked and desecrated the three pillars of Brazil’s federal government — the presidential palace, the supreme court and the congress — in protest of an electoral defeat that Bolsonaro had baselessly claimed could only come about through electoral fraud, the country’s attorney general accused him and 33 others in criminal filings of trying to abolish and overthrow the state, destruction of public property and participation in an armed criminal organization.

The criminal case against Bolsonaro was announced three months after the federal police finalized an investigation that accused him of helming a plot to subvert democracy, assassinate political rivals and stay in power through military force despite



ERALDO PERES/AP

Former Brazilian president Jair Bolsonaro on Tuesday. He is expected to go to trial later this year.

losing the 2022 election to Luiz Inácio Lula da Silva, also known as Lula.

Bolsonaro, who in 2023 was banned from running for office for at least eight years, will probably go to trial before the Brazil-

ian Supreme Court, if it accepts the case, setting up a potentially explosive political confrontation. Bolsonaro has for years assailed the legitimacy of the supreme court, which often checked him while he was in power, and called

for its disbandment.

“The responsibility for the harmful acts against the democratic order lays with the criminal organization led by Jair Messias Bolsonaro, based on an authoritarian project of power,” said the

sealed charging document, obtained by The Washington Post. “Rooted in the structure of the state itself and with strong influence among members of the military, the organization was developed in an hierarchal order, with a division of duties among its members.”

No arrest warrant has yet been issued for Bolsonaro, who had not released a statement as of late Tuesday evening. He has previously denied the allegations and alleged he is a victim of political prosecution.

In addition to Bolsonaro, the attorney general has also charged his former vice-presidential candidate and defense secretary, Walter Braga Netto, in addition to his security chief, Augusto Heleno, and justice minister, Anderson Gustavo Torres.

Brazil’s decision to investigate and ultimately charge Bolsonaro over his role in trying to subvert the country’s electoral institutions — ultimately culminating in a violent assault on its capital — marked a sharp contrast to the aftermath of the Jan. 6 insurrection in the United States, where President Donald Trump largely evaded consequences. Upon his return to the White House, Trump swiftly pardoned virtually all those involved in the Jan. 6,

2021, riot at the U.S. Capitol.

Brazilian authorities allege Bolsonaro’s plot against the state began as early as 2021, when he launched a social media campaign to undermine confidence in the country’s electoral institutions. He then convened international ambassadors and alleged, without evidence, that the electoral system was rife with fraud — an attempt, the attorney general said, to prime the international community for a coming power grab.

But the most striking attacks against the Brazilian state, authorities said, occurred after Bolsonaro’s loss.

Part of the plot, which police said Bolsonaro authorized, was to poison Lula and assassinate Vice President Geraldo Alckmin and Bolsonaro’s longtime political foe, Supreme Court Justice Alexandre de Moraes. The military would then be activated to control any subsequent public unrest.

The plot failed not for a lack of desire, authorities said, but because key members of the armed forces weren’t willing to join in the conspiracy.

If convicted on all the alleged crimes, Bolsonaro faces decades in prison. He is expected to go to trial later this year.

THE WORLD

In China, a worker-poet dreams of a better life, with papers

Since 1980s, 300 million people have left the countryside for big cities, but many still lack ‘passport’ that would give them full local status

BY LYRIC LI,
CHRISTIAN SHEPHERD
AND YUHONG PANG

As a teenager living in a spartan dorm with 11 other factory workers, Wu Xia dreamed of becoming a published author and leaving the assembly line behind. It was the 1990s, a time in China when anything seemed possible.

“I wrote like crazy, believing I could become somebody if I did it for long enough,” recalled Wu, now 42.

It didn’t quite work out as planned, although there was a time when she was hailed as an exciting voice in China’s new generation of working-class writers.

These days Wu is instead using her pen to pursue a different dream that would dramatically improve her family’s prospects: to swap her “hukou,” or household registration, in her rural hometown in western China for prized residency in one of the biggest cities on the affluent east coast.

Wu is one of the 300 million people who left their hometowns in rural China in search of work in the big cities. Over four decades starting in the mid-1980s, they formed the largest wave of internal migration the world has ever seen.

This “floating population” fueled China’s dramatic economic growth, building skyscrapers and highways, and staffing the factories that supplied the world with cheap clothes, toys and gadgets.

But they were rarely granted hukou, or residency, in the cities where they lived and worked, remaining bureaucratically domiciled in their faraway hometowns.

The hukou system acts like an internal passport: Everyone in China has a maroon booklet that legally binds them to a particular locality. With hukou documentation for the city where they live, residents can access a wider array of public services, including schools, health care and housing. They also have an advantage in applying for high-paying jobs, which employers often limit to local hukou holders.

But residents without local hukou are always, officially, outsiders. That means their children can find it difficult to attend local public schools, leading millions of parents to leave their kids behind in rural hometowns while they work in first-tier cities like Beijing, Shanghai and Shenzhen.

Many experts consider slow hukou reform a key obstacle to Chinese leader Xi Jinping’s goal of delivering “common prosperity” — Communist Party lingo for curbing inequality and expanding the middle class.

Xi himself, according to official propaganda, wrote in his doctoral thesis that the system had prevented farmers from assimilating into cities.

Under Xi, the government has tweaked the system to make it easier for people to move from the countryside into smaller cities and towns. But it has kept restrictions high for movement between cities, and it is especially hard for low-income families to get papers for a first-tier city without being born there.

Wu has called Shenzhen — a southern city of 18 million people — home for nearly three decades. But she, and the 14 million other internal migrants in the city, are not officially residents.

China may now be wealthy, but not having local hukou papers has prevented working-class families like Wu’s from properly settling in big cities and carving out a better life.



PHOTOS BY YUHONG PANG/FOR THE WASHINGTON POST



TOP: Wu Xia, who originally left rural Sichuan province to work in a factory, has lived in the city of Shenzhen for nearly three decades, but her “hukou,” or household registration, remains in Sichuan. To change it, she must pass an exam many have found difficult. **ABOVE:** Wu, who began writing as a teenager and has been celebrated as a poet, at home with one of her daughters and at a food stand in the city.

Wu has been trying to get that paperwork. Toward the end of last year, she sat in her shabby rented apartment in a run-down “urban village” on the outskirts of Shenzhen, studying for an exam that would vastly improve her chances of securing increasingly elusive hukou for the city.

Even as she prepared, her chances were growing slimmer. The Shenzhen government is increasingly prioritizing migrants who have bought homes, have college degrees or have paid more than \$32,700 in income tax over the previous three years combined.

With Shenzhen hukou, Wu would be able to send her children to cheaper public schools with better teachers. She would have access to better and more-affordable housing for her parents and two teenage daughters. Her father is bedridden after being paralyzed by chronic shingles and multiple strokes.

Wu was determined but fretful about her prospects. “A factory worker with no connection or de-

gress has little chance of rewriting her fate,” she said.

Into the city and escaping the factory

Shenzhen, just north of Hong Kong, became the test bed for China’s economic reforms and opening to the world in the 1980s. Its transformation from fishing village to manufacturing hub would soon become a symbol of China’s economic success.

With factory after factory opening, millions flocked to Shenzhen from the Chinese hinterlands in search of work as low-cost laborers.

One of those was Wu’s mother, Li Jinxiu, who became the first in her village in the southwestern province of Sichuan to take up factory work 760 miles away in Shenzhen. Wu’s father soon followed. Then Wu dropped out of school at 14 to join them, using a fake ID to secure a position cutting loose threads from clothes before they were sent for packaging.

Life inside the gated industrial compound was basic, busy and

strictly controlled. In a memoir she published in 2022, Wu wrote that the factory was a “prison-like” place, with no fun, no freedom and no privacy.

“People saw factory girls as no more than a cog in the machine,” Wu said. “[They] forgot that we are human.”

Though her 20s, Wu used writing to vent her frustrations. Those early works of fiction often featured a young woman like herself — only one who was happy, rich and strong.

In reality, life didn’t work out that way for Wu. At 27, she eloped with a construction worker after an unexpected pregnancy. They would divorce eight years (and a second daughter) later, but not before her husband gambled away most of Wu’s savings.

By her early 30s, Wu had penned over 300 poems and her reputation as an aspiring writer attracted the attention of a well-known author who was making a documentary about factory workers with literary aspirations.

She was among a broader group

of working-class writers that emerged in the 2010s. Some made it big, like Chen Nianxi, a coal miner also featured in the documentary, who became a best-selling author. But few managed to build a stable career.

Wu was the only woman featured in the documentary. She read a poem about a factory worker in a sweat-soaked uniform making a slip dress and imagining the free-spirited woman who would one day wear it.

The film was critically acclaimed, and as a result Wu was invited to the Shanghai International Film Festival in 2015. She showed up on the red carpet in a \$10 slip dress in pink, her favorite color.

State media — which often celebrate the rich personal lives of factory workers to promote the official narrative that everyone can better themselves through hard work — quickly incorporated Wu’s story into their propaganda.

“Wu Xia’s poetry brought us up close to the resilience and warmth of ordinary workers in their pur-

suit of dreams,” state broadcaster CCTV reported, showing Wu sewing a dress in a factory.

The scene was manufactured: Wu hadn’t worked at that factory for years.

A tough life beyond the factory

Despite being celebrated as a worker-poet, Wu remained realistic about the prospects of earning a living through her craft.

By the time the documentary was released, she had already left factory work and was hawking accessories and jianbing — savory Chinese crepes — at night markets.

Wu dreamed of becoming a librarian or a magazine editor — even though she didn’t have the college degree those jobs require. She began to search for whatever writing work she could find.

A local celebrity commissioned her to write his biography, which she did. He never paid.

Her best-selling work, a memoir titled “My Slip Dress,” sold only a few thousand copies. The royalties barely covered two months’ rent.

Her narrowing options made passing the hukou exam even more important. Wu was making her second attempt, knowing that people often take the exam many more times before succeeding.

In late December, she got her results. She failed. She will try again, but time is not on her side: In three years she will be 45, and too old to apply for a Shenzhen hukou.

While writing still provides an outlet for her frustrations, publishers appear less excited to read works about her financial struggles, her toxic relationships and her efforts to secure a hukou.

“I don’t have big ambitions,” Wu said. “I don’t expect writing to change my life anymore, but it makes me feel anchored at least for now.”

DIGEST

MIDDLE EAST

Hamas to release 6 hostages, 4 bodies

A top Hamas official said the militant group will free six living Israeli hostages Saturday and return the bodies of four others Thursday, a surprise acceleration in releases that apparently comes in return for Israel’s allowing mobile homes and construction equipment into the devastated Gaza Strip.

The six are the last living hostages set to be freed under the ceasefire’s first phase. The warring sides have yet to negotiate the second phase.

Hamas leader Khalil al-Hayya, in prerecorded remarks released Tuesday, said the “Bibas family” would be included in the

handover of four bodies, apparently referring to Shiri Bibas and her two young sons, Ariel and Kfir, who for many Israelis embody the captives’ plight. Israel did not confirm their deaths, and the prime minister’s office urged the public not to distribute “photos, names and rumors” after the announcement by Hamas.

Israel has said it was gravely concerned about the Bibas family, while Hamas said they were killed in an Israeli airstrike early in the war. Yarden Bibas, the husband and father, was kidnapped separately and released this month.

Kfir, who was 9 months old at the time, was the youngest hostage taken in the Hamas-led Oct. 7, 2023, attack on Israel.

— Associated Press

CAMBODIA

Penalties to increase for denial of atrocities

Lawmakers in Cambodia’s lower house unanimously approved a bill Tuesday that will toughen penalties for anyone denying that atrocities were carried out in the late 1970s under the rule of the communist Khmer Rouge, whose brutal policies are blamed for the deaths of 1.7 million people.

The measure makes violation of its terms punishable by up to five years in prison and a fine of \$2,500 to \$125,000.

In 2013, Cambodia enacted a similar law after then-Prime Minister Hun Sen called for the measure. That law prescribed prison terms of six months to

two years and fines of up to \$1,000. Critics charged that it was a veiled attempt to undermine political foes, and allege today that the new measure has a similar motive.

Lawmakers said the bill is designed to punish those who do not recognize crimes, including genocide, that were proved in trials held by a U.N.-backed tribunal starting in 2009.

The bill, which comes two months ahead of the 50th anniversary of the Khmer Rouge takeover, now goes to the Senate for pro forma approval and the king for his signature.

— Associated Press

A Chinese navy helicopter flew within 10 feet of a Philippine patrol plane in a disputed area of the South China Sea, prompting

the Filipino pilot to warn by radio: “You are flying too close, you are very dangerous.” China’s military said the plane belonging to the Philippine Bureau of Fisheries and Aquatic Resources had “illegally entered” what it called Chinese airspace over the contested Scarborough Shoal off the northwestern Philippines. Foreign media on the plane witnessed the 30-minute standoff; there was no sign the plane had to alter its path or altitude to avoid a collision.

Uganda has discharged the last eight patients who recovered from Ebola, health authorities reported, and there were no other positive cases in the outbreak declared last month. The World Health Organization called the recoveries a milestone

that “reflects the power of Uganda’s quick and coordinated response.” Most of the Ebola patients were treated at the main referral facility in the Ugandan capital, Kampala. The lone Ebola fatality was a male nurse who died the day before the outbreak was declared on Jan. 30.

An Italian court ended early its special administration of a unit of the Armani fashion group over labor practices by Chinese-owned subcontractors, saying the firm had taken corrective action. Giorgio Armani Operations, the group’s industrial arm, was put under court administration for a year in April after a probe found it had given work in Italy to firms that exploited workers.

— From news services

Some in Taiwan fear that Trump, Xi could use the island as a bargaining chip

TAIWAN FROM AI

military intimidation of Taiwan, sending rising numbers of warplanes and navy ships to probe the island's defenses. This effort has only intensified since Lai Ching-te, whom Beijing considers a "dangerous separatist," became president in May.

This is fueling fears in Taiwan that Xi might try to launch a military invasion of the island — using the same justification that Trump uses when talking about Greenland, for example — and making it more difficult for Washington to credibly object.

If the United States is threatening other nations with its military might, said Wei-Ting Yen, a political scientist at Academia Sinica, Taiwan's national academy, "then what's the moral ground on which we can say China cannot invade Taiwan?"

Taiwan relies on the United States for robust, if unofficial, political and military support under Washington's long-standing policy of "strategic ambiguity," which avoids clarifying whether the United States would militarily intervene to protect the island if China tried to take it over. This is designed to deter Beijing and Taipei from provoking a conflict.

Trump has injected new uncertainty into that fragile positioning, criticizing Taiwan but also giving Taipei reason for optimism.

In his first month back in the White House, Trump has accused Taiwan of stealing the United States' semiconductor business and argued that Taipei does not pay enough for its own defense against China. Taiwan spends about 2.5 percent of its gross domestic product on defense — more than most NATO allies — but Trump has suggested it should spend 10 percent.

At the same time, Trump appointed several China hawks — and vocal supporters of the island and its vibrant democracy — to key positions, including Secretary of State Marco Rubio and national security adviser Michael Waltz. Rubio has already spoken positively about Taiwan, and his department last week removed the phrase "we do not support Taiwan independence" from its website.

The relationship between the world's two biggest economies is in a turbulent moment. They are



Guards at the Chiang Kai-shek Memorial Hall in Taipei, Taiwan, in 2023. Chinese leader Xi Jinping seeks "reunification" with the island.

already in the beginnings of a trade war, with Trump this month imposing a blanket 10 percent tariff on all Chinese goods and Beijing punching back with a slew of retaliatory economic measures.

While the leaders of Mexico and Canada struck deals to delay tariffs, Xi and Trump have not spoken since the tariffs took effect.

Graham Allison, a former U.S. defense official and political scientist who maintains strong links with Beijing, said both leaders seem willing to come to the negotiating table and "do business" with each other.

That business, Allison added, may come at a cost for Taiwan.

"Taiwan will be depreciated in the triangular relationship," he said, referring to the relationship between the United States, China and Taiwan. "I see no evidence whatever that [Trump] believes the U.S. has any vital interest in Taiwan."

"With each statement by Trump that degrades the principle that territorial boundaries must not be redrawn by force or coercion, propagandists in Beijing likely are giving each other high-fives."

Ryan Hass, a China and Taiwan expert at the Brookings Institution

The prospect of some type of grand bargain involving Taiwan has become all the more pressing given the recent turn of events in Ukraine, another geopolitical flash point with many similarities to Taiwan.

Fumio Kishida, the Japanese prime minister when Russia invaded Ukraine three years ago, repeatedly warned of Chinese military aggression against Taiwan, saying that "Ukraine today may be East Asia tomorrow."

The Trump administration this week opened talks with Russia about ending the war in Ukraine — without Ukrainian officials present. Many see ominous parallels with China and Taiwan.

Chinese officials will view this as an American "sellout" of Ukraine, said Yun Sun, director of the China program at the Stimson Center in Washington.

"The negotiation on Ukraine ... reinforces the Chinese conviction that if a strong power is deter-

mined to invade a smaller one, it eventually can and will get away with it," she said.

For the past three years, Taipei has appealed to the United States that Taiwan, like Ukraine, is a beacon of democracy on the front lines of authoritarianism. Taiwanese officials have argued that helping Ukraine fight Russia is imperative to deterring a Chinese attack on the island.

But that no longer strikes a chord in Trump's Washington, said Alexander Huang, the director of international affairs for the main opposition party, the Kuomintang, which has historically favored closer ties with Beijing.

Taiwan's Democratic Progressive Party-led government is "still in the loop of the usual narrative and belief that value diplomacy is right and the United States will support Taiwan because of democracy," Huang said. "That won't happen."

Now, the only currency that matters in Washington is interests, not values.

"How to make Taiwan a partner that's advancing U.S. interests in the region, and protecting Taiwan's own interests, is a very, very important topic," Huang said.

Lai's government has already changed its approach in an attempt to appeal to a skeptical Trump and is doing its best to convince him that the United States and Taiwan share overlapping interests.

Lai on Friday laid out a three-pronged plan for avoiding U.S. tariffs and currying favor with Trump.

This includes balancing Taiwan's large trade surplus with the United States — which makes it a potential target of Trump's tariffs — encouraging more investments from high-tech Taiwanese firms in the United States, and boosting defense spending.

"We aim to help the new U.S. administration understand that Taiwan is an indispensable partner for America's manufacturing revitalization and for securing its leadership in high technology," Lai said in a news conference after a national security meeting about coping with the challenges of the Trump administration.

"Taiwan-U.S. cooperation will create a shared win-win outcome," he said.

One Taiwanese official familiar with negotiations, who spoke on the condition of anonymity to discuss sensitive internal discussions, described the strategy as a "gift basket" for Trump.

Taiwanese officials went to the United States last week to offer to buy more U.S. liquefied natural gas in an attempt to redress the trade imbalance.

Lai also pledged on Friday to increase defense spending to more than 3 percent of GDP annually.

Members of Lai's DPP say this boost should underscore Taipei's commitment to self-defense — and its opposition to geopolitical horse-trading.

Wang Ting-yu, a DPP lawmaker and chair of the foreign affairs and defense committee, condemned the prospect of other countries negotiating over its future.

"Taiwan is my home; it's my country," he said in an interview. "It's not anyone else's bargaining chip."

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Pope Francis, still hospitalized, has pneumonia infection in both lungs

BY ANTHONY FAIOLA

ROME — Pope Francis is suffering from pneumonia in both lungs, the Vatican disclosed late Tuesday, as officials cleared his schedule through the weekend due to a “complex” infection plaguing the 88-year-old pontiff. Francis, who had part of one lung removed in his youth, was admitted to Rome’s Agostino Gemelli Polyclinic hospital Friday

after developing another in a series of battles with bronchitis. Preliminary tests indicated that Francis had a respiratory tract infection and was running a slight fever as he underwent treatment. Late Tuesday, however, the Vatican said chest X-rays showed he had developed a polymicrobial infection that arose from asthmatic bronchitis and bronchiectasis, a condition in which

the airways widen, leading to a buildup of excess mucus that can make the lungs more vulnerable to infection. He is undergoing a “complex” treatment using antibiotic cortisone therapy, the Vatican said. The pneumonia was detected during a chest CAT scan Francis underwent Tuesday afternoon, which was prescribed by his Vatican health team and hospital doctors.

“Nevertheless,” the Vatican said, “Pope Francis is in good spirits.” The Vatican added that the pope ate breakfast Tuesday morning and, during the day, alternated rest with prayer and reading. Francis also received Holy Communion. The pope offered thanks for those who “continue to pray for him.” Daniel Culver, chairman of pulmonary medicine at the

Cleveland Clinic, said an 88-year-old with pneumonia requiring hospitalization, “that’s a serious event.” He added, though, that “the majority of patients would still be expected to recover.” Francis has suffered from declining health and mobility for years, and this hospitalization is his fourth since ascending to the papacy in 2013. In 2021, the pope spent 10 days at Gemelli Polyclinic after having 13 inches of his

colon removed. In March 2023, he was hospitalized for three days and treated for acute bronchitis after feeling a sharp pain in his chest and having trouble breathing. Francis later said he had pneumonia. He also had abdominal surgery in June 2023 to remove scar tissue and repair a hernia.

Mark Johnson in Washington contributed to this report.

Aircraft design, flight crew, rescue response were crucial in Toronto crash

BY VIVIAN HO

In Monday’s dramatic Delta Air Lines crash at Toronto Pearson International Airport, the regional jet clipped a wing, flipped upside down in the snow and reportedly caused an explosion at the scene. Yet, crucially, all 80 people on board survived, something aviation experts attributed to aircraft design and the responses of the cabin crew and rescue teams. “Quite a few things went well here,” Graham Braithwaite, director of aerospace and aviation at Britain’s Cranfield University, said in an interview. “The fact that there were no fatalities with an aircraft left upside down on a runway tells you a lot about how the restraints worked, how the aircraft design worked, how the rescue teams responded and how the cabin crew played their role.”

Aircraft design and crashworthiness

Passengers on the plane that departed from Minneapolis described feeling a hard landing before going sideways and skidding, with the plane eventually coming to rest upside down. Video of the crash showed smoke billowing from a snowy runway and a burst of orange flames. Delta said Tuesday that 21 passengers were brought to hospitals with injuries, and that all but two had been released by that morning.

While investigators are still working to determine why the plane crashed — and a mechanical issue cannot yet be ruled out — engineers design aircraft to be as “survivable” as possible in the case of an accident, Braithwaite said. “For a scenario like this, it’s about minimizing the injury to people on board,” a subset of aircraft design called “crashworthiness,” he said.

“Crashworthiness is what would have made sure the seats didn’t detach from the floors and that the lap belts kept the passengers secure,” Braithwaite said. “But it’s also things like making sure if a passenger hits the seat in front of them, that surface has been made in such a way that it would make it less likely someone would suffer a serious injury.”

Eyewitness accounts suggest that the seat belts did manage to keep many passengers secure in the immediate aftermath of the crash. Pete Carlson, a paramedic who was on the flight, told the public Canadian Broadcasting Corp. (CBC) that he found himself “physically upside down” in the aftermath of the crash, before he



CHRIS YOUNG/AP

“Quite a few things went well” for all 80 people on board to have survived Monday’s Delta Air Lines crash at Toronto Pearson International Airport, one aviation expert said.

took his seat belt off. Another eyewitness, John Nelson, told CNN that immediately after the crash, “I was upside down; everybody else was there as well.”

Michael J. McCormick, an associate professor of air traffic management at Embry-Riddle Aeronautical University, also credited aircraft design for the lack of fatalities.

“The fact that 80 people survived an event like this is a testament to the engineering and the technology, the regulatory background that would go into creating a system where somebody can actually survive something that not too long ago would have been fatal,” he told Reuters.

A quick evacuation and effective cabin crew

Aircraft design also takes into account the need for passengers to evacuate quickly and without assistance, Braithwaite said, noting

that the Federal Aviation Administration mandates that any airplane carrying more than 44 passengers must be able to be evacuated within 90 seconds.

However, in this case, the role of the cabin crew was particularly important, given that the plane flipped over.

“The design criteria is you should be able to get everybody off the airplane in 90 seconds or less ... but not in an upside-down aircraft. There were more complications in place here,” Braithwaite said.

Toronto Pearson Fire Chief Todd Aitken said in a Tuesday news briefing that first responders “were able to quickly knock down” spot fires, and most of the passengers had “self-evacuated” when emergency crews reached them.

Videos shared online captured the chaotic aftermath of the crash, with seat cushions and debris

scattered across the overturned cabin. Flight attendants walked along what was once the ceiling, shouting for passengers to “drop everything” and exit through an emergency exit door as emergency crews helped passengers crawl out of the wreckage.

In a number of his crash investigations, Braithwaite found that flight attendants had to shout out simple instructions such as “unfasten your seat belts” to work the passengers out of their panic. “It seems like the most obvious thing in the world, but in the panic people experience, it can be hard for people to figure out what to do next,” he said.

Braithwaite applauded the cabin crew for their quick work in getting everyone off the plane.

“These people put their lives on the line — they’re the last people off the airplane, and I think sometimes we forget that,” Braithwaite said. “They serve us drink and

food, and that’s wonderful, but their real function is to keep you safe.”

Rescue crew response times

The International Civil Aviation Organization’s Airport Services Manual states that the objective of airport fire and emergency services should be to achieve response times “preferably not exceeding two minutes.”

Aviation and local officials have thanked emergency responders, crediting them with a fast response.

“There was no loss of life, and this is in due part to our heroic and trained professionals, our first responders at the airport,” Toronto Pearson President and CEO Deborah Flint said during a news briefing Monday evening. Officials on Tuesday described an emergency response that arrived within minutes of the crash.

“Airport emergency workers

mounted a textbook response, reaching the site within minutes and quickly evacuating the passengers,” Flint added.

At the Tuesday news conference, a fire official from the nearby city of Mississauga said their crew received a crash alarm directly from the Toronto airport.

Toronto Mayor Olivia Chow wrote on social media: “I’m relieved to learn that all passengers and crew are accounted for after today’s plane crash at Toronto Pearson. Thank you to the first responders, crew and airport staff for their quick actions and commitment to keeping everyone safe.”

Braithwaite said it was “a relief that everybody survived.”

“From the pictures, you would expect to see something different, but I think it’s a testament to the incredible hard work from all sorts of people that results were what they were.”

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Russia releases U.S. citizen ahead of high-stakes talks on Ukraine’s fate

BY NIHA MASIH

Russia has freed an American citizen who was arrested this month on drug smuggling charges. The move came ahead of talks Tuesday between U.S. and Russian officials in Saudi Arabia aimed at ending the war in Ukraine.

Kalob Byers, a 28-year-old from West Virginia, was released to U.S. authorities. “His release is nothing short of a miracle and many people were involved in making it happen,” David Kelly, deputy speaker of West Virginia’s House of Delegates, said in a statement Monday.

The State Department did not immediately respond to a request for comment.

Byers was detained with his Russian fiancée, Naida Mamбетова, at Moscow’s Vnukovo International Airport on Feb. 7, after customs officials said they found cannabis gummies in his luggage. Byers was accused of attempting to smuggle drugs into Russia, an offense punishable by up to 10 years in prison. The Russian business daily RBC reported that the pair met while Mamбетова was studying in the United States and that they had arrived in Russia to obtain a marriage license.

It was not immediately known when Byers would land on American soil or whether his fiancée

MOSCOW CITY COURT’S PRESS OFFICE/REUTERS

Kalob Byers, 28, who was detained Feb. 7 on suspicion of drug smuggling, is seen in an image from video in a Moscow courthouse on Saturday.

was released.

Kremlin spokesman Dmitry Peskov sought Monday to link the Byers release to the talks in Saudi Arabia. In response to a question about Byers, Peskov told reporters that Moscow expects to discuss “restoring the entire complex of Russian-American relations” during the talks, adding that “certain events can be viewed in this context,” according to the Associated Press.

On Tuesday, Trump adminis-

tration officials — Secretary of State Marco Rubio, national security adviser Michael Waltz and Middle East envoy Steve Witkoff — were meeting with a Russian delegation led by Foreign Minister Sergei Lavrov. It is the first such high-level meeting between the United States and Russia since the invasion of Ukraine in 2022.

Last week, Russia freed American teacher Marc Fogel, who had spent more than three years in prison on drug charges, in a prisoner swap. The United States released Alexander Vinnik, a Russian cryptocurrency kingpin, in exchange.

Fogel was arrested in August 2021, after Russian customs officers said they found marijuana and cannabis oil in his luggage, which his family said had been recommended by his American doctors for back problems.

American basketball star Brittney Griner had been similarly arrested in early 2022 on smuggling charges after Russian customs officials found cartridges containing a small amount of medically prescribed hash oil in her luggage. She was released in December that year in exchange for Russian arms dealer Viktor Bout.

Mary Ilyushina contributed to this report.

Talks may lead Trump to approve deal that emboldens Putin, U.S. allies fear

TALKS FROM A1

opportunities” for Russia if the conflict is brought to a successful end.

Rubio, who was joined by national security adviser Michael Waltz and Middle East envoy Steve Witkoff, said that Trump’s goal was to achieve a deal that was “fair, enduring, sustainable and acceptable to all parties involved.”

“Today is the first step of a long and difficult journey but an important one,” he told reporters after the talks.

But U.S. officials did not specify what role the Ukrainian government, which was not invited to the 4½ hours of meetings at a cavernous royal palace in the Saudi capital, would play in future negotiations.

The Riyadh talks have deeply unsettled Ukraine, where fears are mounting that U.S. officials are overly comfortable discussing the country’s future without Kyiv at the table. They have also unnerved European allies, who worry that without their input Trump will embrace a deal that emboldens Russian President Vladimir Putin just as Washington appears poised to withdraw its security umbrella from the continent.

Trump downplayed the significance of Kyiv’s exclusion and underscored that if Ukraine wanted a seat at the table, it could have opened peace negotiations at any time in the last three years.

“Today I heard, ‘Oh well, we weren’t invited.’ Well, you’ve been there for three years: You should have ended it,” Trump told reporters at his Mar-a-Lago residence.

Ukrainian officials have bristled at the notion that anyone is responsible for the war’s continuation other than Putin, who launched the full-scale invasion in 2022. The fighting is responsible for having killed or wounded hundreds of thousands of people.

Trump’s aides, meanwhile, depicted the meeting as a means to explore prospects for later, more inclusive negotiations and to pave the way for an expected Trump-Putin summit.

It marked a sharp break with the “nothing about Ukraine without Ukraine” mantra embraced by President Joe Biden and his Western allies.

Russian officials appeared focused chiefly on steps to improve U.S.-Russian ties and end Moscow’s period of isolation during the war. Where they addressed the war, they reiterated the Kremlin’s long-standing demands and appeared to stake out new ones.

“I have reason to believe that the American side has become more aware of our position,” Lavrov told Russian media. “Russia and the U.S. have agreed that when their interests do not coincide, they need to solve problems rather than provoke conflict.”



ROBERTO SCHMIDT/AFP/GETTY IMAGES

President Donald Trump speaks to reporters Tuesday at Mar-a-Lago, in Palm Beach, Florida.

In a sign of Kyiv’s displeasure, Ukrainian President Volodymyr Zelensky made a last-minute decision to postpone a visit to Saudi Arabia scheduled for Wednesday. He said it was crucial that negotiations “do not take place behind the backs of key players affected by the consequences of Russian aggression” — namely Ukraine and Europe.

“For the war to end with a reliable and lasting peace, no mistakes must be allowed,” he said in a message posted on Telegram. “This is possible only when negotiations are fair, and guarantees are developed with the participation of all those who are truly capable of providing them.”

One Ukrainian official, who spoke on the condition of anonymity to discuss the situation candidly, said that Trump administration officials “haven’t told us what they wanted to talk about, and we have no perspective on what Ukrainian interests they want to trade.”

The discussions come just days after Trump’s top aides shocked European leaders by ruling out NATO membership for Ukraine and declaring that Kyiv must give up on recovering all Russian-controlled territory. Trump, alone among the vast majority of NATO leaders, has long voiced positive views about Putin; the men had a lengthy call last week.

Nearly three years after Mos-

“Russia and the U.S. have agreed that when their interests do not coincide, they need to solve problems rather than provoke conflict.”

Sergei Lavrov, Russia’s foreign minister, speaking to Russian media

cow’s full-scale invasion, Russia controls roughly a fifth of Ukraine. While the pace of Russian gains has increased in recent weeks, Kyiv maintains a foothold in southwestern Russia. The war has also taken a major toll on Russia’s economy and its military.

Moscow, seeking to cement new partnerships and avoid widening enlistment at home, signed a military agreement with Pyongyang, resulting in the deployment of more than 10,000 North Korean troops to battle Ukrainians in Russia’s Kursk region.

Ukrainian officials have warned that unless a peace deal includes strong Western guarantees, Russia will regroup and launch a new assault. A 2014 peace deal brokered by Germany and France, which aimed to reintegrate areas of eastern Ukraine led by Russian-controlled separatist forces, was never fully implemented.

European nations are now discussing sending troops to Ukraine if a deal can be reached, but no commitments have been

made.

Rubio declined to say whether any of the sanctions imposed on Russia by the United States and its allies following Putin’s invasion would be lifted, but said all sides would need to make concessions. He denied any party was being sidelined and said there would be “engagement and consultation” with Ukraine and European nations if peace talks take off. To that end, Rubio briefed his counterparts from France, Britain, Germany and Italy, and the European Union foreign minister after Tuesday’s talks, the State Department said.

U.S. officials noted that Washington has spoken extensively with Ukraine but hasn’t engaged deeply with Russia in three years. “If you’re going to bring both sides together, you have to talk to both sides,” Waltz said.

Waltz said Trump remains determined to “move very quickly” and that future talks would determine whether Russia would be able to retain territory it occupies.

“What the president did not find acceptable was an endless

war in Europe that was literally turning into — has turned into — a meat-grinder of people,” he added.

While the Trump administration depicted Tuesday’s meeting as a first step in a potential broader peace effort, Russian officials characterized it as a chance to end a period of punishing economic and political isolation, and achieve more functional relations with the world’s other nuclear superpower.

“The main thing is to begin a real normalization of relations between us and Washington,” Kremlin aide Yuri Ushakov said Tuesday as he arrived in Riyadh as part of the Russian delegation.

A State Department statement said the officials agreed on a consultation mechanism “to address irritants” in their ties with the goal of restoring the normal functioning of the countries’ respective embassies, which U.S. officials said would be necessary for talks to succeed.

They also agreed to pave the way “for future cooperation on matters of mutual geopolitical interest and historic economic and investment opportunities which will emerge from a successful end to the conflict in Ukraine,” the State Department said.

Amid European fears of a withdrawal of U.S. forces from the continent, the Kremlin reasserted on Tuesday its demands to renegotiate NATO’s security ar-

chitecture in Europe as a requirement for a deal to stop the fighting in Ukraine.

Lavrov said Ukraine’s inclusion in NATO — which for a long time has been a stated, though distant, goal of Ukraine and alliance nations — remained unacceptable to Russia, as was placing NATO troops on Ukrainian soil, suggesting Moscow has not budged from its longtime demands.

But Foreign Ministry spokesperson Maria Zakharova, speaking in Moscow, appeared to introduce a new one: She said that NATO must not only refuse Ukraine entry but also disavow a 2008 statement that opened the door to its future membership.

While a majority of NATO members support the concept of Ukrainian accession, they disagree on how quickly that could occur. But until Trump’s return to office, Washington’s official position was strongly in support of that move.

Alexandra Prokopenko, a former adviser to the Russian Central Bank and an expert at the Carnegie Center, said that Russia has already gained by breaking the freeze on high-level diplomatic contacts.

“Now, despite the fact that drones and missiles keep flying, high-ranking U.S. officials are sitting down and talking with Russians,” she said. “That’s already a big win for Putin because there is no Ukraine or Europe at the table.”

Kirill Dmitriev, the head of Russia’s sovereign wealth fund, said that Moscow has made proposals to Washington for new business and energy cooperation, voicing optimism that deals could be concluded within months.

“The whole world is watching whether the U.S. and Russia manage to improve relations,” Dmitriev said, according to Interfax. It “will help accomplish a large number of global tasks and problems facing the world today. ... We also see that economic cooperation is important.”

Renewed business collaboration would be a major departure from the Biden era, when the United States led Western nations in imposing sweeping sanctions on Russia and sought to weaken Moscow economically.

The venue in Saudi Arabia is also a sign of changing U.S. foreign policy priorities. While Biden dealt awkwardly with Crown Prince Mohammed bin Salman, whom U.S. intelligence officials blamed in the killing of a Saudi journalist and Washington Post contributor in Turkey in 2018, Trump held a call with Mohammed three days after re-taking office.

O’Grady reported from Kyiv and Dixon from Riga, Latvia. John Hudson in Washington, Natalia Abbakumova in Riga, Kostiantyn Khudov and David L. Stern in Kyiv, and Mary Ilyushina in Berlin contributed to this report.

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ECONOMY & BUSINESS

Trump’s war on wind is putting climate goals out of reach

Freeze on project approvals forces Eastern states to rethink their offshore plans, leaving long-term energy targets and even short-term production in peril

BY JAKE SPRING

Even before Donald Trump took office, his promise to halt all offshore wind projects upended an industry just as it was getting off the ground. Now, a freeze on wind project approvals threatens so many plans that it could undercut the country’s climate goals.

After the election, Shell pulled out of a major turbine project off New Jersey, and an Italian undersea-cable maker nixed a factory in Massachusetts that was set to employ hundreds at the site of an old coal-fired power plant. On Feb. 3, New Jersey’s Board of Public Utilities decided not to buy power from any wind projects in its latest round of bidding, given that two companies had pulled out and the remaining one had lost Shell as a partner. Two days later, the CEO of the Norwegian oil company Equinor, Anders Opedal, said on an earnings call that the company was cutting its global investments in renewables by half through 2027 and acknowledged that the U.S. wind market was “challenging.”

The president Day 1 executive order freezing all approvals for offshore wind threatens to shutter dozens of additional projects. And it has limited what even some of the most liberal politicians, who had hoped to step into the breach with their states’ climate targets, can do.

Ben King, associate director of the energy and climate practice at the Rhodium Group, estimated that if all the offshore wind projects being built or applying for permits on the East Coast were completed, it would cut the country’s carbon output by about 50 million tons annually. While that represents only 3.5 percent of the power sector’s 2024 emissions, King said, it’s equal to 131 gas-fired power plants.

Trump’s aim to dismantle U.S. climate policy has put increased emphasis on state and local governments’ efforts to shift the nation away from fossil fuels. The U.S. Climate Alliance, a coalition of 24 states that formed during Trump’s first term, remains focused on cutting the nation’s greenhouse gas emissions at least in half by the end of the decade compared with 2005 levels.

But for several East Coast states, their ambitious climate targets cannot be met without a huge amount of electricity generated through offshore wind. Those proposed projects — which lie near New York, New Jersey, Rhode Island, Connecticut, Massachusetts and Virginia — cannot happen without federal approval.

States have “established very clear, long-term energy goals that have very specific targets for offshore energy,” said Stephanie Francoeur, spokeswoman for the Oceanic Network, an association of companies in the offshore energy supply chain. “There are states that won’t be able to meet those goals or even reach their short-term demand without offshore wind.”

New York state, for example, pledged in its 2019 climate law to generate 70 percent of its energy from renewable sources by 2030 and to build 9,000 megawatts of offshore wind power by 2035, about 68 times as much electricity as now produced by the state’s sole offshore wind project.

Trump’s promise of no new wind turbines threatens three



SETH WENIG/AP

Generator blades in Connecticut. The freeze isn’t “a nail in the coffin, but ... it scares away” investors, said professor Michael Menser.

New York projects that could deliver 5,600 megawatts, capacity that is essential to reaching the state’s 2035 target. With offshore wind farms often taking a decade to complete from planning through construction, the delays make the already ambitious goals harder to meet.

“It’s not a nail in the coffin, but it’s a huge negative because it scares away folks on the investment side, and it could interfere with folks on the implementation side, if he decides to really revoke permits or prevent a permit that we thought we were going to get from coming to realization,” said Michael Menser, an earth and environmental sciences professor at the City University of New York.

State power agency NYSEDA is considering whether to commit New York to buying power from those three projects if they are built, an essential financial buy-in that such long-term projects cannot move forward without.

New Jersey has only one project with full federal permits that may be able to move ahead. That project would generate less than half of the electricity needed to meet Democratic Gov. Phil Murphy’s goal of 3,500 megawatts of offshore wind power by 2030.

Two other projects, which the state already has under contract and taken together would allow New Jersey to reach that goal, still need approvals from the Trump administration.

Without those and other offshore wind projects, East Coast states will burn more natural gas and struggle to meet their climate goals, said Julia Hoos, head analyst for the eastern United States at Aurora Energy Research, an energy market analytics provider. That in turn threatens the country’s overall goals, since big coastal cities generate a large share of U.S. emissions.

What comes next?

Many people in the wind industry believe that Trump’s policy



BRUCE BENNETT/GETTY IMAGES

A wind turbine in New York state. The administration’s plans are causing tension even within the GOP.

means that wind projects are safe if they are under construction and already have federal permits. About five projects fall in that category, ranging from Dominion Energy’s project off the coast of Virginia to Massachusetts’s Vineyard Wind farm.

Equinor said last week that it remained committed to building its fully permitted Empire Wind Project in waters off New York. Onshore construction has already begun, with offshore construction expected to begin in May.

Danish company Orsted similarly told investors it remains committed to building its two permitted offshore projects in the United States, even while cutting its wider renewables investments.

The industry is looking for clarity from the Interior Department, and much depends on who Secretary Doug Burgum appoints

to head its Bureau of Ocean Energy Management, which oversees offshore leases and the most critical construction permit.

As governor of North Dakota, Burgum favored onshore wind, which generates 36 percent of the state’s electricity. How he views offshore wind is less certain. At his confirmation hearing last month, Burgum said projects that make sense and are within the law will continue, and that the United States needed an “all of the above” strategy to meet energy demand.

“We need all forms of electricity,” Burgum said. “We’re short of electricity in this country.”

Rep. Jeff Van Drew (R-New Jersey), who helped write Trump’s wind executive order, said the intent was for all projects to be reviewed in a process led by the interior secretary even if they are already fully permitted. He said he expected many of the

projects to be blocked.

“They’re pretty much shutting them down now,” Van Drew said.

“If you’ve got your permits and you’ve got your lease, you still have to stop,” he added. “Around the whole East Coast, they are pretty much dead.”

But there’s tension within the Republican Party, since some GOP-leaning areas benefit from offshore wind development.

Rep. Nick LaLota (R-New York), whose Long Island district has the country’s only operational commercial-scale wind farm, said in an interview that Trump has valid concerns over the impact on marine life and the fishing industry. LaLota said he wants to see the administration conduct an unbiased study while approvals are frozen.

“Renewable energy, including wind, is important to not only my district but my state and the entire country,” LaLota said.

The fight over wind policy will heat up this spring as Congress takes up Trump’s effort to roll back much of the 2022 Inflation Reduction Act, which includes tax incentives that benefit investment in wind energy. About a dozen Republican House members have argued that the law’s clean-energy tax credit should be preserved even if other areas are rolled back.

“Don’t throw the baby out with the bathwater,” LaLota said.

Wind advocates say that to meet the projected massive growth in energy demand, driven in large part by data centers needed to stay ahead in the artificial-intelligence race, the United States needs every source of electricity it can get.

Wind project developers say the worst-case scenario is that all wind projects go on hold under Trump and have to wait to develop their federal leases until he leaves office. Industry observers say the Trump administration is unlikely to pull back the leases, because that would require the government to give back billions of dollars in proceeds.

But long delays can run up costs for companies, make it impossible to meet contracts to deliver power to states by agreed dates, and scare banks away from financing projects, Hoos said.

Investments and jobs at risk

The offshore wind industry has had a turbulent five years since the pandemic. Soaring inflation made agreements with states to provide electricity no longer economically viable, high interest rates drove up costs, and supply-chain bottlenecks plagued the industry.

Offshore was starting to get back on its feet under President Joe Biden, whose administration sold billions of dollars in offshore leases.

“There was definitely more solid ground that people were standing on to be able to make good financial decisions. Now that certainty has really been removed,” said Hillary Bright, executive director of Turn Forward, an offshore wind industry group.

Wind industry associations, including Oceanic and Turn Forward, say they expect some congressional Republicans to defend projects in peril because of the thousands of jobs the industry is expected to create, many of them in red states. The Thomas Jefferson Institute for Public Policy, a conservative think tank, has come out in favor of continuing Dominion’s project, since the utility’s customers could be on the hook for more than \$6 billion in sunk costs. Even states far from the East Coast, such as Louisiana and Texas, are getting hundreds of millions of dollars in investment to build parts or the massive ships needed to haul turbines.

“The federal actions that were recently announced effectively threatened to strand all of these investments that have been made to date,” said Francoeur, of Oceanic.

The whole offshore industry is waiting for the administration to spell out exactly how it will implement Trump’s orders, Bright said. The uncertainty, she added, “makes it just very challenging to be able to make just smart financial decisions on massive infrastructure projects. Which is ultimately what these are, billions and billions of dollars.”

DIGEST

WALL STREET

Market hits record high with S&P gains

U.S. stocks crept to a record as the S&P 500 nudged higher after a quiet Tuesday of trading.

The main measure of Wall Street’s health rose 0.2 percent to 6,129.58 to finish just above its all-time closing high, set last month. Most of the stocks within the index rose, as it danced around the milestone through the day. The Dow Jones Industrial Average added 0.1 percent to 44,556.34, while the Nasdaq composite rose 0.1 percent to 20,041.26.

Treasury yields rose again, with the yield on the 10-year Treasury rising to 4.55 percent from 4.48 percent late Friday. Like the U.S. stock market, bond trading was closed Monday in observance of the Presidents’ Day holiday.

Entergy helped lead the way

after rallying 6 percent. The electric company, which serves customers in Arkansas, Louisiana, Mississippi and Texas, reported stronger profit for the latest quarter than analysts had expected.

That helped offset a 5.5 percent drop for Conagra Brands, which lowered its profit forecasts. The food company said supply issues have hurt two of its product lines: frozen meals containing chicken and frozen vegetables. It also said the shifting values of foreign currencies are hurting its profits.

— Associated Press

EQUIPMENT SERVICES

Machinery rental firm to buy rival for \$3.83B

U.S. machinery rental firm Herc Holdings is poised to acquire smaller rival H&E Equipment Services for \$3.83 billion after outbidding leader United Rentals, according

to company statements on Tuesday. The cash-and-stock deal would combine the world’s third- and fifth-largest firms that rent out machinery for construction sites. United Rentals, which last month entered an agreement to buy H&E, dropped the deal.

Equipment rental is in growing demand as contractors find it more cost-effective to outsource anything from pumps to air conditioning for their construction sites rather than owning them. The largely fragmented machinery rental industry has been under consolidation for more than a decade.

Shares of H&E rose 14 percent after the \$104.59 per share offer from Herc — \$78.75 in cash and 0.1287 shares of Herc common stock — a premium of nearly 20 percent on the stock’s last close on Friday. That compares with United Rentals’ bid of \$92 a share, or \$3.37 billion in equity value.

— Reuters

TAXES

Wis. Republicans float crisis-relocation credit

People who lost their homes to Hurricane Helene or to the wildfires in California could get a sizable tax break to move to Wisconsin.

Republican legislators in the Dairy State have proposed a bill that would give anyone who moves to Wisconsin from North Carolina or Los Angeles County because they were displaced by one of the disasters a \$10,000 income tax credit for the 2025 tax year. People who have been convicted of felonies would not be eligible.

The bill’s authors, state Rep. Cindi Duchow and state Sen. Dan Feyen, said in a memo to their colleagues seeking co-sponsors that the tax credit could draw people to the state and help alleviate chronic workforce shortages,

particularly in the health-care sector.

A task force that Democratic Gov. Tony Evers formed to study Wisconsin’s worker shortage released a report in August showing a potential deficit of up to 19,000 registered nurses in the state by 2040 and nearly 32,000 annual openings in the health-care field over the next five years.

— Associated Press

ALSO IN BUSINESS

Chinese search engine group

Baidu said the success of AI company DeepSeek had inspired it to embrace an open-source model, under which the source code of its upcoming generative AI chatbot release will be publicly available. In a call following its fourth-quarter 2024 results statement, Baidu CEO Robin Li said the decision to open-source its Ernie 4.5 series partly stemmed from DeepSeek’s success, which he said had

accelerated the adoption of foundational artificial intelligence models. In early 2023, Baidu became among the first companies in China to launch a ChatGPT-style chatbot.

Diamondback Energy said it would buy certain units of

EnCap Investments-backed energy producer Double Eagle for \$4.08 billion in cash and stock, expanding its presence in the oil-rich U.S. Permian Basin. The shale company has been doubling down on the Permian Basin, which straddles parts of West Texas and New Mexico, striking a \$26 billion deal last year to buy rival Endeavor Energy Partners to become the third-largest producer in the region. Diamondback said the new deal would give it access to about 40,000 net acres in the core of Midland Basin, one of the last large assets in the Permian Basin.

— From news services

Executive order may have derailed session on scams



Michelle Singletary
THE COLOR OF MONEY

The free FBI presentation on scams targeting seniors was supposed to take place at noon at the Geauga Family YMCA in suburban Cleveland on Presidents' Day, before pickleball

court time. Such workshops are helpful in fighting the nation's epidemic of financial fraud. In 2023, the FBI fielded more than 880,000 reports — roughly 2,400 a day — related to internet crimes that resulted in \$12.5 billion in losses. Who better to warn people than FBI agents on the front lines trying to track down the criminals increasingly using sophisticated schemes that are hard to detect?

While young and old are scammed, the losses by seniors have been financially tragic. In a recent seven-part series, I wrote about a Maryland woman who lost all her retirement savings — close to \$600,000 — in a government-imposter scam. A dozen other victims connected to the same India-based scammer had \$2.9 million stolen in total.

Seniors generally make the most lucrative targets: Many have amassed great wealth through workplace retirement plans, traditional IRAs, home equity and other investments. Fidelity Investments reported that in the third quarter of last year, the number of 401(k) millionaires hit an all-time high of 544,000, up 9.5 percent from the previous quarter.

Meanwhile, the number of adults 60 and older who have been scammed out of \$100,000 or more has more than tripled since 2020, according to the Federal Trade Commission's 2024 report on elder fraud.

However, two weeks before the Geauga Family Y's Feb. 17 presentation, which was prominently publicized in its February newsletter, the FBI special agent who was supposed to conduct the presentation emailed a staff member, saying, "Outreach had been discontinued in compliance with an Executive Order that [was] recently signed."

"Unfortunately, that is all the information I have at this time," the agent wrote in the email, which was shared with me by Richard Batyko, senior vice president and chief marketing officer for the YMCA of Greater Cleveland.

Given the massive amounts of money stolen in scams, I would have been shocked and angry about the cancellation.

A staffer posted a sign flagging the cancellation in bold letters.



WASHINGTON POST ILLUSTRATION; ISTOCK

Underneath, it noted that the federal government "no longer allows the FBI to do community outreach."

A photo of the notice went viral, amassing thousands of comments on social media platforms including Reddit and Instagram. The responses were biting, illustrating people's frustration with President Donald Trump's flurry of executive orders, which have caused confusion and chaos.

"The seminar has been updated to feature a presentation on how to purchase Trump cryptocurrency," one Reddit user sarcastically wrote.

Another wrote: "You don't want people knowing how to stop scammers, that's America's fastest growing industry!"

Was this cancellation related to Executive Order 14151, which mandates the elimination of "policies, programs, preferences, and activities" related to diversity, equity and inclusion, or DEI?

Are seminars on scams now mixed up with Trump's mission to rid the government of any efforts to help historically underserved or vulnerable communities?

"The session was to help senior citizens understand scams and how to avoid them," Batyko wrote to me in an email. "We have thousands of senior citizen members ... for whom we regularly provide not just programming, but a safe place

for them to socialize and attend to their well-being."

"An FBI session on scams fits perfectly with our well-being mission," he added. "So while this incident has gotten undesired attention, we will not waver in our efforts to keep our seniors safe, healthy and secure."

The FBI, for its part, tried to explain what happened.

"While the presentation ... was canceled, it was not due to an executive order but rather was a miscommunication to the organization," wrote Susan Licate, a public affairs officer for the Cleveland FBI, in an email to me. "We look forward to a rescheduled date to share important scam awareness and fraud prevention tips with Geauga County seniors and interested members of the community."

I was confused and shared with her what the FBI agent told the YMCA.

What was the agent told exactly?

"Simply, a misunderstanding of an executive order led to the miscommunication," was Licate's response.

It's not lost on me or others that a scam seminar was canceled at the same time that Elon Musk's U.S. DOGE Service has gained access to or is attempting to review sensitive personal data held by the Office of Personnel Management, the Treasury Department, the Education Department, the

Social Security Administration and now the IRS.

We don't know the full extent of what DOGE agents are doing with the information. Are they downloading it? Are they using personal computers that are vulnerable to highly skilled international hackers?

Every piece of information that is hacked or leaked, intentionally or accidentally, puts more people at risk of being scammed.

If government workers are afraid of running afoul of Trump's DEI executive order, where does that leave potential victims? Will they be able to conduct workshops in minority or diverse communities?

Scams are at record numbers. Dollar losses are financially catastrophic for many victims. We are under siege from criminals with enough of our personal information to make their fraudulent schemes believable.

Every day, someone is scammed in America. Every workshop can make a difference.

I worked closely with the FBI on my fraud series, and those communications were critical in helping me understand how scams work. Many consumers will be harmed if the FBI's community work is shut down, delayed, or questioned because of Trump's executive orders. And seniors, who often have the most money to lose, will be robbed of a secure retirement.

DOGE sued by taxpayer groups and unions over access to IRS records

BY SHANNON NAJMABADI

Groups advocating for unionized workers, taxpayers and small businesses sued the federal government Monday in an effort to stop the U.S. DOGE Service from accessing sensitive information maintained by the IRS.

DOGE, which stands for Department of Government Efficiency, has sought access to a heavily guarded IRS system that has personal taxpayer identification numbers and bank information.

Without the court's intervention, DOGE would be able to see information about taxpayers' net worth, income, bank accounts and charitable donations, as well as Social Security numbers, the lawsuit filing said. Operatives with DOGE, which is guided by billionaire Elon Musk, could also see reports and investigations about him and tax records for his competitors, plaintiffs said in their filing.

If Musk or those associated with him see that data, that would create a "massive asymmetry of information" in favor of his companies, said Richard Trent, executive director of Main Street Alliance, a small-business advocacy group that joined the lawsuit.

The other plaintiffs are the Center for Taxpayer Rights, National Federation of Federal Employees and Communications Workers of America.

The lawsuit comes as federal courts weigh whether to block DOGE from accessing sensitive data and from firing employees at

various other agencies. In recent days, the acting commissioner of the Social Security Administration left her job after a dispute with DOGE over access to government records. A high-ranking Treasury Department official departed after a similar clash.

Since Trump's inauguration, DOGE has moved to rapidly downsize the federal government, notably laying off thousands of probationary employees and dismantling the U.S. Agency for International Development.

While DOGE follows a similar playbook at each agency it enters — swooping in with new operatives, demanding access to sensitive systems and taking action against resistant employees, the lawsuit filing alleged — data held by the IRS has special protections, some of them established after President Richard M. Nixon sought to weaponize the tax agency to punish perceived political foes.

The data at issue is highly protected, according to Monday's lawsuit; IRS commissioners and political appointees generally don't have access to all taxpayer data systems, and taxpayers can seek damages if their returns are inspected without authorization, the lawsuit said.

The Treasury Department and the IRS did not respond to requests for comment.

Harrison Fields, a spokesperson for the White House, said that "waste, fraud, and abuse have been deeply entrenched in our broken system for far too long. It takes direct access to the system to identify and fix it."



JABIN BOTSFORD/THE WASHINGTON POST

President Donald Trump speaks in front of a sign marking the "Gulf of America" on Thursday at the White House.

Mexico threatens to sue Google over 'Gulf of America' name change

BY RACHEL PANNETT

Mexico is threatening to take Google to court over its "Gulf of America" name change on maps for users in the United States, pointing out that much of the body of water lies outside U.S. maritime borders in regions controlled by Mexico and Cuba.

Mexican President Claudia Sheinbaum said Monday at a news conference that President Donald Trump's executive order to rename the Gulf of Mexico applied only to the U.S. continental shelf — the area of seabed to which the United States lays claim under the law of the sea and maritime agreements with other coastal states. It has asked Google to fully restore the name "Gulf of Mexico" to its Maps service for areas outside U.S. territory.

"What Google is doing here is changing the name of the continental shelf of Mexico and Cuba," Sheinbaum told reporters.

"Gulf of America" went into official use last week on a U.S. government database of geographic names, as well as on Google Maps. Google said at the time that people in Mexico would still see the name "Gulf of Mexico," while those outside the two countries would see both names.

Sheinbaum first said last week that Mexico was considering a civil lawsuit against Google after the company's decision to use the name specified by Trump.

Google did not immediately respond Monday to a request for comment on the threat of a lawsuit.

At the news conference Monday, Sheinbaum shared with reporters a letter that Mexico received Feb. 10 from Cris Turner, Google's vice president of government affairs and public policy, after Mexico initially raised its concerns over the name change.

In the letter, Turner said the change was "consistent with our normal operating procedure to reflect on our platforms geographic names prescribed by dif-

ferent authoritative government sources, including where authoritative sources may differ."

Sheinbaum said Mexico then wrote to Google to explain that under international maritime law, a country's sovereignty over its territorial sea extends to a maximum of 12 nautical miles.

She shared a copy of the letter, dated Feb. 11, in which Mexican Foreign Secretary Juan Ramón de la Fuente stated that "under no circumstance will Mexico accept the renaming of a geographic zone within its own territory and under its jurisdiction" and would take legal action if necessary.

Ties between Mexico and the United States have also been tested in the first few weeks of the Trump administration over trade tariffs and border security.

When the gulf's name change was first signaled by Trump in January, Sheinbaum sarcastically said during a news conference that the United States should be renamed "Mexican America" in response, referring to a founding document dating from the 1800s, before Mexico's constitution, according to the Associated Press.

The White House last week barred AP reporters from attending events in the Oval Office or flying with Trump on Air Force One because the organization has continued to use the name "Gulf of Mexico." In justifying its stylistic convention, the AP said the Gulf of Mexico has had that name for at least 400 years — the length of time it has been used by European explorers and mapmakers.

The 218,000-square-mile oceanic basin spans the eastern coast of Mexico and the southeastern coast of the United States to the western end of Cuba.

The maritime boundaries between Mexico and the United States were set by bilateral agreements in the 1970s. The United States has laid claim to some 46 percent of the gulf, while Mexico has claimed 49 percent, with Cuba controlling the remainder.

TECH FRIEND

Five theories on why smartphones are becoming an all-luxury market

BY SHIRA OVIDE

In the United States especially, but also around the world, people are increasingly choosing higher-end smartphones over more modestly priced versions.

More than half of new smartphones sold in the United States have a sticker price of at least \$800, according to technology analysis firm Counterpoint Research. And devices that cost more than \$1,000 are hot sellers.

If you won't pay that much, you have fewer alternatives. Even Apple's least-expensive phone, the iPhone SE, will reportedly be overhauled Wednesday with a starting price roughly \$50 higher than the current \$429 model. Meanwhile, China's Huawei just unveiled a \$3,660 smartphone.

We mostly can't blame inflation or greedy companies for the rise of the fancy phones. We are gravitating to the highest-end phones.

I'll run through five theories for why smartphones are turning into an all-luxury market, and what it might mean for you. The bottom line: The more modestly priced smartphone is an endangered species, but it would be better for all of us if it thrived.

A \$1,000 phone doesn't really cost \$1,000.

For several years, America's mobile carriers have been dangling promotions on new smartphones and offering no-interest loans to pay them off on your bill over a few years. That makes it easier to buy a fancy smartphone that you couldn't stomach if you had to pay the full price up front.

If you're trading up to a new \$1,300 Samsung Galaxy S25 Ultra, your carrier might give you a whopping discount for trading in



ILLUSTRATION BY ELENA LACEY/THE WASHINGTON POST; ISTOCK

your old phone and charge something like \$35 a month for the new model over three years or more. That cost doesn't feel so terrible.

These carrier smartphone offers aren't always the best deal, but the true cost of a high-end phone "is buried right now really efficiently," said Cliff Maldonado at mobile analytics firm BayStreet Research.

We're keeping phones longer.

Americans are holding on to their phones for about four years on average, roughly nine months longer than we were a few years ago, according to research firm IDC.

Because we're buying new phones less often, it can feel sensible to buy the best phone you can and hold on to it through the technology changes that will pop up over the next few years.

Gerrit Schneemann, senior analyst with Counterpoint Research, described the mindset as: "My phone is good enough for longer."

The irony is that a middle-of-the-road smartphone might be the long-lived phone you're looking for. The camera quality, battery life and computer processing power of mid-tier phones are pretty great these days, Schneemann said.

Apple did this.

More Americans are buying iPhones over Android phones, and most of Apple's newest models cost at least \$800. Apple's growing popularity is part of the reason for the buying shift to higher-end phones, but it's not a sufficient explanation.

People are gravitating to fancier phones from other brands, too, Schneemann said. Even in less affluent countries such as India, where iPhones sell poorly, people are inclined to get a pricier phone than the one they had before.

There's a lack of competition.

It's hard to know how much of the trend toward the priciest phones is what we want and how

much is what companies condition us to buy — and there's not much competition to shake up that trend.

Unlike in many other countries, in the United States, Samsung and Apple have a near-lock on the market. They're happy if you buy their top-end smartphones, which generate the biggest profits for them.

Apple, Samsung and America's large mobile carriers focus their attention and marketing on those premium devices. Less expensive phones are often relegated to dusty store shelves, and carriers have dumped some budget smartphones entirely.

It's a chicken-and-egg problem.

Because we're buying fewer modestly priced phones, companies don't invest in making them or marketing them. That makes us even less likely to buy anything but the high-end phones.

There's no sign of change coming to this self-fulfilling cycle. If anything, companies keep pushing the envelope of the highest-end phones. Smartphone market analysts expect Apple to introduce higher-priced phones in the coming years, including the first folding iPhone potentially next year.

The bottom line:

Those five factors probably all play a role in the rise of the fancy phone. And while we want companies to keep inventing the hottest new things with all the bells and whistles, variety is the spice of life (and smartphones).

There's helpful innovation when more companies have incentives to create good and affordable phones that maybe skip the extras you don't really need.

WEDNESDAY OPINION



ABDEL KAREEM HANA/AP

Eli Sharabi, held hostage since the October 2023 attack, is escorted by Hamas fighters before his release on Feb. 8.

Biden was right about Hamas. So is Trump.

BY BRETT MCGURK

Last week, Hamas once again showed why reaching a ceasefire deal was so elusive for so long: The group threatened to stop releasing hostages and to return to war with Israel. To many of us who served in the Biden administration (I helped lead months of ceasefire talks), this did not come as a surprise.

We have been criticized for failing to adequately pressure Israel to end the war in Gaza — a war that Hamas started on Oct. 7, 2023. But throughout the ceasefire negotiations, Hamas consistently held back on a commitment to release hostages and aimed to ensure that it remains in power after the war ends. These latest threats are part of the same pattern. President Joe Biden was right to stand firmly by Israel and demand the release of hostages by Hamas. And President Donald Trump is right to do the same.

Hamas is a terrorist group that has ruled the Gaza Strip for nearly two decades. Its Oct. 7 attack, however, was not just an act of terrorism but a full-blown military invasion. More than 3,000 Hamas fighters in military formations attacked on multiple fronts, with a mission to inflict mass casualties and to take hostages, including mothers and toddlers, into Gaza to deter an Israeli response. In the days after the assault, as much of the world reeled in horror, with more than 1,000 people in Israel dead and 250 others taken hostage, Israel's enemies, led by Iran, chose instead to back Hamas and seek advantage from Israel's vulnerability.

This led Biden to warn publicly at the time, “To anyone thinking of taking advantage of this situation ... don't!” — and to order an early surge of defensive U.S. naval and air assets to the region.

At first, it seemed that the president's warning would go unheeded. On Oct. 8, the leader of Hezbollah, Hasan Nasrallah, ordered daily rocket launches from Lebanon into Israel and later pledged to render northern Israel — home to hundreds of thousands of civilians — uninhabitable until Israel granted a permanent ceasefire to Hamas. Nearly 80,000 Israelis were ultimately displaced from these areas. At the same time, Iranian-backed groups in Iraq and Syria launched drone attacks against Israel with the same demands, soon joined by the Houthis in Yemen, who began firing Iranian-supplied missiles at Israeli cities.

Hamas, meanwhile, retreated into hundreds of miles of tunnels under Gaza, a labyrinth built solely for itself under cities packed with civilians with nowhere to go. Hamas's leaders pledged to repeat the October massacres and reportedly welcomed the civilian toll in Gaza to increase pressure on Israel. A U.S.-mediated deal to release hostages in exchange for a ceasefire broke down less than two months into

the crisis when Hamas refused to free young women it had agreed to release. Hamas then rejected continuing talks unless Israel accepted a permanent truce up front, with a return to the Oct. 6 status quo. Hamas's Iranian backers reinforced the group's demands as it continued to attack Israel.

This was the situation the White House confronted in the weeks and months after Oct. 7, 2023: a multifront war against Israel and a demand by Iran and the terrorist groups it supported across the region that the only way to stop the fighting was for Israel to accept all of Hamas's terms. Calls to restrict weapons shipments to Israel, or to increase pressure on Israel (rather than on those who kept attacking it), or to back U.N. Security Council resolutions demanding “unconditional” ceasefires with Hamas, discounted this regional equation and the intent of Israel's adversaries. Heeding such calls would have done nothing to stop the war. It would have instead led to an even longer and costlier one.

By threatening to abandon the fragile ceasefire with Israel, Hamas shows it cares little for Gazan civilians, who stand to benefit the most from a deal.

Therefore, we in the Biden administration concluded that the only way to realistically wind down the war was through firm support for Israel while we worked on a ceasefire deal to release hostages on terms not dictated by Hamas and sought to mitigate the humanitarian consequences of the war. Biden laid out our vision in a national address on May 31 of last year: a three-phase deal to free the most vulnerable hostages first, with the rest, particularly male Israeli soldiers, freed in a second phase after conditions were agreed upon. Those conditions would, critically, need to include a postwar Gaza without Hamas in charge.

Though Hamas and its defenders claim it accepted this framework in early July, that is not true. Hamas reinsisted demands for a permanent truce. And in those negotiations, it never — not once, even when nearly every other detail seemed locked down — agreed to a list of hostages that it would release if a ceasefire agreement was reached.

That was the situation during talks in Cairo and in Doha, Qatar, that I helped lead over the course of the summer last year. Hamas only engaged seriously on issues it cared about, such as Israel's military

positions during a ceasefire or mechanisms at border crossings. It refused to engage seriously on the essence of the deal: the hostages to be released during the ceasefire. Nor did Hamas seem to care about the civilians of Gaza, whose suffering would be greatly alleviated by a stop to the fighting and the surge in humanitarian supplies that the ceasefire would enable.

One of the hostages on the list Hamas refused to accept was a young American citizen, Hersh Goldberg-Polin, who lost his hand while protecting his friends during the Oct. 7 attacks. On Aug. 31, Hamas brutally murdered Goldberg-Polin and five other hostages in a tunnel beneath Rafah in southern Gaza. I received the news of Goldberg-Polin's death shortly after arriving back in Washington after a round of talks between Doha and Cairo. The news was devastating. And it again showed that Hamas had no serious intent to release hostages so long as Iran and Hezbollah backed its maximalist demands with ongoing attacks against Israel.

Later that day, I and other senior advisers met with Biden at the White House and agreed to flip the script by freeing the talks and supporting Israel's campaign against Hamas's backers.

Two weeks later, Israel, with U.S. backing, turned north to Lebanon, where it decimated Hezbollah; killed its leader, Nasrallah; and, with U.S. mediation, forged a ceasefire that severed Hezbollah's support for Hamas in Gaza. Around the same time, Hamas's leader, Yahya Sinwar — the mastermind of the Oct. 7 attacks and an obstacle to any hostage deal — was killed in southern Gaza, not far from where Goldberg-Polin died. Iran sought to regain the initiative on Oct. 26, firing nearly 200 ballistic missiles toward Israel — the largest ballistic missile attack in history. U.S. and Israeli forces defeated that attack, and Israel soon responded with an attack of its own, eliminating Iran's strategic air defenses and its capacity to produce new missiles, leaving Iran militarily exposed. Soon after, the Assad regime collapsed in Syria after being abandoned by a weakened Iran and a Russia tied down in Ukraine, severing Iran's main smuggling routes for arming Hezbollah.

The final stages of talks that began in December took place against the backdrop of a transformed Middle East, delivering on Biden's warning (“Don't!”). To show additional resoluteness, Biden and his incoming successor, Trump, agreed to join forces in the closing weeks, aiming to secure a ceasefire before the presidential transition. Jake Sullivan, Biden's national security adviser, soon met with Michael Waltz, his named successor, together with me and my successor, Steve Witkoff, to map out the path from a Lebanon ceasefire to a Gaza deal. This unprecedented partnership between incoming and outgoing admin-

istrations helped close the final terms on Jan. 15 in Doha. By Jan. 19, one day before Trump's inauguration, the ceasefire took effect, and hostages began to come home.

The talks ultimately succeeded because the military equation across the region changed, with Hamas isolated and no longer able to count on a multifront conflict. Indeed, it was not until late December that Hamas finally named the hostages it was holding and began to engage seriously on the terms for their release under the framework Biden had presented in May. This change in position came not from forceful diplomacy alone, but also from force of arms across the Middle East.

None of this should discount the horrors of this war, including the suffering of the civilians of Gaza, or of the families of those lost in Israel, or in Lebanon, or elsewhere. But in the end, there was no shortcut to ending the war absent Hamas releasing hostages.

Today, Israel is increasingly secure, with a ceasefire deal and a new government in Lebanon, Iran at its weakest position in decades, and the Assad regime gone in Syria. And America's partnerships in the region are as strong as ever. All of this was achieved without the United States being drawn directly into an all-out Middle East war that so many analysts had predicted. The course set by the Biden administration early in the crisis proved right — and provided the Trump administration a strong hand to carry forward.

The Gaza ceasefire is now in its fifth week but remains precarious. Last week, Hamas threatened to stop freeing hostages altogether, days after parading three emaciated Israelis before thousands of well-armed Hamas militants moments prior to their release. Trump declared the ceasefire will end if Hamas follows through on its threat. Hamas on Thursday backtracked, and a group of hostages was freed on Saturday as planned.

Trump was right to call Hamas's bluff. The deal is the deal. And the formula today is the same as it has been since Oct. 7, 2023. The only way to end this war is for Hamas to continue releasing hostages and accept terms for a future that might allow Israelis and Palestinians to live side by side in peace. That means a Gaza without Hamas in charge.

If Hamas cannot do that, even as Israel is meeting its essential commitments under the deal, then the war could restart. That would be tragic, but the responsibility would rest with Hamas.

The writer served as deputy assistant to the president and White House coordinator for the Middle East and North Africa from 2021 to 2025. He is currently a senior fellow at Harvard University's Belfer Center for Science and International Affairs.

JIM GERAGHTY

Two surprise retirements are the last thing Democrats need

At the exact moment that Democrats and the anti-Trump resistance are crying, “All hands on deck!” a pair of Midwestern Democratic senators answered, “Nah, we're out.”

Michigan's Gary Peters, 66, recently announced he won't seek reelection in 2026 because, in part, he wants to spend more time with his grandson, and Minnesota's Tina Smith, also 66, on Thursday said in a post-announcement interview: “I know it's sort of a bit trite for people in public life to say, ‘I'm going to retire so I can spend more time with my family.’ But I actually really like my family.”

Those are big wins for the Peters and Smith families and add a big new sense of uncertainty for the Democratic Senatorial Campaign Committee. It's not that two surprise retirements doom Democrats' hopes in the still far-off 2026 midterms. But those open seats aren't necessarily going to be automatic Democratic wins, an ominous early indicator that the midterms may not be the relief that Trump opponents desperately want them to be. And with JD Vance as the tiebreaking vice president, Democrats need to pick up four seats to regain control of the chamber.

For Democrats, this is nightmare time. President Donald Trump and Elon Musk are rearranging the U.S. government as

they see fit. Other than Kentucky's Mitch McConnell, Senate Republicans are acquiescing even to Trump's most controversial Cabinet picks. Trump opponents' best option for now is through the courts, filing lawsuits by the armload and getting as many injunctions as possible to halt Trump's agenda wherever they can. It's a holding action until the midterms, when — theoretically — congressional reinforcements will arrive and Trump can be blocked through legislation.

The problem is that those midterms might not offer Democrats much relief.

Yes, the House is about as close as it can get; the GOP holds a 218-215 House majority, but at some point soon, Rep. Elise Stefanik is going to have to resign to become ambassador to the United Nations. (A New York special election will be held to fill the seat within about three months of her leaving.) On April 1, Florida will hold two special House elections for the districts formerly represented by Michael Waltz and Matt Gaetz. Between Stefanik's imminent resignation and April 1, the House will have 217 Republicans and 215 Democrats.

While a bare-minimum GOP majority in the House makes it tougher for the majority to pass legislation, members in the minority still can't subpoena anything or call hearings, although they can summon witnesses at hearings called by

the majority. In the minority, Texas Rep. Al Green's plan to introduce articles of impeachment against Trump (here we go again!) looks like another futile, impotent Democratic gesture.

With the House so close, Democrats will have a good shot at winning a majority in 2026. But that would only partially hinder the Trump agenda, and that's not even accounting for Trump's maximalist interpretation of presidential powers. (His executive orders can be undone by a Democratic president, but who knows when one will take office.) And while both chambers are important, if the Democrats controlled the Senate, Trump's Cabinet would look awfully different right now. Let's not forget that in his first term, Trump made 245 judicial appointments, including three Supreme Court justices.

It's easy to forget that Republicans gained two Senate seats in the 2018 midterm elections, even though midterms are often hard on the party that holds the White House.

On paper, Republicans should feel pressure heading into the midterms, defending 22 of the 35 Senate seats up in 2026. But most of those GOP seats are in pretty deep-red territory; Susan Collins of Maine is the only person in one of them who represents a state Kamala Harris won in November, and the last

time Collins was up for reelection, she crushed polls showing a Democrat beating her. It's possible North Carolina Republican Thom Tillis will sweat his reelection bid, particularly if former governor Roy Cooper is his Democratic opponent.

With Sens. Gary Peters and Tina Smith announcing they won't seek reelection, the opposition party faces an uphill climb in 2026.

Meanwhile, Sen. Jon Ossoff (D-Georgia) will have a steep uphill climb if Republicans nominate term-limited Gov. Brian Kemp; Ossoff will cruise if Republicans nominate Marjorie Taylor Greene.

But perhaps the most intriguing early indicator for the midterms is the fact that at the end of 2024, Sen. Jeanne Shaheen (D-New Hampshire) had \$1.45 million in cash on hand, which is a bit low for a senator entering an election cycle; Collins, Tillis and Ossoff each had more than \$2 million. Shaheen told Punchbowl

News in January that she hasn't decided whether to seek a fourth term in 2026. Shaheen is 78, but let's face it, by Senate standards, that's young.

One other unusual indicator in the Granite State: Michael Graham of the New Hampshire Journal noticed that the Democratic Legislative Campaign Committee, which aims to elect Democrats to state legislatures, listed the New Hampshire House of Representatives as a “power building” priority — second tier, behind the top-tier list of “battleground” chambers. Republicans enjoy a 222-177 advantage in the state House. The DLCC didn't even mention the state Senate, where Republicans have a 16-8 advantage. That all feels like modest Democratic expectations in a purplish state.

In Washington, being in the Senate minority is no fun, and it's probably even less fulfilling in the chaotic Trump era. You can't begrudge anyone for wondering whether they want another six years of this or whether there are more fulfilling ways to spend their time. Peters and Smith opted for the latter, and Shaheen is wavering. That's understandable. But if Democrats want to stop Trump, they need control of the Senate as soon as possible — and retirements in states such as Minnesota, Michigan and New Hampshire, where Republicans have a shot, won't make the job any easier.

OPINION

The Washington Post

AN INDEPENDENT NEWSPAPER

Is this really the U.S. policy for South Africa?

WHEN SOUTH AFRICA'S African National Congress lost its parliamentary majority in elections last year, voters cited a litany of grievances, from widespread poverty to a breakdown in public services. One frequent complaint was that, after 30 years in power, the party had failed to address one of the most glaring vestiges of apartheid: the unequal ownership of land. Seventy-three percent of South Africa's usable farmland is still owned by the White minority, only 7 percent of the population.

EDITORIAL

In January, South Africa took a baby step toward addressing this inequity. President Cyril Ramaphosa signed a new land expropriation act that lays out steps for the government to take control of private land. The most controversial provision deals with what's called "nil compensation," or when land can be seized without payment — when it has been abandoned or is not being used. In such cases, the government must prove it has a broader public use for the land. The law includes multiple safeguards for landowners, including their right to take the matter to the courts.

The bill is modest in scope — which is why left-leaning politicians attacked it so vociferously. Socialist firebrand Julius Malema disparaged it as "cosmetic." The national spokesman for the Zulu-centric uMkhonto weSizwe party called it "the same

apartheid wine in a different bottle."

But the "nil compensation" provision caught the attention of President Donald Trump. He might have been listening to the minority White property owners who have been in an uproar over the new law. Or perhaps he was taking advice from his U.S. DOGE Service adviser, billionaire Elon Musk, who was born and raised in apartheid South Africa and recently has been clashing with the South African government. Musk's planned expansion of his Starlink satellite company into the country stalled because he doesn't want to comply with the Black Economic Empowerment policy — South Africa's form of affirmative action — which requires Starlink to have at least a 30 percent Black ownership stake. Musk called the rule "openly racist" and has demanded an exemption.

Trump weighed in with his view that the expropriation law itself amounts to a "shocking disregard of its citizens' rights" and responded with an executive order halting all U.S. foreign assistance to South Africa. He said White Afrikaners were "victims of unjust racial discrimination" and ordered the secretaries of state and homeland security to give them priority for refugee resettlement in the United States.

The president also accused South Africa of undermining U.S. foreign policy by building closer ties with Iran and taking Israel to the International Court of Justice for the conduct of its war in Gaza. Secretary of State Marco Rubio said he will skip the Group of 20

foreign ministers meeting in South Africa this month.

Trump's rhetoric and actions are shortsighted and probably counterproductive, and they demonstrate little understanding of South Africa's history of racial injustice.

Since apartheid's end in 1990, the United States and South Africa have generally had friendly ties. South Africa is America's largest trading partner on

Russia's Ukraine invasion. And it was an early member of the BRICS group, along with Brazil, Russia, India and China. Trump has also threatened tariffs against any BRICS countries that try to quit using the U.S. dollar as their preferred currency for trade.

U.S. diplomats are right to question some of South Africa's foreign policy positions in the appropriate forums. But ostracizing the country is an overreaction. And calling White Afrikaners "racially disfavored" victims, as Trump has done, smacks of insensitivity.

South Africa is the first African country to assume the G-20 presidency, and Rubio's boycott will be seen across the continent as a snub. No doubt China, which has been expanding its trade ties with South Africa, will gladly take advantage of the rift.

Though Trump is generally suspending asylum, leaving refugees stranded and stripping Haitians and others living in the United States of their temporary protected status, welcoming White Afrikaners as refugees is cynical to the point of cruelty.

Many crises in Africa demand the U.S. president's attention — including the war in Sudan, the Rwanda-backed incursion into eastern Congo and the spread of Islamic insurgencies across the Sahel. Many displaced Africans need foreign assistance. To so prioritize the plight of South Africa's Afrikaner minority is to undermine all efforts to establish closer, mutually beneficial ties with a friendly African democracy.

U.S. diplomats are right to question some of the country's foreign policy positions, but ostracizing it is an overreaction.

the continent and one of the main beneficiaries of preferential U.S. trade status under the African Growth and Opportunity Act. The country is a democratic bulwark on a continent where democracy is scarce.

South Africa's foreign policy — rooted in its anti-apartheid liberation struggle — has often put it at odds with the United States, however. The country offered minimal, now largely muted, criticism of

LETTERS TO THE EDITOR

Are we prepared to lose the Education Department?

Regarding the Feb. 4 front-page article "Trump preps order to dismantle Education Dept.":

Before there was an Education Department, there was the Department of Health, Education and Welfare. Before that, the Office of Education was in the Federal Security Agency, and before that, it was in the Interior Department. Its origins go back to the Reconstruction era. It administers student loan programs, assists low-income school districts and local libraries for the blind, aids blind and disabled students, collects national education statistics, and conducts research. It makes sense for all of these federal activities to be overseen by a central agency, but however they are organized, the programs are on the books, and somebody has to administer them.

In spite of that, Republicans have opposed the Education Department since at least the Reagan administration but, before now, could never manage to get rid of it. The article attributes the following to Donald K. Sherman, executive director and chief counsel for legal advocacy group Citizens for Responsibility and Ethics in Washington: "Trump could weaken the department without moving a single function. Pushing senior staffers out, gutting budgets and firing the department's inspector general ... could make the agency a shell of its former self." Sherman is quoted as saying: "Trump has done a lot already to weaken the department. People are demoralized. They are being driven out with the end goal of destroying a critical arm of the government."

It remains to be seen whether the people in libraries, school districts and colleges across the country will be content to go along with this.

Edward Steinhouse, Columbia

Fighting inequality

Education in America is inherently unequal. Unlike many other countries, we have chosen to fund our education system by heavily relying on property taxes. The bigger the house, the better the schools. This self-perpetuating cycle of inequality excludes people in bad neighborhoods — which are often the result of unfair lending practices — from accessing the good schools.

This is where the fickleness of equality truly shines through. There is a saying that goes, "When you're accustomed to privilege, equality feels like oppression." Why should those people who were excluded from the good neighborhoods have additional resources to better their education? Some people might think, "My school is well funded; why should I have to pay for schools that don't have funding?" Unfortunately, it's this kind of thinking that has brought on some of the most severe levels of economic inequality since the late 1770s. This is our country's status quo — one that defaults to inequality.

That is where the Education Department plays its leveling role. It has two primary functions for K-12 education: funding for families who never had access to big houses and protections for students based on disability, gender, race or some other immutable characteristic. When we talk about closing the Education Department, we should be clear that we are targeting equitable access to education. We are saying we don't need programs that ensure people who have been excluded from society can properly access learning or protections for students. The common refrain from American conservatives is that states can implement those programs for students — that it should be the states' responsibility to do so. How many states have these programs and protections in place? How many states have chosen to prioritize access to education for the poor or for those who speak another language? Will a rural district pay extra money for the student who needs additional accommodations for a disability?

This is the problem that most people don't realize: States always had the opportunity to do the right thing without the federal government's intervention, but few did. After all, we remember when the federal government called in soldiers to escort students

DRAWING BOARD



during desegregation in Little Rock. Can we trust Little Rock's descendants to do the right thing, even when it feels like oppression to them?

Peter Baum, Baltimore

Here's a good IDEA

Dismantling the Education Department could negatively impact the Individuals with Disabilities Education Act (IDEA), which, in short, provides federal funding to special education programs at public schools across the country. Yet special education services are already strained from increased demands and nationwide staffing shortages.

As a baby, my daughter checked all the milestones appropriately and timely. Her diagnosis came well past infancy, a few months shy of her third birthday. It did not come quickly or easily; simply getting a diagnosis required evaluations from a developmental pediatrician and a neuropsychologist, both of whom had one-year waiting lists. Our pediatrician advised us to look out of state for more options, and we now travel out of state several times a year for follow-ups.

Being the parent of a child with autism comes with a tremendous learning curve; there is literally no way to prepare for it. There's a familiar adage that "no one size fits all" when it comes to parenting — but being thrown into the world of special needs

knocks you off your game plan completely.

The work my daughter's special education teachers and support staff do for her extends far beyond the classroom. They teach her self-advocacy because her speech is not fully developed. They have helped me decipher her nonverbal cues and have given her a voice when others haven't. They empower me and other parents with webinar trainings (thoughtfully held during post-bedtime hours) on how to reduce meltdowns and understand Individualized Education Program documents. I fear that these things will be taken from us should IDEA be compromised.

I am fortunate to have the means to provide my daughter with private therapies but am well aware that many families do not. They rely solely on the services their schools can provide. For them, this is their child's only chance for success. With the potential loss or reduction of special education services, I worry that the progress we have made for those with disabilities will dissolve — especially when this community is already so easily stigmatized, infantilized and deeply misunderstood.

I have felt grateful to live in a county, state and country that provide the educational support that fosters the talents and extraordinary abilities of neurodivergent people. Closing the Education Department, and therefore threatening IDEA, could strip educational opportunities from the most vulnerable children and their families, as well as

jobs from the special education teachers who are at the heart of our success.

Christina Brami, Centreville

Improve education standards

The news headlines shouldn't focus on the abolition of the Education Department. Instead, they should be about what the Trump administration plans to replace it with. If the states can do a better job of restoring our nation's pitiful education standards to a respectable level, that will be a newsworthy solution to celebrate. What is broken must be fixed.

Anil Bhalla, New York

I've read this one before

Regarding the Feb. 5 news article "Trump makes an urgent push to rewrite American history":

Every day, the second term of the Trump administration reminds me more of two books I read in high school: "1984" by George Orwell and "Fahrenheit 451" by Ray Bradbury. The Trump administration is Big Brother, and jurisdictions nationwide might as well be burning books as they attempt to rewrite the narrative. Governing through fear and historical erasure is not the answer.

While President Donald Trump leads the task force to celebrate the 250th anniversary of the United States' founding on July 4, 2026, another anniversary will happen a month later that he probably won't acknowledge. It will have been 500 years since 100 enslaved Africans were taken to South Carolina's Lowcountry by Spaniards in a failed colonization attempt in August 1526. Thank goodness there is a historical marker to commemorate the first enslaved Africans in Virginia; as for the failed attempt, few know about it. It's essential to teach these events as part of the entire history of our country. The United States has been a nation for 250 years, yet people had tried to colonize America for 250 years before its founding through the enslavement of Africans and genocide against Indigenous people.

I've had conversations with people who don't look like me and are in different professions, such as police officers. Even though others might have voted differently than me, they tend to agree that we should be teaching all of our history, not just parts of it. We must tell history as accurately, truthfully and thoroughly as possible. Most important, we should use it to learn from the mistakes of our ancestors.

Jeffrey Bennett, Alexandria

Candidly speaking

President Donald Trump's argument that radical elites, including history professors, are teaching "our children to be ashamed of themselves" is not based on facts but wishes: He wishes to ignore the role America played in perpetuating slavery. He wishes the Jan. 6, 2021, insurrection was a noble cause and a "day of love." History professors try to teach the truth, which is often complicated. Trump is correct to want a patriotic education system that encourages young people to venerate the Constitution, but such veneration will not last if it is based on wishes and misinformation instead of "facts ... submitted to a candid world," which are the basis of the Declaration of Independence.

Kenneth Michael White, Kennesaw, Georgia
The writer is a political scientist and criminal justice professor at Kennesaw State University.

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Letters can be sent to letters@washpost.com. Submissions must be exclusive to The Post and should include the writer's address and day and evening telephone numbers. We are unable to acknowledge submissions; writers whose letters are under consideration for publication will be contacted.

OPINION



A Harris supporter wears a “Childless Cat Lady” shirt at a campaign rally Eau Claire, Wisconsin, on Aug. 7.

HEATHER LONG

The real reason people aren’t having kids

In the debate about why young Americans aren’t having kids, I have a somewhat unique perspective. I had a strong desire to become a mother, but in my late 30s, I was divorced and on my own. I decided to become a “single mom by choice” — meaning I had a child on my own using donor sperm. It’s a tough path to parenthood, but I’m glad I did it. As my story has become more widely known, I hear nearly every week from other women in their 30s and 40s who want to be mothers, too, but they have not found a life partner. They are full of questions for me. Many fear they won’t be able to afford to raise a child on their own, or cover the high price of fertility treatments or adoption. Some worry about the ethics of our donor system. Nearly all grapple with whether they can parent on their own. Can they handle the physical, financial and emotional demands of parenting — all solo?

I had just wrapped up one of these phone calls when I came across Claudia Goldin’s new research, which looks at the global fertility decline through the lens of macroeconomics. Goldin won the 2023 Nobel Prize in economics for her trailblazing studies on women in the labor force. She has dedicated her life to understanding the lives of working women. Her findings speak to the anxieties shared by many women of my generation, including those who call me for advice.

Goldin concludes that two factors explain much of the downward trend by country: the speed at which women entered the workforce after World War II, and how quickly men’s ideas about who should raise kids and tidy up at home caught up. This clash of expectations explains the fertility decline across the globe.

In places where men do more around the house, fertility rates are higher; where they do less, rates are lower.

Goldin’s research paper doesn’t advocate any specific policy, so I called and asked what she thinks can be done to achieve “couple equity,” where couples share child-care and household tasks equally. After a pause, she said men must *believe* that every other dad is doing more housework now, too.

“It won’t change unless the guy’s expectations about what he’s ‘supposed to do’ changes,” Goldin said. “There’s some evidence that individual men believe in couple equity more than they act on it

because they believe other people don’t feel this way.”

Fertility rates are dropping almost everywhere around the world, but Goldin found there’s a difference between the “lowest of the low” nations with fertility rates around 1.3 births per woman, such as South Korea, Greece, Italy, Japan, Portugal, Spain, and the “low” nations, such as the United States, Denmark, France, Germany, Sweden and Britain, which are around 1.6.

All these nations experienced rapid postwar economic development that outpaced social change. Suddenly, women had opportunities to enter the workforce, but men’s views of who should take care of responsibilities at home changed more slowly. Yet the “lowest of the low” countries saw an even wider divide.

South Korea is the most glaring example. It has the lowest fertility rate in the world: just 0.72 in 2023. It’s also a country where women do nearly three hours more of household chores each day than men do.

Goldin spells out how rapidly South Korea modernized. In 1960, 72 percent of the nation’s population was rural. By 1980, only 43 percent was rural. People flocked to Seoul and the many new jobs there. Kids born in 1980 grew up with many more opportunities. By the time they hit marrying age in the early 2000s, incomes had grown 4.5 times. Young women were eager to launch careers. But men still had many traditional ideas about wives staying home. This clash, Goldin argues, led to a sharp drop in fertility.

South Korea is “stuck in the past in terms of couple equity,” Goldin tells me. Many young people, especially young women, want couple equity. It’s striking that all of the “lowest of the low” fertility nations have women doing way more of those household tasks each day.

In Japan and Italy, women spend three hours more than men per day on household and care tasks. In Sweden, it’s less than an hour difference. Sweden’s fertility rate is notably higher.

Goldin admits there are other cultural and religious factors at play in these nations that contributed to the ongoing belief that women should be doing more at home than men. But the overall economic picture played a role.

“When you have rapid growth, then you don’t give generations enough time to get used to modernity. You thrust them into modernity,” Goldin says.

Nations such as the United States experienced more gradual postwar growth, which allowed more time for social norms to change. Still, expectations for men and women aren’t the same.

Goldin points out that too many young men believe that if they take parental leave after their child is born, they will be penalized at work. They won’t be promoted. They won’t be put on the best client accounts. And in a society where couples want to ensure they also have a high income, too often that leads to one spouse (often the wife) taking a step back in her career to do more at home while the husband focuses on getting promoted.

Overall, Goldin says there’s “too much nervousness” about low fertility rates, but if U.S. lawmakers really wanted to do something, her advice is to provide government-subsidized child care, as Sweden, France, Britain and Canada now do.

“Child care is the big thing. People talk about parental leave. That’s minor. That’s nothing compared with child care,” she says. Subsidizing child care “encourages people to have more kids. It also reduces the ‘burdens’ — I hate to use that word — but it reduces the disproportionate burdens on women from having children.”

She points to Sweden, where women are employed in a wide variety of jobs and are not disproportionately working part-time. Men and women share household and parenting tasks. They take time off to care for babies, and then government child care starts from age 1. “That’s the closest we get to the best type of outcome — both in terms of what individuals do and how government is supportive,” Goldin says.

I can’t help but think back to the calls I have received from women who want to become moms. In many ways, these single women are all running calculations in their minds — adding up how many hours a child would need from them versus what they have left outside of their “day jobs.” Women who are partnered and thinking about having children run similar calculations, of course, but they factor in how much their spouse will help. Until it’s a lot closer to 50-50, the fertility decline probably isn’t going to change.

EUGENE ROBINSON

America’s new foreign policy: Who cares?

After four disorienting weeks, the Trump administration’s foreign policy has become crystal clear: Screw the rest of the world, allies and adversaries alike.

Who cares if Russian dictator Vladimir Putin gets to keep the wide swath of Ukraine’s territory he seized in a brutal, unprovoked invasion? Why should the Ukrainians even be at the table when we talk to the Russians about a peace deal? After all, President Donald Trump promised to quickly end the war; he and Putin can decide the terms. Maybe the United States would be more concerned about Ukraine’s sovereignty if we were given half of the country’s valuable mineral resources. Does that make us sound like mobsters running a protection racket? Well, the world is a tough place.

Who cares if the newly contemptuous U.S. stance toward the democracies of Europe makes them feel abandoned and vulnerable? Who cares if the leaders of wealthy, technologically advanced nations such as Britain, France, Germany and Italy — effectively demilitarized, beneath the U.S. umbrella, since the apocalypse of World War II — decide they now have no choice but to massively rearm? What if Europe is soon bristling with weapons, and what if Putin sees this buildup as a threat? What could possibly go wrong?

Who cares if the Palestinians are permanently denied their dream of an independent state? Now that more than a year of scorched-earth Israeli bombardment — in response to the Oct. 7, 2023, Hamas terrorist attack and hostage-taking — has reduced much of Gaza to rubble, why doesn’t the United States just seize that seafloor property and turn it into a lucrative Riviera-style resort? The Palestinians can go live elsewhere, all 2 million of them, and we don’t care where, as long as it’s not here.

Who cares if children die in regions of Africa ravaged by war, famine and disease? Trump promised to cut federal spending, and although foreign aid is just 1 percent of the budget, the U.S. Agency for International Development is an easy target for Elon Musk and his “Department of Government Efficiency.”

Yes, the richest man in the world is taking food out of the mouths of some of the poorest people. Deal with it.

Who cares if our allies in the Western Hemisphere are alarmed by sudden new demands for territory and tribute? Trump insults Canada, our most steadfast partner in war and peace for more than a century, by calling it “the 51st state” and referring to Prime Minister Justin Trudeau as a “governor.” He threatens Canada and Mexico, our biggest trading partners, with crippling tariffs. Displeased with the way the Panama Canal is being run, he vows to “take it back.”

All Americans should care about these radical departures from long-established policy toward the rest of the world. Trump promised to make America great again, but he is doing the polar opposite. His bellicose chest-thumping makes this nation smaller, weaker, more isolated — and negates the concept of American exceptionalism.

Bullying is a behavior that can intimidate, as anyone who has spent time in a schoolyard knows. But it does not project genuine strength. It reveals insecurity, weakness, overcompensation for some deficiency. Trump’s foreign policy is that of a paper tiger, not a real one.

Since the postwar Marshall Plan to rebuild Europe was launched in 1948, generations of U.S. leaders have been guided by the principle that encouraging the spread of democracy and free markets makes our own nation safer and more prosperous. We have made terrible mistakes along the way — the Vietnam War, interventions in Latin America, the invasion and occupation of Iraq — but we have never abandoned the idea of the United States as a “shining city on a hill.” Presidents from John F. Kennedy to Ronald Reagan to Barack Obama have used that metaphor to describe America’s place in the world.

Trump evidently has a meaner, more constricted vision. He reduces the United States to just another cynical player in a zero-sum game. For us to win, in this view, others must lose.

This is an abdication, not an assertion, of American leadership, and it invites other nations to fill the vacuum. China is the obvious main beneficiary. European Union officials have already talked about expanding trade with Beijing in light of Trump’s myriad tariffs. China has spent years expanding its influence in Africa and reportedly has offered to take over halted USAID projects in Nepal, Colombia and the Cook Islands. The BRICS trade group founded by Brazil, Russia, India, China and South Africa has grown to include 10 nations — including Indonesia, which joined in January. Meanwhile, Defense Secretary Pete Hegseth spends his time uselessly trying to end diversity efforts in the U.S. military rather than planning to counter the Chinese military’s growing power and sophistication.

Trump is leading us not toward greatness, but toward surrender.

CATHERINE RAMPELL

A quick guide to criticizing government without destroying it

Americans want change. Yet Republicans have somehow backed Democrats into defending the status quo — or sounding like it, anyway.

That’s because President Donald Trump, Elon Musk and their underlings have managed to frame recent events as a binary choice: Either you like the ongoing mass destruction and trampling of the Constitution by the “Department of Government Efficiency” or you support keeping government as it is. It’s a false choice, obviously. But Democrats and other Trump critics have done a poor job articulating that failure in logic and the existence of a third option: actually fixing things.

So let’s talk through how Trump’s critics can get to Door No. 3.

In recent years, trust in institutions, including government, has plumbed record lows. Meanwhile, the share of Americans dissatisfied with the way the country is headed has remained high. Voters’ frustration with the status quo (economically, politically, socially) and their urge to burn it all down are why Trump won in November.

To be clear, there are lots of problems in government. Some federal IT infrastructure dates from the disco era. It’s hard to fire low-performing staff and recruit some of the best talent. The government imposes plenty of useless regulations that make it harder for busi-

nesses to build, plan and grow, and colorful examples of government waste abound.

But Trump and Musk’s destruction in no way resembles an antidote to these issues.

However bloated the government bureaucracy might be, the solution is not indiscriminately firing nuclear weapons inspectors, Head Start staff, law enforcement officers or air traffic controllers. (Yes, mere weeks after multiple deadly airplane crashes, Trump is canning hundreds of employees at the Federal Aviation Administration.) Nor does it seem wise to grant Musk and his DOGE goons access to the treasury’s sensitive payments system or your personal taxpayer data in order to cut “waste, fraud and abuse.”

Likewise, when American voters expressed frustration with health-care costs, they were presumably not seeking to cut funds for cancer research (as this administration has tried to do). They didn’t vote for public health agencies to suppress research on bird flu or to fire disease trackers in the middle of bird flu and measles outbreaks. Or to remove seasonal flu vaccine campaign materials from government websites as hospitalization rates for the illness hit a 15-year high.

As annoyed as some Americans may be about “DEI” and speech policing, it’s hard to imagine that they thought rectifying

the problem meant taking away sign-language interpreting services from deaf people or purging educators who assist children with special needs. Or, for that matter, tearing down school posters of Harriet Tubman, deleting taxpayer-funded data on adolescent suicidal ideation and halting recognition of Holocaust Remembrance Day at the Pentagon.

Americans generally think we spend too much money on foreign aid (despite foreign aid representing 1 percent of total federal spending). Even so, Americans did not vote for allowing nearly \$500 million in food grown by American farmers to spoil because Musk shut down international food-assistance programs. Or giving China the opportunity to clean up our messes after we abandon allies. Or suspending anti-terrorism programs in West Africa and the Middle East.

And whatever the public blowback over illegal border crossings, Americans generally support legal immigration. So, they might be displeased to learn that Trump has been working to rescind employment permits for immigrants working here legally, including those with jobs as farmhands and home health aides.

Apologies if this catalogue of destruction feels overwhelming. For Trump, that’s the objective. He “floods the zone” with so much chaos that it’s impossible for normal human beings — those with neither the bandwidth nor sufficient self-loathing to follow the news 24/7 — to

keep track. That enables Trumpers to compress the narrative into facile talking points: Trump is blowing a lot of stuff up! Given how unsatisfactory said stuff seemed before, that should sound awesome. Cathartic even. Rebuttals, by contrast, have been flattened into vague defenses of existing institutions and processes.

Thus, many Americans cheer the wrecking ball. The challenge for Trump’s critics is not merely that Trump’s destruction is exhausting to enumerate. It’s that voters have real gripes with government, and fixing those gripes is complex. It’s also rarely been a priority.

But good-government organizations out there have created handy blueprints for fixing stuff. The Partnership for Public Service, for instance, has thoughtful plans for reforming the federal civil service and modernizing government IT. Inspectors general (RIP), the Government Accountability Office and other institutions have also offered detailed plans for reforming agencies and their spending.

These fixes are often technical and boring — definitely less telegraphic than DOGE-orchestrated destruction. Some of them (gulp) might even cost money, at least in the near term. But they must be part of the message voters hear, over and over: Trump is shattering the status quo, but he’s not fixing the problems you care about. He’s creating new, much scarier ones.

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Daniel A. Blank



Jack "Ziz" LaSota



Michelle Zajko

Members of cultlike 'Zizian' group arrested



CARLOS OSORIO/REUTERS

A U.S. Border Patrol officer deploys a flare a day after a fellow officer was shot and killed in Coventry, Vermont, last month.

Three members linked to 'multiple homicides' found in Maryland

BY DAN MORSE AND TOM JACKMAN

The leader and two adherents of a cultlike group linked to six recent homicides were on the run Sunday afternoon when they aroused the suspicion of a property owner in Western Maryland, an Allegany County prosecutor said in court Tuesday.

Jack A. "Ziz" LaSota, a computer programmer and blogger once declared dead in San Mateo County, California, was in one of two white box trucks parked at the end of a rural road in Frostburg when a person approached and asked the group to leave. They replied by asking to camp for a month, according to an affidavit filed by Maryland State Police.

Records show the rattled property owner

called the police, not knowing authorities had linked the "Zizians" to the fatal shooting of a U.S. Border Patrol agent last month, or that the three had just weeks earlier been in hiding in a Chester, Pennsylvania, hotel room after the slaying of a member's parents.

On Tuesday, a judge ordered the trio held without bond after a prosecutor argued they were members of "an extremist group" and noted that LaSota also has a pending warrant in Pennsylvania.

The Zizians, composed mainly of people devoted to veganism, transgender issues and the potential threat of artificial intelligence,

SEE ARRESTS ON B3

Youngkin vows to help workers but defends cuts

Va. governor says layoffs are needed to get rid of government 'bloat'

BY GREGORY S. SCHNEIDER

RICHMOND — Gov. Glenn Youngkin (R) said Tuesday that the state is preparing an aid package for Virginians losing their jobs in the Trump administration's gutting of the federal workforce, but said the cuts are necessary to get rid of "inefficiency and bloat" in the government workforce.

In his first extended public remarks on the cuts, Youngkin told reporters that he feels deep concern for those who are anxious about their employment future as the White House purges people at almost every agency. Hundreds of workers at the Federal Aviation Administration lost their jobs over the weekend, for example, and a sweeping elimination of probationary workers ahead of a Tuesday deadline affected mapmakers, cancer researchers and Federal Emergency Management Agency staffers — among thousands more cut over the past few weeks.

But Youngkin defended the Trump administration's actions, which disproportionately affect Virginia as one of the top states in the country for federal employment and spending, with more than 140,000 federal work-



TOM BRENNER FOR THE WASHINGTON POST

Virginia Gov. Glenn Youngkin (R) speaks at a campaign event for Donald Trump in Salem on Nov. 2.

ers. Even one of Youngkin's signature achievements — a computer science "laboratory" high school in Richmond — has been touched by the cuts, with cancellation of a federal grant for a Virginia Commonwealth University teacher residency program that works with the high school.

"We first need to recognize that this process that the federal government is going through is one that is needed because of the

inefficiency and bloat of the federal government," Youngkin said when asked about the cuts during a Tuesday morning news conference about preparations for an impending winter storm.

"And second of all, the American voters supported it and continue to," he said. "This is about stepping back and making sure that tax dollars are being appropriately managed."

The governor said he wanted

it known that "we understand and ... we're here to help." The state "will have the ability to support [federal workers] through any job dislocation," he said, but declined to provide details about what kind of help the state is prepared to offer.

He said that when the plan is ready: "I want to communicate it in a package. We'll have a good one for you."

SEE YOUNGKIN ON B2

Drop in D.C. HIV cases may lead to cuts in funding

POSITIVE TREND COULD IMPACT SUPPORT

Concerns surround significant medical improvements

BY JENNA PORTNOY AND CLARENCE WILLIAMS

Derrick "Strawberry" Cox mingled to warm up the happy hour crowd, as a DJ pumped beats across the Hamilton Hotel's ballroom.

An open bar, crudité and gourmet popcorn stations created familiar environs for Cox, a professional host, emcee, model, dancer and planner of events across "the DM-northern V," particularly if it involves Black or LGBTQ crowds. But on this recent night, Cox worked the party not as a professional but as volunteer activist to commemorate National Black HIV Awareness Day and encourage testing.

"Most people are still scared. Some people still feel like it's a death sentence, but that's why still try to educate," Cox said in an interview. "We got to keep them strong and educated and motivated."

"We just don't want people to scared of it anymore." Advocates say these are the kinds of events that have helped lead to the city's lowest incidence of new cases of the virus. The District reported fewer than 200 new cases of HIV in 2023 for the first time since the 1990s, according to a city data. But fewer cases brings fewer dollars.

D.C. is one of several states and cities that saw a significant cut in money from the Centers for Disease Control and Prevention for

HIV prevention work based on a federal formula that takes into account the incidence of new cases, city officials said.

In August, D.C. received about \$6 million from the CDC for HIV prevention work, a \$4 million reduction from the previous year, said Clover Barnes, the senior deputy director in charge of fighting HIV and other sexually transmitted infections at the D.C. Health Department.

The change is forcing the city to cut funding to nine community health groups on the front lines of testing, outreach and treatment for some of the city's most vulnerable residents. The organizations have had to cut hours, staff and rearrange funding at a time when they are just beginning to rebound from covid and bracing for spending cuts under the Trump administration.

"My fear is that now that we have less capacity for prevention services throughout the district, we will see less services provided and thus an increase in new HIV cases," Barnes said.

The District saw a peak of new HIV cases in 2007, when there were 1,374.

The number fell to 192 newly diagnosed cases in 2023, according to a new report from the Health Department. There are 11,670 D.C. residents — about 1.7 percent of the population — living with HIV.

Black and Latino residents are

SEE HIV ON B3



RICKY CARIOTI/THE WASHINGTON POST

Whitman-Walker Health gave out free condoms and HIV testing at a D.C. Health Link event at Freedom Plaza in 2022, in Washington.

Judge pauses ouster of federal board official

BY OLIVIA GEORGE

A federal judge on Tuesday ordered the reinstatement, at least temporarily, of the Biden-appointed chair of the federal board that hears appeals of disciplinary actions against federal employees, ruling that the Trump administration had not articulated adequate grounds for her removal.

The Trump administration fired Cathy Harris as chair of the Merit Systems Protection Board last week with a one-sentence email informing her that she was "terminated, effective immediately." The messages provided no reason for the ouster. The next day, Harris sued, claiming that her termination violated federal law.

U.S. District Judge Rudolph Contreras granted Harris a temporary restraining order Tuesday, returning her to the role of chair and prohibiting the admin-

istration from treating her as having been removed. She has until Feb. 23 to file a motion for a preliminary injunction, which would keep her in place on a longer-term basis.

Federal law states that a board member may be removed "only for inefficiency, neglect of duty, or malfeasance in office," Contreras wrote. "The President did not indicate that any of these reasons drove his decision to terminate Harris."

The Trump administration has made a wide range of moves to shrink and remake the federal workforce, targeting political appointees such as Harris while also instructing agency heads to fire staffers on probation who have less protection from job cuts.

Last week, the administration fired and replaced top officials — including Harris — at five watchdog offices. Harris's office not-

SEE HARRIS ON B3

TODAY'S WEATHER

8 a.m.	Noon	4 p.m.	8 p.m.
24°	27°	30°	29°


High today at approx. 4 p.m.: 30°
Precip: 5% Wind: NW 6-12 mph
For weather news, go to B6


CAPITAL WEATHER GANG

If you live south of the District, the chances of seeing snow increase. B2

OBITUARIES

The Aga Khan IV, 88, was the philanthropic leader of the Ismaili Muslims. B4





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Virginia governor balances priorities

YOUNGKIN FROM B1

Youngkin's press secretary, Christian Martinez, later said he would work to get a timetable on the package.

On Tuesday, state Democratic Party chairwoman Susan Swecker issued a call for Youngkin and Lt. Gov. Winsome Earle-Sears, who is seeking the Republican nomination for governor this year, to follow the lead of Maryland Gov. Wes Moore (D) in creating an online resource page for federal workers affected by the cuts.

"While Maryland steps up to support laid-off workers, Glenn Youngkin and Winsome Earle-Sears continue to put Trump's extreme agenda over Virginians' needs, telling them to simply 'get another job' — as if it's that easy," Swecker said in a written statement.

Democrats have also criticized Youngkin for failing to use his close relationship with President Donald Trump to push back against the cuts and their impact on the state's economy.

"His first job is to protect Virginians and he won't do it," House Speaker Don Scott (D-Portsmouth) said. "It's hypocritical for him to say the government cuts are good and then say he has a government solution to the cuts. Make it make sense."

Scott said he has yet to see any proposals from the governor's office for worker relief and added that "it would be easier for him to pick up the phone and call Donald Trump and Elon Musk and tell them to stop causing this crisis in Virginia." He was referring to billionaire Musk's U.S. DOGE Service, which is in charge of slashing federal agencies.

The governor acknowledged that he has spoken to "lots of people ... who I know are really, really scared."

In response, Youngkin said, "what we are doing at the state level is preparing to provide as much support as we possibly can for folks that may in fact find their employment disrupted and may be in a position where they're looking for something else."

Youngkin has said before that Virginia's economy is so booming that federal workers out of a job can simply find another one. On Tuesday, he reiterated that there are plenty of opportunities

in Virginia for a federal workforce that is "talented and deep and experienced." Virginia has one of the lowest unemployment rates in the country, at 3 percent as of December.

In the meantime, Youngkin asked the media "not to inflame" public fears over the cuts. The Trump administration is simply conducting "a spending pause and review to make sure that what's being spent is being spent on things that are productive and in line with the administration's priorities," he said.

Some media reports, he continued, have focused on "areas that really aren't substantial" and have "scared people unnecessarily." Specifically, Youngkin said, anything that suggests medical benefits for veterans will be interrupted are not correct.

"We don't need to concern people with those types of issues," he said. "Let's work with facts. Let's work with the circumstances that I know we can support people with. And let's recognize that Virginians are concerned and that as governor, I want to be there to support them and help them through this process."



"This is about ... making sure that tax dollars are being" managed, Va. Gov. Glenn Youngkin (R) said.



MICHAEL S. WILLIAMSON/THE WASHINGTON POST

Areas south of the District have the highest chance of seeing snow accumulation through Thursday.

CAPITAL WEATHER GANG

D.C. straddles edge of a winter storm

BY JASON SAMENOW

The D.C. area won't experience a blockbuster snowstorm this week but could still get a little accumulating snow Wednesday and Thursday.

The forecast is especially tricky because the region lies along the northern edge of a winter storm expected to pass well to the south. The storm is forecast to generate substantial snow in the Virginia Tidewater where winter storm warnings are in effect.

Determining exactly how far north accumulating snow will extend is difficult. Forecasting precipitation amounts along the periphery of a storm is always most challenging, because a small shift to the north or south can be the difference between several inches of snow and nothing. Some models suggest a few inches of snow could fall in the Beltway area and as far north as Frederick, Montgomery and Howard counties. Others suggest an inch or more will only occur as far north as Southern Maryland, with a dusting or less in the Beltway area.

If snow spreads as far north as the Beltway area, it could cause some slick spots during Wednesday's evening rush hour and/or Thursday morning's commute because of freezing temperatures. But it remains unclear how much will develop.

"This storm has been a forecasting nightmare," said Wes Junker, Capital Weather Gang's winter weather expert. "It was made difficult by the need for two disturbances from the south and north to merge to get a big snowstorm. That's now unlikely because the southern disturbance will run too far ahead of the northern disturbance and too far south."

He continued, "Instead, we are on the northern fringe of the snow that will occur from the southern disturbance and might miss it. We will have a shot at some snow from the northern disturbance Thursday morning, but that is uncertain, too."

Snow timeline

Wednesday morning: Cloudy; temperatures: 20 to 25

Wednesday afternoon: Chance of snow developing late, mainly south of the Beltway; temperatures: mid-20s

Wednesday night: Chance of snow, especially south of the Beltway; temperatures: 20 to 25

Thursday morning: Chance of snow; temperatures: 20 to 25

Thursday afternoon: Any snow pulls away to the east; temperatures: 25 to 30

Snow amounts

Our forecast map shows a dusting to an inch as most likely in the immediate area, but it includes a boom scenario of up to several inches for the possibility that some of the steadier snowfall sneaks northward.

Areas south of Prince William and Prince George's counties have the highest chance of receiving accumulating snow. Several inches could fall in St. Mary's County, which is under a winter storm watch.

Here's how much different models are projecting within a one-county radius of the District (note that the highest amounts are expected in the southernmost areas):

German, UKMet: No snow

American, Canadian, European, High-resolution Canadian, HRRR: Dusting

High-resolution NAM: Dusting to 5 inches

NAM: 3.5 to 6.5 inches

Most models only predict a dusting in the area, while the NAM models are outliers with their forecasts for up to several inches. The NAM models are reliable short-term forecasting tools but have a bias of overpredicting precipitation.

Their snow predictions for Wednesday and Thursday are probably overdone, but we cannot rule out somewhat more snow than the other models are forecasting.

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Recent cuts in funding could impact HIV prevention work

HIV FROM B1

disproportionately impacted by the virus. In the past five years, Black men who have sex with men represented about one-third of the city's new cases, followed by Black heterosexual women at 16 percent, and Latino men who have sex with men at 11 percent, the data show.

"We're just really getting into the groove of having the capacity within our community-based organizations closer to pre-covid capacity levels," Barnes said. "To see a cut ... just when we're righting the ship makes it doubly upsetting."

The D.C. Health Department absorbed the federal cuts by eliminating five positions, finding alternate ways to fund 17 other jobs, as well as slashing funds to nine nonprofits, Barnes said. The D.C. Council earmarked \$350,000 to keep the city's self-testing program going.

Some of the community groups contacted for this story declined to speak publicly about the Health Department cuts, fearing any spotlight on their public health work could invite retribution from the Trump administration.

Whitman-Walker Health, a federally qualified health center with a long history of treating the LGBTQ community and vulnerable populations, saw its Health Department grant slashed from \$425,000 to about \$22,000, said Meghan Davies, the clinic's chief operating officer.

The plan is to maintain services, but reduce hours or provider redundancy if needed, she said. The money paid for HIV testing, minimizing barriers to treatment such as arranging insurance coverage and increased uptake of pre-exposure prophylaxis treatment, known as PrEP, and postexposure prophylaxis, or PEP.



CLARENCE WILLIAMS/THE WASHINGTON POST

Shakeith Cohen, left, talks with Derrick "Strawberry" Cox during a National Black HIV Awareness event on Feb. 7, in Washington.

Whitman-Walker offers services at clinics in Northwest and Southeast as well as in home visits and through the mobile clinic, which aim to link anyone who tests positive with treatment immediately. Its providers administered over 15,000 tests for HIV and other sexually-transmitted illnesses last year, and diagnosed more than 50 new cases, Davies said.

The decrease in new HIV cases, "is something to be super proud of, obviously. But one of our concerns is, if there's not funding to back up the work, then if the work goes away, then the rates go up, and then it just kind of becomes this cyclic concern," Davies said.

Family and Medical Counseling Services, HIPS and Us Helping Us are also among the nonprofits experiencing cuts in prevention

funding. Leaders say they are in the midst of analyzing their funding streams in hopes of avoiding cuts in services.

"The work of our local D.C. Health Department is more important than ever right now as we struggle with what is happening on the national level," HIPS Executive Director Cyndee Clay said.

Barnes said the District has taken an innovative approach to help

mentally prepare residents to be ready for testing or treatment, including the recent event at the Hamilton Hotel.

Japer Bowles, director of the Mayor's Office of LGBTQ Affairs, said parties and other social events have been crucial to driving down reported cases and such efforts need to continue to meet people where they are to keep them safe.

'Zizians' linked to six deaths, including killing of a U.S. Border Patrol agent

ARRESTS FROM B1

attracted the attention of law enforcement in 2019 when they wore masks and dark hoods and barricaded a retreat meeting in California; LaSota and three others were arrested.

The years since have taken a darker turn, with authorities linking the group to the killing of a woman in an attack on members' landlord, who also died; the parents of one member; and U.S. Border Patrol Agent David Maland last month in a shootout that also killed a vehicle passenger. Among the dead are two people police say belonged to the group.

Months before the deaths began in 2022, LaSota, who identifies as a transgender woman, faked her death via drowning.

Then two of her co-defendants and a third person allegedly attacked their 80-year-old landlord in Vallejo, California, impaling him with a sword and blinding him in one eye. While defending himself, the landlord fatally shot one of the Zizians, police said.

Not long after that, a Philadelphia-area couple whose daughter was in the Zizians was shot to death in their home. While police were investigating the daughter, Michelle "Jamie" Zajko, they discovered LaSota alive and well in a Pennsylvania hotel room, but unwilling to cooperate, records show. LaSota was arrested again for obstruction and disorderly conduct and spent six months in jail in 2023, but has missed court dates ever since. No one has been charged in the double homicide.

Then early this year, two Zizians were stopped by Border Patrol at the Vermont-Canada border and one began shooting,



CHRIS RILEY/TIMES-HERALD/AP

Maximilian Snyder was charged in the attack of a landlord in Vallejo, California. The Zizians have also been linked to the event.

authorities said. Maland was killed, as was Zizian devotee Ophelia Bauckholt. Investigators say guns at the scene had been purchased by Zajko, the Pennsylvania woman whose parents were shot to death.

That woman was one of three members, along with LaSota, who were found in trucks parked on private property near Frostburg, a rural city in Western Maryland. State troopers found that Zajko and LaSota had a handgun and a rifle in their truck, according to an affidavit, which states that Zajko physically resisted arrest and had a loaded pistol in her waistband when she was taken into custody.

In a bond hearing Tuesday morning, Allegany County State's Attorney James Elliott described LaSota, listed in Allegany court records as 33 years old, Zajko, 32, and Daniel Blank, 26, as extremists led by LaSota whose "group

is believed to be involved in multiple homicides in the United States."

Allegany County District Judge Erich Bean ordered all three held without bond, citing their lack of local ties and the allegations against them. Blank is charged with trespassing and obstructing or hindering police, both misdemeanors. LaSota faces those charges and a felony count of possessing a handgun in a vehicle. Zajko faces the misdemeanors and felony counts of resisting arrest and possessing a handgun.

None of the three would provide their names or identification, police said. "Blank is under investigation for a double homicide that occurred in Delaware County, Pa.," the police affidavit states.

At Blank's bond review hearing, Rebecca Francoeur-Breeden, a lawyer who represented all



FAMILY PHOTO/AP

The death of Emma Borhanian, seen in July 2020 in San Francisco, is one of six killings that have been linked to the Zizians.

three defendants Tuesday, described him as "a brilliant young man" with Asperger's, a high-functioning form of autism.

His stepfather told the judge



DAVID MALAND/AP

U.S. Border Patrol Agent David Maland was killed on Jan. 20, during a shootout in Vermont.

he hadn't seen Blank in two years and he'd be willing to help him get housing if he were released.

Francoeur-Breeden also spoke of Zajko's intelligence, saying she had studied biology.

Elliott described Zajko as a "person of interest" in the murder of her parents in Pennsylvania. He also said she was a suspect in the purchase of handguns linked to the shooting in Vermont.

LaSota is a computer engineering graduate of the University of Alaska who moved to the Bay Area in 2016 to work in the tech industry, she has previously written.

She joined a community in Berkeley of "rationalists," the San Francisco Chronicle reported, who lived in communal homes, ate vegan diets and discussed the prospect of artificial intelligence becoming so advanced it would destroy humanity. In 2018, she

Washington Health Institute hosted this month's party at the Hamilton Hotel, which had a mix of activities, including performances by the Black Leaves Dance Company, health vendors, food along with a testing site.

Ayika Foster, a doctor at the institute who also runs the dance troupe, said focusing on arts, music and entertainment helps to celebrate Black culture and provides a great platform to effectively spread awareness and to destigmatize testing and literacy.

Foster said she shares concern about deep funding cuts and said organizations will be forced to be more creative to continue to spread "free information that's factual."

"It's a great time to return to that grassroots organizing. The education does not stop, the interaction does not stop," Foster said.

Cox, 36, knows this disease intimately having tested HIV positive on March 11, 2011.

The Congress Heights resident encourages people in the Black and LGBTQ communities to get tested and said that even with a positive diagnosis, their life can continue.

At the party, Dwayne Carter's smile burst from beneath a blue surgical mask as he emerged from the privacy of a hotel anteroom that served as a temporary HIV testing center. The 39-year-old proudly held up a business card scribbled with the results of a rapid oral antibody test.

"Negative!" Carter exclaimed.

The Virginia Beach native has only been in the area for about nine months. But he heard about the Black HIV Awareness Day event through a friend and took advantage of the chance to get tested.

"Better to know than not know," Carter said. "Better safe than sorry. Get tested."

Judge's order temporarily reinstates ousted chair of an employee appeal board

HARRIS FROM B1

bly is designed in part to protect federal workers from retribution.

The firings were met with condemnation from former officials and good-government advocates, who called them an ominous indication of how President Donald Trump intends to flout the normal guardrails —

and, in some cases, federal law — that constrain public officials.

Among the Merit Systems Protection Board's primary statutory functions is to protect federal hiring and promoting practices from partisan politics. The board also hears whistleblower retaliation cases. The Senate confirmed Harris to the board in May 2022 and as chair in March



MERIT SYSTEMS PROTECTIONS BOARD

The Trump administration fired Cathy Harris as chair of the Merit Systems Protection Board with an email informing her that she was "terminated, effective immediately."

2024.

The board is "one of the few enforcement authorities with power to protect federal employees who risk their careers to

serve the public," Tom Devine, legal director at Government Accountability Project, said in a statement following Harris's termination last week. "The merit system exists to ensure government service is about taxpayers — not politics. Undermining its ability to function through unjust firings doesn't prevent waste and fraud: it is waste, and it is fraud."

Harris said she sees a pattern in how Trump is removing those who could hold him accountable and that she had grown concerned she would be terminated. Still, she said, she remains optimistic.

"I'm feeling confident that the rule of law will prevail," she previously told The Washington Post, "and I'll return to my position."



The Guide to Offers
The Washington Post

Enter for the chance to win a pair of tickets to Michael Shannon & Jason Narducy and friends play R.E.M.'s 'Fables of the Reconstruction' on March 4 at 9:30 Club

Actor/musician Michael Shannon and artist Jason Narducy — together with Jon Wurster (drums), John Stirratt (bass), Dag Juhlin (guitar) and Vijay Tellis-Nayak (piano) — will play REM's third album, *Fables of the Reconstruction*, released 40 years ago this June. R.E.M., an American band formed in 1980, was instrumental in developing the alternative rock genre. "It doesn't seem old," Shannon says of R.E.M. and their songs. "It doesn't make me feel nostalgic, it's not a throwback. The music feels as urgent now as the first time I heard it" (*vanityfair.com*).

See details at [washingtonpost.com/entertainment/events/lists/388](https://www.washingtonpost.com/entertainment/events/lists/388)



OBITUARIES

AGA KHAN IV, 88

Philanthropist led Ismaili Muslims for nearly 70 years

BY BRIAN MURPHY

The Aga Khan IV, who became leader of the world's Ismaili Muslims while still a university student and built a global network of business projects and philanthropy while expanding his hereditary wealth with luxuries such as a French estate and a private Caribbean island, died Feb. 4 in Lisbon. He was 88.

The Aga Khan Development Network announced the death but gave no cause.

The Aga Khan's son, Prince Rahim al-Hussaini, was named the Aga Khan V as the new leader of Ismaili Muslims, a branch of Shiite Islam with about 15 million followers concentrated in Central Asia, Iran, Pakistan and East Africa.

Born Prince Karim al-Hussaini, the Aga Khan IV exerted influence around the world through meetings with heads of state and leading ventures as varied as the opulent Porto Cervo resort and polo complex on Sardinia's ritzy Costa Smeralda, schools and farms in a remote Pakistani valley, and initiatives to promote Islamic-influenced architecture.

The dozens of philanthropic efforts overseen by Aga Khan-affiliated groups encompassed a multimillion-dollar portfolio. Separately, the Aga Khan amassed personal wealth approaching \$1 billion, according to Forbes magazine, that came from investments, partnerships and contributions levied on his followers. His holdings included a private island in the Bahamas, stables of thoroughbred racehorses and an estate north of Paris, known as Aiglemont, that became his business headquarters and an equestrian training center.

He said he saw no contradictions in living well as a religious leader, insisting that it was his duty to present an aspirational image. "The role and responsibility of an imam," he said in a speech in 2006, "is both to interpret the faith to the community and also to do all within his means to improve the quality, and security,

of their daily lives."

The Aga Khan's spokesman, Kris Janowski, told the New York Times in 2007 that his followers "wouldn't like to see him living the life of a pauper. We want him to live a decent, an affluent life."

The Aga Khan — whose title is a blend of Turkish and Persian, loosely meaning a commanding or respected chief — made no attempt to downplay his privilege or the extravagant details of his life story. He rarely gave interviews. But when he did, he often hosted journalists at one of his well-appointed properties.

He could drop references to the time he skied for the Iranian Olympic team at the 1964 Winter Games in Innsbruck, Austria (placing 53rd in the giant slalom in his best event), or how his father was once married to Hollywood star Rita Hayworth.

The Aga Khan had a private meeting with President John F. Kennedy in 1961 and was a pallbearer at the funeral of former Canadian prime minister Pierre Trudeau in 2000.

"I'm not precisely timid," he told Life magazine in 1958 when he was a studying Islamic history at Harvard University. A year earlier, he received a call from his ailing 79-year-old grandfather, the Aga Khan III, who was convalescing on the French Riviera.

"He just said, 'Come and see me,'" the Aga Khan recalled to Vanity Fair in 2013.

The 19-year-old Prince Karim remained with his grandfather until his death on July 11, 1957, at his residence near Lake Geneva. Later that day, the family gathered for the reading of the will — and the news of who would be named successor in a line that stretches back more than 1,300 years.

The Aga Khan III bypassed Prince Karim's father, who was well-known for his playboy lifestyle around Europe. Instead, he picked Prince Karim, whom his friends called "K," to take the title and the holdings that came with it.

The grandfather explained his reasons: "The fundamentally al-



2018 PHOTO BY PATRICIA DE MELO MOREIRA/AFP/GETTY IMAGES

The Aga Khan IV exerted his influence around the world through meetings with various heads of state.

tered conditions in the world" that included the atomic bomb and the perils of the Cold War, he wrote in his will. "I am convinced that it is in the best interest of the Shia Muslim Ismaili Community that I should be succeeded by a young man who has been brought up and developed," the Aga Khan III added, "in the midst of the new age."

The newly named Aga Khan IV returned to Harvard with retinue that included two secretaries and a personal assistant. He said his staff became a "big joke" on campus.

"I was an undergraduate who knew what his work for the rest of his life was going to be," he told Vanity Fair. "I don't think anyone in my situation would have been prepared." Later that year, Queen Elizabeth II conferred him with the title of His Highness. (The Aga Khan's mother was from an aristocratic British family line.)

Despite his high-profile role at times, the Aga Khan refused to discuss details of his personal life, which included rumors of affairs.

"I have always refused to talk about my private life," he told the Telegraph Sunday Magazine in 1979. "Any public man must have the right to have a private life and keep it private. In the West, intrusion into personal and private affairs is widely tolerated; this is not so in the East."

The Aga Khan's religious role was often ceremonial, but he was pulled into unrest that threatened his followers. After Ugandan dictator Idi Amin expelled Asians and others from the country in 1972, the Aga Khan arranged with Trudeau to open Canada for thousands of Ismaili Muslim immigrants who were forced to leave Uganda.

Following Amin's ouster in 1979, the Aga Khan made Uganda one of his priorities for development, including investments in a hydroelectric plant and programs to help restore the country's fishing industry.

In the early 1990s, the Aga Khan also expanded funding for projects including electrical and telecommunications systems in a

region of Tajikistan to aid followers during a civil conflict in the former Soviet republic.

Programs funded by Aga Khan-directed groups include education centers such as the University of Central Asia in Kyrgyzstan, health services and microfinancing. In 1979, Harvard and the Massachusetts Institute of Technology established the Aga Khan Program for Islamic Architecture under a personal endowment.

"We have no notion of the accumulation of wealth being evil," he once said. "The Islamic ethic is that if God has given you the capacity or good fortune to be a privileged individual in society, you have a moral responsibility to society."

Prince Karim al-Hussaini was born in Geneva on Dec. 13, 1936, the eldest son of Prince Ali Khan and his first wife, Joan Yarde-Buller.

Prince Aly obtained a divorce in 1949 and married Hayworth, whom he met on the French Riviera shortly after her marriage

to director Orson Welles ended. Prince Aly and Hayworth separated in 1953.

Prince Karim was raised in Nairobi and then attended school in Geneva. He graduated from Harvard in 1958. Two years later, the Aga Khan's father died in a car crash outside Paris, leaving his children horse stables in France and Ireland. "The three of us found ourselves with this family tradition none of us knew the first thing about," the Aga Khan told Vanity Fair.

He later established himself as a savvy owner and breeder of top thoroughbreds. In 1983, the Aga Khan's prized racehorse Shergar was stolen from a stud farm in County Kildare in Ireland. The Aga Khan refused to pay a ransom demand, and the stallion was never seen in public again. The Aga Khan and Irish police suspected the Irish Republican Army of carrying out the crime, but the IRA denied involvement.

In 1969, the Aga Khan married British model Sarah Croker Poole, who became Princess Salimah. Among their three children before their divorce was Prince Rahim, the Aga Kahn's successor. The Aga Khan's marriage to German lawyer Gabriele Thyssen zu Leiningen in 1998 also ended in divorce. The Aga Khan had passports from Britain and other European countries, including Portugal.

Survivors include three children from his first marriage; a son from his second marriage; a brother; a half sister; and four grandchildren.

A recurring theme for the Aga Khan in speeches and events was what he saw as worrisome gaps in the West's understanding the Muslim world.

"What was known about Shiism before the Iranian revolution? What was known about the radical Sunni Wahhabism before the rise of the Taliban?" he told the German magazine Der Spiegel in 2006. "We need a big educational effort to overcome this. Rather than shouting at each other, we should be learning to listen to each other."

GIL WON-OK, 96

Activist was one of the last living women forced by Japan into sex slavery

BY BRIAN MURPHY

Gil Won-ok, who was among tens of thousands of Korean women forced into brothels for Japanese soldiers during World War II, and who became — after decades of silence — a leading voice for greater recognition of their suffering, died Feb. 16 in Incheon, South Korea. She was 96.

South Korea's government announced the death but noted no specific cause. Ms. Gil had been treated for conditions including Alzheimer's disease.

Ms. Gil's death leaves seven surviving "comfort women," as they were sometimes called by occupying Japanese forces, from the 240 who had made declarations to the South Korean government. Historians estimate that 200,000 women, mainly Koreans but also from the Philippines and elsewhere, endured sexual servitude and other abuses by the Japanese Imperial Army under occupation and its military expansion from the 1930s until 1945.

Japan and South Korea signed an agreement in 2015 that included an apology by Japan and restitution for the sexual enslavement of Korean women, but the historical trauma remains a lingering wound for many South Koreans and a sensitive diplomatic point of tension between the two nations.

Ms. Gil and other survivors believed that Japan had not done enough to take full responsibility for the abuses against civilian women. She joined weekly protests outside the Japanese Embassy in Seoul — where a bronze statue of a seated young woman next to an empty chair represents the ordeal faced by Ms. Gil and others.

"We were born human but haven't been able to live like humans," Ms. Gil said during a 2010 demonstration in Tokyo, filmed as part of the documentary "The Apology" (2016) by filmmaker Tiffany Hsiung. "I will keep on talking until the day I die." Nearby, a group of Japanese protesters jeered Ms. Gil and others, calling them "prostitutes."



CHUNG SUNG-JUN/GETTY IMAGES

Gil Won-ok, seen at a 2018 National Liberation Day rally in South Korea, was a voice for women forced into brothels in World War II.

The collective memory of the "comfort women" stayed mostly buried until the early 1990s, when the first survivors came forward with their stories of being trapped in brothels for Japanese soldiers in areas such as China's northern Manchuria, where Japanese forces invaded in 1931.

Ms. Gil first spoke publicly in 1998 about her experiences after seeing television coverage of the Seoul protests outside the Japanese Embassy, which began six years earlier. "I had never even heard of the term 'comfort woman' before," she said in an oral history in 2004 recorded by history students at Sungkyunkwan University in Seoul. "I only de-

scribed my experiences as subhuman treatment."

Her account began in 1940 when she was 12 years old in Pyongyang, now the capital of North Korea. Her father, who owned a scrap yard, was arrested on charges of selling stolen items, she said.

Ms. Gil left school and briefly attended classes in the Korean tradition of gisaeng, women trained in singing and arts who entertained at upper-crust events. A friend, Ms. Gil recalled, suggested they try to find jobs in Manchuria.

"I was too immature to realize what the repercussions would be," she said in the oral history. "I

just wanted to earn the [money] to release my father from jail."

Ms. Gil thought she might find work as a singer or bar hostess. She was almost immediately coerced into a brothel, where she said she was raped by Japanese soldiers hour after hour. Months later, she was diagnosed with syphilis. Japanese doctors, she said, tied her fallopian tubes, leaving her unable to get pregnant. "They would never have done that to their own Japanese daughters," she said. "I was crippled by the age of 14."

She was sent back to Korea to recover, she recalled. Jobs were scarce, and she said her family lived on small amounts of millet

and scrounged firewood to keep warm. In desperation, Ms. Gil decided in 1942 to try again in Japanese-occupied China, hoping this time to avoid the brothel operators.

Her mother, she said, gave her a traditional Korean outfit with a long green skirt to impress prospective bosses. "I was a fool," Ms. Gil recalled. Like before, she was soon forced into a brothel and given a Japanese name.

"There was no freedom," she recalled in the oral history. "No one was allowed to go anywhere. There was nothing I could do when the men came in." When she resisted, she said, she was beaten. One soldier slashed the top of her

head with a knife, she said.

After Japan's surrender to end World War II, Ms. Gil boarded a ship that docked in Incheon, near what is now South Korea's capital, Seoul. When communist North Korea invaded the South in 1950, touching off the Korean War, Ms. Gil was still in the Seoul area and became cut off from her family on the other side of the border.

Ms. Gil's activism included co-founding the Butterfly Fund with another survivor of the WWII brothels, Kim Bok-dong, to aid victims of sexual abuse during wars around the world.

"How could I not hold a grudge against those people who did this to me?" Ms. Gil said.

Gil Won-ok was born in Huiwon, now part of North Pyongan Province in North Korea, in late 1928, with some South Korean groups noting her birth date as Nov. 30. The family moved to Pyongyang when she was a child. Her mother had a street stall selling fish.

After the war, Ms. Gil worked as a hostess and singer in bars in South Korea. She later married a man and learned from her mother-in-law how to make homemade rice wine to sell. She said she left the man and underwent a hysterectomy to remove ovarian cysts she blamed on the operation done by the Japanese doctor when she was a teenager.

When Ms. Gil was nearly 30, she adopted a son and opened a food stand. "I would just spin in circles around my room and say, 'Thank you, God, for giving a son to a wretch like me,'" she said.

In 2017, Ms. Gil released a recording of songs, "Gil Won-ok's Peace," and her life story was adapted into a book, "Have You Ever Wished for a Soldier to Become an Angel?" (2018), by South Korean author Kim Sum.

Complete information on survivors was not immediately available.

Ms. Gil often thanked other survivors of the Japanese military abuses for giving her the courage to share her story. "I couldn't have survived for all these years," she said, "by carrying all those memories with me."

IN MEMORIAM


FOXWORTH



RHONDA FOXWORTH
February 19, 1969 - April 9, 2022
Happy 56th Birthday
Love, Your Son and Family

DEATH NOTICE

TRACEY




JOHN F. TRACEY JR. (Age 48)
It is with regret that we notify the members of Steamfitters Local 602 of the death of Brother John F. Tracey Jr. on February 5, 2025. Visitation will be held on Tuesday, February 25, 2025 and Wednesday, February 26, 2025 from 3 p.m. to 5 p.m. and 7 p.m. to 9 p.m. with a Funeral Service at 9:30 a.m. all at the Stallings Funeral Home, 3111 Mountain Road, Pasadena, MD 21122. Notice #2007.

Christopher M Madello
F.S.T.

DEATH NOTICE

CARVER



JOHN SCHOFF CARVER
John Schoff Carver died January 23, 2025 at the age of 97. John (aka "Chuck") was born in Philadelphia to Beatrice (Schoff) and John Carver, and grew up in Bala Cynwyd with his siblings, Bill and Elinor (Bee Bee). In Oct. 1944, John enlisted early in the Army Air Force. Upon graduation from high school in June 1945, he headed to boot camp in Biloxi, spent one year on Guam with the 20th Air Force, and returned home via Saipan. Following his honorable discharge in 1947 as a staff sergeant, he served in the reserves for three years.

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John graduated from the University of Pennsylvania in June 1953 with a bachelor's degree in international relations. During college, he also worked at his father's architectural firm. John began working at the CIA in 1954, where he served in numerous capacities for over forty years, retiring in October 1994.

John met his wife, Janet, in Georgetown, Washington, DC, in September 1955. They wed two years later in Brawley, CA, and celebrated almost 66 years of marriage before her death in 2023.

John began his lifelong interest in linguistics while on Guam, ultimately becoming fluent in many languages. He used his foreign language skills throughout his career, and in travels with his beloved Janet. He was an avid music lover, a superb whistler, and was particularly fond of classical music.

John will be remembered especially for his kindness. He is survived by his children, Wendy, Ted (Mary), and Andy (Terni); his grandchildren, Lissa, Derek, and Anna, and Sister-in-law, Barbara, nee Newman, and cousins. A memorial service will be held at 2 p.m. on Saturday, February 22, at St. Andrew's Episcopal Church, 6509 Sydenstrick Road, Burke, VA.

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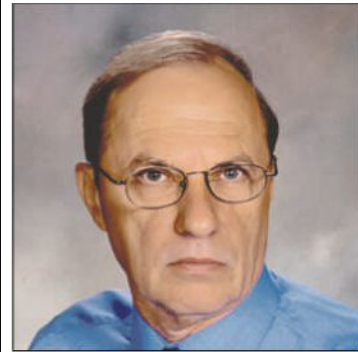
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DEATH NOTICE

MOORE



HENRY MOORE
In Cherished Memory
June 30, 1940 - February 12, 2025

HENRY MOORE
In Cherished Memory
June 30, 1940 - February 12, 2025

Henry Moore of Potomac, Maryland, died on February 12, 2025, at Suburban Hospital, surrounded by his family and caregivers. He was a beloved husband, father, and grandfather.

A Memorial Mass will be held on Wednesday, February 26, 2025, at 10:30 a.m. at St. Rose of Lima Catholic Church at 11701 Clopper Rd., Gaithersburg, MD 20878. Immediately following the mass, he will be entombed in the St. Rose of Lima Columbarium. Please join the family for a reception immediately following the service. Columbia Country Club, 7900 Connecticut Ave, Chevy Chase, MD 20815.

In lieu of flowers, the family kindly requests donations in Henry's memory to Catholic Charities (<https://www.catholiccharitiesdc.org>) or the Michael J. Fox Foundation for Parkinson's Research (<https://give.michael-fox.org>).

Henry was born in New York City on June 30, 1940, to Jane Hampson Moore and Robert Henry Moore. He grew up in Staten Island, New York, and graduated from Tottenville High School. In 1958, he enrolled at Polytechnic University in Brooklyn before joining the United States Air Force in the early 1960s, where he was stationed at Keeler Air Force Base in Biloxi, Mississippi.

In 1966 he married Mary Lou White of Ocean Springs, Mississippi, the love of his life. The couple's bond was inseparable, and Henry would do anything for his wife. Following his service, Henry worked for the aerospace sector in New Orleans, Louisiana. There Henry contributed to the Saturn V rocket development while working at the NASA Michoud Assembly Facility in New Orleans, supporting the Apollo program's historic mission to the moon.

From 1969 to 1972, Henry and Mary Lou attended the University of Southern Mississippi in Hattiesburg, where Henry earned a Master of Science degree in Mathematics, achieving academic honors along the way.

After graduation, Henry and the family settled in Gaithersburg, Maryland, where he worked first at Vitro Corporation and later became an officer in the United States Public Health Service Commissioned Corps. From 1975 to 2003 he worked in the Epilepsy Branch of the National Institute of Neurological Disorders and Stroke at the National Institutes of Health.

By 1978 the Moore family had moved to Potomac, Maryland where they raised five children. The Moore home was always filled with activity, from children playing to marathon homework sessions at the kitchen table. Henry's extraordinary skills were evident in everything he did, whether it was fixing a broken toy, repairing a computer, or rebuilding a car engine. Henry was dedicated to creating the best possible home for his family, pouring his energy into countless projects, from home improvements to electronics to gardening.


Henry retired from the Public Health Service at the rank of Captain (O-6), having accumulated a total of thirty years of service. After retiring he transitioned to teaching middle and high school mathematics in the Montgomery County Public School system in the early 2000's.

After retirement Henry embraced his love for adventure, obtaining a motorcycle license and enjoying leisurely rides on his Harley Davidson. He and Mary Lou traveled extensively, exploring destinations throughout Europe and the Americas.

He is survived by his wife, Mary Lou Moore; his brother Robert Francis Moore, his five children, John Thomas Moore, Mary Anne (Moore) Newcomb, Robert Ramsay Moore, Rachel Elizabeth (Moore) James, and Michael Henry Moore; their spouses, Brian Wee, Richard Newcomb, Leila Anna Moore, Brian James, and Nicole Moore; ten grandchildren Mary Isabelle James, Michael Andrew James, Thomas Ramsay James, Richard Remine Newcomb III, Rachel Elizabeth Hazel Newcomb, Rory Ramsay Moore, Hazel Mae Moore, Jack Ramsay Moore, Ashleigh Marie Moore, Adrianna Kim Clark; and one great-grandchild William David Ramsay Clark.

IN REMEMBRANCE

PURICH



EDWARD DONALD PURICH PH.D. (Age 83) IN LOVING MEMORY
Dr. Edward D. Purich, born on August 21, 1941, in Farrell, Pennsylvania, to Edward S. Purich and Violet S. Purich, passed away on February 13, 2025. The oldest of six siblings, Dr. Purich is survived by his loving wife of 56 years, Jean C. Purich; his children and their spouses, Anna and (Bryan) Allnutt and Skip and (Cynthia) Purich; his grandchildren, Jason Allnutt, Jake Allnutt, Zachary Purich, and Layla Purich; and his great-grandchildren, Levi Allnutt and Ella Allnutt.

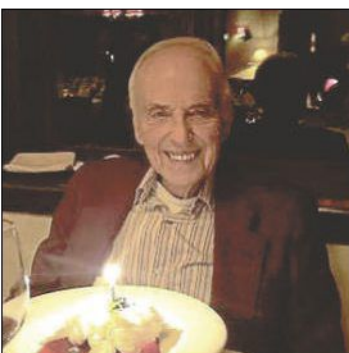
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A celebration of life and remembrance will be held at a later time. In lieu of flowers, the family kindly requests donations to the ChIRRoCin Research Institute (4000 Blackburn Lane, Suite 270, Burtonsville MD 20866) in his honor.

<https://gofund.me/e5fbc4a1>

DEATH NOTICE

GOLDBERG




JERALD GOLDBERG (Age 96)
On Tuesday, February 18, 2025, Jerald Goldberg of Chevy Chase, Maryland passed peacefully. Beloved uncle of Elaine (Tom) Parks and Amy (Chuck) Kines; cherished brother of the late Myron Goldberg; great uncle to Nicholas, Heather and Rachel Parks, Brady and Brian Kines; life partner of the late James Olson. Graveside service will be held on Friday, February 21 at 10 a.m. at Judean Memorial Gardens, Olney, MD. Donations in his memory may be made to Bet Mish <https://www.betmish.org> or Montgomery Hospice <https://montgomeryhospice.org/>

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Arrangements by Hines-Rinaldi Funeral Home Inc., under Jewish Funeral Practices Committee of Greater Washington Contract.

DEATH NOTICE

MCCLLOUD



JOHN ALONZO MCCLLOUD COLONEL U.S. ARMY (RET.)
John Alonzo McCloud, Colonel U.S. Army (Ret.) of Williamsburg, Virginia passed away on Thursday, February 13, 2025, at Sentara Hospital, Williamsburg, Virginia. He was born at Saint Vincent DePaul Hospital on Church Street, Norfolk, Virginia on April 15, 1944, to Catherine Lauder Dunn Foskett McCloud and Carlyle Turner McCloud. He grew up in Princess Anne County, now Virginia Beach. From 1956 until graduation in 1961, he attended Maury High School in Norfolk, Virginia. From 1953 through 1961, he spent his summers studying in Mexico where his mother did her graduate studies in Spanish. John graduated from the University of Richmond in 1965, after which he married the love of his life, Carole Atlee Crowe. John was commissioned via ROTC at The University of Richmond and had a stellar 26-

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year Army career as a Cavalry and Military Intelligence Officer. He proudly served six overseas tours: one in Vietnam, Korea, and England, and three in Germany. His notable assignments included Fort Carson, Colorado with the 4th Infantry Division as Commander of the division's Military Intelligence Company and G2 Operations Officer. He was the Commander US Army Special Security Group US Forces Korea and Japan. Assistant Chief of Staff, G2 of the First Armored Division, Germany. Company Commander of the Army's Counterespionage Battalion at Presidio of San Francisco and Military Assistant for Electronic Warfare, Office of the Secretary of Defense at the Pentagon. As a junior officer he served on the Executive Council US Armor Association (now the US Cavalry and Armor Association). He was a graduate of the U.S. Army Command and Staff College, the Royal College Military Science, the British Army Staff College, Camberly, England, and the U.S. Army War College, Carlisle, Pennsylvania.

In retirement he and Carole enjoyed traveling and the company of their grandchildren. He is survived by his devoted and loving wife, Carole and their two daughters, Sarah Anne and Carolyn Atlee, and his two grandchildren Christopher-John Paterno and Atlee Lauren Paterno.

Services for Colonel John A. McCloud will be held in Arlington, Virginia National Cemetery at a later date in the Spring, in lieu of flowers, donations may be made to the National Heart Association (<https://www.heart.org/>). Arrangements have been entrusted to Nielsen Funeral Home and condolences may be shared at www.NielsenWilliamsburg.com. "Veni, Vidi, Vici!" (I came, I saw, I conquered)-Julius Caesar and John A. McCloud

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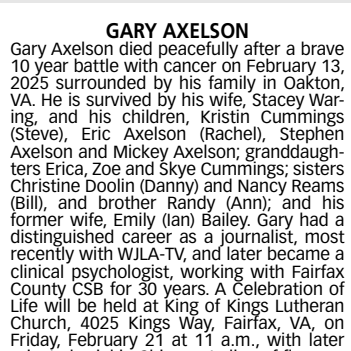
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DEATH NOTICE

AXELSON



GARY AXELSON
Gary Axelsson died peacefully after a brave 10 year battle with cancer on February 13, 2025 surrounded by his family in Oakton, VA. He is survived by his wife, Stacey Waring, and his children, Kristin Cummings (Steve), Eric Axelson (Rachel), Stephen Axelson and Mickey Axelson; granddaughters Erica, Zoe and Skye Cummings; sisters Christine Doolin (Denny) and Nancy Reams (Bill), and brother Randy (Ann); and his former wife, Emily (Ian) Bailey. Gary had a distinguished career as a journalist, most recently with WJLA-TV, and later became a clinical psychologist, working with Fairfax County CSB for 30 years. A Celebration of Life will be held at King of Kings Lutheran Church, 4025 Kings Way, Fairfax, VA, on Friday, February 22 at 11 a.m., with later private burial in Chicago. In lieu of flowers, donations can be made to Friends of Fairfax County Animal Shelter, PO Box 2321, Centreville, VA 20122.

DEATH NOTICE

HENRY



POLLY ANN HENRY MINISTER
Peacefully on February 5, 2025, Minister Polly Ann Henry, beloved wife of Bobby G. Henry Sr., entered eternal rest. She was a devoted mother to Bobby G. Henry Jr. (Debra), Deborah D. Mason, Sharita A. Lyle, and Cruzita K. Henry Bryant. Special daughter Helena Lisane. A cherished grandmother of 14 and one great-grandchild, dear sister, Ella D. Hammond, along with many other loving family members and friends who will forever carry her memory in their hearts. Services to honor her life will be held on February 19, 2025, at City of Praise Ministries, 8501 Jericho City Drive, Landover, MD. The wake will begin at 9 a.m., followed by the funeral service at 11 a.m. Interment will take place at Fort Lincoln Cemetery.

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DEATH NOTICE

STARZYNSKI



PAUL F. STARZYNSKI
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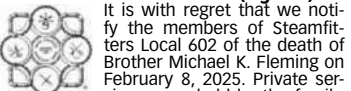
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DEATH NOTICE

FLEMING




MICHAEL K. FLEMING (Age 44)
It is with regret that we notify the members of Steamfitters Local 602 of the death of Brother Michael K. Fleming on February 6, 2025. Private services were held by the family.

Christopher M Madello
F.S.T.

DEATH NOTICE


HOLLY



LEO AYWARD HOLLY
Leo Aylward Holly, a loving father, husband, brother, son, and friend, died on January 17, 2025, at the age of 66 after a long battle with cancer. Leo lived his life with vigor and dedication. He loved to learn and challenge himself physically through triathlons and bicycling like his ride from Seattle to Washington, DC on the Ride Across America. He loved to travel, taking his bike on adventures in the US, Canada, Norway, Spain, and Italy. Leo also loved riding his tandem bike with his daughter singing on the back-seat and cooking with his wife of twenty-eight years at home. Leo was preceded in death by his parents, Sean and Rebecca, and is survived by his wife, daughter, and his four siblings and their families. Leo will be loved always and forever. Memorial February 22, 2025.

DEATH NOTICE

WIECZOROWSKI



ROBERT E. WIECZOROWSKI (Age 97)
OF Chevy Chase, Maryland passed away gently on February 2, 2025. Born July 1, 1927 in Chicago to Edward and Alice (Corbett) Wieczorowski. Bob graduated from Evanston Township High School. College was delayed by Army service in Occupied Japan and in the Merchant Marine. Bob graduated from Yale University in 1951. He fought and was decorated for valor in the Korean Conflict as a Lieutenant in the Marine Corps. After the war, he returned to Chicago, achieved a law degree from Loyola University, worked as a stockbroker and rose to become Vice President at A. G. Becker & Co. He met and married the love of his life, Ann Koenigsheker, while founding The Canyon Club, a social group for young professionals. They moved to Lake Meadows, a new, multi-ethnic and unsegregated housing development on the near South Side and had two children. Moving back to his family's historic neighborhood of Lakeview, he ran for Alderman, unsuccessfully, as a Republican in the 44th Ward and became the first President of the Republican Minutemen, a poll-watching group. While a broker, Bob became Pres-

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ident of the Chicago Council on Foreign Relations, expanding his lifelong interest in world affairs and travel. In 1967, Bob took his family on a trip around the whole coast of Africa, to see first-hand the countries newly liberated from colonial control. The combination of his financial skills and international outlook, along with his political activity brought him to the attention of the newly elected Nixon Administration, which appointed him to be the U.S. Executive Director at the World Bank (IBRD), a diplomatic post. This necessitated a move to Washington, DC. Bob was noted for being among the first Bank leaders to recognize the efficacy of funding women in International Development work. He also led his foreign diplomatic colleagues on excursions outside of the city, so that they could witness the "real America that he loved so much. He would drive miles to partake of a small town, volunteer fire house's fundraising dinner. Family trips to Russia, Poland, Iran, Afghanistan, India, Southeast Asia and Japan filled the summers. Work trips took him to Central and South America. Although untouched by the Watergate affair, he resigned from the Bank and took a few years off, focusing on volunteer work to promote Washington DC as an international city, and gardening. He then founded a boutique investment firm, Opus Capital Group, returning to his roots and eventually merged with the Rockville Maryland firm, Koonce Securities where he completed his career.

In his final decades he continued to bring joy and humor to those he encountered. He was devoted to supporting and enjoying his family and caring for his wife, who preceded him after her long illness. He is survived by a sister Barbara Thornton, his daughter Amy Shalom, son Peter, grandchildren Nathaniel (Jamie), Merit (William), Edward Aaron (Juliana), Abraham (Riki), and two great grandchildren.

Bob will be interred with his wife at Graceland Cemetery, Chicago IL. There is no memorial service planned at present.

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Bob will be interred with his wife at Graceland Cemetery, Chicago IL. There is no memorial service planned at present.

DEATH NOTICE


MOUZON



ODELE L. (CONRAD) MOUZON (Age 98)
Odele Louise Mouzon passed away on January 10, 2025, at her home in Washington, DC. She was born in Clay, Texas, to her parents, Joseph, aka C.O. Conrad and Cleo Walton. Odele was raised in Houston, Texas, where her father was a brakeman for the Southern Railroad Co. She retired from the U.S. Information Agency after 33 years of service. She was the devoted wife to the late Ralph Leon Mouzon and a loving mother to the late Millicent Y. Mouzon-Johnson. Odele was also preceded in death by her sisters, Ruby Bryant and Rose Wadley, and brother, George Mason. She leaves to cherish her devoted daughter, Jan E. Mouzon; grandson, Ralph Mouzon Johnson; granddaughter, Racquel Monica Johnson; sister, Bernadine Wiltturner; nephew, Sean Wilturner; and a treasure of friends. Services will be held Wednesday, February 26, 2025, at Plymouth Congregational, UCC, 5301 N. Capital St. NE, Washington, DC 20011. The family will receive friends and guests at 10 a.m. Funeral Services at 11 a.m. Interment: Maryland National Memorial Cemetery, Bianchi Funeral Services.

DEATH NOTICE

HOLLY



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DEATH NOTICES

INFO & RATES FOR DEATH NOTICES

Monday - Friday
9 a.m. - 5 p.m.
Saturday
11 a.m. - 4 p.m.
Sundays & Federal Holidays
SELF-SERVICE ONLY

To place a notice:
Call: 202-334-4122
Email: deathnotices@washpost.com
Self-Service:
<https://selfserviceadvertising.washingtonpost.com/adportal/obits/index.html>

Emails MUST include:
Name, Home Address & Phone #
of the responsible billing party.
Email Deadline
3 p.m. Daily
Phone-in Deadline
4 p.m. M-F & 2 p.m. Sat.
CURRENT 2025 RATES:
(PER DAY)
MONDAY - SATURDAY
Black & White
3" - \$525
4" - \$575
5" - \$725

SUNDAY
Black & White
3" - \$580
4" - \$610
5" - \$790

6" x 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" x for daily 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.)

ONLINE ONLY NOTICES
Daily
4" ONLY - \$445

ALL NOTICES MUST BE PREPAID
All Paid Death Notices
appear on our website through:
www.legacy.com


DEATH NOTICE

ANITA REIS TIEMENS
Anita Reis Tiemens, a woman who painted her life with the vibrant colors of love, adventure, and kindness, embarked on her ultimate journey, leaving behind our earthly home on February 10, 2025. Born in 1934, Anita's life was a whirlwind of experiences, from witnessing the world change in unimaginable ways, to nurturing gardens that graced neighborhoods in Eagan, Minnesota, and Annandale, Virginia, to enduring the tragic loss of a young son. While rearing seven children, Anita secured an associate's degree and took extra classes to further her love of art and travel. She balanced her role as a homemaker with a 10-year career as an administrative assistant for the Central In-

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DEATH NOTICE

MURRAY



GERALD P. MURRAY JR. "Jerry"
Gerald P. "Jerry" Murray, Jr., 79, of Fredericksburg, VA, passed away on Sunday, February 9, 2025, alongside his loving wife of 54 years, Maureen. Born on September 19, 1945, in Scranton, PA, he was the son of the late Gerald P. Murray, Sr. and Katharine "Thomas" Murray. Jerry graduated from Lackawanna Junior College in Scranton, PA and Bethel College in McKenzie, TN where he earned a bachelor's degree in accounting. He spent his first 30 years of his working career with the U.S. Department of the Treasury, serving in various financial roles supporting the Secret Service, ATF, and FinCEN arms of the Treas-

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ury Department. After retiring, he worked for 11 years as a financial consultant with BAE Systems in Quantico, VA, supporting U.S. Marine Corps government contracts. A devoted husband, father, and grandfather, Jerry was deeply loved by his wife, Maureen Murray; four children, Sean Murray (Jesse Dina) of Dumfries, VA, and their daughter, Jennifer of Chantilly, VA, Meredith Dean (Jesse) of Warrenton, VA, and Erin Ortiz (Carlos) of Lovettsville, VA; nine grandchildren, who were his pride and joy; four brothers William Murray (Elizabeth) of Lawrenceville, NJ, John Fadden (Joan) of Chicago, IL, Timothy Murray (Joanne) of North Caldwell, NJ, and Kevin Murray (Kelly) of Belle Mead, NJ. He was preceded in death by his brother, Richard Fadden of Clarks Summit, NJ. Jerry was a diabetic of 30 years, later complicated by kidney disease and Alzheimer's, but was cherished by all who knew him for his unwavering love and dedication to his family.

The family will receive friends from 6 to 8 p.m. on Wednesday, February 26, 2025 at Covenant Funeral Home, Fredericksburg. A service will be held at 10:30 a.m. on Thursday, February 27, at St. Mary of the Immaculate Conception Roman Catholic Church. Interment will follow in Oak Hill Cemetery. In lieu of flowers, the family requests donations to the Fisher Center for Alzheimer's Research Foundation at <https://www.alzinfo.org>. Online guest book is available at covenant-funeralservice.com.

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DEATH NOTICE

SECRIST

WASHINGTONPOST.COM/WEATHER • X: @CAPITALWEATHER • FACEBOOK.COM/CAPITALWEATHER

mbai	94/67/s	95/69/pc
robi	87/59/s	88/60/s
Delhi	80/60/c	78/57/pc
o	32/18/pc	36/31/c
awa	14/5/c	22/6/sn
is	53/44/c	58/47/c
gue	33/12/s	34/24/s

Key: s=sunny, pc=partly cloudy, c=cloudy, r=rain, sh=showers, t=thunderstorms, sf=snow flurries, sn=snow, H=Heat

Sources: **AquaWeather.com**; US Army Centralized Allergen Extract Lab (pollen data); airnow.gov (air quality data); National Weather Service

* **AquaWeather's RealFeel Temperature®** combines over a dozen factors for an accurate measure of how the conditions really "feel."

NATIONAL	Today		Tomorrow		Today		Tomorrow				
			Des Moines	6/9-9P	11/7-7P	Oklahoma City	14/1C	20/5S	WORLD		
			Detroit	21/13C	23/13C	Omaha	4/-17P	9/-10S	Addis Ababa	81/52S	81/51S
Albany, NY	22/4C	22/16C	El Paso	66/34P	66/35S	Orlando	80/55T	67/42C	Amsterdam	41/33C	51/47C
Albuquerque	57/33S	62/30C	Fairbanks, AK	20/7P	18/6C	Philadelphia	31/20P	29/21S	Athens	52/40C	48/39P
Anchorage	35/28C	35/30P	Fargo, ND	2/-15S	6/0S	Phoenix	79/52P	79/53S	Auckland	79/65S	78/66S
Atlanta	45/24C	35/19P	Hartford, CT	28/7P	30/19C	Pittsburgh	22/13C	20/16Sf	Baghdad	71/51P	60/46C
Austin	39/20S	40/30P	Honolulu	84/68P	83/67S	Portland, ME	27/1P	29/17C	Bangkok	92/77T	94/78T
Baltimore	29/23C	30/22Sf	Houston	44/29S	46/30P	Portland, OR	52/44P	54/37C	Berlin	46/36C	44/18S
Bellingham, MT	3/-3P	3/1P	Indianapolis	19/13C	19/13P	Providence, RI	20/12C	19/13P	Bogota	36/38S	38/27S
Birmingham	44/20T	37/17P	Jackson, MS	40/20T	40/20S	Raleigh, NC	33/25S	37/18Sf	Boston	69/49S	69/49S
Bismarck, ND	-1/-25S	9/0S	Jacksonville, FL	58/42C	59/30P	Reno, NV	56/29P	51/28S	Brussels	45/38S	54/50S
Boise	41/31S	43/24C	Kansas City, MO	7/-13C	13/-7P	Richmond	26/21S	33/16Sf	Buenos Aires	82/72S	87/75S
Boston	32/22C	32/22S	Las Vegas	67/48P	67/48P	Sacramento	62/44S	69/37S	Cairo	70/56P	66/51Sf
Buffalo	18/12C	19/14Sf	Little Rock	31/11P	30/13S	St. Louis	19/2C	20/5P	Caracas	75/62S	74/63P
Burlington, VT	18/5P	21/14C	Los Angeles	71/50S	72/51S	St. Thomas, VI	84/75S	84/75S	Copenhagen	33/30P	37/34C
Charleston, SC	52/34P	48/27S	Louisville	26/12S	24/9P	Salt Lake City	45/34P	42/28S	Dakar	75/64S	76/64P
Charleston, WV	25/17S	23/16S	Memphis	25/10C	22/13P	San Diego	66/49P	65/50S	Dublin	54/49S	57/50P
Charlotte	35/29P	41/19Sf	Miami	85/70P	79/58C	San Francisco	61/45P	62/45S	Edinburgh	41/40S	56/48S
Cheyenne, WY	14/6P	20/16C	Minneapolis	13/6C	22/8S	San Juan, PR	87/73S	85/74Sf	Frankfurt	49/29C	44/36C
Cincinnati	15/4C	21/13P	Mobile	14/13C	14/13P	Seattle, WA	34/17S	34/44C	Geneva	47/40C	54/37P
Cincinnati	22/12S	21/19P	Nashville	29/13S	24/8P	Spokane, WA	34/32S	36/26C	Haarlem, Bermuda	74/59P	74/59P
Cleveland	19/11C	20/13P	New Orleans	55/30P	47/33P	Syracuse	20/7P	20/15Sf	Helsinki	29/11C	24/28P
Dallas	31/14C	35/25S	New York City	31/20P	29/23S	Tampa	76/55S	66/41P	Ho Chi Minh City	74/75S	93/75T
Denver	19/6P	28/19P	Norfolk	32/28S	31/24S	Wichita	71/-9C	12/-3P	Hong Kong	90/62C	74/63S

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BAFTAs muddle predictions for Oscars

BY JADA YUAN

Sunday afternoon, while American television fans were getting ready for SNL's 50th anniversary special, British movie mavens were handing out their version of the Oscars — and throwing a spanner into the art of predicting what will happen at the Academy Awards just two weeks before Hollywood's big show.

"Conclave" and "The Brutalist" came out on top at the BAFTA film awards (that's British Academy of Film and Television Arts) with four awards each, and Ralph Fiennes's papal thriller coming away with the best film trophy.

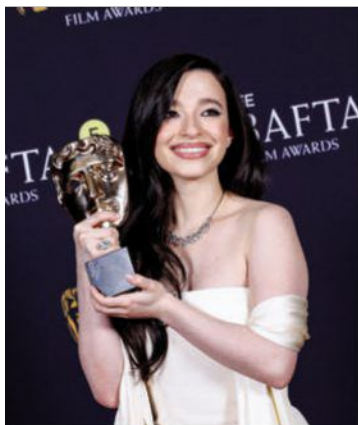
How much effect can an awards show an ocean away have on America's big film night? A lot! The British film awards are the last awards to be handed out in time to influence the thinking of members of the Academy of Motion Picture Arts and Sciences, who had until 5 p.m. Pacific time on Tuesday to vote. And there's a decent-size overlap of BAFTA and Academy Awards voters.

So, what to make of these ripples emanating from across the pond? A few thoughts:

'Conclave' now feels like it has a real shot

Last weekend, we saw "Anora" — director Sean Baker's Palme d'Or-winning fractured fairy tale about a Brighton Beach sex worker (Mikey Madison) who marries into the family of a Russian oligarch — claim its place as the front-runner for best picture at the Oscars. It won top prizes at the Critics Choice Awards, and then the Producers Guild and the

SEE BAFTAS ON C5



JOEL C RYAN/INVISION/AP

Mikey Madison poses with her BAFTA for "Anora."

THEATER REVIEW

Broadway musical is rooted in Menzel

BY NAVEEN KUMAR

NEW YORK — The impulse to escape one's problems by hiding in a tree is deeply relatable. When a troubled but determined New Yorker, played by Idina Menzel, insists on ascending into the California canopy, you can feel the audience at "Redwood" lining up to take a number. Can we come too, please?

It's grief that chases Jesse into the wilderness, and it's grief that she'll have to face there, with some assistance from ancient flora and a pair of botanists conveniently placed in her path. The new musical, co-conceived by Menzel and director Tina Landau, aims to wed the great American tradition pioneered by Henry David Thoreau — seeking wisdom in nature — with the intermittently great American tradition of belting one's face off. It's an uneasy marriage.

So is Jesse's. The show opens on her driving across the country, leaving her wife (De'Adre Aziza) and their shared trauma behind. City lights streak across towering video screens encircling the stage, and flashbacks alert us to the presence of a son (Zachary Noah Piser) whom Jesse can't bear to face.

SEE THEATER REVIEW ON C3

No one throws a righteous tantrum

like
Carrie
Coon



PHILIP CHEUNG/FOR THE WASHINGTON POST

The acclaimed character actress has mastered the art of emanating mounting fury

BY SONIA RAO
IN WESTCHESTER COUNTY, N.Y.

Carrie Coon lives right on the edge — of overwhelming sadness, of righteous fury, of whatever emotion bubbles inside the character she is playing, threatening to boil over. In her breakout television role, as a woman who loses her family in the apocalyptic drama "The Leftovers," Coon appears collected while always just an unwanted reminder away from anguished waterworks. In "The Gilded Age," perceived slights often drive her character, the social-climbing wife of a robber baron, to the brink of indignant tantrums.

On a chilly morning in late January, Coon teeters on the edge of some undetermined illness. She delayed her arrival to a cafe in Pound Ridge after her 3-year-old daughter woke up sick, and now the doting mother, 44, is afraid she caught the bug herself. She orders a ginger tea to soothe her throat before rerecording dialogue later in the week for "The White Lotus," the Emmy-winning anthology series whose third season returned to HBO on Sunday.

Every ambitious performer hopes to book "The White Lotus." The cheeky class satire set at a luxury vacation resort chain made quite an impression premiering amid the pandemic's uptick in social consciousness. Coon, regarded by critics as one of the best character actors of her generation, appears in the new Thailand-set season as a New Yorker who goes on holiday with childhood friends as a reprieve from the fallout of her recent divorce. Laurie is a classic Carrie Coon character. She can barely keep it together, hiding behind a stoic exterior until bursting into tears the moment she finds herself alone in her hotel room.

Coon was immediately drawn to creator Mike White's "specific and special" style of writing. Having acted himself, he knows how to play performers off one another. "However," Coon continues, "the recovery of my personal autonomy was really the most amazing and profound experience of doing 'The White Lotus' for me." The job

SEE CARRIE COON ON C2

Carrie Coon, pictured earlier this month, stars in Season 3 of the HBO series "The White Lotus."

KENNEDY CENTER

Issa Rae, a church and others cancel shows as the president takes control of the venue. c3

VIDEO GAME REVIEW

Obsidian is on a quest to make the perfect RPG. "Avowed" is good, but it's still not the one. c4

THEATER REVIEW

Sarah Silverman's "The Bedwetter" is an off-color character study with family-friendly morals. c5

Q&A

On 'Horror,' musician Barteek Strange faces his fears

BY SHANE O'NEILL

Barteek Strange was born in England, raised in Oklahoma, and cut his teeth playing in hardcore bands in D.C. while working day jobs at bookstores and nonprofits. In 2020, Strange released his first solo record, "Say Goodbye to Pretty Boy," an EP of covers of the National. He put out two records, quit his day job, and has become a critical darling known for his genre-busting tastes and elegant

sartorial choices.

The Washington Post spoke with Strange about his new record, "Horror," which officially came out on Valentine's Day on 4AD records. "Horror" continues his tradition of genre-blending, this time with nods to the funk of Parliament, the soul of Teddy Pendergrass, and generous dollops of country, indie rock, hip-hop and house.

This interview has been edited for length and clarity.

You've said that your new album, "Horror," is about fear. Are there specific fears or insecurities that you learned about from working on this record?

One thing I struggle with personally is people-pleasing. If you're a queer person or any type of minority in America, you find too many opportunities to be different people just so you can kind of get by. And eventually, if you do that enough, you can forget who you

are. You can lose yourself. That's a horror of mine, falling under the control of that impulse. This record has been a really fun way to look at that. You watch a movie by yourself and it's really scary, but if you watch it in a movie theater with 500 people, it's just kind of funny. That's kind of what I want from this record.

I know you've been asked a million times, "What's your

SEE Q&A ON C4

Carrie Coon’s range of emotion

CARRIE COON FROM C1

required her to spend six months of last year across the world from her husband, the actor and playwright Tracy Letts, and their two young children (their daughter and a 6-year-old son). She took the opportunity to check in with herself. What really mattered to her at that point in life?

It takes a degree of mental fortitude to walk the emotional tightrope Coon so often does on-screen. The actress has spent a lifetime negotiating with her need to feel in control; on “The White Lotus,” she learned to give in to an unpredictable setting. Filming in Thailand’s record-hot temperatures last February through July added to the stress Laurie exudes. Coon’s torn feelings over being so far from her family helped her connect to Laurie’s struggles to balance work, motherhood and old friendships.

“When the audience watches it, they experience the resort for a week,” Coon says. “But that week was six months of our lives. When we watch the show, every scene is fraught with the ... duress under which it was filmed. It’s a shockingly emotional experience.”

Despite her hectic morning, during which she says she managed to scarf down some two-day-old ramen — “Is that safe?” she wonders after the fact — Coon projects a calmness at the cafe. A barista greets her by name not because she knows her as a celebrity, but because Coon just comes here that frequently. The actress makes herself at home at a corner table, leaning back in her chair and removing her winter cap to reveal a light blond bob.

Coon says she is rarely recognized in public. When she is, it is almost always as Nora Durst from “The Leftovers,” the HBO adaptation of the Tom Perrotta novel set a few years after a rapture-like event causes 2 percent of the world’s population to disappear. Whereas some families remain intact, Nora is unlucky enough to lose her husband and two children. She brims with existential grief for three seasons as a reluctant face of the global tragedy.

Damon Lindelof, who co-created the series with Perrotta, was struck by Coon’s skill after a casting director recommended he watch her perform in 2012-2013’s Broadway revival of “Who’s Afraid of Virginia Woolf?” for which she earned a Tony nomination. Coon had also played the mousy Honey at the Steppenwolf Theatre in Chicago, where she met Letts (who played George there and on Broadway, winning a Tony Award for the latter performance).

It becomes obvious after a few minutes of friendly, exceptionally direct chatter with Coon that she has roots in the Midwest. (If you don’t clock this yourself, she’ll probably bring it up on her own.) She grew up the “overlooked middle child” of five siblings in rural Ohio, where she discovered while doing a school play that she thrived onstage. She trained as an actor, getting her master of fine arts at the University of Wisconsin at Madison, and spent years performing in regional theater, traveling back and forth between Chicago and cities in Wisconsin.

“The beauty of growing up in a theater community like Chicago is that the overarching aesthetic is ensemble-based,” Coon says. “It’s not about one person standing out, ... so you learn that you have to be economical with your body in the space so you don’t distract from the storytelling.”

To this day, so many of Coon’s collaborators zero in on her effective use of body language. Lindelof recalls the remarkable stillness with which she played Nora, who he says “needed to appear to be totally mellow and okay, but internally was completely radioactive.”

“If you walked up to her in a room with an emotional Geiger counter, the needle would pin all the way to red,” he says. “But you wouldn’t know it until you had it right up on her. That all came from Carrie. She can tap into this intense maelstrom of feeling.”

Elizabeth Olsen — who played Coon’s sister in the 2024 release “His Three Daughters,” about sparring siblings who reunite as their father nears death — says you often can tell whether someone is a good actor by how they act drunk. With Coon, she says, “it’s almost imperceptible.” Coon has



PHILIP CHEUNG FOR THE WASHINGTON POST

“The recovery of my personal autonomy was really the most amazing and profound experience of doing ‘The White Lotus’ for me,” says actress Carrie Coon.

played plenty of drunks: Honey grows increasingly intoxicated throughout “Woolf,” and Laurie relies on liquor as a coping mechanism in “The White Lotus.” Asked about her approach, Coon notes that “the trap of playing drunk ... is that a drunk person is actually very careful, because they’re pretending to be sober.”

“That’s the line you’re always walking,” she says. “I don’t know how successful I was at that in ‘The White Lotus.’ But let’s just say I had plenty of examples growing up.” (Coon herself hasn’t had a drink in four years, and Letts has been sober for more than 30.)

The actress once struggled to connect with her body so thoroughly. She was an athletic teenager, balancing soccer with track and field alongside her duties as class president, but also dealt with stress by picking at her skin. “Impulse-control disorders are often about an absence in yourself,” she says. “Ultimately, it’s an authenticity alarm.” Growing up in the Midwest, Coon was taught to consider everyone else’s level of comfort before her own. “I had spent my entire life metabolizing other people’s feelings and had absolutely no idea what I wanted.”

In graduate school, Coon worked with a voice coach who helped her realize she “had never taken a breath in my whole life.” She remembers bursting into tears. Breath work not only increased her vocal endurance, but it also allowed her to slow down and curb the impulse to pick at her skin. She was no longer at war with herself, which made her a better actor as well.

“I found that so grounding and startling and also liberating,” Coon says. “When you have a voice that’s connected to your body, then as an actor, ... you get

to change how you occur in the world really intentionally, and that’s fun. But it’s also a source of presence in your daily life. Because if your voice is rooted in your body, then you are actually breathing.”

She smiles and takes a sip of her tea.

A few years ago, before their son reached school age, Coon and Letts decided they wanted to live closer to where “The Gilded Age” shot in New York. They moved from Chicago to Westchester County — specifically, to within driving distance of the BLT sandwich Letts adores at this very cafe. The barista tells Coon that “your guy” stopped by recently and wouldn’t stop gushing about his wife. Coon says that must have been right before Letts left for a job in New Zealand. She misses him.

Coon and Letts take turns prioritizing their careers; she worked back-to-back on “The White Lotus” and “The Gilded Age” last year, and will now be at home with the kids for the foreseeable future. The dynamic reminds Coon of the “unusually egalitarian marriage” her parents modeled while raising their kids on farmland situated just outside Akron. Her mother was an emergency room nurse who often worked nights and slept during the day. Her father, who ran the family auto parts store, did most of the cooking and cleaning.

Motherhood is an act of re-parenting, Coon says. You borrow what worked from your own childhood and leave behind what didn’t. Coon and Letts’s kids are free spirits. Like their mother, they “love being in the country.” She says their son runs around in the backyard, pausing only to stare up at the treetops. Their daughter doesn’t like to wear

pants. Coon pulls out a photo of the girl’s most recent avant-garde outfit and beams with pride.

“I think mothering is a deeply creative act,” she says. “I’m find it gratifying, and I’m good at it. At the same time, I also have the privilege of stepping away from motherhood because of my job, so I get to see it from the outside and appreciate it in a different way.”

Coon still scheduled swimming lessons and talked to the school psychologist from Thailand, where she holed up inside between takes to avoid the sweltering heat. She related to Laurie, who leaves her life behind to vacation with two glamorous friends, one of them a famous actress. Coon’s co-stars, Michelle Monaghan and Leslie Bibb, “are literally models,” she says. “Laurie feels like the odd man out, and that was easy for me to wrap my head around.”

In a way, none of them are supposed to be there. Resort culture is “exploitative by nature,” Coon says. “It’s very, very rich people taking advantage of very poor ones.” Even as actors who weren’t really there on vacation, it was hard to escape the reality of the country’s environmental devastation. The ocean “felt like a hot bath,” Coon recalls. “There was plastic washing up from last summer. The big coral reef die-off started happening while we were there.”

The characters of “The White Lotus” aren’t designed to be sympathetic — Laurie included. But it’s almost impossible not to feel some affinity for Coon whenever she appears on-screen. Maybe it’s that Midwest groundedness shining through, suggesting that she has a good heart, or the actress’s careful movements demonstrating a relatable nervousness.

Whatever the reason, this quality is what compelled “Gilded

Age” creator Julian Fellowes to cast Coon as Bertha Russell, the wife of a nouveau riche railroad tycoon who demands respect from New York’s established aristocracy. Bertha schemes her way to the top, motivated in large part by a fragile ego and sheer will. But when she claims to do it all for the betterment of her family, including her two children, you want to believe her.

“I was in completely safe hands with Carrie,” Fellowes says. “She didn’t alienate the viewer. She didn’t put you off. You wanted her to win. That’s a very important element in an actor, when the audience is on their side, even though it may be immoral or near the edge or whatever. It’s a powerful response that, as a writer, one is always seeking.”

The third season of “The Gilded Age,” which Coon shot immediately after “The White Lotus,” will premiere on HBO later this year. She loves playing Bertha, swinging her hips and gliding through ballrooms as fancy women tended to back then, but felt a bit of whiplash returning to the character after spending months in Laurie’s traumatized headspace.

“Coming back to the character always feels like putting on a wet bathing suit,” she says. “I felt terrible about the work I was doing those first couple weeks. I wish I could go back and reshoot them, but I don’t remember them now, so it’s all right. I’m not cursed with a memory. I have two small children. I’m pretty good at letting things go.”

This might be one of the ways Coon has evolved most. A few years ago, right after her daughter was born, the actress expressed distaste for her performance in the 2014 thriller “Gone Girl,” in which she plays the empathetic twin sister of Ben

Affleck, whose character is suspected of murder. Booked immediately after she shot the pilot for “The Leftovers,” Margo Dunne was Coon’s first film role. She felt as if you could tell.

Her critical comments made headlines, prompting a swift response from director David Fincher, who defends Coon’s performance to this day: “I don’t have any respect for people who aren’t hard on themselves,” he says. “I love the fact that she’s questioning it. In terms of servicing the narrative, though, she should get over herself. She’s wrong.”

In the film, Coon is again tasked with getting the audience on her side: Margo plays a pivotal role, casting doubt on her brother’s guilt. “The only way you can get any sense that this guy might be a good guy under a lot of pressure is the way Margo feels about him,” Fincher explains. Coon admits that she was hard on herself. It’s just that she improved so much doing “The Leftovers” that she wishes she could have played the character a little bit later.

Self-critique is how Coon gets better. She isn’t afraid to watch herself on a massive screen, to see her pores in high-definition, to watch her characters descend into doom spirals. She has said her family finds it difficult to understand why she plays so many sad and angry women when they find her to be rather easygoing. But it might be the peace Coon has made with her demons that allows her to be so calm the rest of the time.

“Look, I’m getting old,” she says. “You have to be able to sit with that and accept that you’re going to get old, and you’re going to die. Everything you love will die and pass away. Including your own f---ing face. So just deal with it, you know?”

Issa Rae, other artists cancel Kennedy Center dates, citing Trump takeover

BY SAMANTHA CHERY

In response to President Donald Trump's Kennedy Center takeover, actors, authors and other artists who were scheduled to hold events at Washington's preeminent arts institution have begun backing out of scheduled appearances. The cancellation of some events, scrapped around the same time but unrelated to Trump's actions, was also scrutinized by artists.

On Feb. 7, Trump announced plans to fire multiple Kennedy Center board members. By Wednesday, all of former president Joe Biden's appointees had been replaced. The center's new board of trustees then voted for Trump to head the board and ousted the center's longtime president, Deborah Rutter, in favor of Trump ally Richard Grenell.

The unprecedented actions sparked immediate blowback. Along with the cancellations, multiple prominent arts figures, including television producer Shonda Rhimes, who served as board treasurer, resigned from their positions.

Here's a list of artists who have since canceled their appearances and events the Kennedy Center cut amid the turmoil.

Issa Rae

The actress, comedian and television producer was the first major artist to say Thursday that she was backing out of a Kennedy Center engagement, canceling her sold-out show, "An Evening With Issa Rae."

"Unfortunately, due to what I believe to be an infringement on the values of an institution that has faithfully celebrated artists of all backgrounds through all mediums, I've decided to cancel my appearance at this venue," she said in an Instagram story, adding that tickets would be refunded.

The "Insecure" and "Awkward Black Girl" creator hosted "A Sip with Issa Rae" at the Kennedy Center in 2022, according to the venue's website.



JORDAN STRAUSS/INVISION/AP

Issa Rae cited "an infringement on the values" of the Kennedy Center as a reason for canceling her sold-out engagement.

'Finn'

The children's musical, about a young shark who realizes he relates more to smaller fish than his shark counterparts, was canceled and removed from the center's website this week.

Commissioned by the Kennedy Center, its creators said that "while not a surprise given the events of the last week, it is a heartbreak" to learn of the show's end.

A Kennedy Center spokesman said the cancellation was due to financial constraints and that the production was axed before the change in leadership.

'A Peacock Among Pigeons'

A National Symphony Orchestra concert described as a "celebration of love, diversity, and the vibrant spirit of the LGBTQ+ community" that was scheduled to take place during World Pride 2025, has been removed from the website.

John Bucchino — the composer of the show's titular choral piece — was informed Thursday that the show was "postponed" indefinitely.

It's unclear why the event was taken off the Kennedy Center's schedule.

Louise Penny

The Canadian mystery novel-

ist said in a Facebook post Friday that she "was supposed to launch THE BLACK WOLF at the Kennedy Center in DC, but in the wake of Trump taking over, I have pulled out."

The book, expected to come out in October, is the 20th installment in Penny's best-selling Chief Inspector Armand Gamache series. In it, the series' detective already foiled plans for a domestic terrorist attack in Montréal, made by a man nicknamed the "Black Wolf," but the main character realizes he still must covertly uncover a more nefarious plot from the same man. Penny's 19th book in the series, "The Grey Wolf," was a Washington Post top 10 mystery novel for 2024.

The Kennedy Center was "going to be a career highlight," Penny added. "But there are things far more important than that."

Amanda Rheäume

Amanda Rheäume, a queer Canadian singer-songwriter, said she backed out of her April 5 performance at the Kennedy Center after learning Trump was the new chairman.

Rheäume's D.C. stop was one of a handful she announced to promote her new album "The Truth We Hold," scheduled to be



AMY HARRIS/INVISION/AP

The band Low Cut Connie said it would return to the venue when it returns to its nonpartisan model.

released on April 11. The songs pay homage to her heritage as a Citizen of the Métis Nation of Ontario, a group of mixed-race Indigenous Canadians, her website states.

"As an artist it is almost impossible to draw the through line back to one single opportunity, we work for years, decades in fact, and then finally certain opportunities come through," she wrote in a Facebook and Threads post. "I was excited to be booked at renowned The Kennedy Centre. The USA is a major music market, and bookings at these well known places, are advantageous to audience and career, but I cannot in my right heart bring myself, my songs, my stories to a place he is involved in. I do hope to get to play there another time."

Low Cut Connie

The Philadelphia-based band Low Cut Connie announced Thursday it would no longer perform in the Kennedy Center's Social Impact series due to

Trump's actions and wouldn't come back until the center returned to its nonpartisan model.

"Our little rock-and-roll act stands for diversity, inclusion, and truth-telling. My extended Low Cut Connie community includes black, white, gay, straight, transgender, Jewish, Christian, Muslim, atheist, and immigrant individuals — all of whom are wonderful upstanding Americans. Many of these folks will be directly negatively affected by this Administration's policies and messaging," the band's front man Adam Weiner wrote in a statement on Instagram.

"... Maybe my career will suffer from this decision, but my soul will be the better for it," he added.

Alfred Street Baptist Church's Christmas performance

The 207-year-old church announced Sunday that it would cancel its annual Christmas performance at the Kennedy Center in light of Trump's shake-up.

"We believe that the new leadership's opposition to the Kennedy Center's long-standing tradition of honoring artistic expression across all backgrounds is misaligned with our unwavering commission to proclaim and practice the transformative and redemptive love of Jesus, to pursue justice, to promote equality, to embrace the gift of diversity, and to care for all creation," the church said in a prepared statement on its website.

The influential Northern Virginia church, which boasts over 10,000 members, is one of the oldest Black Baptist churches in the country. The Obamas have attended multiple services, and in 2015, Alfred Street donated \$1 million to the National Museum of African American History and Culture, the largest donation the Smithsonian Institution has received from a faith-based organization.

Travis M. Andrews and Michael Andor Brodeur contributed to this report.

Let it grow, let it grow: In the musical 'Redwood,' Menzel plays a tree-hugger

THEATER REVIEW FROM C1

Her suffering is obvious from the jump. If you've come to hear Menzel wail at her signature registers, you won't have to wait long. And you'll get your money's worth.

"Redwood" is a vehicle assembled around Menzel — composer Kate Diaz custom-fit the songs — with traces of her star-making roles all in evidence. Jesse is a queer art gallerist, like a settled-down version of Maureen, the freewheeling performance artist from "Rent." Like Elsa from "Frozen," Jesse flees into the wild and discovers how to harness her strength. And like the "Wicked" Elphaba, she reaches a cacophonous epiphany while suspended in midair.

But Jesse is less a distinctive character than a cipher for feelings of loss, if touchingly so. (The story is based on Landau's own experience with grieving.) When Jesse stumbles upon the two forest scientists (Michael Park and Khaila Wilcoxon), the shtick is that she's persistently annoying. Park plays an absent father itching to exercise a helping hand, while Wilcoxon's climate-warrior-type would prefer to follow the rules: no clearly heartbroken amateurs climbing to dangerous



MATTHEW MURPHY AND EVAN ZIMMERMAN

In "Redwood," Idina Menzel plays her character, Jesse, like a literal babe in the woods.

heights.

For much of the show, the most immediate love story is not among Jesse and her wife and son, whom she encounters over long-distance phone calls or in

her mind. It's between woman and tree. Diaz's score, with lyrics co-written by Landau, is propulsive and sincere but short on variation and originality. As Jesse's affection grows, she becomes

a messenger for one anthem after another of what can best be described as eco-rock — like its cousin emo but rooted in deep convictions for the planet. (The arborists join in, of course: "I'm a

believer that big trees can heal ya!" goes one spirited refrain.) Only when the details of Jesse's backstory finally become clear do the songs feel grounded in legible relationships rather than simply aimed at blowing back audience hair. The last few are knockouts.

Getting there feels slow and herky-jerky, like repeated climbs up the enormous tree trunk center stage (in a set by Jason Ardizzone-West). The show's modest momentum comes from Jesse overstepping her bounds and dropping clues about why she's there. Otherwise it floats along a steady stream of exposition — including from supporting characters, who at least aren't trampled underfoot — and an impressive proliferation of trees-are-just-like-us metaphors: the sturdiness at their core, the strength they glean from each other and so on.

All of that rings true enough, but with a woo-woo tenor that would benefit from an ounce of cynicism that Long Island native Jesse somehow doesn't have. (The show was originally developed and produced in Southern California, by the La Jolla Playhouse.) Menzel plays Jesse like a literal babe in the woods, with a measure of naivete that feels childlike — a nod to how sadness forces us

to embrace vulnerability.

But that earnestness is tough to sustain. Jesse's principle conflict remains internal, and emoting into the branches can carry us only so far. Performances from the cast thrive when they're in conversation, much as we're told the ecosystem does. Piser is fantastic as Jesse's loose-limbed son, and Aziza and Wilcoxon each nail rousing solo numbers imbued with more groove and soul than the rest of the score.

Considering its narrative devotion to tangible elements, the massive reliance of Landau's production on visual technology betrays a lack of imagination (video design is by Hana S. Kim). The graphics sweeping across curved monitors — lush branches, starry vistas — are like an immersive simulation of Mac wallpaper: dazzling but synthetic and flat. How would the show fare unplugged, in the spirit of Jesse chucking her phone in the bushes?

It is at least a testament to the synergy of "Redwood" that its hypermodern staging and the moral of the story make you want to go outside and touch grass.

Redwood, ongoing at the Nederlander Theatre in New York. redwoodmusical.com.

the **GUIDE** to the Lively Arts

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For Barteels Strange, ‘Horror’ is about what scares him the most

Q&A FROM C1

favorite horror movie?” What’s your least-favorite horror movie?

“Red Room.” I’m just going to say it: I think this movie is so boring. I love a slow-burn, cerebral situation, but that was dumb. Another movie that I think couldn’t rock was “Skinamarink.” I really like analog horror stuff, like VHS, all vibe, no words. But that movie was too long and so boring.

Speaking of fears, are you scared of being harassed by the horror film community over this?

I can back this up. If you want to come to Baltimore about this, you can come to Baltimore.

You grew up in Mustang, Oklahoma. What do people misunderstand about the South or Oklahoma or rural communities?

People think it’s all super-redneck and scary and everyone’s racist. People are a little bit more conservative and not as accepting, I would say, but some of the sweetest people on Earth live in these places. For as ugly as it is, the beauty is insurmountable. You’ve never

met more accepting and interesting people than people who choose to spend their lives in a place like that. There’s something so humble and dope about it. You’ve got a whole world of people who are just like: “I got everything I need right here. Life’s pretty good.” That’s what I honestly aspire to be: someone who wakes up one day and is just like, “I’m good, I don’t need to go to Fashion Week tonight.”

I love city rivalries and regionalism. What’s your take on New York vs. D.C. hardcore? D.C. hardcore all the way. As a Black person growing up in the middle of nowhere, Bad Brains was the band that I saw first and they’re from the capital. All of the Black hardcore bands that I knew of were coming out of D.C., Baltimore and Philly. I didn’t really have a connection to the New York hardcore thing. I knew a lot of the New York indie rock stuff: the National, the Yeah Yeah Yeahs, the Strokes. But I wasn’t there yet. I wanted to be like Fugazi. I wanted to be like Smart Went Crazy. I love the D.C. music scene. The Mid-Atlantic is such an underappreciated world of artists and musicians. I wear it as a badge of honor to make



ELIZABETH DE LA PIEDRA

“I just thought that looked cool,” Barteels Strange says of the line down his face in promotional images.

records from this place.

In a lot of coverage about you and your work, there’s a lot of talk about crossing genres. A lot of that is like, “There’s a Black person who likes the National.” What is your response to that, and the topic of belonging that comes up so much on this record?

At first I used to kind of dislike it, because I was like, “I wonder if people are even listening to the music?” I go back and forth on it. But with this record, I was

like, “I’m just going to speak directly at it.” I want to move on from being a buzzy idea to a seriously taken artist who is trying something new. A lot of my favorite artists are doing things I’m trying to do. Prince is an amazing electronic artist, an amazing rock artist, an amazing pop artist. But he’s just Prince, you know? That’s what I want.

Prince contributed synth lines to one of my favorite Stevie Nicks songs, “Stand Back.” You can hear a lot of Fleetwood Mac

all over this album. What does Fleetwood Mac mean to you? Sonically, I was trying to marry all of these sounds that are classic to me. We create these walls to separate music, but musicians are not separate from each other.

You’re talking about breaking down walls, but in your promotional photos, you have a line — a wall, functionally — painted down the center of your face. I just thought that looked cool.

AVOWED ★★★★★

Obsidian’s latest role-playing game finds strength in fighting, not in writing

BY GENE PARK

For the first several hours of “Avowed,” I was properly transported to its world of artificial gods and colonial strife. Obsidian Entertainment, one of gaming’s most celebrated narrative houses, was meeting high expectations.

Then I noticed something I’ve never felt before during a game made by Obsidian, the studio that made “Fallout: New Vegas” and the Pillars of Eternity franchise, all writerly role-playing games focused on character-driven narratives that react to player choices. I stopped caring about the characters. My story choices didn’t matter much, either to the narrative or, more fatally, to myself.

Instead of enjoying a reactive narrative, I was loving the reactive physics, seeing enemies thrash every time I cleaved through monster mobs in hefty-feeling first-person combat that reminded me of the 2011 cult zombie hit “Dead Island.” I couldn’t wait to learn more spells with bigger, more devastating area-of-effect damage and to upgrade my guns.

“Avowed” casts you as the imperial envoy sent to the Living Lands, an isolated and ungoverned island nation in Eora, the world of the Pillars of Eternity series. Something called the Dreamscourge is causing people to lose their minds in dangerous, zombie-like ways, and you’ve been sent to investigate. You’re also a “godlike” people with fungi growing on their heads to symbolize their connection with one of Eora’s 11 gods. Confused yet? This is where this game’s writing issues begin.

The game is eager to enchant us with its lore, which works if

you’re like me, unfamiliar with the Pillars games. I wanted to learn more about the unique take on the nature of gods and the afterlife. The first two of four maps in this game do well to introduce it all. But the more I learned — I admit I did some extra reading online — I found the narrative overexplaining things.

The plot’s overarching hook isn’t compelling. Fantasy tropes are fine, and great stories have been told from this game’s premise of answering the call of a mysterious voice in your head. But the quest for knowledge doesn’t have a strong pull besides learning more lore.

It should fall to the characters to provide proper motivation. But some of the cast don’t feel fully vested in the adventure’s stakes. The shark-toothed Kai is the best and most developed as the first person you meet, and his voice, by veteran RPG actor Brandon Keener, brings familiar warmth. Giatta has a compelling backstory that sadly fails to explore anything interesting about a character who mostly functions as exposition, while dwarf Marius’s grumpy and constant contempt for so many things is wearying.

In fact, the party feels mostly like a tagalong group of commentators. “Avowed” tries to alleviate this by introducing the welcome “party camp” feature. Beyond providing rest and chances to upgrade equipment, party camps dim the game to a midnight vibe so the party can chat with you or among themselves independently. Freed from the constraints of RPG game design, Obsidian’s writing can finally shine with engaging interpersonal dynamics and banter.

So much of the game is about words and conversation. Obsidi-



XBOX

Combat is a surprising highlight of “Avowed,” with dynamic physics and a free-range class system.

an is also best known for creating conversation trees that feel realistic and natural and that don’t adhere to the binary “good or bad” morality scales that plagued games in the early aughts. “Avowed” at least continues this tradition, skipping the trap of utilitarian dialogue with many player responses that flesh out relationships or brighten conversation. In one situation, I opted to say that my player and an antagonist used to date, and that story thread continued throughout the 30-hour adventure. Later, a character accurately noted my reckless choices meant I was lackadaisical, unbothered to “expect winter before spring.” Obsidian doesn’t offer play options found in bigger games such as “Baldur’s Gate 3,” but I relish its steady commitment to the written word and nice turns of phrase.

It’s why the latter half of the game was disappointing. Obsidian RPGs are known for letting players make monumental choices that affect the world or story, and I was surprised to find many important choices weren’t satisfying. Without going into detail, there are many nonbinary choices, but they all made me feel bad. I made them without confidence, and many mattered little to the world anyway.

Sometimes it gets messy. After making an endgame decision that dramatically changed my friend’s living situation, they gave me a stern lecture. Just four lines deeper into the dialogue tree, my transgressive act seemed to be forgotten, with this character now praising me (and almost flirting).

Still, I enjoyed my adventure because the four maps are proper

playing fields filled with rewarding exploration. Platforming puzzles can lead to great loot, and I was always on the hunt for the next big sword or gun. The combat system allows for robust customization, allowing you to mix and match any skills under classes for warriors, rangers or magicians. I was tickled to walk around as a menace armed with a gun and a book. “Avowed” is now among the best games out there for spell casters, allowing eight unique spells to be prepped to go for devastating, dazzling damage.

The combat mechanics are a small but welcome evolution of the clumsy, limp fantasy battles of the much larger Elder Scrolls series. Dashing around enemies makes battles feel more like Doom than D&D. With so many abilities, I can excuse the limited control of party members during

fight, and they’re equipped with more than enough abilities anyway. Parries and timed dodges slow frames down, making battles feel weighty and victories well-earned, especially with its simple-to-understand crafting and loot system. Too bad the user inventory is clumsy to navigate.

Even when the writing didn’t meet its old standard, “Avowed” is a much richer narrative than the studio’s previous flat effort, the sci-fi capitalist critique of 2019’s “The Outer Worlds.” If the characters’ arcs don’t impress, they’re mostly a likable bunch, and I even began to warm to their unintentional role as a traveling choir of expositing observers, thanks to how much I learn about each of them during the party camps, this game’s best feature.

Famed game designer and founding Obsidian CEO Feargus Urquhart tells me in an interview that “Avowed” is part of the studio’s journey to create the perfect RPG, an aspiration he acknowledges is impossible but worthy and fun to chase. It’s about doing their best to translate the genre’s imaginative pen-and-paper roots into our computers and consoles.

“The pathway of RPG games has always been how to get that dungeon master out of people’s heads and into the games,” Urquhart said. “That is the thing that has kept RPGs moving forward. It’s never perfect. I wish the companions could do this; or, ‘We could do more with motive and conversations here.’ We have these core tenets that’s always driving us, and it’s never good enough! We just have to make another game.”

“Avowed” is certainly good enough, and I hope to see Obsidian forever evolve toward that perfect adventure of our dreams.

A mom wants to leave money to her son while excluding her distant daughter



Carolyn Hax

Dear Carolyn: What do you suggest about leaving money to one of my children and not the other? My husband of 34 years says his mother, who left us money, wouldn’t have liked that.

We have a 22-year-old son and 24-year-old daughter. “M” walked out of my life when she was 18. She cites that I was judgmental, which I was. But she also had an adverse reaction to boundary-setting: curfews, collecting cellphones and other parenting things I did as the “bad cop” mother. I made her go to church, also something she resents.

We paid for years of therapy. It’s also true that she spends her birthdays eating in my favorite restaurants, hiking my favorite trails and going on vacation to places I “dragged her” as a child.

I offered to go to family therapy with her. She has told me

that she “forgives” me but doesn’t want a relationship. I’ve spent years in therapy to accept this. I follow the recommendations of the therapist and have a great relationship with my son.

I don’t want to leave any money to “M.” I want to leave it all to my son and the various charities where I volunteer. I don’t want to put my son in a difficult situation, and my husband is upset by this. Advice? — *Mother*

Mother: Ask yourself whether you’d finally feel good about yourself, finally be at peace, if you had it in writing that you’d get the last word. That’s what this is, taking the need to win to your grave.

It has already cost you one child — a price that would give most people pause about their methods. But you’re still going. Now you’ve “upset” your husband but aren’t backing down or giving your approach a deep rethink; you’re coming to me instead. And you *know* you’re putting your son in a “difficult situation.” Anyone who pays any



ILLUSTRATION BY NICK GALIFIANAKIS FOR THE WASHINGTON POST

attention to this stuff *knows* punitive bequests put enormous strain on heirs.

This money would be nothing to you. Who cares if she gets it? You’ll be dead.

But you will not give your daughter the last word! You want it, and, by God, you’re going to get it.

That’s how you sound. Petty. If you don’t want to sound this way, then don’t do it.

Pick your justification: Because your relationship could change before your will does. Because you’re more hurt than angry, and this is a forever-angry reaction. Because it’s the endgame in a power struggle that began with an adolescent when you were the adult. Because it’s your husband’s money, too. Because, oh my goodness, is this what you really care about?

Let’s talk about the part that does matter: Yes, yes, parents must set boundaries. But yours triggered a massive “adverse reaction,” so.

Did you reflect, revisit and revise as she grew, or just my-way-her-to-the-highway? I wouldn’t

force church, for example, on a kid who’d formed her own, different beliefs. Yes, out of respect.

Kids tell parents what they need us to be. If you just hear “pushover!” in that sentence and dig in, then welcome to your power struggle.

Don’t take it from me. Pull up a search engine and read about authoritative parenting, which has humility and listening built into its boundaries, vs. authoritarian. Estrangement outcomes haunt the latter.

I may have read you all wrong, of course — in which case I’m sorry. Wrong happens. Try admitting it sometime; kids love it. M’s birthday, maybe?: “I really screwed this up. Us. I am so sorry.” Now, that’s a legacy. (Plus half the cash.)

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.

With its British film awards win, ‘Conclave’ surges forward in the Oscars race

BAFTAS FROM CI

Directors Guild, all in a row. This weekend it won best original screenwriter from the Writers Guild of America (although much of its Oscars competition wasn’t eligible, due to weird rules). These guild prizes tend to be predictive because they’re the first awards given by industry insiders who are also members of the academy. The Screen Actors Guild awards next weekend will be the true indication of how much the industry favors it, since the actors’ branch is the largest in the academy. Post-BAFTAs, “Anora” is still looking strong, having taken the best actress prize for Madison and the casting award at the British awards show. But the film didn’t have nearly as dominant a showing as last weekend.

What’s more interesting, though, are the movies that came out on top at the BAFTAs. Conventional wisdom would have us believe that “The Brutalist,” director Brady Corbet’s epic American saga — starring Adrien Brody as a Hungarian Jewish architect who escapes the Holocaust and finds hostility in Pennsylvania — was the big fish in the race, and the one most likely to beat “Anora” for the top award. But then “Conclave” took BAFTA’s best-film prize — along with the awards for outstanding British film, adapted screenplay and editing. Meanwhile, “The Brutalist” took best director for Corbet, best leading actor for Brody, and cinematography and original score.

Because “Conclave” hadn’t really seemed like a serious contender in the mix until now, its BAFTA win for best film seems more significant. Ostensibly about the tense election of a new pope, its director, Edward Berger, has called it a political thriller that could take place in Washington, D.C., about an institution in crisis, and the struggle between men who seek to lead for the sake of power and those who are trying to find a righteous path — and the difficulty in telling the difference between them. It’s perhaps worth noting that BAFTA loves Berger, the German-born director behind “Conclave.” The body’s enthusiastic support of Berger’s “All Quiet on the Western Front” in 2023 — it won seven of BAFTA’s 14 awards —

likely propelled its four wins at the Oscars. Then again, BAFTA’s affection for “Conclave” may not mean much. As Variety’s Clayton Davis points out, the film doesn’t have a best-director nod from the academy, which is usually a bad sign for a best-picture win.

For now, it’s exciting to think of best picture as a three-way race, with “Anora” slightly in front, and “Conclave” and “The Brutalist” neck-and-neck on its tail.

‘Emilia Pérez’ may not be totally dead in the water

“Emilia Pérez,” a Spanish-language musical about love and difference, stars Karla Sofía Gascón as a Mexican cartel leader who transitions to being a woman and finds redemption. It had received 13 Oscar nominations, the most of any film, and Gascón became the first openly trans actor to be nominated for an Oscar.

BAFTA voting had already been going on for a week when a journalist resurfaced tweets, written in Spanish, in which Gascón reportedly said that Islam was “becoming a hotbed of infection for humanity that urgently needs to be cured”; called George Floyd “a drug addict swindler”; and mocked the 2021 Oscars as resembling “an Afro-Korean festival, a Black Lives Matter demonstration or the 8M” (a strike for women’s rights). “The Chinese vaccine,” she reportedly wrote in an August 2020 tweet, “apart from the mandatory chip, comes with two spring rolls, a cat that moves its hand, 2 plastic flowers, a pop-up lantern, 3 telephone lines and one euro for your first controlled purchase.”

Gascón apologized, but also, in statements and a tearful TV interview, seemed to paint herself as the victim. She said she would not withdraw her Oscar nomination for best actress because she had committed no crime. “It’s as if she thought that words don’t hurt,” director Jacques Audiard said in an interview, adding that he wasn’t speaking with his “Emilia Pérez” star and didn’t want to, because her tweets were “inexcusable.”

That scandal doesn’t seem to have had a huge effect on the BAFTA voters. On Sunday, the film won two awards. (The BAFTAs are notorious for shunning the work



FOCUS FEATURES/AP

Ralph Fiennes didn’t win a BAFTA award for acting, but “Conclave” took home the best-film prize.

of Black artists, so take that for what you will.) From the BAFTA stage, Audiard thanked “my dear Karla Sofía” upon accepting the award for best film not in the English language — marking an apparent détente that could serve as a prelude.

As the Oscars have drawn nearer, the “Emilia Pérez” downward spiral seems to have stalled. Gascón has apologized and pledged she’ll stay silent so the work can speak for itself; she was not at the BAFTAs despite being nominated. Recently, Netflix’s chief content officer Bela Bajaria said on the Hollywood podcast “The Town” that the whole scandal had been “a bummer,” particularly for the other actresses, the cast and crew and the awards team who’d worked so hard to champion the movie. The message to academy members was clear: If you liked the movie, don’t punish everyone for the actions of a single person. And given that the academy is filled with industry professionals who wouldn’t want to bear the consequences of a colleague’s mistakes, maybe the apology / *it’s a bummer* tour is resonating.

Zoe Saldaña and Kieran Culkin feel like losers

After winning practically every other precursor, Zoe Saldaña yet again won the supporting actress prize for “Emilia Pérez,” and Kieran Culkin won the supporting actor prize for “A Real Pain.” Saldaña’s win is more significant (although her speech, with a few

expletives, was cut from the BBC broadcast). She appears to have been unscathed by the scandal surrounding her co-star’s tweets. Both her nomination and Culkin’s have been dinged as “category fraud” by critics who argue that both actors are essentially co-leads of their respective movies, giving them an unfair edge over the actors who played *true* supporting roles with less screen time. It’s a totally fair criticism. But BAFTA voters, who loved “Conclave,” could have given an award to Isabella Rossellini for her performance in a *true* supporting role as a nun in that film; instead they honored Saldaña.

Don’t count out Mikey Madison

Brody, who had already nabbed a Golden Globe and a Critics Choice award for his lead role in “The Brutalist,” won another bauble on Sunday from BAFTA, which picked him for best actor. He’s feeling like a lock for the Oscar, especially given that the BAFTA voters didn’t give the award to Fiennes even though they loved “Conclave.” I’ve been pulling for Colman Domingo of “Sing Sing” this whole time, but he’s just going to have to make do with winning every best-dressed award this season.

The academy’s choice for female lead is less settled, and therefore more fun.

In early January, after her barn burner of a speech at the Golden Globes about being dismissed as a

“popcorn actress” for her entire career, Demi Moore emerged as the front-runner for “The Substance.” That hasn’t changed. But as the industry keeps showing how much it loved “Anora,” the drumbeat for Mikey Madison’s performance as a young sex worker swept up in a capitalist fairy tale keeps growing louder. On Sunday, BAFTA voters added their voices to the chorus.

“Anora” — which, again, may win best picture — is nothing without Madison holding it down in the center. Winning best actress at the BAFTAs, she gave an utterly charming speech, thanking her mom for driving her to hundreds of auditions. Madison also took the opportunity to recognize the sex worker community. “I just want to say that I see you. You deserve respect and human decency,” she said. “I will always be a friend and an ally, and I implore others to do the same.”

Whether that message resonates with the academy as much as Moore’s *she’s due* narrative remains to be seen, but Madison has a shot. The SAG awards on Sunday will be the next test of strength for her Oscar bid.

Documentary, best director and original screenplay are still up for grabs

Here’s where the real confusion comes in. Also over the weekend, “Anora” won best original screenplay at the Writers Guild Awards, but because of weird rules, the only other Oscar contender eligi-

ble was the screenplay for “A Real Pain” — which then won at the BAFTAs. The likely outcome is that “Anora” wins at the Oscars and Culkin’s prize is the recognition for “A Real Pain,” but consider our take to be a giant shrug emoji.

Best director is also a total blind dart throw. “Anora” director Baker won the biggest precursor, the Directors Guild award. And although Corbet took BAFTA’s director award for “The Brutalist,” Baker has what feels like a more solid track record: He has been pounding the boards for 25 years, 15 of which followed his breakthrough feature, “Tangerine.” Corbet has what is arguably the most ambitious film of the year, a 3½-hour epic made on a \$10 million budget, but some critics find it a bit incoherent. As Ty Burr writes in his review for The Washington Post, the film “piles a lot on its plate,” but doesn’t “add up to a wholly memorable feast.” An actor turned director, Corbet is still a young filmmaker whose last feature, “Vox Lux” wasn’t celebrated in the way that Baker’s “The Florida Project” was. Long-simmering respect for Baker probably wins out here, but Corbet’s swing-for-the-fences style will make this one tight.

As for documentary, it really seemed like it would be a no-brainer for “No Other Land,” which documents Israeli aggression in Gaza, to take the prize. But BAFTA and the PGAs awarded “Super/Man: The Christopher Reeve Story” — a beautiful, and far more mainstream, tearjerker that’s been playing on HBO for months. “Porcelain War,” about trying to make art in the midst of the war on Ukraine, won at the DGAs.

Both war films, though, have struggled with U.S. distribution, and neither are available for streaming — and “Super/Man” isn’t Oscar-nominated, so that’s out. As academy members scramble to watch every film they’ve missed, documentaries may fall through the cracks. Does that then give a leg up to “Sugarcane,” a film about the trauma’s inflicted by Indigenous residential schools in Canada — a uniquely North American tragedy that may resonate with academy voters? It’s been available on Hulu since December, so don’t count it out.

THEATER REVIEW

Sarah Silverman musical ‘The Bedwetter’ proves the affirming power of pee

BY NAVEEN KUMAR

Pee has proved to be an adaptable metaphor onstage, and it’s bubbling up to meet the times. A revival of the grimy musical comedy “Urinetown,” at New York City Center earlier this month, imagined a municipal price for the “privilege to pee” to preserve a dwindling water supply. Meanwhile, the incontinence of a 10-year-old Sarah Silverman in “The Bedwetter” posits the lone puddle as an emblem for coming of age.

The metaphor holds water: We are all bound together by our natures, and by nature’s recurrent calls. In this delightfully profane new musical running at Arena Stage, the thing that young Sarah (Aria Kane) considers to be her shameful weakness really signifies a universal bond. Everyone thinks some part of themselves ought to be kept secret, and growing up means learning to let it out.

In this show based on the comedian’s 2010 memoir — previously presented off-Broadway in 2022 — mellow yellow comes to signify any number of things: grief, anxiety, the messiness of life. As autofiction goes, the focus is tight and the throughline is steady. “The Bedwetter” is an off-color character study with family-friendly morals. Bring the kids, just be prepared now and then to plug their ears.

The straightforward introductory song, “Hi, My Name Is Sarah,” makes clear our wee heroine

is holding in a lot. Grinning so hard she squints, Sarah insists that she’s thrilled about her parents’ divorce and moving to a new town. (Two houses! New friends!) She seems preternaturally self-aware for a preadolescent (a sure-fire sign of a stand-up-to-be) yet blissfully ignorant of the land mines ahead.

The rest of the Silvermans are framed in the trappings of ’80s daytime TV. Her dad (Darren Goldstein, a chauvinist treat) is a voluble salesman who gyrates to jingles in local ads. Clinging to the remote in misery, her mom (Shoshana Bean, in put-upon mode) is confronted on her maternal neglect by Phil Donahue (Rick Crom, a deadpan riot in multiple roles). And Sarah’s older sister (Avery Harris) pulls the very-eighth-grade move of pretending not to know her at school.

What follows is an education in insecurity, for which Sarah is equipped with her dad’s crass jokes and, eventually, her mom’s impulse to retreat. Miss New Hampshire (Ashley Blanchet), a source of hometown pride, appears to her as proof that only the most beautiful women deserve love. And Sarah’s teacher (Alysha Umphress) assures her that not everyone is blessed with talent.

The show mines humor from juxtaposition — specifically, between its bouncy, retro-pop melodies (first composed by the late Adam Schlesinger of the band Fountains of Wayne) and blunt



T CHARLES ERICKSON PHOTOGRAPHY

From left, Avery Harris, Shoshana Bean and Aria Kane in “The Bedwetter” at Arena Stage.

curveballs in the book and lyrics. (Silverman collaborated with playwright Joshua Harmon on the book and with Schlesinger on the lyrics.) It’s a familiar comedic strategy, one that Schlesinger also honed as a composer on the musical TV series “Crazy Ex-Girlfriend.” As with Silverman’s own delivery, the profanity is impeccable timed. Composer David Yazbek contributed new material to this tightened and revised version

of the show, which runs 100 minutes and has sights set on Broadway.

As a tender, sideways musical about a troubled outsider weathering suburbia in the ’80s and ’90s, could it be the next “Fun Home” or “Kimberly Akimbo”? Though it touches on resonant themes — belonging, mental health, learning to love your inner freak — “The Bedwetter” doesn’t match those predecessors in nar-

rative or sonic complexity. Its narrow focus on Sarah’s perspective — nearly every song reflects her interior or how she’s perceived — paints a touching pint-size portrait. It’s not quite hagiography, but it’s more a lovely chamber piece on personal inheritances than a broader family symphony.

Under the direction of Anne Kauffman, who’s known for shepherding thoughtful dramas, the actors imbue the story with di-

mension and heart, and they’re reason enough to see this production. Kane demonstrates impressive range and dynamism as a plucky, then withdrawn young Sarah. Her frenemies (played by Emerson Holt Lacayo, Alina Santos and Elin Joy Seiler) are savage without being evil, which is low-key even worse. And Liz Larsen makes a meal of her “Ladies Who Lunch” role — as Nana, who asks Sarah to fetch her Manhattans.

Kauffman’s playful production blurs the lines between Sarah’s childhood and the sitcoms for which her mother is an encyclopedia. The wood-paneled-everything set (by David Korins) undergoes clever, compartmentalized transformations. Video design (by Lucy MacKinnon) lends classic animated characters, who occasionally traverse the walls, a nightmarish edge. All of it hints at the undercurrents behind surface smiles, like the grimace that says you’ve really gotta go.

What does pee ultimately have to teach Sarah? That growing up is a “crazy uphill climb,” as she puts it, into self-consciousness and difficult feelings without easy answers. Not exactly uplifting stuff, simply the truth — and the reason that sometimes you just have to laugh. Or at least, make sure other people do.

The Bedwetter, through March 16 at Arena Stage in Washington. 1 hour 40 minutes, without an intermission. arenastage.org.

My mother-in-law sends my nieces and nephews to beg for my possessions

Miss Manners

JUDITH MARTIN, JACOBINA MARTIN AND NICHOLAS IVOR MARTIN

Dear Miss Manners: I have a communication issue with my nieces and nephews, who are about to be college-age. They are my brother-in-law’s kids. Their

grandmother (my partner’s mother) feeds them an inventory of our possessions, encouraging them to ask us for these items.

She has suggested that the nieces and nephews beg for my jewelry and musical instruments — while I’m still using and enjoying them. For example, the

kids asked for my jewelry and made it clear they wanted GOLD, so I told them I have only costume jewelry and some plated gold. They said “Ewww!” and ran back to tell Grandma: “She only has PLATED gold! Ugghhhh.”

Her son and I are a childless couple, which seems to have invited this “finders-keepers” attitude of hers. She assumes that these items will be available to anyone, because we don’t have kids. (I have siblings on my side of the family, but she doesn’t know them.)

Maybe I should tell the kids I pawned the instruments. Is there a good way to teach discretion to

teens in a situation like this?

The larger issue is that they are too willing to act on Grandma’s lower instincts to grab valuables from the less-favored couple and hand resources to the “golden children” of the family.

Whether Grandma is the scout on these would-be heists strikes Miss Manners as beside the point: A 17-year-old is old enough to know that demanding that someone hand over their jewelry is not something polite people do (except in watch repair shops).

Trying to convince these teens that the goods are not worth stealing seems tantamount to

giving up. Better to look slightly scandalized at the next request and say, with a slightly patronizing smile: “Well, I’m still playing this guitar. Surely you are not looking forward to my death.”

If the grandmother brings it up directly, you can say, “I’m sure you’ll leave them well provided for, so they shouldn’t be told to expect anything from me.”

Dear Miss Manners: I am a friendly but introverted person. I enjoy the company of others in very small doses.

After living in the woods for well over a decade, I agreed to move to a suburban community

to nurture my husband’s extroverted nature. The houses are very close together, so there is no real privacy when outside.

I am happy to meet new people and develop friendships, but I would like to politely establish boundaries. For example, I don’t want to be expected to chat with my neighbors over the backyard fence. I would like to keep that space for myself.

Do you have any advice on how I may tactfully set boundaries without turning people off? I don’t want to say anything that may close doors for my husband, but I also want some space to

recharge without hiding in my basement.

Raise the fence, and lower your gaze when passing it. If you get caught, look distracted, apologize and say pleasantly that you are so sorry you cannot stop to talk.

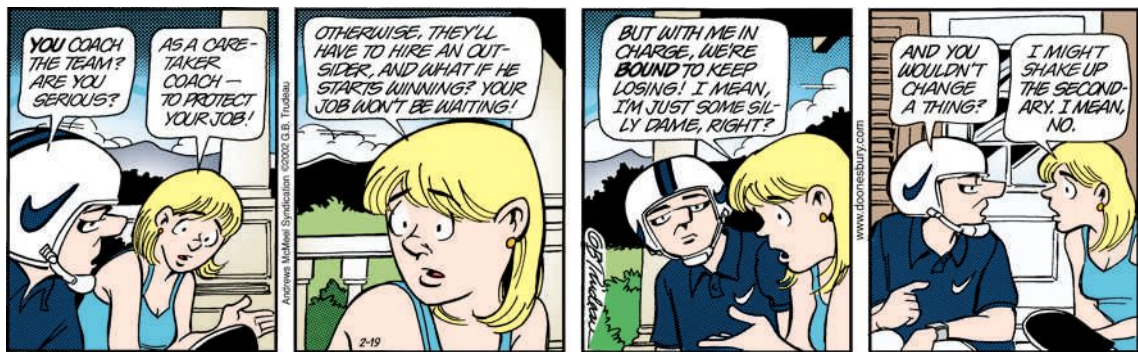
New Miss Manners columns are posted Monday through Saturday on washingtonpost.com/advice. You can send questions to Miss Manners at her website, missmanners.com. You can also follow her @RealMissManners.

	TELEVISION									
2/19/25	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	
4.1 WRC (NBC)	• NBCNe...	• News4...	• Chicago Med	• Chicago Fire	• Chicago P.D.	• News				
4.2 WRC (IND)	Frasier	Frasier	King	King	Frasier	Frasier				
5.1 WTTG (Fox)	• Fox 5	• TMZ	• The Masked Singer	• The Floor	• Fox 5 at 10	• News				
7.1 WJLA (ABC)	• Wheel	• Jeopardy!	• Shifting	• Shifting	• Celebrity Jeopardy!	• What Would	• News			
9.1 WUSA (CBS)	• InsideEd...	• ET	• Hollywood Squares	• Price Is Right	• Raid the Cage	• 9 News				
14.1 WFDC (UNI)	• Rosa		• conveniencia	• de la señora García	• C.D.I. Código de	• Noticias				
20.1 WDCA (MNTV)	• FamFeud	• FamFeud	• Fox 5 News	• TrueCri...	• Crime	• Dateline				
22.1 WMPT (PBS)	• Milk	• MotorW...	• Nature	• NOVA	• Secrets	• Amanp...				
26.1 WETA (PBS)	• PBS News Hour		• Nature	• NOVA	• Secrets					
32.1 WHUT (PBS)	• Asian Americans		• Hope	• Great Migrations	• Luther	• BBCNe...				
50.1 WDCW (CW)	• BobHeart	• BobHeart	• Wild Cards	• Good Cop (P)	• DC News Now	• Neighbor				
66.1 WPXW (ION)	• Blue Bloods		• Blue Bloods	• Blue Bloods	• Blue Bloods	• BlueBlo...				
A&E	PD Cam	PD Cam	PD Cam	PD Cam	PD Cam	PD Cam	Ozark Law		PDCam	
AMC	(5:00) Movie: U.S. Marshals ★★ (1998)		Movie: The Fugitive ★★ (1993) An innocent man must evade the law as he pursues a killer.						Movie: Man on ...	
Animal Planet	Fish or Die		Tanked		Tanked				Tanked	
BET	(6:30) Movie: The Wedding Ringer ★★ (2015)		Tyler Perry's Sist		Diarra (SF)				Sistas	
Bravo	Summer House		Summer House		Summer House				Southern	
Cartoon Network	King/Hill	King/Hill	Burgers	Burgers	Burgers	American	American	American		
CNN	E. B. OutFront (Live)		Cooper 360 (Live)		The Source (Live)		CNN (Live)		Laura	
Comedy Central	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy		
Discovery	Expedition X		Expedition X		Expedition X		Expedition Bigfoot		Damned	
Disney	Big City	Big City	Big City	Big City	Ladybug	Ladybug	ZOMBIES	ZOMBIES	Raven	
E!	The Office	The Office	The Office	The Office	The Office	Office	Office	Office	E! News	
ESPN	College Basketball	NC State at North Carolina (Live)			College Basketball	Arkansas at Auburn (Live)			SportsC. (Live)	
ESPN2	College Basketball	Cincinnati at West Virginia (Live)			College Basketball	Gonzaga at Washington State (Live)			Basketball (Live)	
Food Network	Guy's Grocery Games		Guy's Grocery Games		Guy's Grocery Games		Guy's Grocery Games		Kitchen	
Fox News	Ingraham (Live)		Jesse Watters (Live)		Hannity (Live)		Gutfeld!		Fox News	
Freeform	(5:45) (c:50) Movie: Encanto ★★ (2021) A Colombian girl must save an enchanted, magical place.						Scam Goddess		The 700 Club	
FX	(5:00) Movie: John Wick: Chapter 3 – Parabellu...		Movie: 65 ★★ (2023) Survivors of a deadly crash battle prehistoric creatures.				Movie: 65 ★★ (2023)			
Hallmark	(6:00) Movie: Love, for Real (2021)		Movie: Return to Office (2025)				Golden Girls	Golden Girls	Golden Girls	
Hallmark M&M	(6:00) Movie: Nikki & Nora: Sister Sleuths (...)		Movie: Jazz Ramsey: A K-9 Mystery (2024)				Murder, She Wrote		Murder ...	
HBO	(6:20) Movie: Experimentor (2015)		The White Lotus		(c:05) Movie: A Different Man ★★ (2024)				The White Lotus	
HGTV	The Flip Off		The Flip Off		Izzy Does It		Hunters	Hunters	Hunters	
History	Thomas Jefferson		Thomas Jefferson		Thomas Jefferson (F)		(c:05) Built America		America	
Lifetime	The Rookie		The Rookie		The Rookie		I'll be Home (P) / (c:15) Movie: Terry McMillan Presents: Forever (2024)			
MASN	Orioles Classics 2016: Houston Astros at Baltimore Orioles				Wager		Between Gates			
Monumental	College Basketball		Hometown	Caps	Wizards Classics					
MSNBC	The ReidOut (Live)		All In With (Live)		R. Maddow (Live)		Last Word (Live)		11th Hour	
MTV	Challenge Rival		Challenge Rival		Ridiculous Ridiculous		Ridiculous Ridiculous		Ridiculous	
Nat'l Geographic	To Catch a Smuggler		To Catch a Smuggler		To Catch a Smuggler		To Catch a Smuggler		Catch...	
Nickelodeon	Turtles	SpongeB...	Friends	Friends	Friends	Friends	Friends	Friends	Friends	
NWSN	Vargas Report (Live)		Cuomo (Live)		On Balance (Live)		Banfield (Live)		Cuomo	
Paramount	Two and a Half Men		Movie: The Hangover Part III ★★ (2013) All bets are off when the Wolfpack hits the road.		(c:35) Movie: 21 Jump Street ★★ (2012)					
Paramount+Sho	(6:30) Movie: Daddy's Home 2 (2017) (P)		(c:15) Movie: Bad Moms ★★ (2016)		Yellowjackets		Yellowjackets		Yellowjackets	
Syfy	(6:00) Movie: Blade II ★★ (2002)		Movie: Blade: Trinity ★★ (2004)		Blade and a pair of vampire slayers battle Dracula.				Movie: Hallowe...	
TBS	Big Bang		All Elite Wrestling: Dynamite (Live)		Foul Play	Mod Fam	Mod Fam			
TCM	(6:00) Movie: Bullitt ★★ (1968)		Movie: Rebel Without a Cause ★★ (1955)		Movie: The Last Picture Show ★★ (1971)					
TLC	Take My Tumor		My 600-Lb. Life: Where Are They Now?		600-Lb. Life					
TNT	Movie: Black Adam ★★ (2022) Modern heroes challenge Black Adam's unique form of justice.				Movie: Justice League ★★ (2017)					
Travel	Paranormal Cam.		Paranormal Cam.		Paranormal Cam.		Paranormal Cam.		Paranor...	
truTV	Movie: Semi-Pro ★★ (2008)		Eastbound	Eastbound	(c:20) Eastbound		Eastbound		Eastbound	
TV Land	Raymond	Raymond	Raymond	Raymond	Raymond	Raymond	Raymond	Raymond	King	
TV One	Cosby/Sh...		Fatal Attraction		For My Man		For My Man		Attraction	
USA Network	Law & Order: SVU		Law & Order: SVU		Law & Order: SVU		Law & Order: SVU		Law-SVU	
VH1	(5:30) Movie: Punch-D...		Movie: Legally Blonde ★★ (2001)		Movie: 13 Going on 30 (2004)					
WNC8	Smile	Paid Prog.	7News at...	Paid Prog.	SportsTalk	WorldNe...	WJLANe...	Paid Prog.	National	
	LEGEND: Bold indicates new or live programs ♦ High Definition									
	Movie Ratings (from TMS) ★★★★★ Excellent ★★★★★ Good ★★ Fair ★ Poor No stars: not rated									

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CLASSIC DOONESBURY

GARRY TRUDEAU



PICKLES

BRIAN CRANE



RED AND ROVER

BRIAN BASSET



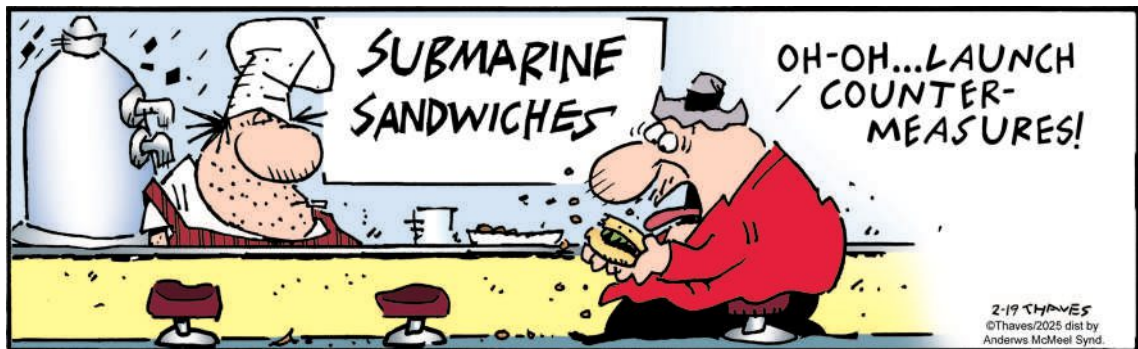
AGNES

TONY COCHRAN



FRANK AND ERNEST

TOM THAVES



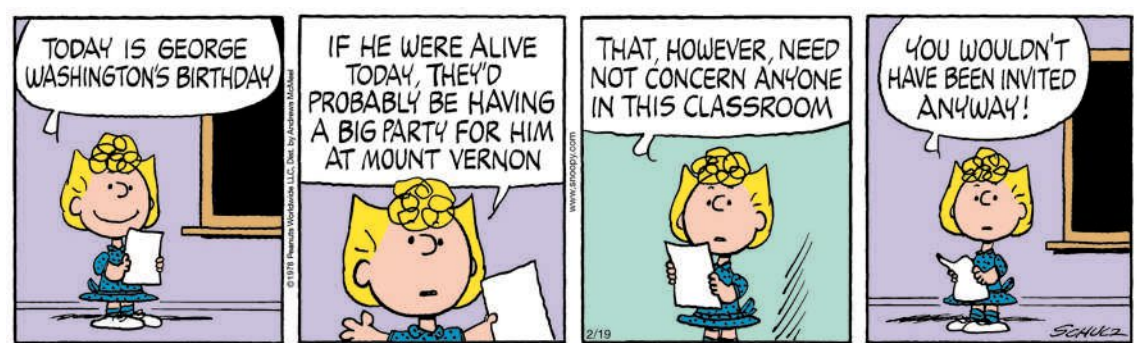
WUMO

MIKAEL WULFF & ANDERS MORGENTHAUER



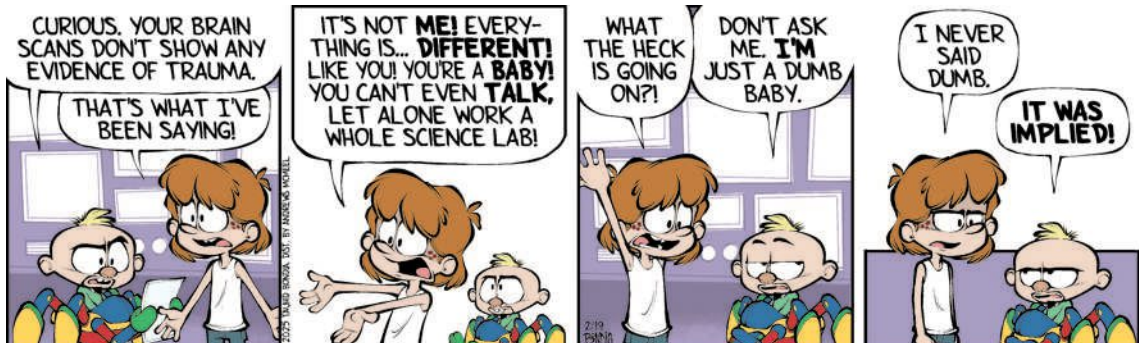
CLASSIC PEANUTS

CHARLES SCHULZ



CRABGRASS

TAUHIID BONDIA



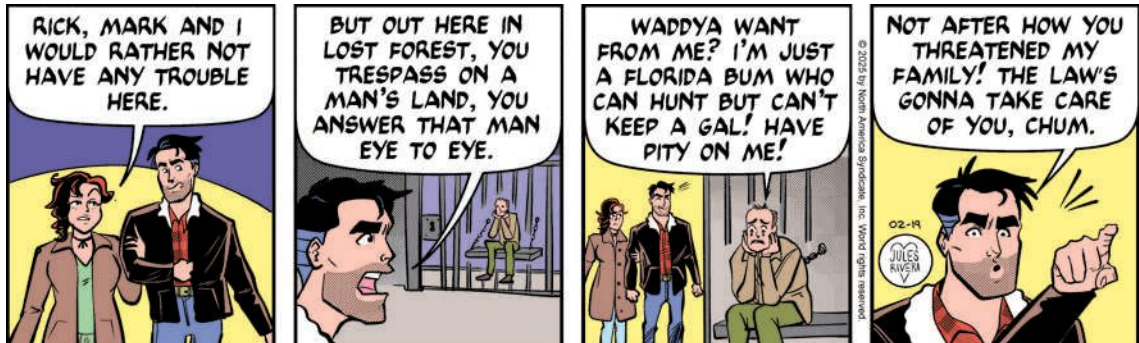
RHYMES WITH ORANGE

HILARY PRICE



MARK TRAIL

JULES RIVERA



LIO

MARK TATULLI



MOTHER GOOSE & GRIMM

MIKE PETERS



HAGAR THE HORRIBLE

CHRIS BROWNE



BALDO

HECTOR CANTU & CARLOS CASTELLANOS



BLONDIE

DEAN YOUNG & JOHN MARSHALL



SALLY FORTH

FRANCESCO MARCIULIANO & JIM KEEFE



BREWSTER ROCKIT: SPACE GUY!

TIM RICKARD



SHERMAN'S LAGOON

JIM TOOMEY



PEARLS BEFORE SWINE

STEPHAN PASTIS



CURTIS

RAY BILLINGSLEY



MUTTS

... A POLKA-DOTTED RUBBER BONE THAT SQUEEKS!





How DID I LIVE WITHOUT THIS!?!



PATRICK McDONNELL

ZITS

I HAVE EXACTLY SEVEN HOURS TO WRITE A TWELVE-PAGE PAPER.

STAY HYDRATED



GLUG!

ANY OTHER POINTERS?

DO IT WITH YOUR OWN SODA THE NEXT TIME.

JERRY SCOTT & JIM BORGMAN

HEART OF THE CITY

DEAN, WHO ARE YOU NAMED AFTER?

DEAN MARTIN, WHOEVER THAT IS.

YOU KNOW DEAN MARTIN. I FORCED YOU TO WATCH THE ORIGINAL "OCEAN'S ELEVEN" THE RAT PACK? DEAN MARTIN AND JERRY LEWIS?

YEAH, DEAN MARTIN. FATHER OF GEORGE R.R. MARTIN!

NO, THEY'RE NOT RELATED.

I MUST BE THINKING OF STEVE MARTIN.

ALSO WRONG!

STEENZ

JUDGE PARKER

REENA, ABBEY AND SAM SAVED NEDDY AND ME. WE WERE HOMELESS AND THEY TOOK US IN. THEY MADE US FAMILY. THEY SAVED OUR LIVES. I OWE THEM EVERYTHING.

MARCIULIANO + MANLEY 2/19

AND YET YOU SOUND ANNOYED.

BECAUSE I AM ANNOYED. BUT IT'S NOT AS SIMPLE AS... FORGET IT. LET'S JUST GET THAT DROGIE THING OVER WITH NOW.

FRANCESCO MARCIULIANO & MIKE MANLEY

FRAZZ

WHAT COULD BE WORSE THAN SPACING OUT AND COMING TO SCHOOL ON THE FIRST DAY OF WINTER BREAK?

SHOWING UP WITH YOUR HOMEWORK ACTUALLY DONE?


THERE WE GO. DODGED THAT BULLET.

YOU'RE WELCOME.

JEFF MALLETT

SIX CHIX

DOCHA, USE YOUR INSIDE VOICES.



BANNERMAN, XUNISE, KONAR, LAWTON, PATRINOS & PIRO

GARFIELD

"DEAR ASK A DOG, WHY ARE CATS SO JUDGMENTAL?"

WE AREN'T JUDGMENTAL.

AND ANYONE WHO THINKS THAT IS STUPID!

JIM DAVIS

BARNEY AND CLYDE

You like volunteering at the animal shelter?

I like taking care of the animals.

Is that why you started? A love of animals?

I found that after I started.

Why did you start, then?

I could be defiant and not get punished.

Dad hates it, and he can't say anything without looking bad.

Clever.

WEINGARTENS & CLARK

DUSTIN

I'M JUST SAYING YOUR HEALTHY RECIPES WOULD BE BETTER WITH MEAT.

YOU EAT TOO MUCH MEAT. PLUS, MEAT IS INHUMANE.

DO YOU KNOW WHAT THEY FEED COWS? THINGS NATURE NEVER INTENDED THEM TO EAT.

I COULD MAKE THE CASE THAT'S WHAT YOU'RE TRYING TO DO TO ME...

STEVE KELLEY & JEFF PARKER

FLASH GORDON

THE GOVERNOR CRIES. "BEGIN!"

THIS LIZARDMAN ALMOST GETS ME. I SHOULD JUST GIVE IN TO IT--

"BUT SOMETHING WON'T LET ME.

I BARELY PUT HIM DOWN. I'M WHEEZING. MY LIMBS ARE ALL WEAK AND JITTERY.

I SMELL THAT TUSK MAN BEHIND ME--

--AND I SWEAR--

--I CAN HEAR THE GOVERNOR BIGGLING.

DAN SCHKADE

PRICKLY CITY

WHAT WOULD HAPPEN IF WE PUT A TARIFF ON PARDONS?

AHHHHH

THAT...

SCOTT STANTIS

LOOSE PARTS

He'd been meaning to lose the weight.

DAVE BLAZEK

NON SEQUITUR

THIS IS GONNA REVOLUTIONIZE MATH, KATE. FIRST YOU DECIDE WHAT ANSWER YOU WANT TO GET...

UM...OK...

THEN ALL YOU HAVE TO DO IS MAKE UP AN EQUATION THAT FITS, AND...BOOM... PROBLEM SOLVED!

BUT...UM... THAT'S NOT HOW THE REAL WORLD WORKS...

SURE IT IS... IT'S THE RIGHT ANSWER, ISN'T IT?

YES, BUT...

WELL, THAT'S ALL THAT MATTERS.

BUT... BUT...

DANKE FOUND A LOOPHOLE IN THE NUMBERS-- DON'T LIE PRINCIPLE.

AGAIN?

WILEY

BABY BLUES

SLAM!

I'M HOME!

IT IS POURING OUT THERE!

IT'S A GOOD THING I MADE YOU TAKE AN UMBRELLA, ISN'T IT?

I KNEW THERE WAS SOMETHING I FORGOT.

RICK KIRKMAN & JERRY SCOTT

BIG NATE

MRS. C, IT SOUNDS LIKE YOUR MARRIAGE HAS GOTTEN A LITTLE STALE.

LIKE WEEK-OLD BREAD.

WHY DON'T YOU TRY SPICING IT UP A LITTLE BIT?

UH... HOW?

LET'S SEE IF THIS ROMANCE NOVEL YOU'RE READING GIVES US ANY IDEAS!

MUST WE?

"MONIQUE MET LANCE AT THE DOOR WEARING NOTHING BUT A SMILE."

LINCOLN PEIRCE

SPEED BUMP

"WEATHER"? WHAT'S "WEATHER"?

THE INVENTION OF SMALL TALK

DAVE COVERLY

DENNIS THE MENACE

H. KETCHAM

ON THE FASTRACK

A MISSION TO MARS?

A SECRET MISSION TO MARS.

...AND MS. TRELLIS ONLY GAVE ME ONE N.D.A.... FOR YOU.

NOBODY ELSE CAN--

HELLO, MOTHER.

WHY IS NASA RENTING ITS FACILITIES TO FASTRACK?

BILL HOLBROOK

FAMILY CIRCUS

BIL KEANE

REPLY ALL LITE

DONNA A. LEWIS

BEEBLE BAILEY

HE WAS TRYING TO STAY AWAKE FOR A ZOOM MEETING

HE MUST HAVE BEEN REALLY TIRED

HEEVEN TAPED HIS EYES OPEN

GREG, BRIAN & NEAL WALKER

PRO FOOTBALL

The grandson of a football legend gets his first NFL job: offensive quality control coach for the Commanders. **D2**

SOCCER

Italian power AC Milan is out of the Champions League; Alphonso Davies's late goal rescues Bayern Munich. **D2**

HIGH SCHOOL HOCKEY

This appeared to be a difficult season for Georgetown Prep — until the IAC tournament started, at least. **D5**

Following lost season, Ruiz found plenty to do



Barry Svrluga

WEST PALM BEACH, FLA. — Before we flog Keibert Ruiz for his miserable 2024 season and wonder whether he can improve in 2025 — at hitting,

at catching, at throwing, at everything — let's clear the stage. Keibert, it's all yours.

"I wasn't happy with the year that I had last year," Ruiz said. "I was disappointed. I tried to see what I did wrong last year. I just got to keep getting better every day, work on the things that I didn't do good last year, like chasing [pitches when] hitting, swinging too much at balls. Catching, the throws was really bad last year, and still working on receiving. All those little things, if I put them together, it's going to be better."

That's a lot, and not all of it is little. Ruiz's job is to be the Washington Nationals' starting catcher, and this is the year he must prove he deserves that title. To do that, he must simultaneously learn from and forget his lost season.

A quick review: Of the 169 players with at least 450 plate appearances in 2024, Ruiz ranked 169th in on-base percentage (.260) and 166th in OPS (.619). Of the 66 catchers graded by Baseball Savant's "caught-stealing above average" metric, Ruiz ranked 64th.

Committing 485 plate appearances to that kind of production? Yikes.

"It's been interesting, because he didn't like anything about last year," Manager Dave Martinez said. "He really didn't. He was very — I wouldn't say upset, but he was down on himself"

Spring training is all about hope, about new beginnings. Ruiz needs one. But his standing is complicated because, regardless of whether he is playing well enough to be the starting catcher, his contract dictates he probably will be.

When Ruiz signed his eight-year, \$50 million extension in spring training two years ago — buying out all three of his arbitration years as well as his first three years of free agency — the club hailed it as a commitment to a player it expected to be part of a brighter future. But as Ruiz has struggled, the contract could be seen as a burden. It'll never cripple the Nats — his highest salary will be \$9.4 million in 2029 or 2030. If the Nats pick up a \$12 million team option for 2031 and then a \$14 million option for 2032, it would mean Ruiz has earned his keep.

Still, for a franchise that hasn't kept so many of its homegrown players before they

SEE SVRLUGA ON **D4**



SAUL MARTINEZ FOR THE WASHINGTON POST

"This is the least I've ever felt 6-3," left-hander Colin Poche said of Nationals camp, where seven players measure at least 6-6.

The Nats' tall order

One big development at spring training: Washington towers over the competition

BY SPENCER NUSBAUM

WEST PALM BEACH, FLA. — Mitchell Parker (6-foot-4) feels like a little kid in the Washington Nationals' clubhouse. Cade Cavalli (6-4) wondered whether this is what an NBA locker room looks like. Colin Poche (6-3) just hoped the team had a tailor on standby. And Manager Dave Martinez (5-10) said his club is in a pretty good spot if it's ever time to scrap with an opponent.

For a team that had its first full-squad workout Tuesday and is not lacking

diverse opinions, there is at least one point of consensus: No one in the clubhouse can remember ever being in a taller room.

A look at MLB's biographical data confirms as much: The Nationals have the tallest average spring training squad, counting the 40-man roster and the non-roster invites. Seven players in camp are at least 6-6 — that's the most in the majors — and the Nationals would have eight if not for pitching prospect Travis Sykora's absence after hip surgery. The average height at camp is about 6-2¼. The

relatively diminutive Toronto Blue Jays, who are running the shortest camp in baseball, line up at about 6-0¾.

By the books, right-hander Tyler Sturt, at 6-9, is the tallest man in MLB's tallest camp. But he's not convinced the crown belongs to him. Official measurements are not always accurate. After workouts Saturday, he investigated a mostly empty clubhouse to see whether anyone had him beat. He couldn't land on an answer.

"It's funny looking eye-to-eye with

SEE NATIONALS ON **D4**

Women's group looks for seat at NCAA table

Big Ten, SEC declined basketball players' request for a meeting

BY JESSE DOUGHERTY

For more than six months, dozens of Division I women's basketball players have been quietly forming a players association, hoping to gain a say in a massive era of change for college sports. To do so, they joined the United College Athletes Association, a nonprofit focused on athlete advocacy — and notably not a union, seeing that efforts to unionize college athletes have been unsuccessful to this point. Then in late January, the players sent letters to the commissioners of the Big Ten and the SEC requesting a meeting to discuss a potential partnership for rule-making and related matters.

In all, 120 players signed the letters. The association, which mostly includes players from the two power conferences, has at least one rep from every Big Ten team and a majority of SEC programs. Both conferences declined to meet.

In a response to Andrew Cooper, a UCAA co-founder and former D-I runner, SEC Commissioner Greg Sankey noted that his conference is in regular communication with the SEC Women's Basketball Student-Athlete Leadership Council, which participates in meetings with the conference office, athletic directors and other school administrators.

Tony Petitti, the Big Ten's commissioner, wrote in his response: "Given the personal relationships on campus, we encourage athletes to communicate directly with their coaches and athletic staff, who then coordinate on issues of concern with the Conference."

The women's basketball players were not satisfied with this result.

"My issue with that is my coach does not have the power to negotiate on revenue sharing, for example, with the whole institution of the NCAA," said Dominique Darius, a redshirt junior guard at USC. "... So telling us to talk to our coaches is just a misdirect of like, 'Okay, just go ahead and go over there while we make all this money and you sit over there and try to get ran in circles by your coach,' thinking that's productive when it's really not. And I think that's scary because they are trying to say that we're not valued."

A Big Ten spokeswoman declined to comment beyond Petitti's letter. In a statement to The Washington Post, Sankey reiterated the points he made to Cooper and the UCAA.

SEE NCAA ON **D3**

On new club in new country, Kim embraces change

The South Korean goalkeeper, 21, is excited about his opportunity with D.C. United

BY STEVEN GOFF

PALM BEACH GARDENS, FLA. — D.C. United's decision on whether to pursue South Korean goalkeeper Kim Joon Hong this winter involved factors well beyond shot-stopping ability.

Club officials needed to take into account Kim's age (21), language barriers (he speaks little English) and cultural differences (he had never lived outside South Korea or visited the United States).

"All these things weigh into the conversation," goalkeeper coach Cody Mizell said.

During a scouting mission to South Korea in December, Mizell and United got their answers. Aside from playing at a level belying his age, Kim expressed

SEE D.C. UNITED ON **D2**

Toronto FC at D.C. United
Season opener at Audi Field
Saturday, 7:30 p.m., Apple TV Plus



D.C. UNITED

"The idea of playing in the States was very intriguing," Kim Joon Hong said through an interpreter.

NFL's game of tag begins — and QB Darnold is 'it'

Vikings' decision on signal caller could have domino effect

BY MARK MASKE

The Minnesota Vikings' quarterback plans could come into sharper focus over the next two weeks.

The two-week window for NFL teams to apply the franchise and transition player tags to pending free agents began Tuesday. And the most interesting case is that of quarterback Sam Darnold, who revived his sagging career and led the Vikings to the playoffs this past season.

Darnold is eligible for unrestricted free agency next month. The Vikings could use their franchise tag on him to keep him off

the market, either entirely or essentially, to retain him for at least one more season and make another attempt at the sort of run deep into the postseason that eluded them last month. Or the Vikings could save their money and salary cap space, allow Darnold to reach free agency and perhaps sign with another team, and prepare to turn things over to J.J. McCarthy, their first-round draft pick last year who was sidelined for his rookie season because of a knee injury suffered during the preseason.

The situation might not be entirely that clear-cut, of course, by 4 p.m. March 4, the end of the two-week tag window. The Vikings could use the franchise player tag on Darnold and then trade him to another team, getting something in return rather than allowing him to leave via free agency. Or they could decline

SEE VIKINGS ON **D3**

THE DAY IN SPORTS

SOCCER AC Milan is booted out of Champions League

AC Milan was left to rue **Theo Hernandez's** second yellow card — for diving — as Feyenoord advanced to the Champions League round of 16 at the former European champion's expense with a 1-1 draw in the second leg of their playoff Tuesday in Milan.

Bayern Munich, Club Brugge and Benfica also won their playoffs Tuesday, eliminating Celtic, Europa League winner Atalanta and French team Monaco, respectively.

"In soccer, everything changes in a second," said Milan forward **Santiago Giménez**, who scored one of the competition's quickest goals against his former team in the first minute.

Hernandez was sent off for a dive in the 51st when Milan was dominating after Giménez's opener had leveled the match. Feyenoord won the first leg of the playoff, 1-0, last week.

But Milan's defense looked anything but assured after referee **Szymon Marciniak** showed Hernandez another yellow card for his dive. The France defender had earned his first before the break for lashing out at a Feyenoord player after a foul on teammate **João Félix**.

Hugo Bueno crossed for **Julián Carranza** to bring Feyenoord level on the night in the 73rd, giving the Dutch team a 2-1 win on aggregate.

Alfonso Davies scored in the fourth minute of stoppage time for Bayern Munich to reach the round of 16 with a 1-1 draw against Celtic in the second half of their playoff, giving Bayern a 3-2 win over two legs.

Club Brugge eliminated Atalanta with a 3-1 win in Bergamo, Italy, for a 5-2 win on aggregate. Benfica reached the last 16 with a 3-3 draw against Monaco in Lisbon, giving the Portuguese team a 4-3 win on aggregate.

HOCKEY McAvoy is sidelined for Team USA in final

Two days ahead of the highly anticipated rematch between the United States and Canada in the 4 Nations Face-Off final, Team USA learned it will be without Boston Bruins defenseman **Charlie McAvoy**, who was admitted to a hospital Monday night.

McAvoy was "to undergo testing related to an upper-body injury" suffered during the tournament, the Bruins said in a statement, adding that he will not play in Thursday's championship game at Boston's TD Garden.

McAvoy, according to two reports, was admitted to Massachusetts General Hospital for treatment of an infection that stemmed from a minor injury.

Mike Sullivan, the coach of Team USA and the Pittsburgh Penguins, declined to give details about the condition of McAvoy, who is his son-in-law.

Team USA clinched a spot in Thursday's championship game with an intense 3-1 victory Saturday over Canada. Against the backdrop of President **Donald Trump's** talk of making Canada the 51st state and the imposition of tariffs on Canadian goods, the sellout crowd at Montreal's Bell Centre booed the American national anthem, and the U.S. squad quickly took that spirit to the ice, with three fights breaking out in the first nine seconds.

Canada advanced to the final



PIERO CRUCIATTI/AGENCE FRANCE-PRESSE/GETTY IMAGES

Dutch delight

Julián Carranza and Jakub Moder converge after Feyenoord eliminated AC Milan from the Champions League on Tuesday.

SPOTLIGHT: COMMANDERS

Madden's grandson one of two new assistants

BY NICKI JHARVALA

The Washington Commanders didn't have to alter their coaching staff much after finishing 12-5 and advancing to the NFC championship game, but they announced Tuesday that they added two new names, including one with a notable pedigree.

Jesse Madden, a former Michigan quarterback and defensive back and the grandson of NFL coaching legend John Madden, was hired as an offensive quality control coach. This is Madden's first coaching job since he graduated from Michigan.

A two-time Big Ten distinguished scholar, Madden was a quarterback his freshman year before switching to safety.

Ex-Michigan player enters coaching profession with role in offensive quality control

Although he saw no playing time, Madden was named the Wolverines' defensive scout team player of the year in 2022.

Madden told the Los Angeles Times in January 2024, ahead of the Wolverines' Rose Bowl win over Alabama, that he used to text his grandfather before and after each game. Although he didn't play in that game, stepping on the field in Pasadena, California, where his grandfather won Super Bowl XI with the Oakland

Raiders brought him "full circle," he said.

Roughly three months before he died, John Madden watched the broadcast of Michigan's win over Northern Illinois in September 2021 to see his grandson play.

The Commanders also hired Brian Schneider as assistant special teams coordinator. Schneider, a 17-year NFL assistant, was the Seattle Seahawks' special teams coordinator when Commanders Coach Dan Quinn was their defensive coordinator. Larry Izzo, the Commanders' special teams coordinator, was Schneider's assistant in Seattle and took over when Schneider left the Seahawks for personal reasons in 2020.

Most recently, Schneider was the special teams coordinator for the San Francisco 49ers in 2022 and 2023.

TELEVISION AND RADIO

MEN'S COLLEGE BASKETBALL

6 p.m.	Massachusetts at VCU » CBS Sports Network
6:30 p.m.	Nebraska at Penn State » Big Ten Network
7 p.m.	Providence at Georgetown » Fox Sports 1, WTEM (980 AM)
7 p.m.	St. Joseph's at George Washington » Monumental Sports Network
7 p.m.	North Carolina State at North Carolina » ESPN
7 p.m.	SMU at Notre Dame » ACC Network
7 p.m.	UNC Greensboro at East Tennessee State » ESPNU
7 p.m.	Cincinnati at West Virginia » ESPN2
7 p.m.	Vanderbilt at Kentucky » SEC Network
8 p.m.	Bradley at Illinois State » CBS Sports Network
8:30 p.m.	Oregon at Iowa » Big Ten Network
9 p.m.	Arkansas at Auburn » ESPN
9 p.m.	Miami at Florida State » ACC Network
9 p.m.	Central Florida at Oklahoma State » ESPNU
9 p.m.	Gonzaga at Washington State » ESPN2
9 p.m.	Alabama at Missouri » SEC Network
9 p.m.	St. John's at DePaul » Fox Sports 1
10 p.m.	New Mexico at Boise State » CBS Sports Network
10:30 p.m.	Rutgers at Washington » Big Ten Network

GOLF

10 p.m. **LPGA Tour: LPGA Thailand, first round** » Golf Channel

SOCCER

2:30 p.m.	English Premier League: Liverpool at Aston Villa » USA Network
5 p.m.	Copa Libertadores second round, first leg: Nublense at Boston River » BeIN Sports
7:30 p.m.	Copa Libertadores second round, first leg: Barcelona at El Nacional » BeIN Sports
8 p.m.	Concacaf Champions Cup first round, first leg: Inter Miami at Sporting Kansas City » Fox Sports 2
10 p.m.	Concacaf Champions Cup first round, first leg: Cincinnati at Motagua » Fox Sports 2

TENNIS

5 a.m. **ATP: Rio Open and Qatar Open, early rounds; WTA: Dubai Tennis Championships, early rounds** » Tennis Channel

with a 5-3 victory Monday over Finland, and Team USA lost the nightcap of the round-robin event, 2-1, to Sweden.

— Cindy Boren

TENNIS Djokovic and Gauff both ousted in upsets

Novak Djokovic was upset by **Matteo Berrettini**, 7-6 (7-4), 6-2, at the Qatar Open in Doha in the Serb's first match since exiting the Australian Open with a hamstring injury.

The 37-year-old Djokovic, ranked No. 7, lost to the Italian for the first time in five career matches and will have to wait to join **Jimmy Connors** (109) and **Roger Federer** (103) as the only players in the ATP Tour's 100-win club.

The 24-time Grand Slam champion reached the Australian Open semifinals but retired from the match against **Alexander Zverev** because of a hamstring injury.

Djokovic said he didn't have "any pain or discomfort."

"I was outplayed by just a better player today," he said.

No. 2 seed **Alex de Minaur** defeated **Roman Safullin**, 6-1, 7-5, ...

McCartney Kessler earned her first top-10 victory by beating third-ranked **Coco Gauff**, 6-4, 7-5, at the Dubai Championships.

Gauff hadn't fallen to an opponent ranked outside the top 50 since a loss to **Sofia Kenin** (128th) at Wimbledon in 2023.

Kessler, an American ranked No. 53, will play **Karolina Muchova**, who ousted **Emma Raducanu**, 7-6 (8-6), 6-4, in the round of 16.

Aryna Sabalenka and **Iga Swiatek**, the top two seeds, also advanced.

MISC. Ravens player charged with drunken driving

Baltimore Ravens offensive lineman **Ben Cleveland** was charged with drunken driving in Georgia, according to a sheriff's report obtained by the Associated Press.

Cleveland, who played collegiately at Georgia, was pulled over by a sheriff's deputy near Milledgeville last Wednesday.

A deputy noticed that Cleveland's black pickup truck was weaving outside of its lane and left the roadway at one point. The truck then turned "and entered the opposite lane of travel, nearly going into the ditch," a Baldwin County sheriff's deputy wrote.

After Cleveland was stopped, he told the deputy he had been at a local country club and had consumed about three to four beers but none in the previous two hours.

He agreed to a blood alcohol test and registered 0.178, which is over the legal limit in Georgia, the report states. ...

The Carolina Panthers resigned quarterback **Andy Dalton** to a two-year contract, giving them a veteran presence behind starter **Bryce Young** heading into the 2025 season. ...

Notre Dame hired running backs coach **Ja'Juan Seider** away from Penn State to do the same job for the Irish. Coach **Marcus Freeman** announced. ...

Mylyjael Poteat was the only Virginia Tech player to score in double figures as the Hokies (11-15, 6-9 ACC) suffered a 54-36 loss to Boston College (11-15, 3-12) in Chestnut Hill, Massachusetts.

— From news services and staff reports

United's Kim embraces new challenge in America

D.C. UNITED FROM D1

through an interpreter his excitement about moving abroad. In those conversations over dinner, he also displayed a degree of maturity that promised to ease his transition.

United was sold on him, and once a transfer deal was struck with Kim's club, Jeonbuk Hyundai Motors, the 6-foot-2 goalkeeper and the MLS team embarked on an adventure into the great unknown.

"It's my first season playing outside the [South Korean] league, so I do have my worries," Kim said through an interpreter. "But at the same time, it's more excitement than butterflies, and I'm confident I am going to do well this season."

United's confidence in Kim is so high that, from all indications,

it is preparing to award him the starting job for Saturday's opener against Toronto FC at Audi Field. Coach Troy Lesesne has not announced his decision, but in the five preseason matches, Kim started four, including the closing 3-1 victory over the Houston Dynamo.

"I want to make sure that when that decision is made, he's earned it and it's the right decision for him," Lesesne said of the opening assignment. "There's just a lot to put on a young kid's plate in that position. It's a lot, but he can handle it."

The other options are Luis Baraza, a winter acquisition from New York City FC who made his first preseason appearance Wednesday after overcoming a minor knee injury, and Jordan Farr, acquired from second-division Tampa Bay.

United had cut ties with all four keepers from the 2024 squad.

What impressed United about Kim: not only his command of the penalty area and his capacity for big saves but his footwork and distribution. His ceiling is high, team officials said.

"For a guy of his age to do it over and over consistently, and the range of passing over distance, it's one of the best I've ever seen," Mizell said.

Kim is aiming to continue his ascent after four years in the South Korean league. When he heard about United's interest, "I was swayed immediately," he said. "The idea of playing in the States was very intriguing, and I learned more about it. The World Cup being here in 2026 is another big factor."

Kim appears on the path to the World Cup. Since his heroics at the 2023 Under-20 World Cup in Argentina, where South Korea reached the semifinals, he has received several call-ups — though no playing time — for a national team that has qualified for every World Cup since 1986.

With the field expanded to 48 teams from 32, South Korea is almost a shoo-in.

Kim's father was a pro goalkeeper as well. Kim Lee Sup never made it to the national team but did enjoy a long career in the South Korean league and for many years has worked as a goalkeeper coach on that domestic circuit.

"I actually started playing soccer because of my dad and became a goalie because of my dad," Kim Joon Hong said. "As a kid, going to my dad's matches, rather than enjoying watching the strikers or players score goals, I was fascinated with the goalkeeper stopping goals."

Kim calls his father every night.

"He will ask me how I practiced, and if there are things that don't go well, he will give advice," Kim said. "But my dad has always been respectful of boundaries and what the goalkeeper coaches here are teaching. It's more about his experience that is very impactful."

Recognizing Kim's need for

transitional support, United hired a full-time interpreter: Jisung Kim, a St. Louis native who graduated from American University last year. Aside from speaking Korean, he appealed to United through his knowledge of South Korean soccer — and of the goalkeeper.

Kim Joon Hong is eager to learn English and, at training camp, is making strides. Right away, Mizell worked with Jisung Kim on commands in English for the goalkeeper to learn.

"The second day," Mizell said, "he was using them on the pitch."

Still, an interpreter is helping to strengthen communication with teammates on and off the field and ease the cultural transition. During practice, Jisung Kim, in team apparel, is close by.

"They did teach English in [my South Korean] school," Kim Joon Hong said through his interpreter, "but I admit I wasn't the best learner."

Kim is among four players from South Korea in MLS this season and among eight to play in the league over the past 22 years.

Lesesne said: "Little by little, [Kim's English] is coming along. That's good, and obviously we have Jisung, and Jisung is amazing."

Since arriving in the United States last month, Kim Joon Hong has spent most of his time in Florida.

"Nice weather," he said in English.

Where did he choose to live in the Washington area?

"Arlington," Kim said in English.

That's not near Annandale, the heart of the D.C. area's Korean American community, which is the third largest in the United States. Kim said he wants to step out of his comfort zone. When he began seeking a home, he looked near United's training center in Leesburg.

"We told him there's not much out there," center back Lucas Bartlett said, laughing. "He was like, 'Wait, I'm just going to play Topgolf all day?' He had no idea. I think he is now looking forward to seeing the city more and exploring the U.S."

BASEBALL NOTES

Ohtani throws second bullpen session as he makes his way back to mound

ASSOCIATED PRESS

Shohei Ohtani threw his second bullpen session of spring training Tuesday, continuing the process of his return to the mound for the Los Angeles Dodgers.

Ohtani had his first bullpen session Saturday.

He hopes to pitch this season for the first time since Aug. 23, 2023, with the Los Angeles Angels. Ohtani underwent elbow surgery that limited the 30-year-old right-hander to hitting last season with the Dodgers.

Even so, Ohtani won his third MVP award while becoming the first player to join the 50/50 club with 54 home runs and 59 stolen bases as the Dodgers won the World Series.

In addition to the elbow, Ohtani is recovering from a partially torn labrum in his left shoulder that occurred while he was sliding into second base during the World Series.

As a pitcher, Ohtani is 38-19

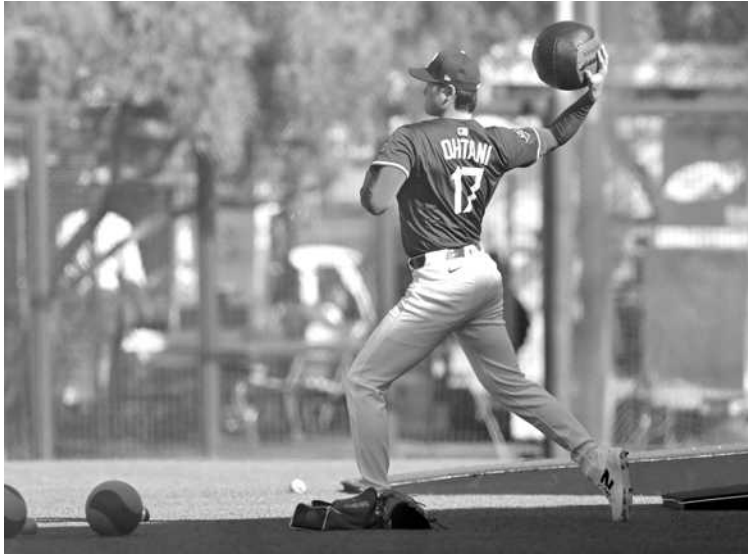
with a 3.01 ERA in his five-year MLB career. In 2023 before the injury, he was 10-5 with 3.14 ERA and 167 strikeouts in 132 innings.

• **BLUE JAYS:** Vladimir Guerrero Jr. plans to become a free agent after the season following the passing of his deadline to reach a long-term agreement with Toronto.

“Listen, I want to be here. I want to be a Blue Jay for the rest of my career,” the four-time all-star first baseman said through interpreter Hector Lebron. “But it’s free agency. It’s business. I’m going to have to listen to 29 more teams, and they’re going to have to compete for that.”

Guerrero has a one-year, \$28.5 million contract and will be perhaps the top free agent on the market one year after Juan Soto signed a record 15-year, \$765 million contract with the New York Mets.

Guerrero, who turns 26 next month, said his last communication with the team came around 10:30 p.m. Monday and the two



JAYNE KAMIN-ONCEA/IMAGN IMAGES

The Dodgers’ Shohei Ohtani is aiming to pitch this season for the first time since Aug. 23, 2023, when he was still with the Angels.

sides never came close to a deal.

Guerrero had said during the offseason that he would cut off negotiations when he reported for spring training.

• **CUBS:** Justin Turner agreed to a one-year, \$6 million deal with Chicago, giving the team additional infield depth.

Turner can earn an additional

\$2.5 million in bonuses. The contract is pending a physical.

The addition of Turner would give the team some security at third base should Matt Shaw need more seasoning in the minors. The 23-year-old Shaw has been slowed by a left oblique issue in spring training.

Turner, 40, played for Toronto and Seattle last year, batting .259 with 11 homers, 55 RBI and a .354 on-base percentage in 139 games.

• **RED SOX:** Right-handed reliever Adam Ottavino agreed to a minor league contract with Boston and will report to big league spring training.

Ottavino, 39, pitched for the Mets the past three seasons after pitching for the Red Sox in 2021.

• **MISC.:** Joe Buck will call his first nationally televised baseball game since 2021 on Opening Day. Buck will be in the booth for ESPN when the New York Yankees host the Milwaukee Brewers at 3 p.m. on March 27.

Buck was the lead MLB announcer for Fox Sports from 1996

through 2021 and called 24 World Series.

He joined ESPN in 2022 to call “Monday Night Football.”

Yes Network analyst Joe Girardi and Brewers analyst Bill Schroeder also will be in the booth with Buck.

“Opening Day has always been a signature day on the sports calendar and, personally, it remains special,” Buck said in a statement. “ESPN approached me with this one-off opportunity to help launch the season and it was a quick ‘yes.’ Joe and Bill are both great friends and better baseball minds and I know they will carry the telecast, while I just plan to be along for the ride.”

Buck’s last national baseball broadcast was Nov. 2, 2021, when the Atlanta Braves beat the Houston Astros in Game 6 of the World Series.

He did a game with Chip Caray last season when the St. Louis Cardinals faced the Cubs, a game carried on the Cardinals’ regional sports network feed.

Vikings’ Darnold takes center stage as the NFL’s offseason game of tag begins

VIKINGS FROM D1

to use either tag on him and still try to re-sign him before free agency opens.

Even so, the Vikings’ options are about to narrow, and they could signal their intentions with their next move or non-move.

Darnold reestablished himself as an attractive option as a starter, finally fulfilling the promise of being the third selection of the 2018 draft by the New York Jets. Through five disappointing seasons with the Jets and Carolina Panthers, Darnold flirted with being remembered as an all-time draft bust, totaling 55 interceptions and 61 touchdown passes.

His career to that point perhaps was best encapsulated when he infamously was overheard saying on the Jets’ sideline during a “Monday Night Football” broadcast in 2019 that he was “seeing ghosts” amid a four-interception performance in a 33-0 defeat to the New England Patriots.

But Darnold repaired his career by first taking a step backward to a reserve role and learning under two of the league’s top quarterback whisperers and best coaches, the San Francisco 49ers’ Kyle Shanahan and the Vikings’ Kevin O’Connell. He spent the 2023 season as Brock Purdy’s backup with the 49ers. Then he signed a one-year, \$10 million contract with the Vikings last offseason.

That move came on the heels of Minnesota losing Kirk Cousins in free agency; he signed a four-year, \$180 million deal with the Atlanta Falcons. It positioned Darnold to serve as the mentor-to-be and prospective temporary veteran alternative to the prized rookie the Vikings would draft in April. That turned out to be McCarthy, who was taken with the 10th selection. He was the fifth of the six quarterbacks chosen in the first 12 picks.

Darnold was left as the no-doubt-about-it starter for the 2024 season when McCarthy was injured during the preseason opener and underwent surgery a



CHRIS O’MEARA/ASSOCIATED PRESS

Minnesota has two weeks to decide whether to use the franchise tag on Sam Darnold, who revived his career with the Vikings last season.

few days later. Darnold took full advantage of his opportunity by throwing for 4,319 yards and 35 touchdowns in a career-best season. He was selected to his first Pro Bowl and led the Vikings to a 14-3 record.

Darnold finished third in the NFL comeback player of the year balloting even after the Associated Press advised voters that he should not be considered because he was not coming back from an injury, illness or some other circumstance that caused him to

miss playing time. He received three fifth-place votes for the MVP award. O’Connell was named NFL coach of the year.

But things ended badly for Darnold in the two lopsided defeats that ended the Vikings’ season. He completed just 18 of 41 passes as they lost, 31-9, to the Lions in Detroit in the final game of the regular season, with the NFC North title and the NFC’s No. 1 playoff seed at stake. Then he threw an interception, lost a fumble that was returned for a touch-

down and was sacked nine times as the Vikings fell, 27-9, to the Los Angeles Rams in an opening-round playoff game that was moved to Arizona because of the wildfires in Los Angeles.

Those two performances may have cost Darnold some money on his next contract. But he still should do just fine. Some have speculated that Darnold, who turns 28 in June, is a line for a deal similar to the three-year, \$100 million contract that Baker Mayfield received last offseason

to re-sign with the Tampa Bay Buccaneers.

The non-exclusive franchise tag would cost the Vikings around \$40 million on a one-year deal. The transition tag figure for a quarterback is expected to be around \$35 million. The NFL has not announced the figures. The league and the NFL Players Association have not finalized the salary cap figure for next season. It could fall around \$270 million, up from \$255.4 million this past season.

Other quarterbacks eligible for unrestricted free agency include Russell Wilson, Justin Fields, Daniel Jones and Jameis Winston. The Jets have said they will part with Aaron Rodgers, who would be a free agent if he’s released. The Falcons could trade or release Cousins after going to Michael Penix Jr. as their starter. The group of quarterback-needy teams includes the Jets, Tennessee Titans, Cleveland Browns, New York Giants, Las Vegas Raiders and perhaps the Pittsburgh Steelers, Seattle Seahawks, New Orleans Saints and others. It’s not considered a particularly strong draft class for quarterbacks.

The Vikings could take Darnold off the free agent market entirely with the rarely used exclusive franchise player tag. That would prohibit him from even negotiating with other teams. They could severely limit his free agent mobility with the more commonly used nonexclusive franchise tag, which would allow the Vikings to retain him by matching any offer by another team and to receive two first-round draft picks as compensation from Darnold’s new team if he leaves. Or they could use the transition player tag, which would enable them to retain Darnold by matching any offer sheet from another team but would not entitle them to draft-pick compensation if he exits.

McCarthy received an injection in his knee in November because of swelling, but the Vikings said at the time that his recovery timetable had not changed. McCarthy could inherit the starting job if Darnold departs, or the Vikings could again provide insurance by adding a veteran capable of being a temporary starter. Perhaps they could re-sign Jones, who finished the season with the Vikings after being benched and then released by the Giants. This essentially will be a do-over rookie season for McCarthy, after all.

However the Darnold situation turns out, it will be one of the more intriguing storylines of the offseason.

Women’s advocacy group wants a say in key issues

NCAA FROM D1

The athletes’ initial letters to the conferences highlighted several top-line issues, including a lack of baselines for future compensation and the fact that women’s basketball players do not have a prominent voice in the overhaul of college sports. More specifically, the letters repeatedly pointed to the potential settlement this spring of *House v. NCAA*, which would allow schools to directly pay athletes through name, image and likeness (NIL) deals for the first time.

The SEC and Big Ten are two of the six defendants in the *House* case, not to mention the two most powerful and richest conferences in the country. To that end, they’ve been instrumental in shaping the settlement that will reshape the industry forever, should it be approved by a judge in April.

SEC and Big Ten leaders are also scheduled to meet Wednesday in New Orleans, where they’re expected to keep plotting an expansion of the College Football Playoff — including the potential for more than one automatic bid for each conference,

according to Yahoo Sports. This is the key context in which the women’s basketball players requested their meetings.

But because the UCAA is not organized as a union, the conferences have no legal obligation to recognize the group or invite it to the decision-making table. In its letters, though, the UCAA recycled a Petitti quote from Big Ten football media days last summer. Then, Petitti said: “To address some of the issues ... we need to do that collectively, right? These are really big issues and challenges that are going to take collaboration to address.”

“Obviously there are a lot of issues we could address: safety, academics, compensation, all those things,” Oklahoma center Raegan Beers said. “But in the end, it comes down to that we just want to have a voice. We don’t have that right now. That’s the first step, and those things can be addressed when that happens.”

Within the UCAA, the women’s basketball players are organized by a president for each conference, vice presidents, an executive council and a player rep for each represented team. Darius is both president of the Big Ten side



GEORGE WALKER IV/ASSOCIATED PRESS

Tony Petitti and Greg Sankey, the Big Ten and SEC commissioners, each declined to meet with the United College Athletes Association.

and USC’s player rep. Beers is the group’s president on the SEC side.

To start getting players on board, Cooper connected with Darius, who started contacting current and past teammates, some of whom she played with on AAU squads in high school. Once they started talking, they realized many issues were common across teams and conferences.

Players opened up about being pushed to play through injury. One athlete, as noted in the letters to the SEC and Big Ten, can hardly afford her rent because her stipend from her school amounts to less than \$10 per hour (she calculated a 50-hour work-

week on average). There were a ton of stories about athletes having to repeat classes because credits didn’t transfer — or not being able to choose a specific major because of their travel and practice schedules.

A Big Ten player said that, because of the cross-country travel demands brought by conference realignment, she recently went a month without attending one of her classes in person. And then there’s the disparity in NIL earnings between male and female athletes, which could widen if the *House* settlement is approved. Last week, the White House rescinded a Title IX memo

issued by the Education Department in the last days of Joe Biden’s presidency. The memo had said Title IX law applies to any NIL payments from schools to athletes, calling for a proportionate distribution of money to male and female athletes once revenue sharing begins.

“We’ve kind of taken that route and tried to be very collaborative and really ask for them to see us and hear what we have to say,” said UCLA guard Charliisse Leger-Walker, a graduate student and one of the leaders of this effort. “But the longer it goes on that they continue to ignore us, and we’ve tried that way ... we want to use that voice and we want to make it more public.”

It is a precarious time for college athlete organizing, at least when it comes to the latest attempts to unionize. In anticipation of President Donald Trump’s reshaping of the National Labor Relations Board, multiple groups — including the Dartmouth men’s basketball team — backed off their efforts to be recognized as employees by the NLRB.

Still, the ongoing *Johnson v. NCAA* case is seeking to have some athletes classified as employees under the Fair Labor Standards Act. The larger employment effort, opposed by the NCAA, most conference officials and all of their well-paid lobbyists in Washington, is not necessarily over. It just looks a little

different in the new political climate.

In the meantime, multiple groups keep organizing athletes into players associations (which, like the UCAA, do not have collective bargaining power because they are not unions). Athletes.org is believed to have the most current athletes aboard, with members across multiple sports. There is the College Football Players Association, which, true to its name, is focused on representing football players. Then there’s the National College Players Association, which has long been instrumental in various organizing efforts.

But this UCAA group is believed to be the largest players association for a specific women’s sport. And now that the SEC and Big Ten declined its requests to meet, it doesn’t plan to just fade away. Its leaders feel that, even with player leadership groups run by the NCAA and their conferences, an independent association is the surest path to gender equity.

“We deserve a voice. We deserve a say in the percentages [of money] that women’s basketball gets compared to some other sports,” Darius said. “... Women have always been low-blown and undervalued. We all know that. But now is a time where it’s clear that this is a business and it’s profitable, so let us speak on our behalf.”

MONTGOMERY COUNTY BOYS' BASKETBALL

With a furious fourth-quarter comeback, Bengals eke out another close win

BLAKE 63.
R. MONTGOMERY 59

BY NOAH FERGUSON

As the final buzzer sounded inside Richard Montgomery's gymnasium Tuesday night in Rockville, Baba Oladotun ripped a black band off his right forearm, twirled it in the air and pounded his hands together as he jogged to the bench.

Blake's star had good reason to celebrate. The Bengals, who trailed late in their penultimate regular season game, had roared back with a 13-0 run to claim a 63-59 victory and their eighth straight win. After struggling early in the fourth quarter, Blake found its groove to beat a talented Montgomery County opponent and continue its hot streak.

"We picked it up on the defensive end. We brought great energy," said Oladotun, ESPN's top-ranked sophomore. "Big win for

us, for sure."

Oladotun finished with a team-high 23 points, including a pair of late buckets that helped offset a 30-point night from Rockets junior guard Boogie Vaughan-Cooper. No. 17 Blake (18-1) trailed by eight with just four minutes remaining, but the Bengals' relentless press forced Richard Montgomery (13-6) into a slew of late turnovers.

Blake junior Armani Fowlkes sparked the run with an and-one layup in traffic before Oladotun

scored four quick points. Sophomore Johnsen Kennedy helped clinch the victory by stealing a late inbound pass and banking in a layup.

"It was mostly sticking together while we're down and dealing with adversity," Kennedy said. "We told each other ... 'Keep your head up.'"

It wasn't pretty, but that's life in deep and talented Montgomery County. Since it fell to No. 19 Sherwood on the road in mid-January, Coach Desmin Wade's team has

endured several close battles with county foes but emerged victorious in them all. The Bengals downed rival Paint Branch in overtime in early February before getting revenge against Sherwood with a nine-point win three days later.

Blake beat Springbrook at home last Friday to put itself in position for a berth in the county championship game, which the Bengals can clinch with a victory against Wootton this Friday.

Each of those wins, Wade said, is valuable experience in prepara-

tion for the postseason surge they hope is ahead. The Bengals have yet to make a deep playoff run since Wade took over four seasons ago, a product of their competitive Class 3A region. But as Wade's team continues to find ways to win, the Bengals can't help but aim higher.

"It just speaks to how good this team is and can be," Wade said. "We never think we're out of a game and we always fight hard, so big ups to those guys. ... It was definitely a fight tonight."

DCIAA BOYS' BASKETBALL SEMIFINAL

As the 'revenge tour' rolls on, Clerks advance to a second straight title game

CARDOZO 66,
COOLIDGE 52

BY MATT COHEN

They said it in the locker room at halftime. Later, when Cardozo saw its double-digit lead cut to two points late in the third quarter of Tuesday's D.C. Interscholastic Athletic Association boys' basketball semifinal, the players reminded themselves that they always knew Coolidge was going to make a run.

So when that run came, Clerks Coach Omar Fox could only ask his team how it would answer.

The response was decisive. Senior guard Harper Lewis drained a three-pointer in the corner as the third-quarter buzzer sounded. Covering his mouth, Lewis looked up at the crowd as his team surged off the bench. The question had been answered.

Cardozo's response led to a 66-52 home win, earning the Clerks a return trip to the DCIAA championship game. In his three years as coach, Fox has rapidly

turned Cardozo (23-4) from a doormat to a contender.

After Coolidge cut Cardozo's lead to 39-37, Cardozo went on a 20-3 run. Lewis's three-pointer was the start of a momentum swing that overpowered the Colts.

"We got 'em," Fox said of his thoughts when Harper's shot fell. "I'm thinking we got 'em. We got it right where we want it."

Senior Cameron Young led Cardozo with 17 points. His brother, Joell, and Lewis each scored 12.

Coolidge (19-7) was led by

Hampton commit and DCIAA player of the year Quintin Cooper, who scored 15 points.

"Cardozo, it's a brotherhood," Lewis said. "We know how to play together. When [the chemistry] comes out, we're gonna boogie."

In last year's DCIAA title game, Cardozo lost to Jackson-Reed by 14 points. The Clerks will face Jackson-Reed again; the Tigers beat Theodore Roosevelt, 72-47, in the other semifinal Tuesday. The championship game will tip off at 5 p.m. Thursday at Coolidge.

Cardozo fell to Jackson-Reed by 18 points earlier this season. The Clerks haven't beaten the Tigers in recent memory.

"It's the next step to the championship," Cameron Young said of Tuesday's victory. "But we got way more work to do. [Jackson-Reed] got us last year in the championship. It's a revenge tour now. It's a revenge tour. Everybody we lost to, we're coming to get you."

The revenge tour only exists because of the impressive turnaround Fox has led at Cardozo. Over the past two seasons, Car-

dozo is 45-9. Over the previous 15 seasons — including Fox's first — Cardozo was 62-194. The coach consistently credits the Young brothers as being crucial pieces of the rebuild.

On Tuesday night, Fox got emotional while thinking about the end of this run. Asked about the impending finale of the Young brothers' high school career, he choked up. He only needed one word to describe what they have meant.

"Everything," Fox said while on the verge of tears. "Everything."

Big if true: The Nationals have spring's tallest roster

NATIONALS FROM D1

guys, though," Stuart said, grinning.

"This is the least I've ever felt 6-3," Poche said.

James Wood (6-7) was one player's guess for the tallest National. Jarlin Susana (6-6) was a contender, too. Somehow, no one mentioned Mason Thompson or Jake Irvin. (Both are 6-6.) Jackson Rutledge (6-8) got a couple of shout-outs. Rutledge interrupted an interview with another player to answer Stuart, referencing the official listing. One player, though, came up again and again: reliever Orlando Ribalta. Officially, he's 6-7 — but no one is sold that's accurate.

When asked who he thought was the tallest player in the clubhouse, Ribalta was puzzled.

"You mean after me?" he said.

All that tall at camp is no accident, at least not in its entirety. Size means velocity. Height means longer arms, which means the ball comes out of the pitcher's hand in a spot that hitters are unfamiliar with. When you're Susana's size, you can throw 100 mph on the first day of camp with ease. If you're tall and throwing from a high arm slot, your pitches have a sharp downhill angle to the hitter. The longer your levers are, the more rotational power you can create.

The value of size is no secret in baseball. The National League's Cy Young Award finalists last season were 6-6, 6-6 and 6-4. Still, some teams place a higher premium on physical character-

istics when scouting for upside. Poche figured his previous team, the Tampa Bay Rays, didn't do that, though he said he would benefit from a few extra inches himself — he throws from one of the highest angles in baseball, meaning the ball could be even more deceptive coming out of his hand.

It isn't necessarily an easier life up there, though. Shopping for shoes and clothes in person is a no-go, Stuart said. Ribalta doesn't think of himself as a tall pitcher — he moves like a shorter pitcher in a taller man's body. And there are actual baseball issues to be cognizant of.

Several pitchers said longer levers make it harder for them to repeat their mechanics consistently. Stuart, for instance, thought back to his Tommy John surgery recovery in college.

"I couldn't repeat my delivery," Stuart said. "Me and my pitching coach just constantly worked on that all the time. And it was frustrating because I'm just like: 'I feel really good on this one. I feel in sync. Ball is coming out exactly where I want it.' And then I miss four feet to the right."

Teams also have to be aware of taller pitchers' proclivity for injury, Martinez said. But many of the Nationals' taller players are agile, which helps.

"Our selling point with getting some guys here is our medical staff," Martinez said. Think Michael Soroka (6-5), who has dealt with injuries in recent years and signed a one-year, \$9 million contract with the Nationals in the offseason.



SAUL MARTINEZ FOR THE WASHINGTON POST

Nationals right-handers Orlando Ribalta and Michael Soroka are 6-7 and 6-5, while non-roster invitee Marquis Grissom Jr. is a mere 6-2.

One thing is for sure: "Big Guy" is a popular nickname around these parts.

About halfway through a workout session on the second day of camp, it was Ribalta's turn to field a grounder. In one fell swoop, he bent down, scooped a ball that hopped through the grass, turned 180 degrees and fired to first base coach Gerardo Parra's chest at second.

A voice rang out. It belonged to minor league pitching coordinator Sam Narron, who stood off

to the side next to pitching strategist Sean Doolittle. "Nice job, big boy!" Narron yelled. Ribalta tried (and failed) to hold back a grin as a few more eyes darted toward Narron.

Big boy?

On this roster, who knows whether he meant someone else?

Wood dealing with tendinitis

Martinez on Tuesday said Wood has left quad tendinitis. Wood took batting practice Tuesday — his quad doesn't bother

him when he hits — and he also ran the bases for a bit. He didn't take part in any outfield drills, though.

Martinez said the team is just being cautious. There is a chance Wood might hit in the backfields against minor league pitchers during some games, depending on his recovery.

Wood said it happened in the offseason and lingered more than he wanted it to, but, when asked for his level of concern, he said "zero." He had an MRI exam,

which revealed no structural damage. It's just inflammation.

"The muscle is just a little pissed off," Wood said before smiling and clarifying: "Maybe 'pissed off' is a little stretch. Maybe it's pissing me off. But it's just achy. Just a little bit achy."

"He says every now and then he feels it a little bit," Martinez said. "And I said, 'Well, great, but I don't want you to feel any of it.' I think it's the getting down, squatting that bothers him a little bit when he gets up."

BARRY SVRLUGA

Ruiz knows what he has to improve. It's a long list.

SVRLUGA FROM D1

reach free agency — you know the list — committing to perhaps the wrong player carries not a small amount of irony. It is a dynamic that isn't lost on Ruiz.

"I don't want to say 'pressure,'" he said. "They believe in me, so I got to take responsibility and do my job right. It's bad when they trust you, they pay you, and you don't do what they want. I feel that way."

Ruiz's difficulties at the plate are both obvious and well-documented. He is not selective; he swung at an irresponsible 39.1 percent of pitches out of the strike zone in 2024, according to data compiled by FanGraphs. Compounding the problem, he connected on 80 percent of those swings. It's hard to drive a pitch that's not in the zone, and he knows it.

What resulted: tons of weak contact and easy outs. His walk rate — 3.3 percent, 16 free passes all season — meant too many pitchers could carve him up even before he stepped in the

box.

"They know they don't have to throw right down the middle, especially to me, because I chase a lot," Ruiz said, almost sheepishly. "That's something I've got to control and be aggressive — but on my pitch. I've got to see pitches. I've got to take walks. I've got to swing at strikes, wait for my pitch until I get to two strikes."

Ruiz is still young. But he's also not a rookie. After 1,584 major league plate appearances, can he fully overhaul his approach?

This isn't about his physical ability, the Nats believe. It's about freeing his mind.

"I think the pressure comes with — for him — wanting to show everybody that he's worth the contract," Martinez said. "And I tell him all the time, for me, that's not what we're trying to do. Just try to go out there and play."

There's a complicating factor here: Ruiz is a catcher. By definition — even here in the early days of spring training, as the rest of the hitters are just



SAUL MARTINEZ FOR THE WASHINGTON POST

"I wasn't happy with the year that I had last year," Keibert Ruiz said after posting a .619 OPS in 2024.

trickling in — he can't spend extra hours in the cage, because his other duties are so broad.

"Just from the outset, the catching side of it, the defensive side of it, is the most important part," said Riley Adams, who has

been Ruiz's primary backup for three seasons. "Being there for your pitchers in whatever way possible, that's always going to be priority number one. All the extra work you do, video, the scouting, that's always going to

take priority. ...

"If you had to ask a catcher if you want to catch a shutout and go 'oh-fer' or go 4 for 4 and give up a bunch of runs, every catcher would rather catch a shutout."

To that end, Ruiz has tried to compartmentalize. After a spring of 2024 in which he said he felt pain in his biceps because he began throwing too late, he spent the offseason consistently playing long toss. He lost more than 10 pounds and said he feels more athletic. This spring, he has called catchers-only meetings. He has met individually with pitchers. Put the hitting aside: He is trying to excel at the part of his job that is more paramount.

"The important things a catcher has to do, he's been doing," General Manager Mike Rizzo said. "You know how hard it is sometimes when you're struggling offensively to focus on defense. His job is to be the leader of that pitching staff and to prepare for each game."

"The enlightening thing for me is that never wavered, which is difficult for a young player. Usually, you take your offense on defense with you. Behind the plate, that's unacceptable, and he never did that."

It is February, a time for rebirths. No rosy projections are guaranteed. But Keibert Ruiz isn't running from his throwaway 2024. He's staring it in the face.

"I got to learn from the bad things, and go, 'Okay, that stays in the past,'" Ruiz said. "This is a new year, new opportunity, and I've got to take advantage of it."

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UNIT OWNERS' ASSOCIATION SALE OF VALUABLE CONDOMINIUM UNIT CONTAINED WITHIN PREMISES at **610 Longfellow Street, N.W., Unit 305, WASHINGTON, D.C. 20011**
Pursuant to District of Columbia Condominium Act of 1976, Section 313 and under the power of sale contained in the Declaration and Bylaws of the Condominium, recorded on February 23, 2004 as Instrument Number 2004024595 and Instrument Number 2004024536, as amended and recorded on April 14, 2004 as Instrument Number 2004051562 as amended and in accordance with Public Law 90-566 and D.C. Code Section 42-1903.13, as amended, notice filed on January 21, 2025, and at the request of the Attorney for the Unit Owners' Association, we shall sell at public auction on **Thursday the 20th day of February 2025, at 11:20 a.m.**, within the office of Alex Cooper Auctioneers, 4910 Massachusetts Ave, N.W., #100, Washington, D.C. 20016

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Under a power of sale contained in a certain Deed of Trust dated November 8, 2007, recorded in Liber 29268, Folio 589 among the Land Records of Prince George's County, MD, with an original principal balance of \$100,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

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Under a power of sale contained in a certain Deed of Trust dated August 2, 2007, recorded in Liber 28652, Folio 144 among the Land Records of Prince George's County, MD, with an original principal balance of \$179,900.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

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Under a power of sale contained in a certain Deed of Trust dated July 6, 2004, recorded in Liber 20125, Folio 671 among the Land Records of Prince George's County, MD, with an original principal balance of \$132,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

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**4309 23RD PLACE
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Under a power of sale contained in a certain Deed of Trust dated September 24, 2008, recorded in Liber 30120, Folio 233 among the Land Records of Prince George's County, MD, with an original principal balance of \$159,772.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

Unit 305 of the Kennedy Flats Condominium designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Lot 202 in Square 3207.

Terms of Sale: Sold Subject to the provisions, restrictions, easements and conditions as set forth in the Declaration of Condominium, the By-Laws relating thereto, and any and all amendments thereto existing deed(s) of trust and real estate taxes, as applicable; the purchase price above said trust(s) to be paid in cash. Also sold subject to any other prior liens, encumbrances and municipal assessments, if any, as applicable, further particulars of which may be announced at time of sale. A deposit of \$9,000.00 will be required at time of sale, such deposit to be in cash, certified check, or in such other form as the attorney for the Owners' Association may require in her sole discretion. All conveyancing, recording, recordation tax, transfer tax, etc. at purchaser's cost. All adjustments made as of date of sale. The balance of the purchase price, together with interest at the rate of 10% per annum from date of sale to date of receipt of the balance of the purchase price, must be paid in cash or by cashier's or certified check and all other terms to be complied with within 30 days, otherwise deposit is forfeited and the property may be re-advertised and sold at the discretion of the Owners' Association and at the risk and cost of the defaulting purchaser. Association shall convey a deed pursuant to D. C. Code Section 42-1903.13 (c) (1) and (3) as amended, and make no further representations or warranties as to title. The Association reserves the right in its sole discretion to rescind the sale at any time until conveyance of the deed. In the event of failure on the part of the Association to convey such deed, the purchaser's sole remedy shall be return of deposit.

Michelle L. LaRue, Esq., Attorney for Owner's Association

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815 Legal Notices

There is now pending before the District of Columbia Superior Court, a **COMMISSIONER'S SALE**, number **2024-CAB-003227** seeking to affect title to the property now formerly owned by the Defendant **Maria Weaver**, located at **1616 Hampshire Avenue, NW #302, Washington DC 20019**. A copy of the notice will occur at public auction outside the main entrance of the District of Columbia Clerk's office of the Court, at **500 Indiana Avenue, NW, Washington, D.C. 20011**, on or before the **20th day of March, 2025**.

Trustees Sale - DC

Pursuant to the Single Family Mortgage Foreclosure Act of 1998, 12 U.S.C. Chapter 38A and the Secretary's Foreclosure Commissioner designation, a **COMMISSIONER'S SALE**, number **2024-CAB-003227**, seeking to affect title to the property now formerly owned by the Defendant **Maria Weaver**, located at **1616 Hampshire Avenue, NW #302, Washington DC 20019**. A copy of the notice will occur at public auction outside the main entrance of the District of Columbia Clerk's office of the Court, at **500 Indiana Avenue, NW, Washington, D.C. 20011**, on or before the **20th day of March, 2025**.

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WEDNESDAY, FEBRUARY 19, 2025

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COURT APPOINTED SUBSTITUTE TRUSTEES' JUDICIAL SALE OF REAL PROPERTY CONDOMINIUM UNIT IN THE "FORT LINCOLN NEIGHBORHOOD"

2741 31st PLACE, NE
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In execution of the Superior Court of the District of Columbia Civil Division ("Court") Order Granting Summary Judgment in Case #2022-CAB-005402, Midfirst Bank, a Federally Chartered Savings Association v. Estate of Preston Ephraim, a/k/a Preston J. Ephraim, Co-Personal Representatives Anthony O. Ephraim and Preston J. Ephraim, II, the undersigned Substitute Trustees will offer for sale at public auction within the offices of Alex Cooper Auctioneers, Inc., 4910 Massachusetts Avenue, NW, Suite 100, Washington, DC 20016, 202-364-0306 on

THURSDAY, MARCH 20, 2024 AT 12:40 PM

THE ABOVE-DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC, and more fully designated as Lot 2057 in Square 4325 in a Deed of Trust dated January 26, 2009, recorded as Instrument No. 2009027221 among the D.C. Land Records and described as follows:

All that certain lot or parcel of land situate in the District of Columbia and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as part of Lot 34 in Square 4325 in a subdivision made by the United States of America as per plat recorded in Liber No. 168 at Folio 4 among the Records of the Office of the Surveyor of the District of Columbia.

The part of the land conveyed being more particularly described as Unit No. 34-2742 of the "Fort Lincoln Condominium 2" according to the Declaration of Condominium dated September 21, 1978 and recorded September 25, 1978 as Instrument No. 33166 and as amended by First Amendment to the Declaration and By-Laws of Condominium dated March 28, 1979 and recorded April 6, 1979 as Instrument No. 11078, and as amended by Second Amendment to the Declaration and By-Laws of Condominium dated September 7, 1979 and recorded October 4, 1979 as Instrument No. 33764 and as amended by Third Amendment to the Declaration and By-Laws of Condominium dated January 23, 1980 and recorded January 30, 1980 as Instrument No. 03486 among the Land Records of the District of Columbia and as per plat of condominium subdivision recorded September 25, 1978 in Condominium Book No. 21 at Page 26 in the Office of the Surveyor for the District of Columbia and as per plat of condominium subdivision dated April 10, 1979 in Condominium Book No. 22 at Page 30 as amended in Condominium Book 23 at Page 26 of the records of the Office of the Surveyor for the District of Columbia.

The above description is designated on the records of the Assessor of the District of Columbia for assessment and taxation purposes as Lot 2057 in Square 4325.

TOGETHER with all the appurtenances incident to said unit as contained in said Declaration of Condominium as amended.

SUBJECT, however, to all the provisions, restrictions, easements and conditions as contained in said Declaration of Condominium as amended and the By-Laws relating thereto as amended.

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 unity is set forth in the Condominium Declaration.

THE IMPROVEMENTS THEREON BEING KNOWN AS 2741 31ST PLACE NE, WASHINGTON, DC 20018.

BEING the same property conveyed by deed dated March 30, 1994 from Annie Yvonne Ephraim to Preston J. Ephraim and recorded in the Office of the Surveyor for the District of Columbia on March 31, 1994 at Instrument #9400026553.

TERMS OF SALE: A deposit of \$20,000 will be required at time of sale, in cashier's or certified check, or other form as Substitute Trustees may determine. Failure to timely tender the deposit shall constitute a material default by the purchaser. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Substitute Trustees which shall be announced at sale. The balance of the purchase price to be paid in certified funds within thirty (30) calendar 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) calendar days of the ratification, the Purchaser agrees to pay the Substitute Trustees' reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the Purchaser and as recorded on the documents executed by the Purchaser at the time of the sale. Service shall be deemed effective upon the Purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the Purchaser that actual receipt of the certified mail is not required for service to be effective. If the Purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale, the defaulting Purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate of 3.875% per annum from the date of sale to the date the funds are received in the office of the Substitute Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the Purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for 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 Trustees are unable to convey title, then Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the Purchaser. The sale is subject to post sale audit by the noteholder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated, or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Substitute Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. Additional terms, if any, to be announced at the sale.

The Substitute Trustees, Auctioneer and Secured Party do not make any representations or warranties with respect to the accuracy of this information. For further information, please contact Jeremy K. Fishman, Esquire, at 301-738-7684.

Jeremy K. Fishman, Samuel D. Williamowsky, Erica T. Davis
Court Appointed Substitute Trustees



908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 19,26,Mar 5,12, 2025 0012484956

Trustees Sale - DC **Trustees Sale - DC**
McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE OF APARTMENT BUILDING BELIEVED TO CONTAIN 6 UNITS

"ANACOSTIA NEIGHBORHOOD"
known as
1521 V STREET, SE
WASHINGTON, DC 20020

Under and by virtue of the power of sale contained in a certain Deed of Trust, Assignment of Leases and Rents, and Security Agreement dated July 21, 2023 from 1521 V ST SE LLC, a District of Columbia limited liability company ("Borrower"), to the trustees named therein and recorded on July 26, 2023 among the records of the Recorder of Deeds for the District of Columbia (the "Records") as Document No. 2023063554 (the "Deed of Trust"), the holder of the indebtedness secured by said Deed of Trust ("Noteholder") having subsequently appointed Laura H.G. O'Sullivan, Michael T. Cantrell, as Substitute Trustees ("Trustees") in the place of the original trustees under the Deed of Trust by a Deed of Appointment of Substitute Trustees recorded on November 1, 2024 as Document No. 2024103159 among the Records, default having occurred under the terms of the Deed of Trust and at the request of the Noteholder, and pursuant to a Notice of Foreclosure Sale of Real Property or Condominium Unit filed on January 3, 2025 as Document No. 2025000730 among the Records in accordance with D.C. Code § 42-815 and the applicable laws of the District of Columbia, the Trustees will offer for sale to the highest qualified bidder at a public auction within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on

THURSDAY, FEBRUARY 20, 2025 at 11:10 AM

the following described land and premises (the "Land"):

Lot numbered Nine Hundred Seven (907), in Square numbered Fifty Seven Seventy Nine (5779), in the subdivision made by Edmond V. Lawrence and Mary A. Lawrence, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 47 at Folio 7.

NOTE: At the date hereof the above described land is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Lot 907 in Square 5779.

The Improvements comprise an apartment building believed to contain a total of six (6) apartment units. It is located in the Anacostia neighborhood.

TERMS OF SALE

Summary terms of sale: A deposit in the amount of One Hundred Thousand Dollars (\$100,000.00), payable by certified or cashier's check, will be required of the purchaser at the time and place of sale. Within two (2) business days after the date of the sale, the purchaser of the Property shall deliver a certified or cashier's check to the Trustees to increase the purchaser's deposit to an amount that is equal to ten percent (10%) of the full amount bid by such purchaser at the sale. The balance of the purchase price, together with interest thereon at the default rate contained in the Deed of Trust Note from the date of sale to the date of settlement, shall be due from the purchaser by wire transfer or certified check within forty-five (45) calendar days from the date of sale, unless such closing deadline is extended in writing by the Trustees. Time is of the essence. If settlement is delayed for any reason, there shall be no abatement of interest on the unpaid purchase price. Settlement shall be held at such place as may be agreed to by the Trustees. In the event the Noteholder, or an affiliate or subsidiary thereof, is the successful bidder at the sale, such party will not be required to make a deposit or to pay interest on the unpaid purchase money. The Trustees reserve the right to withdraw the Property from sale, to reject any and all bids at the sale, and to extend the time for settlement, at their discretion.

The Property is being sold in an "AS IS" condition and without any warranties or representations of any kind, either express or implied, as to the value, nature, condition, use or description of the Property or the improvements thereon. The Property is also being sold subject to: (a) any existing building and zoning code violations; (b) any environmental problems and conditions, lead paint conditions, encroachments and/or violations which may exist on or with respect to the Property; (c) any senior liens, encumbrances, easements, conditions, restrictions, agreements, declarations and covenants of record which are not extinguished as a matter of law by the foreclosure sale; (d) any rights of redemption; and (e) such state of facts that an accurate survey or physical inspection of the Property might disclose, if any. The purchaser is responsible for conducting its own due diligence regarding the Property.

All senior liens, real estate taxes, water charges and municipal charges and assessments owed against the Property which are not extinguished as a matter of law by the foreclosure sale shall be the sole responsibility of the purchaser and shall be paid for by the purchaser at settlement. The cost of all documentary stamps, recordation taxes, transfer taxes, document preparation costs, title examination costs and other costs associated with conveying the Property to the purchaser shall also be the sole responsibility of the purchaser and shall be paid for by the purchaser at settlement.

The purchaser at the foreclosure sale shall assume the risk of loss for the Property immediately after the sale takes place. It shall be the purchaser's responsibility to obtain possession of the Property after the closing. The purchaser shall not be entitled to receive any rent relating to the Property until the Purchaser pays the entire purchase price and closes on its purchase of the Property.

In the event the purchaser fails to increase the deposit or go to settlement and pay the entire purchase price as required herein, in addition to any other legal or equitable remedies available to the Trustees and the Noteholder, the Trustees may declare the aforementioned deposit forfeited by the purchaser and resell the Property at the purchaser's sole risk and expense. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price sustained by the Trustees and/or the Noteholder, all costs and expenses of both sales, attorneys' fees, and any other damages sustained by the Trustees and/or the Noteholder, including, without limitation, all incidental damages. In the event a resale of the Property results in a sale in excess of the amount originally bid by the defaulting purchaser, the defaulting purchaser waives any and all claims, rights and interest to any such excess amount and shall not be entitled to any distribution whatsoever from the resale proceeds or a return of any portion of the purchaser's forfeited deposit.

If the Trustees are unable to convey the Property as described above, the purchaser's sole remedy at law or in equity shall be limited to a refund of the aforementioned deposit, without interest thereon. Upon refund of the deposit to the purchaser as aforesaid, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees, the Noteholder or the Auctioneer conducting the sale of the Property.

The parties' respective rights and obligations regarding the terms and conduct of the sale shall be governed by the laws of the District of Columbia. (File #24-800378)

Additional terms and conditions may be announced at the time of sale. All inquiries regarding the sale should be directed to Paul R. Cooper at 410-977-4707.

Laura H.G. O'Sullivan, Michael T. Cantrell,
Substitute Trustees



4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Feb 10,12,14,17,19, 2025 0012482200

The Washington Post
Trustees Sale - DC **Trustees Sale - DC**
McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE OF GARDEN-STYLE APARTMENT BUILDING BELIEVED TO CONTAIN 12 UNITS

"DEANWOOD NEIGHBORHOOD"
known as
4725 MINNESOTA AVENUE, NE
WASHINGTON, DC 20019

Under and by virtue of the power of sale contained in a certain Deed of Trust, Assignment of Leases and Rents, and Security Agreement dated July 21, 2023 from 4725 Minnesota Ave NE LLC, a Delaware limited liability company ("Borrower"), to the trustees named therein and recorded on July 26, 2023 among the records of the Recorder of Deeds for the District of Columbia (the "Records") as Document No. 2023063626 (the "Deed of Trust"), the holder of the indebtedness secured by said Deed of Trust ("Noteholder") having subsequently appointed Laura H.G. O'Sullivan, Michael T. Cantrell, as Substitute Trustees ("Trustees") in the place of the original trustees under the Deed of Trust by a Deed of Appointment of Substitute Trustees recorded on November 1, 2024 as Document No. 2024103160 among the Records, default having occurred under the terms of the Deed of Trust and at the request of the Noteholder, and pursuant to a Notice of Foreclosure Sale of Real Property or Condominium Unit filed on January 3, 2025 as Document No. 2025000721 among the Records in accordance with D.C. Code § 42-815 and the applicable laws of the District of Columbia, the Trustees will offer for sale to the highest qualified bidder at a public auction within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on

THURSDAY, February 20, 2025 at 11:00 AM

the following described land and premises (the "Land"):

Lot numbered Nine (9) in Square numbered Fifty One Hundred Sixty One (5161), in the subdivision made by Cary W. Brincefield and Leatrice J. Brincefield, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 145 at Folio 200.

Subject to a 35 foot easement and right of way for storm and sanitary sewer and drainage purposes as granted to the District of Columbia by Deed of Easement recorded among the Land Records of the District of Columbia on April 19, 1960 in Liber 11407 at Folio 426 as Instrument No. 09830.

NOTE: At the date hereof the above described land is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Lot 0009 in Square 5161.

The Improvements comprise a garden-style apartment building believed to contain a total of twelve (12) apartment units. It is located in the Deanwood neighborhood across the street from the Deanwood metro stop.

TERMS OF SALE

Summary terms of sale: A deposit in the amount of One Hundred Thousand Dollars (\$100,000.00), payable by certified or cashier's check, will be required of the purchaser at the time and place of sale. Within two (2) business days after the date of the sale, the purchaser of the Property shall deliver a certified or cashier's check to the Trustees to increase the purchaser's deposit to an amount that is equal to ten percent (10%) of the full amount bid by such purchaser at the sale. The balance of the purchase price, together with interest thereon at the default rate contained in the Deed of Trust Note from the date of sale to the date of settlement, shall be due from the purchaser by wire transfer or certified check within forty-five (45) calendar days from the date of sale, unless such closing deadline is extended in writing by the Trustees. Time is of the essence. If settlement is delayed for any reason, there shall be no abatement of interest on the unpaid purchase price. Settlement shall be held at such place as may be agreed to by the Trustees. In the event the Noteholder, or an affiliate or subsidiary thereof, is the successful bidder at the sale, such party will not be required to make a deposit or to pay interest on the unpaid purchase money. The Trustees reserve the right to withdraw the Property from sale, to reject any and all bids at the sale, and to extend the time for settlement, at their discretion.

The Property is being sold in an "AS IS" condition and without any warranties or representations of any kind, either express or implied, as to the value, nature, condition, use or description of the Property or the improvements thereon. The Property is also being sold subject to: (a) any existing building and zoning code violations; (b) any environmental problems and conditions, lead paint conditions, encroachments and/or violations which may exist on or with respect to the Property; (c) any senior liens, encumbrances, easements, conditions, restrictions, agreements, declarations and covenants of record which are not extinguished as a matter of law by the foreclosure sale; (d) any rights of redemption; and (e) such state of facts that an accurate survey or physical inspection of the Property might disclose, if any. The purchaser is responsible for conducting its own due diligence regarding the Property.

All senior liens, real estate taxes, water charges and municipal charges and assessments owed against the Property which are not extinguished as a matter of law by the foreclosure sale shall be the sole responsibility of the purchaser and shall be paid for by the purchaser at settlement. The cost of all documentary stamps, recordation taxes, transfer taxes, document preparation costs, title examination costs and other costs associated with conveying the Property to the purchaser shall also be the sole responsibility of the purchaser and shall be paid for by the purchaser at settlement.

The purchaser at the foreclosure sale shall assume the risk of loss for the Property immediately after the sale takes place. It shall be the purchaser's responsibility to obtain possession of the Property after the closing. The purchaser shall not be entitled to receive any rent relating to the Property until the Purchaser pays the entire purchase price and closes on its purchase of the Property.


In the event the purchaser fails to increase the deposit or go to settlement and pay the entire purchase price as required herein, in addition to any other legal or equitable remedies available to the Trustees and the Noteholder, the Trustees may declare the aforementioned deposit forfeited by the purchaser and resell the Property at the purchaser's sole risk and expense. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price sustained by the Trustees and/or the Noteholder, all costs and expenses of both sales, attorneys' fees, and any other damages sustained by the Trustees and/or the Noteholder, including, without limitation, all incidental damages. In the event a resale of the Property results in a sale in excess of the amount originally bid by the defaulting purchaser, the defaulting purchaser waives any and all claims, rights and interest to any such excess amount and shall not be entitled to any distribution whatsoever from the resale proceeds or a return of any portion of the purchaser's forfeited deposit.

If the Trustees are unable to convey the Property as described above, the purchaser's sole remedy at law or in equity shall be limited to a refund of the aforementioned deposit, without interest thereon. Upon refund of the deposit to the purchaser as aforesaid, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees, the Noteholder or the Auctioneer conducting the sale of the Property.

The parties' respective rights and obligations regarding the terms and conduct of the sale shall be governed by the laws of the District of Columbia. (File #24-800377)

Additional terms and conditions may be announced at the time of sale. All inquiries regarding the sale should be directed to Paul R. Cooper at 410-977-4707.

Laura H.G. O'Sullivan, Michael T. Cantrell,
Substitute Trustees



4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Feb 10,12,14,17,19, 2025 0012482199

Prince Georges County **Prince Georges County**
Charles F. Gormly, Esquire
Rosenthal Gormly, Chtd.
10605 Concord Street #307
Kensington, MD 20895

SUBSTITUTE TRUSTEE'S SALE COMMERCIAL TRUCK REPAIR CENTER

11234 OLD BALTIMORE PIKE
BELTSVILLE, MARYLAND 20705

(Civil Action Case No. C-16-CV-23-005779 in the Circuit Court for Prince George's County)

Under and by virtue of the power of sale contained in a certain Deed of Trust and Security Agreement from Corey Maragh and Rajistree Ramsammy to Charles L. Tobias, Trustee, dated January 29, 2007, recorded February 1, 2007 in Liber 27040, folio 66 and Assignment of Leases and Rents dated January 29, 2007, recorded February 1, 2007 in Liber 27040, folio 089 both among the Land Records of Prince George's County, MD, the holder of the indebtedness secured by the Deed of Trust having appointed Richard L. Sugarman, Substitute Trustee by instrument duly executed, acknowledged and recorded among the aforementioned Land Records, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustee will sell at public auction at the Circuit Court for Prince George's County, at the Court House Door, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 11, 2025 AT 11:00 AM

The land referred to herein is located in Prince George's County, Maryland and is described as follows:

Lot numbered Sixteen (16) in Block numbered Forty-five (45) if the subdivision known as SECTION 3, BELTSVILLE, as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book A at Plat 64, and being in the 1ST Election District of said County.

Tax ID #01-3018249.

The Property is used for commercial purposes and is believed to have industrial zoning.

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 as to the description of the improvements.

Terms of Sale: A deposit of \$30,000 by cashier's check or certified check or in such other form as the Substitute Trustee may determine in his sole discretion. The deposit must be increased to 10% of the winning bid amount and delivered to the Substitute Trustee within 2 business days after the consummation of the sale in the same form of funds as the initial deposit. Failure to timely tender the deposit shall constitute a material default by the purchaser. 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.

The successful bidder shall be required to execute a Memorandum of Sale immediately upon completion of the sale. A copy of the Memorandum of Sale may be obtained from the Substitute Trustee prior to the foreclosure sale. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Substitute Trustee. If the purchaser fails to go to settlement within ten days of the ratification, the deposit shall be forfeited to the Substitute Trustee and all of the expenses of this sale (including attorney fees and full commission on the gross sale price of the sale) shall be charged against and paid out of the forfeited deposit. Purchaser(s) acknowledge the obligation to settle within ten days of ratification of the foreclosure sale. In the event that settlement does not occur within ten days, the purchaser(s) shall be in default. Upon such default, Substitute Trustee shall file a Motion and Order to resell the property at the risk and expense of the defaulting purchaser(s). Purchaser(s) hereby consent to entry of such resale order without further notice. The defaulting purchaser(s) shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. In the event settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure or unknown title defects, there shall be no abatement of interest. Taxes, ground rent, water and all public charges including, sanitation and/or metropolitan district charges, if applicable, are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property immediately from the time and date of sale forward. If the Substitute Trustee is unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. Any such additional terms may be announced at the sale.

The contract of sale between the Substitute Trustee, as seller, and the purchaser (the "Contract of Sale") includes, by reference, all the terms and conditions contained herein, specifically including, but not limited to, the following provisions: "Purchaser agrees and represents that the Purchaser is purchasing the Premises subject to all matters known and unknown, in 'AS IS, WHERE IS' condition. In executing and delivering the Contract of Sale, Purchaser recognizes Purchaser has not relied upon nor been induced by any statement or representations of any person, including the Substitute Trustee, the secured party, the deed of trust and security agreement holder or an affiliate or their respective servicers, heirs, personal and legal representatives, counsel, auctioneers, other professionals, agents, employees, successors and assigns (collectively, "Released Parties"), in respect of the condition of the Premises, including the environmental condition of the Premises, unless such representations or statements are specifically set forth in the Contract of Sale. Purchaser has not relied on anything in the foreclosure advertisement, but rather has relied solely on such investigations, examinations or inspections of the Premises as Purchaser has made. Purchaser waives and releases the Released Parties from any and all claims the Purchaser or its successors and assigns may have now or in the future may have relating to the condition of the Premises. Purchaser acknowledges and agrees that this provision was a negotiated part of the Contract of Sale and serves as an essential component of consideration for the same. The parties specifically acknowledge and agree that this clause bars all claims by Purchaser against Released Parties, arising from the condition of or releases from the Premises pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, and all other actions pursuant to federal, state or local laws, ordinances or regulations for any environmental condition of or releases from the Premises. Further, Purchaser agrees to indemnify Substitute Trustee for any liability he may have to any third party for any environmental condition of the Premises. Notwithstanding the parties' intent that this clause bars all such claims, should a court of competent jurisdiction deem otherwise, Purchaser agrees that the presence of this clause should serve as the overwhelming, primary factor in any equitable apportionment of response costs under applicable federal, state or local laws, ordinances, or regulations."

The information contained herein was obtained from sources deemed to be reliable, but is offered for information purposes only. The auctioneer, the party secured by the Deed of Trust and the Substitute Trustee make no representations or warranties with respect to the accuracy of this information.

The property will be sold subject to a 120 day right of redemption by the Internal Revenue Service.

Richard L. Sugarman, Esquire
Substitute Trustee
(301) 298-9835



908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 19,26,Mar 5, 2025 0012485280

CLASSIFIED • NOTICES • Trustee Sales—MD **D7**

Prince Georges County **Prince Georges County**
BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6102 SEMINOLE STREET
COLLEGE PARK A/R/T/A BERWYN HEIGHTS, MD 20740

Under a power of sale contained in a certain Deed of Trust dated February 3, 2006, recorded in Liber 24893, Folio 29 among the Land Records of Prince George's County, MD, with an original principal balance of \$472,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on


MARCH 11, 2025 AT 11:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 370378-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees



908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 19,26,Mar 5, 2025 0012485232

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5219 NEWTON STREET, UNIT #73
BLADENSBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust dated October 14, 2021, recorded in Liber 46550, Folio 205 among the Land Records of Prince George's County, MD, with an original principal balance of \$77,700.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 11, 2025 AT 11:26 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered T-3 located at 5219 Newton Street and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are

851

Prince Georges County

851

Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

**7014 NIMITZ DRIVE
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated September 16, 2013, recorded in Liber 35342, Folio 177 among the Land Records of Prince George's County, MD, with an original principal balance of \$122,750.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 11, 2025 AT 11:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 339303-5)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 19,26,Mar 5, 20250012485231

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**10135 PRINCE PLACE, UNIT #103-6A
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Eugenia L. Wheeler dated July 20, 2012 and recorded in Liber 34298, folio 614 and re-recorded in Liber 48128, Folio 476 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 11, 2025 AT 11:14 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and described as Unit No. 103-6A in a condominium known as "Treetop Condominium" and more fully described in the aforesaid Deed of Trust. Tax ID #13-1421171.

The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulted purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-001861-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 19,26,Mar 5, 20250012485226

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**10135 PRINCE PLACE, UNIT #103-6A
UPPER MARLBORO, MD 20774**

851

Prince Georges County

851

Prince Georges County

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**1806 TAYLOR AVENUE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Juanita Ann Ransom-Ashimon a/k/a Juanita Ann Ransom a/k/a Juanita Ann Ashimon dated June 2, 2006 and recorded in Liber 25647, folio 249 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 11, 2025 AT 11:12 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #05-036346.

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulted purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 23-001058-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 19,26,Mar 5, 20250012485224

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**9536 FORT FOOTE ROAD
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Dewana Campbell dated February 2, 2005 and recorded in Liber 21687, folio 303 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 11, 2025 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #12-1257518.

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulted purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-001113-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 19,26,Mar 5, 20250012485223

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**1806 TAYLOR AVENUE
FORT WASHINGTON, MD 20744**

851

Prince Georges County

851

Prince Georges County

McMichael Taylor Gray LLC
7470 New Technology Way, Suite P
Frederick, MD 21703
470-480-1820

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

**14010 WHEEL WRIGHT PLACE
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated September 23, 2016, recorded in Liber 38735, Folio 478 among the Land Records of Prince George's County, MD, with an original principal balance of \$56,305.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 11, 2025 AT 11:05 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #05-5524183.

Terms of Sale: A deposit of \$7,500 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 23-001924-02)

Diana Theologou, et al., Substitute Trustees

908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 19,26,Mar 5, 20250012485069

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**4907 FOX STREET
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust from Miriam P. Oparaugo dated February 19, 2008 and recorded in Liber 29414, folio 739 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 4, 2025 AT 11:43 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #21-2385656.

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulted purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 23-000514-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 12,19,26, 20250012484858

Friedman Vartolo LLC
1325 Franklin Avenue Suite
Garden City, NY 11530
212-471-5100

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**6709 BROOKLYN BRIDGE ROAD
LAUREL, MD 20707**

851

Prince Georges County

851

Prince Georges County

Friedman Vartolo LLC
1325 Franklin Avenue Suite
Garden City, NY 11530
212-471-5100

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**6709 BROOKLYN BRIDGE ROAD
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Edwin Pinto, dated June 24, 2022 and recorded in Liber 47892, folio 569 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 4, 2025 AT 11:30 AM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling. Property Address (for Informational Purposes): 6709 Brooklyn Bridge Road, Laurel MD 20707 Tax ID Number: 10-5635765

The foreclosure sale advertised herein has been docketed in the Circuit Court for Prince George's County, Maryland, as Case No. C-16-CV-23-002408

The property, will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$36,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for Prince George's County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 4.99000% per annum from date of sale to the date the funds are received in the office of the Substitute trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

Adam Friedman, Ralph Vartolo,
Catherine Aponte, Rachel Kiefer,
Substitute Trustees

908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 12,19,26, 20250012484852

McMichael Taylor Gray LLC
7470 New Technology Way, Suite P
Frederick, MD 21703
470-480-1820

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

**8067 CROOM ROAD
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated August 25, 2023, recorded in Liber 49131, Folio 116 among the Land Records of Prince George's County, MD, with an original principal balance of \$300,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 4, 2025 AT 11:35 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #15-1779859 & #15-1778422.

Terms of Sale: A deposit of \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 24-001863-01)

Diana Theologou, et al., Substitute Trustees

908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Feb 12,19,26, 20250012484853

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

**6916 FLAG HARBOR DRIVE
DISTRICT HEIGHTS, MD 20747**

851

Prince Georges County

851

Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

**6916 FLAG HARBOR DRIVE
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated September 10, 2007, recorded in Liber 28758, Folio 99 among the Land Records of Prince George's County, MD, with an original principal balance of \$224,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 4, 2025 AT 12:08 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 360948-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

908 York Road • Towson, MD 21204 • 410.828.4838
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Feb 12,19,26, 20250012484846

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Rockville, MD 20852
(301

D10 CLASSIFIED • NOTICES • Trustee Sales—MD

851 Prince Georges County	851 Prince Georges County
Rosenberg & Associates, LLC 4340 East West Highway, Suite 600 Bethesda, MD 20814 (301) 907-8000 www.rosenberg-assoc.com	
SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY	
9302 STONEY HARBOR DRIVE FORT WASHINGTON, MD 20744	

Under a power of sale contained in a certain Deed of Trust from Adeel A. Shah and Musarrat A. Shah dated January 29, 2007 and recorded in Liber 28119, folio 555 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 4, 2025 AT 11:45 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #09-350866. The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-002493-MD-F-1. The property will be sold subject to a 120 day right of redemption by the Internal Revenue Service.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees	
	
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Feb 12,19,26, 2025	0012483943

**TRUSTEE'S SALE
9123 Fort Foote Road, Fort Washington, MD 20744**

Trustee's Sale of valuable fee simple property improved by premises known as 9123 Fort Foote Road, Fort Washington, MD 20744. By virtue of the power and authority contained in a Deed of Trust, dated February 6, 2007, and recorded in Liber 27897 at Page 729 among the land records of the County of Prince George's, in the original principal amount of \$387,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **March 4, 2025 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:


Tax ID# 12-1234632

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 24-297116.

William M. Savage, et al., Substitute Trustees.	
LOGS LEGAL GROUP LLP Mailing Address: 10130 Perimeter Parkway, Suite 400, Charlotte, North Carolina 28216 (410) 769-9797	
	
Feb 12,19,26, 2025	0012483968

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON	
10114 RUNNING BROOK LANE UPPER MARLBORO, MD 20772	

Under a power of sale contained in a certain Deed of Trust dated August 2, 2006, recorded in Liber 27077, Folio 267 among the Land Records of Prince George's County, MD, with an original principal balance of \$311,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 25, 2025 AT 11:29 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 371677-1)

Howard N. Bierman, Carrie M. Ward, et. al., Substitute Trustees	
	
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Feb 5,12,19, 2025	0012483933

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON	
9745 QUIET BROOK LANE CLINTON, MD 20735	

Under a power of sale contained in a certain Deed of Trust dated August 8, 2006, recorded in Liber 25933, Folio 332 among the Land Records of Prince George's County, MD, with an original principal balance of \$246,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 25, 2025 AT 11:31 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 195115-2)

Howard N. Bierman, Carrie M. Ward, et. al., Substitute Trustees	
	
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Feb 5,12,19, 2025	0012483934


851 Prince Georges County	851 Prince Georges County
BWW Law Group, LLC 6003 Executive Blvd., Suite 101 Rockville, MD 20852 (301) 961-6555	
SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON	
17111 MANNING DRIVE ACCOKEEK, MD 20607	

Under a power of sale contained in a certain Deed of Trust dated October 31, 2006, recorded in Liber 26372, Folio 357 among the Land Records of Prince George's County, MD, with an original principal balance of \$260,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 25, 2025 AT 11:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$41,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 369424-1)

Howard N. Bierman, Carrie M. Ward, et. al., Substitute Trustees	
	
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Feb 5,12,19, 2025	0012483927


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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON	
6419 FOREST ROAD LANDOVER A/R/T/A CHERLEY, MD 20785	

Under a power of sale contained in a certain Deed of Trust dated April 27, 2006, recorded in Liber 25325, Folio 27 among the Land Records of Prince George's County, MD, with an original principal balance of \$249,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 25, 2025 AT 11:25 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 371432-1)

Howard N. Bierman, Carrie M. Ward, et. al., Substitute Trustees	
	
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Feb 5,12,19, 2025	0012483931


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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY	
405 PRITCHARD LANE UPPER MARLBORO, MD 20774	

Under a power of sale contained in a certain Deed of Trust from Stuart A. Waters dated December 23, 2020 and recorded in Liber 45808, folio 282 and re-recorded in Liber 48605, Folio 560 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 25, 2025 AT 11:09 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #13-1469451. The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-001556-MD-F-2.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees	
	
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Feb 5,12,19, 2025	0012483916

Rosenberg & Associates, LLC 4340 East West Highway, Suite 600 Bethesda, MD 20814 (301) 907-8000 www.rosenberg-assoc.com	
SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY	
3012 LUMAR DRIVE FORT WASHINGTON, MD 20744	

Under a power of sale contained in a certain Deed of Trust from Wenona V. Mewborn dated May 18, 2004 and recorded in Liber 21414, folio 125 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 25, 2025 AT 11:07 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #12-1373323. The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 23-001225-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees	
	
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Feb 5,12,19, 2025	0012483915

EZ WEDNESDAY, FEBRUARY 19, 2025

851 Prince Georges County	851 Prince Georges County
TRUSTEE'S SALE 14508 Livingston Rd, Accokeek, MD 20607	
Trustee's Sale of valuable fee simple property improved by premises known as 14508 Livingston Rd, Accokeek, MD 20607. By virtue of the power and authority contained in a Deed of Trust, dated July 21, 2022, and recorded in Liber 47969 at Page 556 among the land records of the County of Prince George's, in the original principal amount of \$287,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on March 4, 2025 at 2:00 PM , all that property described in said Deed of Trust including but not limited to:	

Tax ID# 05-0352286

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.125% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 23-295580.

William M. Savage, et al., Substitute Trustees.	
LOGS LEGAL GROUP LLP Mailing Address: 10130 Perimeter Parkway, Suite 400, Charlotte, North Carolina 28216 (410) 769-9797	
	
Feb 12,19,26, 2025	0012482873

**TRUSTEE'S SALE
1200 Hill Road, Landover, MD 20785**

Trustee's Sale of valuable fee simple property improved by premises known as 1200 Hill Road, Landover, MD 20785. By virtue of the power and authority contained in a Deed of Trust, dated October 30, 1998, and recorded in Liber 12680 at Page 517 among the land records of the County of Prince George's, in the original principal amount of \$131,800.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **March 4, 2025 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 18-1905653

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the

WEDNESDAY, FEBRUARY 19, 2025

EZ

851 Prince Georges County **851 Prince Georges County**
TRUSTEE'S SALE
3416 Bonita St, Suitland, MD 20746

Trustee's Sale of valuable fee simple property improved by premises known as 3416 Bonita St, Suitland, MD 20746. By virtue of the power and authority contained in a Deed of Trust, dated January 21, 2020, and recorded in Liber 43211 at Page 106 among the land records of the County of Prince George's, in the original principal amount of \$232,056.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **March 4, 2025 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 06-0475343

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

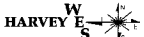
TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser; otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 22-291785.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797



AUCTIONEERS, LLC
300 E. Joppa Road
Hagerstown, MD 21740
(410) 769-9797

Feb 12,19,26, 2025 0012482151

852 Anne Arundel County **852 Anne Arundel County**
ROSENBERG & ASSOCIATES, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

1228 HOLMESPUN DRIVE
PASADENA, MD 21122

Under a power of sale contained in a certain Deed of Trust from Eric W. Merson, II and Alicia R. Merson dated April 7, 2009 and recorded in Liber 20928, folio 117 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 11, 2025 AT 9:19 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #03-768-90008205. The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Anne Arundel County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 23-001147-MD-F-2.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

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Rockville, MD 20852
(301) 907-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

328 BEAGHAN DRIVE
GLEN BURNIE, MD 21060

Under a power of sale contained in a certain Deed of Trust dated June 3, 2004, recorded in Liber 15025, Folio 248 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$118,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 11, 2025 AT 9:25 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan service provider, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail directed to the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 365911-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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Bethesda, MD 20814
(301) 907-8000
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SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

5611 TIFFANY DRIVE
CHURCHTON, MD 20733

Under a power of sale contained in a certain Deed of Trust from Rupert G. Knowles, Jr. a/k/a Rupert G. Knowles, Jr. dated December 7, 2001 and recorded in Liber 11006, folio 439 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 11, 2025 AT 9:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #07-797-90021495. The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Anne Arundel County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 23-001318-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

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SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

140 OLEN DRIVE
GLEN BURNIE, MD 21061

Under a power of sale contained in a certain Deed of Trust from William L. Andrews dated August 30, 2005 and recorded in Liber 16925, folio 662 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 11, 2025 AT 9:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #05-805-02496000. The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Anne Arundel County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 23-001226-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

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852 Anne Arundel County **852 Anne Arundel County**
Rosenberg Martin Greenberg, LLP
25 South Charles Street
21st Floor
Baltimore, MD 21201

SUBSTITUTE TRUSTEE'S SALE
OF REAL PROPERTY
7410 HAWKINS DRIVE
HANOVER, MD 21076
(Tax I.D. No. 05-800-03652300)

Pursuant to the power of sale in that certain Deed of Trust, Assignment of Rents and Security Agreement dated June 9, 2023, from Tamram Real Estate Investment Group LLC and recorded in the Land Records of Anne Arundel County, Maryland, in Book 39728, at page 235 (the "Deed of Trust"), the beneficiary thereof (the "Beneficiary") having appointed Jeffrey S. Greenberg as substitute trustee (the "Substitute Trustee"), and default having occurred, notice is hereby given that the Substitute Trustee will offer for sale to the highest qualified bidder at public auction, the real property commonly known as 7410 Hawkins Drive, Hanover, MD 21076 (Tax I.D. No. 05-800-03652300), being more particularly described in the Deed of Trust (the "Property"), at the front door of the Circuit Court for Anne Arundel County (the "Circuit Court"), located at 8 Church Circle, Annapolis, MD 21401, on:

MARCH 4, 2025 AT 9:15 A.M.

DESCRIPTION OF THE PROPERTY: Being known and designated as Lot No. 63, situated in the subdivision known as "TIMBER RIDGE", Plat No. 2, which Plat is recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 25, folio 36.

The Property is believed to be improved by a dwelling. The Property will be sold in "AS IS" condition and without any warranties or representations, either express or implied, as to the nature, condition or description of the Property or its improvements. In addition, the Property will also be sold subject to all existing housing, building and zoning code violations, subject to all critical area and wetland violations, subject to all environmental problems and violations which may exist on or with respect to the Property, and subject to all matters and restrictions of record affecting the same (if any).

The Property will be sold subject to all easements, conditions, liens, taxes, restrictions, rights of redemption, covenants, encumbrances, agreements, and unexpired leases of record, and such state of facts that an accurate survey or physical inspection of the Property might disclose (if any) that are not otherwise extinguished by operation of law.

TERMS OF SALE: A deposit of \$20,000 by certified check or cashier's check will be required at the time of sale from all bidders other than Beneficiary or an affiliate of Beneficiary. The deposit shall not earn interest. The balance of the purchase price, together with interest at the rate of 11.49% per annum from the date of sale to the date funds are received by the Substitute Trustee, shall be paid in cash within 10 days after ratification of the sale by the Circuit Court. Except as otherwise set forth herein, there will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement, or otherwise. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Real estate and personal property taxes, water, ground rents, other municipal liens and charges, and all other public charges and assessments payable on an annual basis, or otherwise, shall be adjusted to the date of sale and thereafter assumed by the purchaser. Any condominium or homeowners' association fees, assessments or capital contributions payable with respect to the Property shall be assumed after the date of sale by the purchaser. All transfer and recordation taxes and all other cost and expenses of settlement shall be paid by purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the Property and assumes risk of loss or damage to the Property from the date of sale. In any such event, this sale shall be null and void, and purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days after ratification, the Substitute Trustee may file a motion to resell the Property. If purchaser defaults under these terms, the deposit shall be forfeited. The Substitute Trustee may then resell the Property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the Property by said defaulted purchaser. If the Substitute Trustee is unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the purchaser's sole remedy, at law and equity is the return of the deposit without interest. Additional terms and conditions may be announced at the time of sale. (Case No. C-02-CV-24-003025)

Unless otherwise agreed by the Substitute Trustee, settlement shall be held at the offices of Rosenberg Martin Greenberg, LLP, 25 S. Charles Street, 21st Fl., Baltimore, Maryland 21201.

The information contained herein was obtained from sources deemed to be reliable but is offered for informational purposes only. The Auctioneer, the Beneficiary and the Substitute Trustee do not make any representations or warranties with respect to the accuracy of this information.

Jeffrey S. Greenberg, Substitute Trustee

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852 Anne Arundel County **852 Anne Arundel County**
COMMISSIONER'S SALE —
NOTICE OF DEFAULT AND FORECLOSURE SALE
7341 Green Acres Drive, Glen Burnie, Maryland 21060

NOTICE OF DEFAULT AND FORECLOSURE SALE, made this Fourth day of February, 2025, by Buonassissi, Henning & Lash, P.C., Foreclosure Commissioner, with Richard A. Lash, President, acting:

WHEREAS, on June 21, 2010, a certain Deed of Trust was executed by Warren Miller and Warren Miller, Jr. as trustor in favor of Generation Mortgage Company as beneficiary and Unique Title & Escrow as trustee, and was recorded on June 29, 2010, in Libre/Book 22395, Folio/Page 0365 in the office of the Land Records of Anne Arundel County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the "Secretary" or "HUD") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 18, 2019, and recorded on February 19, 2019, in Deed Book 32886, Page 99, in the office of the Land Records of Anne Arundel County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust due to violation of 9(b)(i) and 9(b)(iii). The Property ceases to be the principal residence of a Borrower for reasons other than death and the Property is not the principal residence of at least one other Borrower, and an obligation of the Borrower under this Security Instrument is not performed; and

WHEREAS, the entire amount delinquent as of January 21, 2025 is \$300,401.22; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Buonassissi, Henning & Lash, P.C. as Foreclosure Commissioner, notice is hereby given that on **March 4, 2025 at 10:00 AM** local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as:
ALL that parcel of ground consisting of .2 acre, more less, situate at the southwest corner of the original two (2) acre tract which was granted and conveyed unto Dora F. Williams by means of the aforesaid Deed dated April 18, 1941 from George B. Evans and Louis M. Strauss, Trustees, (Liber JHH 248, folio 69) and being part of the residue of all that original 2.8 acre tract which was shown and designated as lot 5 on the aforesaid plat entitled "Showing Subdivision of Land for Heirs of Martha Egan Estate."

The sale will be held at the front of the Circuit Court for Anne Arundel County, 8 Church Circle, Annapolis, Maryland 21401.

The Secretary of Housing and Urban Development will bid \$312,026.76.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorate share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit 10% of the successful bid in the form of a certified check or cashier's check made out to the United States Secretary of Housing and Urban Development. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of 10% of the successful bid must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount

D12 CLASSIFIED • NOTICES • Trustee Sales—MD

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**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

305 DARLENE AVENUE
LINTHICUM HEIGHTS, MD 21090

Under a power of sale contained in a certain Deed of Trust dated July 24, 2020, recorded in Liber 35076, Folio 166 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$397,664.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 4, 2025 AT 9:50 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 363313-8)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193,
A000424, A000479, A000507, A000508



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Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
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**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

17 ELLIOTT ROAD
ANNAPOLIS, MD 21403

Under a power of sale contained in a certain Deed of Trust from Jonathan Wachter, dated November 8, 2022 and recorded in Liber 39166, folio 12 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 4, 2025 AT 9:35 AM

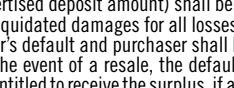
ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #06-000-06776030 and #06-000-06776500.

The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Anne Arundel County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documents, including stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 23-002123-MD-F-2.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

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**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

207 WEST RIVERVIEW ROAD
BALTIMORE A/R/T/A BROOKLYN, MD 21225

Under a power of sale contained in a certain Deed of Trust dated December 16, 2005, recorded in Liber 17309, Folio 533 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$25,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

FEBRUARY 25, 2025 AT 9:19 AM

ALL THAT LEASEHOLD LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. The property will be sold subject to an annual ground rent of \$78.00.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 378285-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

8156 RIDGELY LOOP
SEVERN, MD 21144

Under a power of sale contained in a certain Deed of Trust dated March 8, 2019, recorded in Liber 32988, Folio 279 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$519,943.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 4, 2025 AT 9:48 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$52,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 343387-4)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

1123 OAK VIEW DRIVE
CROWNSVILLE, MD 21032

Under a power of sale contained in a certain Deed of Trust dated October 6, 2005, recorded in Liber 17002, Folio 742 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$362,840.04, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

FEBRUARY 25, 2025 AT 9:21 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$42,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 357183-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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Feb 5,12,19, 2025 0012483925

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**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

755B 220TH STREET
PASADENA, MD 21122

Under a power of sale contained in a certain Deed of Trust dated September 7, 2007, recorded in Liber 20019, Folio 371 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$242,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MARCH 4, 2025 AT 9:44 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 358447-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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A000424, A000479, A000507, A000508



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Feb 12,19,26, 2025 0012484831

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**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

2166 COMMISSARY CIRCLE
ODENTON, MD 21113

Under a power of sale contained in a certain Deed of Trust dated January 9, 2009, recorded in Liber 20617, Folio 664 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$234,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

FEBRUARY 25, 2025 AT 9:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 370158-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193,
A000424, A000479, A000507, A000508



908 York Road • Towson, MD 21204 • 410.828.4838
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Feb 5,12,19, 2025 0012483920

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

312 ELIZABETH AVENUE
BALTIMORE A/R/T/A BROOKLYN, MD 21225

Under a power of sale contained in a certain Deed of Trust dated January 26, 2013, recorded in Liber 25956, Folio 216 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$414,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

FEBRUARY 25, 2025 AT 9:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 370411-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193,
A000424, A000479, A000507, A000508



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Feb 5,12,19, 2025 0012483921

EZ WEDNESDAY, FEBRUARY 19, 2025

852

Anne Arundel County

852

Anne Arundel County

TRUSTEE'S SALE
1 Windward Dr, Severna Park, MD 21146

Trustee's Sale of valuable fee simple property improved by premises known as 1 Windward Dr, Severna Park, MD 21146. By virtue of the power and authority contained in a Deed of Trust, dated October 23, 2019, and recorded in Liber 33820 at Page 74 among the land records of the County of Anne Arundel, in the original principal amount of \$466,916.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF ANNE ARUNDEL, at 8 Church Circle, Annapolis, Maryland, on **March 4, 2025 at 4:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 03-436-28484000

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

WEDNESDAY, FEBRUARY 19, 2025

EZ

The Washington Post

CLASSIFIED • NOTICES • Trustee Sales—MD **D13**

852 Anne Arundel County **852 Anne Arundel County**
TRUSTEE'S SALE
352 Gatewater Crt Unit A,
Glen Burnie, MD 21060

Trustee's Sale of valuable fee simple property improved by premises known as 352 Gatewater Crt Unit A, Glen Burnie, MD 21060. By virtue of the power and authority contained in a Deed of Trust, dated September 1, 2009, and recorded in Liber 21564 at Page 50 among the land records of the County of Anne Arundel, in the original principal amount of \$138,888.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF ANNE ARUNDEL, at 8 Church Circle, Annapolis, Maryland, on **March 4, 2025 at 4:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 05-319-05475404

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 24-296312.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

A181, A316, A311, A183, A425, A426, A461, A463, A508



Feb 12,19,26, 2025 0012482153

853 Calvert County **853 Calvert County**

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

3380 PLUM POINT ROAD
HUNTINGTOWN, MD 20639

Under a power of sale contained in a certain Deed of Trust dated September 16, 2004, recorded in Liber 2331, Folio 534 among the Land Records of Calvert County, MD, with an original principal balance of \$278,600.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Calvert County, at the Court House Door, 175 Main St., Prince Frederick, MD 20678, on

FEBRUARY 25, 2025 AT 2:32 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Calvert County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$38,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 84803-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



Feb 5,12,19, 2025 0012483942

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The Washington Post



853 Calvert County **853 Calvert County**
Law Offices of
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Suite 2200
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE OF 3.29 +/- ACRES OF VALUABLE WATERFRONT REAL PROPERTY AND IMPROVEMENTS THEREON LOCATED AT 160 BAMBOUSHAY LANE, DOWELL, MARYLAND 20629

Under and by virtue of the power of sale contained in that certain *Indemnity Deed of Trust*, dated July 3, 2013, executed and delivered by Louis P. Stone, III and Eugenia Cousineaux (collectively, the "Grantor") to the trustees named therein for the benefit of Community Bank of In-County and recorded among the Land Records of Calvert County, Maryland ("Land Records") at Liber 4255, Folio 371; as amended by certain Modification Agreement to Indemnity Deed of Trust, dated December 9, 2015, executed by the Grantor and delivered to Community Bank of the Chesapeake and recorded among Land Records at Liber 4690, Folio 0528, as the same was subsequently assigned by Community Bank of the Chesapeake to LBC2 Trust, a Delaware Statutory Trust, pursuant to and as more particularly described in that certain Assignment of Deed of Trust, dated March 31, 2021, executed by the Community Bank of the Chesapeake and recorded among the Land Records at Liber 5923, Folio 234 (the "Deed of Trust"), the holder of the indebtedness secured by said Deed of Trust (the "Noteholder"), having subsequently appointed Michael C. Bolesta and Michael D. Nord as Substitute Trustees in the place and stead of the original trustees under the Deed of Trust by instrument duly executed, acknowledged and recorded among the aforementioned Land Records, a default having occurred under the terms of said Deed of Trust and at the request of the parties secured thereby, the undersigned Substitute Trustees (collectively, the "Trustees") will offer for sale at a public auction to be conducted on the steps of the Circuit Court for Calvert County, Maryland, located at 175 Main St., Prince Frederick, Maryland 20678, on:

TUESDAY, March 11, 2025
at 2:15 p.m.

ALL THOSE lots or parcels of land situate and lying in Calvert County, Maryland (collectively, the "Property") and being further described as follows:

Being known as designated as Residue Parcel 51, Map 44, Grid 16, on a plat entitled "Final Plat—Lots 1, 2 and 3, the Property of Louis P. Stone, III," as per plat thereof recorded among the Land Records of Calvert County, Maryland in Liber K.P.S. No. 2750, folio 567, containing 3.296 acres, more or less.

BEING PART of the property contained in that certain Deed by and between Louis P. Stone III and Eugenia Cousineau unto Louis P. Stone III and Eugenia Cousineau dated August 27, 2002 and recorded among the Land Records of Calvert County, Maryland in Liber K.P.S. No. 1640, folio 230.

BEING PART of the property contained in that certain Deed by and between Louis P. Stone III and Eugenia Cousineau unto Louis P. Stone III and Eugenia Cousineau dated August 27, 2002 and recorded among the Land Records of Calvert County, Maryland in Liber K.P.S. No. 1640, folio 235.

160 Bamboushay Lane, Solomons, MD
Calvert County Tax ID Number 01-128183

The Property is believed to consist of approximately 3.29+/- acres and is believed to be improved by an approximately 3,176 +/- square foot single family residence. The Property is believed to consist of three (3) bedrooms, three (3) bathrooms and a finished basement. The Property is also believed to be a waterfront property with a dock and a boathouse. The Property has a Tax Identification Number of 01-128183.

TERMS OF SALE: A deposit of Fifty Thousand Dollars (\$50,000.00) for the Property, payable in cash, certified check or other form acceptable to the Trustees, will be required of the purchaser(s) at the time and place of sale. The successful bidder will be required to increase the deposit to ten percent (10%) of the bid amount within three (3) business days of the date of sale by delivering certified funds to the Trustees in an amount sufficient to bring the total deposit to ten percent (10%) of the bid amount (collectively, the "Deposit"). The balance of the purchase price shall be due at settlement in cash or by certified check together with interest on the unpaid balance of the purchase price at the rate of seven percent (7%) per annum from the date of sale to and including the date of settlement, which settlement shall occur within thirty (30) days following the final ratification of sale by the Circuit Court for Calvert County, Maryland, unless said period is extended by the Trustees for good cause shown. Time is of the essence for the purchaser or settlement is delayed for any reason, there shall be no abatement of interest. In the event the beneficiary under the Deed of Trust, or an affiliate thereof, is the successful bidder at the sale, such party will not be required to make a deposit or to pay interest on the unpaid purchase money.

All real estate taxes, assessments, water charges, and other fees relating to the Property and municipal charges owed against the Property which are not extinguished as a matter of law by the foreclosure sale are the responsibility of the Purchaser and shall be paid by the Purchaser at settlement. The cost of all documentary stamps, recordation taxes, transfer taxes, title examination costs, other transfer taxes, and all other costs associated with conveying the Property to the purchaser shall be the sole responsibility of the purchaser and shall be paid for by the purchaser at settlement. At settlement, the purchaser shall provide all additional information and documentation reasonably requested by the Trustees and/or the Noteholder in order to comply with all applicable anti-money laundering, anti-terrorism or other applicable laws or regulations. The Trustees reserve the right to reject any and all bids, and to extend the time for settlement, at their discretion.

The Property is being sold in an "AS IS" condition and without any warranties or representations of any kind, either express or implied, as to the value, nature, condition or description of the Property or the improvements thereon. The Property is being sold subject to: (a) all existing building and zoning code violations; (b) all existing wetlands, (c) all critical area and wetland violations; (d) all environmental problems, conditions, encroachments and other violations which may exist on or with respect to the Property, (e) all senior liens, encumbrances, easements, conditions, restrictions, agreements, declarations and covenants which are not extinguished as a matter of law by the foreclosure sale; (f) any rights of redemption; (g) such state of facts that an accurate survey or physical inspection of the Property might disclose; and (h) all agreements and restrictions of record affecting the Property, if any, if not extinguished as a matter of law by the foreclosure sale. The purchaser is responsible for conducting all of its own due diligence regarding the Property.

The purchaser at the foreclosure sale shall assume the risk of loss for the Property immediately after the sale takes place. It shall be the purchaser's responsibility to obtain possession of the Property following final ratification of the sale by the Circuit Court for Calvert County, Maryland and conveyance of the Property by the Trustees to the purchaser.

In the event the purchaser fails to go to settlement as required or fails to deliver the entire Deposit to the Trustees as required herein, in addition to any other legal or equitable remedies available to the Trustees, the purchaser shall forfeit the entire Deposit and the Trustees may, subject to further order of the court, resell the Property at the purchaser's sole risk and expense and retain and apply the Deposit to any deficiency in the purchase price sustained by the Trustees and/or the Noteholder, all costs and expenses of both sales, reasonable attorneys' fees, and any other damages sustained by the Trustees and/or the Noteholder as a result of the purchaser's default, including, without limitation, all incidental damages. In the event a resale of the Property results in a sale in excess of the amount originally bid by the defaulting purchaser, the defaulting purchaser waives any and all claims, rights and interest to any such excess amount and shall not be entitled to any distribution whatsoever from the sale proceeds. If the Trustees are unable to convey the Property to the purchaser as described above for any reason, the purchaser's sole remedy at law or in equity shall be limited to a refund of the Deposit, without interest thereon. Upon refund of the Deposit to the purchaser, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees, the Noteholder or the Auctioneer conducting the foreclosure sale. The parties' respective rights and obligations regarding the terms of sale and the conduct of the sale shall be governed by and interpreted according to the laws of the State of Maryland.

The information contained herein was obtained from sources deemed to be reliable, but is offered for informational purposes only. The Auctioneer, the Noteholder and the Trustees do not make any representations or warranties with respect to the accuracy of this information.

Michael C. Bolesta and Michael D. Nord
Substitute Trustees

For further information, contact:
Michael C. Bolesta, Esquire
Gebhardt & Smith LLP
One South Street, Suite 2200
Baltimore, Maryland 21202
Tel. 410-385-5071
mbole@gebsmith.com

or

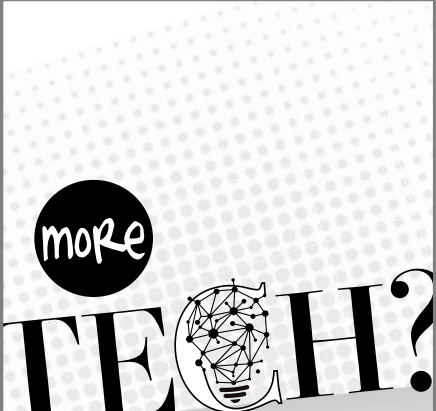
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Feb 19,26,Mar 5, 2025 0012485290

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SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

8986 CHESAPEAKE LIGHTHOUSE DRIVE
NORTH BEACH, MD 20714

Under a power of sale contained in a certain Deed of Trust dated May 1, 2006, recorded in Liber 2759, Folio 345 among the Land Records of Calvert County, MD, with an original principal balance of \$244,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Calvert County, at the Court House Door, 175 Main St., Prince Frederick, MD 20678, on

FEBRUARY 25, 2025 AT 2:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Calvert County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 371726-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



Feb 5,12,19, 2025 0012483941

TRUSTEE'S SALE
12106 Long Wolf Lane, Lusby, MD 20685

Trustee's Sale of valuable fee simple property improved by premises known as 12106 Long Wolf Lane, Lusby, MD 20685. By virtue of the power and authority contained in a Deed of Trust, dated May 3, 2019, and recorded in Liber 5362 at Page 327 among the land records of the County of Calvert, in the original principal amount of \$320,849.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF CALVERT, at 175 Main Street, Prince Frederick, Maryland, on **March 4, 2025 at 9:30 AM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 01-233653

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 22-290761.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP
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Feb 12,19,26, 2025 0012482515

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SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

13 WILLOW LANE
LA PLATA, MD 20646

Under a power of sale contained in a certain Deed of Trust dated September 14, 2022, recorded in Liber 12728, Folio 355 among the Land Records of Charles County, MD, with an original principal balance of \$284,017.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

MARCH 4, 2025 AT 2:07 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 369678-3)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



Feb 12,19,26, 2025 0012484855

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

4450 JIMMY GREENS PLACE
LA PLATA, MD 20646

Under a power of sale contained in a certain Deed of Trust from Larreic Green and Janniece Hill-Green dated March 12, 2009 and recorded in Liber 6803, folio 292 among the Land Records of Charles County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

MARCH 11, 2025 AT 1:10 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Charles County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #07-051182.

The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Charles County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-000760-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees



Feb 19,26,Mar 5, 2025 0012485228

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D14 CLASSIFIED • NOTICES • Trustee Sales—MD • **MERCHANDISE •** Pets & Animals

Charles County 855 Parker, Simon & Kokolis, LLC 110 N. Washington St., Suite 500 Rockville, MD 20850 301-656-5775 SUBSTITUTE TRUSTEES' SALE REAL PROPERTY 14150 JAYDALE PLACE HUGHESVILLE, MD 20637 (Case No.: C-08-CV-24-000766 in The Circuit Court for Charles County)	Charles County 855 BWW Law Group, LLC 6003 Executive Blvd., Suite 101 Rockville, MD 20852 (301) 961-6555 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON 6157 MASON SPRINGS ROAD INDIAN HEAD, MD 20640
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Under a power of sale contained in a certain Indemnity Deed of Trust from Stratatacal Solutions, L.L.C. dated August 29, 2022 and recorded in Liber 12680, folio 108 among the Land Records of Charles County, MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

MARCH 4, 2025 2:15 PM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with the buildings and improvements, if any, thereon situated in Charles County, MD and more fully described in the aforesaid Indemnity Deed of Trust.

The Land referred to herein is situated in the County of Charles, State of Maryland, and is described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 8, as shown on a plat entitled "Record Plat #2, Shelwick, Lots 4, 5, 6, 7 & 8, Sheet 1 of 1" which plat is recorded among the land records of Charles County, Maryland in Plat Book 56, page 227.

For informational purposes only: The improvements thereon being known as 14150 Jaydale Place, Hughesville, Maryland 20637.

Tax ID No.: 08-071209.

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 in the amount of \$60,000 in the form of cashier's or certified check, or in any other form suitable to the Substitute Trustees in their sole discretion, shall be required at the time of sale, except no deposit shall be required of the secured party, its successors or assigns. 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. If the purchaser fails to go to settlement within ten days of ratification, subject to order of court, purchaser agrees that the property will be resold and the entire deposit shall be 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 defaulting purchaser shall be entitled to any surplus proceeds or profits resulting from any resale of the property even if such surplus results from improvements to the property by said defaulting Purchaser. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale.

Interest to be paid on the unpaid purchase money at the rate pursuant to the date of sale to the date of settlement. If the property is not sold at the time of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable 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, or to after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of these property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. Purchaser is responsible for any recapture of homestead tax credit. All costs of recordation including but not limited to transfer taxes, recordation taxes, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation shall be paid by Purchaser, whether or not Purchaser is a First Time Maryland Homebuyer. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property and assumes risk of loss or damage to the property from the date of sale forward. The Substitute Trustees will convey either insurable or marketable title. If they cannot deliver one or the other, or ratification of the sale is denied by the Circuit Court for any reason, the purchaser's sole remedy, at law or equity, is return of the deposit without interest. Additional terms, if any, to be announced at sale.

Craig A. Parker, Substitute Trustee
Thomas J. Kokolis, Substitute Trustee

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www.alexcooper.com

Feb 12,19,26, 2025
0012484904

TRUSTEE'S SALE
3710 Midlothian Pl, Waldorf, MD 20602

Trustee's Sale of valuable fee simple property improved by premises known as 3710 Midlothian Pl, Waldorf, MD 20602. By virtue of the power and authority contained in a Deed of Trust, dated May 15, 2018, and recorded in Liber 10544 at Page 408 among the land records of the County of Charles, in the original principal amount of \$237,500.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF CHARLES, at 200 Charles St (in the Breezeway between Circuit & District Courts), LaPlata, MD, on **March 4, 2025 at 12:00 PM**, all that property described in said Deed of Trust and including but not limited to:

Tax ID# 06-248233

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveying, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 23-294847.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perseter Parkway, Suite 400,
Charlottesville, North Carolina 22916
(410) 769-9797

HARVEY KALISH
AUCTIONEERS, LLC
301 E. Poplar Road
Harrisburg, PA 17103
Baltimore, MD 21206
410-769-9797

Feb 12,19,26, 2025
0012483924

Under a power of sale contained in a certain Deed of Trust dated October 13, 2022, recorded in Liber 12743, Folio 7 and re-recorded in Liber 12796, Folio 280 among the Land Records of Charles County, MD, with an original principal balance of \$283,240.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

FEBRUARY 25, 2025 AT 1:19 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 367138-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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Feb 5,12,19, 2025
0012483940

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

55 RIVERSIDE RUN DRIVE
INDIAN HEAD, MD 20640

Under a power of sale contained in a certain Deed of Trust dated September 30, 2005, recorded in Liber 5498, Folio 704 among the Land Records of Charles County, MD, with an original principal balance of \$153,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

MARCH 4, 2025 AT 2:05 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 365183-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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Feb 12,19,26, 2025
0012484854

Charles County
855
BWW Law Group, LLC
 6003 Executive Blvd., Suite 101
 Rockville, MD 20852
 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

11430 BILLYS PLACE
NANJEMOY, MD 20662

Under a power of sale contained in a certain Deed of Trust dated September 10, 2019, recorded in Liber 10826, Folio 406 among the Land Records of Charles County, MD, with an original principal balance of \$262,525.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

FEBRUARY 25, 2025 AT 1:15 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 373406-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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Feb 5,12,19, 2025
0012483938

Prince William County
873
PRINCE OF SUBSTITUTION TRUSTEE SALE
3453 Flint Tavern Place, Woodbridge VA 22192

By virtue of the power and authority contained in a Deed of Trust dated March 27, 2006 and recorded at April 7, 2006 in Instrument Number 200604700055678 in the Clerk's Office for the Prince William County Virginia Circuit Court, the undersigned Substituted Trustee, Commonwealth Trustees, LLC will offer for sale at public auction at the front steps of the Circuit Court for Prince William County located at 9511 Lee Avenue, Manassas, VA 20110.

March 14, 2025 at 1:00 PM

Improved real property, with an abbreviated legal description of the following described property, to wit:

LOT 11, SECTION 14-C, LAKE RIDGE, AS THE SAME IS DULY DEEDED, PLATTED AND RECORDED IN DEED BOOK 1128 AT PAGE 1821, AND AS CORRECTED BY DEED BOOK 1137 AT PAGE 1404, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

AND as more fully described in the aforesaid Deed of Trust.

TERMS OF SALE: The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO CONDITIONS, restrictions, reservations, easements, rights of way, and all other matters of record taking priority over the Deed of Trust to be announced by the Substituted Trustee at the time of sale. The balance of the purchase price, which whichever is lower, will be required at the time of sale, in the form of certified check, cashier's check or money order by the purchaser. The balance of the purchase price, with interest at the rate contained in the Deed of Trust Note from the date of sale to the date said funds are received in the hands of the Substituted Trustee, shall be payable in fifteen (15) days of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the costs and expenses of sale and the Substituted Trustee's fee. All other public charges or assessments, including water/sewer charges, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 365183-1)

FOR INFORMATION CONTACT
Rosenberg & Associates, P.C.
(Attorney for the Secured Party)
4340 East West Highway, Suite 600
Bethesda, MD 20814
301-907-8000
www.rosenberg-assoc.com

Feb 19,26 2025
0012481671

Prince Georges County
851
IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND

James E. Clarke, et al.
Substitute Trustees

v.
Marty Sesay
(Defendant)

Civil No. C-16-CV-24-000690

NOTICE PURSUANT TO
MD RULE 14-215 (A)

ORDERED, by the Circuit Court for Prince Georges County, Maryland, this **31 day of January, 2025**, that the foreclosure sale of the property described in the deed of trust docketed herein and in DEED BOOK 2722, Wintergreen Ct. Greenbelt, MD 20776 made and reported by James E. Clarke, et al., Substitute Trustees, be RATIFIED and CONFIRMED, unless notice to the contrary be shown on or before the **3 day of March, 2025** provided a copy of this Order is inserted in THE WASHINGTON POST, once in each of three (3) successive weeks before the **3 day of March, 2025**. The Report of Sale states the amount of the sale at **\$329,000.00**.

BY THE COURT:
Mahasin El Amin
Clerk of the Circuit Court

Orlans 23-006803
Feb 12,19, 2025
0012486367

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Spotsylvania County
877
TRUSTEE'S SALE OF
1919 KNOCK CIRCLE, SUITE 201
SPOTSYLVANIA, VA 22551

In execution of a certain Deed of Trust dated May 25, 2007, in the original principal amount of \$29,000.00 recorded in the Clerk's Office, Circuit Court for Spotsylvania County, Virginia as Instrument No. 200700015802. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Spotsylvania County, 9107 Judicial Center Lane, Spotsylvania, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **March 20, 2025, at 12:15 PM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LOT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO LYING, BEING AND SITUATE IN CHANCELLOR MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, known as Parcel No. 59, SECTION 2, LAKE WILDERNESS SUBDIVISION, AS SHOWN ON PLAT MADE BY MARTIN CLIFFORD & ASSOCIATES, DATED JULY 15, 1962, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR SPOTSYLVANIA COUNTY, VIRGINIA, AS CORRECTED BY DEED BOOK 1137 AT PAGE 1404, AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA, AS INSTRUMENT NUMBER 20020004282.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee, shall be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a \$50 cancellation fee from the Mortgagee, the Mortgagee or the Trustee's attorney. A form copy of the Trustee's Memorandum of Foreclosure Sale and contract to purchase real property is available for viewing at www.bww-ls.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation.

Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd., Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com, VA-358049-1.

Feb 12,19, 2025
0012482388

TRUSTEE'S SALE OF
8900 OLD MEADOW WAY
SPOTSYLVANIA, VA 22551

In execution of a certain Deed of Trust dated June 24, 2004, in the original principal amount of \$30,130.00 recorded in the Clerk's Office, Circuit Court for Spotsylvania County, Virginia as Instrument No. 200400015802. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Spotsylvania County, 9107 Judicial Center Lane, Spotsylvania, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **March 20, 2025, at 12:15 PM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO LYING, BEING AND SITUATE IN CHANCELLOR MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, known as Parcel No. 45, SECTION 7, STAFFORD LAKES VILLAGE, AS THE SAME APPEARS TO BE PLATTED AND RECORDED AS INSTRUMENT NO. 040024150, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee, shall be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a \$50 cancellation fee from the Mortgagee, the Mortgagee or the Trustee's attorney. A form copy of the Trustee's Memorandum of Foreclosure Sale and contract to purchase real property is available for viewing at www.bww-ls.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation.

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Feb 12,19, 2025
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WELL-BEING

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PHOTOS BY LISA CORSON FOR THE WASHINGTON POST

A legacy of love and meatballs

Gus Constantellis made his Greek mom a TikTok star. When she died, he kept cooking.

BY KRISTEN HARTKE
Special to The Washington Post

It all started on TikTok in late 2020, when stand-up comedian Gus Constantellis donned a blond pageboy wig and a heavy accent to demonstrate how a Greek mom makes tzatziki, the garlicky cucumber-and-yogurt sauce that is a staple accompaniment in traditional Mediterranean meals.

Soon enough, he put his real Greek mom, Julia, in front of the camera, too. In a 2021 video, Julia leans wearily against her kitchen stove, smoking a cigarette down to the filter. He asks her in Greek about what foods she'd made for Christmas, then translates her response: "I made a cheese pie, a lamb roast, a stuffed turkey ... carbonara, salads, tzatziki, tirokafteri, fresh bread, desserts. What didn't I make?" Yet, even as she looks exhausted, she turns to the camera and says with a shrug, "That's how it is, my child. Should you leave hungry?"

The video garnered hundreds of comments from Gus's 240,000 followers, many identifying as the children or grandchildren of immigrants who found a comforting — and comical —



Gus Constantellis, a stand-up comic, makes his mother Julia's keftedakia recipe in his father's kitchen in Brooklyn. Julia, a Greek immigrant, starred in many of his online videos.

familiarity in Julia's demeanor: gruff but caring, cynical but supportive, unhealthy in her own behaviors but demanding better from others. Growing up in poverty in a rural village in western Greece as the youngest of seven, Julia had learned to cook for a crowd from a young age, and continued to cook that way the rest of her life, raising a brood of three boys alongside her husband, John, in Brooklyn.

Gus, now 32, found comic inspiration growing up as a first-generation American, creating a Greek Mom character for videos such as "If Greek Mom Was A Disney Princess" and "Greek Moms When They Visit." The TikToks quickly gained traction during the first year of the pandemic, but including his real-life muse was a game changer.

"At first, she thought he was making fun," says John, Gus's father, who fell in love with Julia when they were teenagers working in a clothing factory in Athens in the 1970s, "but it wasn't true. The last couple of years she really got into

SEE GREEK COMIC ON E6

RECIPE
Keftedakia (Greek-Style Meatballs) E6

12 wines under \$25 to enjoy all winter long

BY MAGGIE HOFFMAN

When you're grabbing a bottle of wine at the last minute, you go wherever is convenient, chucking something in the grocery cart or stopping along the way at a shop where the selection may be so-so. Even if the wine is cheap, you know you could do better for the money.

Having a little stash of wine at home is about being prepared; it's like having a well-stocked closet. You don't wait until the day it's

really cold to buy just any sweater. Make the trip to a good wine shop worthwhile by planning a few wines ahead: Choose a bottle or two for an upcoming dinner party, and one for the night your neighbors have invited you over, and a few options for opening on Friday, so there's something that'll go well with whatever you end up cooking. Many stores offer a discount if you buy a case of 12 bottles, and some even give you a deal for purchasing six.

SEE WINE ON E5

32 minutes for an 'optimal' boiled egg? We tried it.

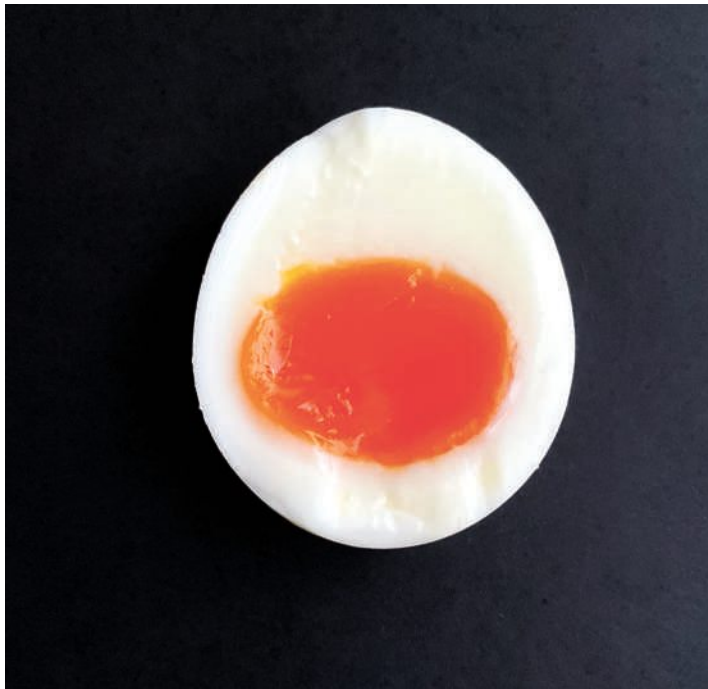
A novel method touted by Italian scientists turned out to be kind of a mess

BY EMILY HEIL

Many people say that "good" art is subjective, and I'd say the same goes for the "perfect" egg. One woman's deliciously jammy center is another's way-too-runny nightmare.

And you can order or make eggs in a dizzying array of styles, from over easy to hard-boiled. Of course, any discussion of eggs these days has to start by acknowledging that, yes, they are crazy expensive right now, because of the avian flu knocking out chicken flocks and pinching supply. So when you do eat them, shouldn't they be just how you like them?

When Italian scientists last week published a paper claiming to have found a novel method for achieving an "optimal" boiled egg, we took note. The researchers claim to have cracked the problem they say has held back egg cookery — namely, that the yolk and whites should be cooked to different temperatures. Their tech-



ERNESTO DI MAIO/DEPARTMENT OF CHEMICAL ENGINEERING, MATERIALS AND PRODUCTION OF THE UNIVERSITY OF NAPLES FEDERICO II

The perfect boiled egg, according to a group of scientists, who wrote a paper about their "periodic cooking" technique.

nique, they say, pulls off this feat. They claim that the results are superior to the two existing methods for achieving a pillowy boiled egg: soft-boiling and sous vide (the latter of which involves the use of an appliance that circulates water and maintains an even temperature, cooking the eggs for an hour or more at a low temperature). The whites, or albumen, of sous vide eggs are often too runny because the proteins don't firm up at lower temperatures, said Ernesto Di Maio, a scientist at the University of Naples Federico II, who oversaw the project. The shorter cooking times for soft-boiled eggs, on the other hand, do not allow the yolks to reach a high-enough temperature, while the albumen does. "The insides are runny," said Di Maio, whose research is typically focused on plastic foams and layering structures. "Too liquid."

The scientists' method also yields eggs that are higher in polyphenols, antioxidants thought to

SEE PERFECT EGG ON E3

UNEARTHED

Why are lots of ultra-processed foods bad for your health? Hint: It's not the processing. E4

MORE AT WASHINGTONPOST.COM

Vegan Spanish Tortilla E2

Honey Mustard Chicken With Cauliflower Rice E2

Deconstructed Wonton Soup E3

Chat At noon: wapo.st/chats

You have to break a lot of eggs to make a Spanish tortilla. Or do you?



Joe Yonan
WEEKNIGHT
VEGETARIAN

The first time I traveled to Spain, on a glorious two-week trip with my sister almost two decades ago, I followed an omnivorous diet, which was helpful in the land of jamón Ibérico and gambas al ajillo. The second time, I was vegetarian, so the menu was shorter — but still plenty satisfying: I enjoyed my fill of vegetable paella, escalivada, pan con tomate (sin anchoas, por favor) and, most ubiquitous of all, tortilla española.

The latter dish, an icon of Spanish cuisine, is little more than eggs, potatoes, onions (sometimes), olive oil and salt: a thick omelet often cut into wedges and served at room temperature. It's a marvel of simplicity, luxurious in texture from the generous amounts of olive oil and an ode to the nation's love affair with the egg. Once you get the technique down, it's fun to make at home, too.

As my diet has turned closer and closer to vegan, though, I started to wonder: Could I make a Spanish tortilla without the eggs? The question took on added relevance in recent months, as egg prices have skyrocketed and I started to think that vegans wouldn't be the only cooks who might be interested in substitutes.

I'm not the first person to try, as I discovered with a quick Google search. But when I tested some of those recipes, something was missing: that luscious texture. One reason was obvious: Plenty of vegan takes on the dish seem to also be trying to make it with less olive oil, an ingredient I now think might be as crucial to the dish as the eggs, if not more so. Many of them also used a generous amount of chickpea flour, something I had employed as an egg stand-in before, but even when blending it with tofu the result was drier than the custardy standard I dreamed of.

I played with the proportions in test after test until the chickpea flour was gone altogether, but firm tofu on its own still didn't do the trick.



TOM MCCORKLE FOR THE WASHINGTON POST; FOOD STYLING BY GINA NISTICO FOR THE WASHINGTON POST

Finally, I realized that I already had the answer in another recipe I had developed for my latest cookbook. In it, my soft scramble relies on a puree of firm and silken tofu to produce something with the qualities of each. With some cornstarch for extra thickening, baking powder for lift, turmeric for color and kala namak (black salt) for that sulfurous eggy flavor, I was in business.

Oh, and plenty of olive oil. I stuck to at least the start of the traditional method I learned

from José Andrés's cookbook "Tapas" and other sources. I poached potato slices in a gently bubbling oil bath, drained them, then cooked onions in the same small, nonstick skillet. After stirring the tofu mixture into the still-oil-slicked potatoes and onions, I returned it all to the skillet, then deviated (again) from tradition. In earlier testing, the mixture had been too delicate to flip until it was fully cooked, so into the oven it went, baking like a frittata.

Once it was done, I flipped it

onto a plate, let it rest for a few minutes, then cut inside, where the potatoes and onions were bound by the eggy filling and the texture was, dare I say, luxurious. Later, it passed another test: This vegan tortilla was just as good, if not better, at room temperature.

I'm not claiming this would quite pass muster in, say, the tapas bars of San Sebastián — those Spaniards are tough critics! — but in my kitchen, where I want to pay respect to one of my favorite cuisines while using an alternative to eggs, it hit the spot.

Vegan Spanish Tortilla

4 to 8 servings (makes one 8-inch tortilla)

This vegan version of a classic Spanish potato tortilla uses two types of tofu instead of eggs for creamy texture, plus kala namak (black salt) for eggy flavor. Resist the urge to skimp on the olive oil: It is a big part of what makes this beloved dish so distinctively silky. Serve as a main course with a salad or soup, or as an appetizer (or tapa, of course).

Storage: Refrigerate for up to 4 days.

Where to buy: Kala namak (black salt) can be found in Indian markets, natural foods stores, well-stocked supermarkets and online.

Active time: 45 mins; **Total time:** 1 hour 15 mins
From Food and Dining editor Joe Yonan.

Ingredients

- 1 cup olive oil, plus more as needed
- 8 ounces Yukon Gold potatoes, scrubbed and thinly sliced
- 1 small yellow onion (5 ounces), sliced
- ½ teaspoon fine salt, divided
- One (14-ounce) package firm tofu, drained
- One (12-ounce) package silken tofu, drained (see Notes)
- 2 tablespoons cornstarch
- ½ teaspoon baking powder
- ½ teaspoon ground turmeric
- ½ teaspoon kala namak (black salt), plus more for serving

Steps

- Position a rack in the middle of the oven and preheat to 400 degrees.
- In an 8-inch ovenproof nonstick skillet over medium-high heat, heat the oil until it reaches 275 degrees on an instant-read thermometer. Add the potatoes, plus more oil as needed to ensure the potatoes are submerged. (The oil is at a much lower temperature than for frying so it poaches, rather than fries, the potatoes.) Cook, without stirring, until the potatoes are very soft, 6 to 8 minutes.
- Drain the potatoes using a fine-mesh strainer set over a bowl; reserve the oil. Transfer the potatoes to a large bowl.
- Return the skillet to medium-high heat. Add 1 tablespoon of the reserved oil and heat until shimmering. Add the onion and cook, stirring frequently, until soft and lightly browned, 8 to 10 minutes. Transfer the onion to the bowl with the potatoes. Add ¼ teaspoon of the salt and gently fold and toss to combine, being careful not to break up the potatoes too much.
- In a blender, combine the firm and silken tofu, cornstarch, bak-

ing powder, turmeric, kala namak, the remaining ¼ teaspoon of salt and 1 tablespoon of the reserved oil. Puree until smooth, then transfer to the bowl with the onions and potatoes, and gently fold to combine.

- Return the skillet to medium heat. Add 2 tablespoons of the reserved oil and heat until shimmering. (Save the rest of the oil for another use.) Transfer the skillet to a small sheet pan. Pour in the tofu mixture with the potatoes and onions (it will be very full; that's okay) and transfer to the oven. Bake for 25 to 30 minutes, or until a skewer inserted into the center comes out clean.
- Let the tortilla cool slightly in the pan. Set a large plate, serving side down, over the skillet and, gripping both tightly with oven mitts to ensure the plate doesn't slide, quickly and decisively invert the tortilla onto the plate. Sprinkle lightly with more kala namak. Cut into eight wedges, and serve warm or at room temperature.

Substitutions

- Yukon Gold potatoes >> red potatoes.
- Kala namak >> If you don't mind losing a little eggy flavor, omit.
- Cornstarch >> potato starch.
- **Notes:** Look for shelf-stable silken tofu, which comes in 12-ounce aseptic packages, to have just the right amount for this recipe. You can also use water-packed, refrigerated silken tofu, which comes in 14-ounce packages, but you'll need to weigh out 12 ounces and reserve the small amount left for another use (such as in a smoothie).

Nutrition | Per serving (1 wedge), based on 8: 167 calories, 8g carbohydrates, 0mg cholesterol, 12g fat, 1g fiber, 7g protein, 2g saturated fat, 306mg sodium, 0g sugar

Recipe tested by Joe Yonan and Kara Elder; email questions to food@washpost.com

Sweet oranges bring brightness to winter days — and this chicken dinner



Ellie Krieger
NOURISH

Every year when the midwinter doldrums loom, the array of oranges at the market gives me the lift I need. The fruits' juicy tang and varieties that belie the name — red blood oranges,

as well as pink Cara Cara and orange navels — bring a welcomed burst of sunshine to the day, not to mention a fortifying measure of vitamin C.

Yes, oranges are ideal for snacking, especially the easy-peel mandarins, but they also perk up

savory dishes.

In this weeknight-friendly dinner, orange segments and zest brighten a pilaf-like dish of cauliflower rice served with honey-mustard roasted chicken thighs. You can rice cauliflower yourself using a food processor or box grater, but buying it already riced makes prep especially quick and easy.

Just add the riced vegetable to a skillet with sautéed onion seasoned with earthy ground cumin and coriander, and cook it until it is tender but with a little crunch. Then toss in chopped, roasted pistachios, or any nut you like; a handful of parsley (cilantro

would be nice, too); and bite-size pieces of orange segments and finely grated orange zest. I like to use two different types of oranges for a spectrum of flavor and hue — any combination of varieties — but two of the same type will work, as well.

Served with the sweet-and-tangy honey-mustard roasted chicken thighs, it's a healthful dinner brimming with crunch, juiciness and color that's sure to be a bright spot on a winter day.

Krieger is a registered dietitian nutritionist, cookbook author, and cooking show and podcast host. Learn more at elliekrieger.com.

Honey Mustard Chicken With Cauliflower Rice

4 servings

Storage: Refrigerate for up to 4 days.

Where to buy: Fresh riced cauliflower can be found in the produce section of well-stocked supermarkets and natural food stores.

Total time: 45 mins
From cookbook author and registered dietitian nutritionist Ellie Krieger.

Ingredients

- 3 tablespoons plus 1 teaspoon olive oil, divided
- 2 tablespoons Dijon mustard
- 1 tablespoon honey
- 1 large garlic clove, minced or finely grated
- ½ teaspoon freshly ground black pepper, divided
- 1½ pounds boneless, skinless chicken thighs (4 to 6 thighs)
- 2 navel or Cara Cara oranges (or a mix)
- 1 small yellow onion (5 ounces), diced
- ¾ teaspoon ground coriander
- ½ teaspoon ground cumin
- 6 cups (1½ pounds) fresh riced cauliflower (do not use frozen; see Where to buy and Notes)
- ½ teaspoon fine salt
- ½ cup roasted, unsalted pistachios, coarsely chopped
- ¼ cup chopped fresh flat-leaf parsley, plus more for serving

Steps

- Position a rack in the top third of the oven and preheat to 425 degrees.
- In a medium bowl, stir together 1 teaspoon of the oil, the mustard, honey, garlic and ¼ teaspoon of the pepper. Add the chicken and toss to coat evenly; let sit while the oven preheats.
- Add the chicken to a 9-by-13-by-2-inch baking dish, placing it on what would have been the skin side down, and transfer to the oven for about 20 minutes, or until the chicken is cooked through and registers 165 degrees on an instant-read thermometer when inserted in the center of a thigh.
- Meanwhile, finely zest one of the oranges to get 1 teaspoon of zest. Trim the tops and bottoms off each orange, then set an orange on one of its cut ends and use a sharp paring knife to slice down along the curve of



TOM MCCORKLE FOR THE WASHINGTON POST; FOOD STYLING BY GINA NISTICO FOR THE WASHINGTON POST

the fruit to remove the remaining peel and pith. Repeat with the other orange. Working with one orange at a time, use the knife to separate each orange segment from its membrane over a bowl to catch the segments and juices. Use a slotted spoon to transfer the orange segments to a cutting board and cut into ½-inch pieces. Save the juice for another use, or drink it.

- In a large (12-inch) nonstick skillet over medium heat, heat the remaining 3 tablespoons of oil until shimmering. Add the onion and cook, stirring occasionally, until softened, about 3 minutes. Add the coriander and cumin, and cook, stirring, until aromatic, about 30 seconds. Add the riced cauliflower, salt and the remaining ¼ teaspoon of pepper, and cook, stirring frequently, until the cauliflower is tender but still has a little crunch, about 5 minutes. Remove from the heat and stir in the pistachios, parsley, and orange segments and zest until combined.
- When the chicken is done, remove from the oven and carefully swish it around in the baking dish. Use a metal spatu-

la or two forks to flip the chicken over, so each side gets coated in the caramelized juices.

- Divide the riced cauliflower and chicken among individual plates, garnish with more parsley, and serve right away.

Substitutions

- Not a fan of cauliflower rice? >> Use regular cooked rice or other whole grain.
- Dijon mustard >> any other mustard.
- Chicken, pork >> rotisserie chicken, thigh chops, or slabs of firm or extra-firm tofu, with an adjustment to the cooking time.
- Honey >> maple syrup or agave.
- Pistachios >> your favorite nuts or seeds.
- **Notes:** To make your own riced cauliflower, pulse a trimmed, medium head of cauliflower in batches in a food processor into rice-size pieces, or use the large holes of a box grater to grate cauliflower florets by hand.

Nutrition | Per serving (1 to 1½ pieces chicken and 1½ cups cauliflower rice): 476 calories, 27g carbohydrates, 160mg cholesterol, 23g fat, 8g fiber, 41g protein, 4g saturated fat, 660mg sodium, 17g sugar

Recipe tested by Olga Massov; email questions to food@washpost.com

FOOD

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G. Daniela Galarza
EAT
VORACIOUSLY

She is away. Her column will resume when she returns.

BRIAN IS FRED



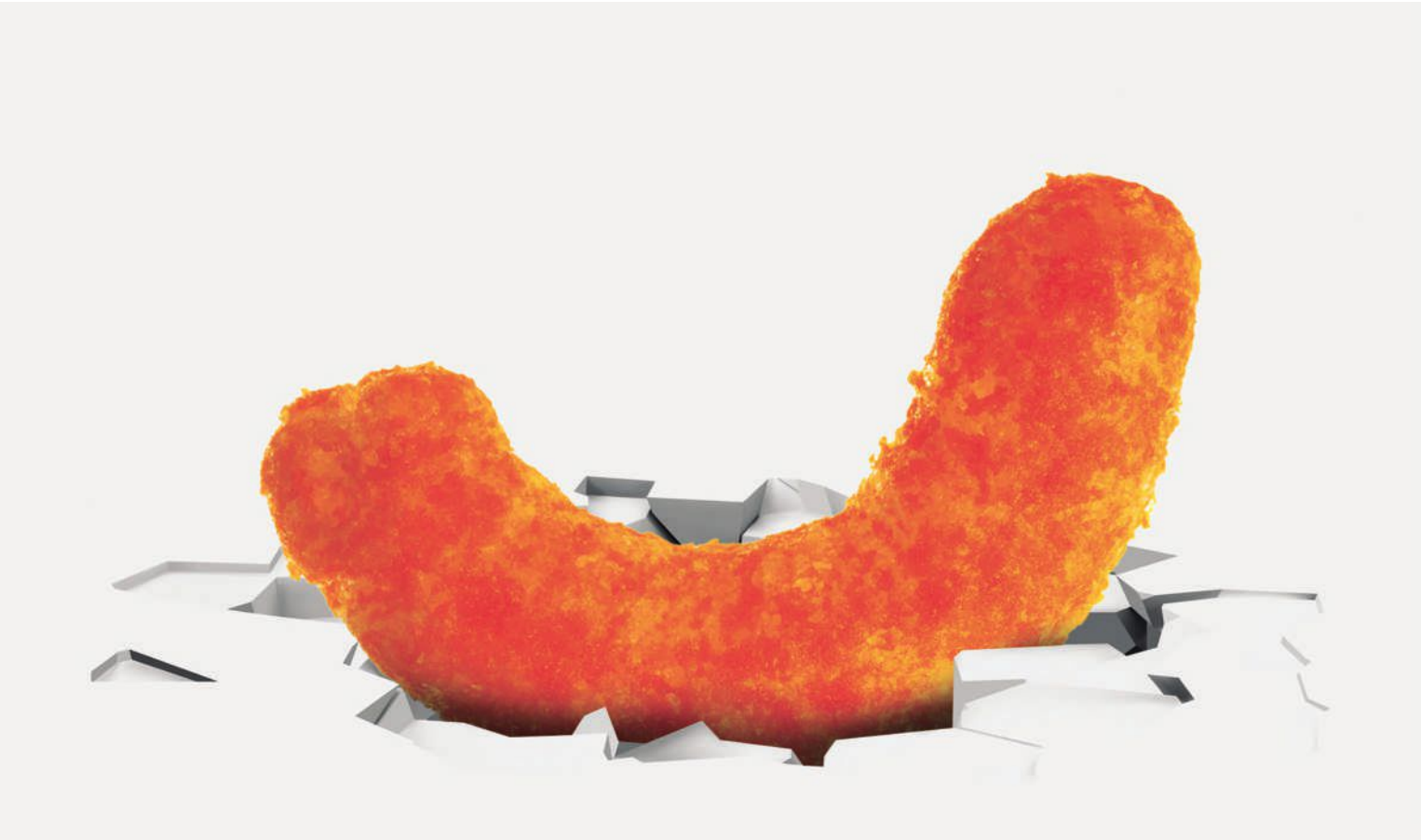
Brian Knipp has been in the residential remodeling and construction business for over 20 years. He is an EPA Certified Lead Safe Renovator, a Universal Design Certified Professional (UDCP) and a Certified Kitchen and Bath Remodeler (CKBR). Brian follows one simple rule: "My job is not complete until the client is 100% satisfied." Find out how all 35 of us at FRED are here to take on repairs and renovations **just the way you like it.**



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WASHINGTON POST ILLUSTRATION; ISTOCK

UNEARTHED

Stop worrying so much about processed foods

BY TAMAR HASPEL

Everyone's telling you to worry about how processed your food is. I'm telling you not to.

It's not because processed foods are good for you! They're not, mostly. But the processing isn't the reason, and if you're scanning ingredient lists to find the ice cream that doesn't have cellulose gum, you've lost the thread.

I think we need to pay attention to what actually makes ultra-processed food bad for you. If you come here often, you know I've been shouting this from the rooftops, but now we have a brand-spanking-new data point that adds to the evidence, so I'm going to shout some more.

The data comes from Kevin Hall, a scientist at the National Institutes of Health. If you follow this issue, you probably know him as the lead author of what is arguably the most important and influential processed-food study, which found that people given a diet of ultra-processed foods ate about 500 calories more per day than those fed a minimally processed diet.

I talked with Hall about it when the study came out in 2019, and asked him what he thought was driving the increased consumption. His No. 1 culprit: energy density.

Wait! Don't turn the page! I know energy density is wonky and boring, but it's one of the main drivers of obesity, and we need to care about it.

Energy density is a measure of how many calories are packed into a certain weight or volume of food. The more calories are in each bite, the more calories you're likely to consume overall. Foods that have a lot of bulk for the calories they deliver can satiate better and lead to lower consumption.

Ultra-processed foods are typically more energy-dense, and the diet in Hall's experiment was no exception. But the study wasn't designed to figure out why people ate more, and Hall emphasized that pointing the finger at energy density was speculation.

Now, though, he's partway through an experiment that *is* designed to figure that out, and it looks like he might have been right all along.

It also means — whew! — that I have been right all along.

Like the original study, the new one pits an ultra-processed diet against a minimally processed one, but this time, the two diets are matched for energy density and hyperpalatability (a prescribed combination of salt, sugar and fat that's supposed to be a proxy for deliciousness).

And guess what? Once you match the diets for those two items, people eat about the same number of calories. Reducing hyperpalatability alone (in a third diet) didn't reduce consumption much. This certainly suggests that energy density is what drives overeating — but doesn't prove it. Hall told me that, because they didn't include a diet that was low in energy density but high in hyperpalatability, they can't rule out a synergistic effect.

This new result jibes with decades of work demonstrating how effectively energy density drives overeating. Penn State's Barbara Rolls, who has probably done more work on this issue than any other scientist, co-authored her first paper on it in 1998. Over and over, study after study found that the more calories are packed into a bite of food, the more calories people eat. The results are consistent, Rolls told me, and the effect is larger than that of other kinds of differences among foods (looking at you, macronutrient ratio!).

For some reason, it's a lot harder to get people interested in energy density than, say, gut bacteria or insulin excursions. This is a prosaic metric, mostly driven by water, fiber and air, which decrease energy density (by either weight or volume), and fat, which increases it. There was a slew of research on energy density in the '90s and '00s, but then it fell out of favor.

"The thing about doing studies on energy density is that they're kind of boring," Rolls said. "You know it's going to have an effect." But the focus has changed, and "it's the food, stupid" studies don't attract funding. If you want to get a research grant, Rolls said, "you have to follow people over a year, you have to do MRIs." Or test for glucose excursions and microbiome changes.

I asked Rolls if she felt vindicated. "I think we knew it was going to turn out this way," she said. Hall also suspected that energy density was a prime

culprit after his first study. Anyone in this space is familiar with this old-school metric and its importance.

Energy density, which can drive obesity, isn't the only problem with processed foods. Low levels of nutrients combined with high levels of sugar and salt (also saturated fat, but let's not have that fight again) can have health consequences unrelated to obesity. But, like energy density, we've known about the problems of nutrients, sugar and salt for a long time.

Why are we looking at the level of processing — a reasonable but imperfect proxy for badness — rather than the things that cause the actual badness, which are staring us in the face?

And a related question: If processed foods are mostly bad, what's the harm in focusing on those foods and recommending that people eat fewer of them?

Because it gives people who are trying to eat better yet another reason to put their common sense on a shelf. When fat was the enemy, we got low-fat everything. When it was gluten, we got gluten-free baked goods. When it was high-fructose corn syrup, manufacturers switched to cane sugar.

And it worked. Because people, being human, are looking for a reason to buy the things they want to eat. Give me a reason to pay attention to the "cellulose gum" in fine print on the ingredient list, and I can ignore the "ice cream" in big letters on the front of the package. The brouhaha over processing is a distraction from the everyday ingredients — the "clean" ones, not the additives — that make foods unhealthful and easy to overeat. (My favorite example is Domino Golden Sugar. It's granulated sugar that's somewhere between white and brown, and the label says "Less Processed." And it is less processed than white sugar. But it's *sugar*.)

Hall expresses frustration about "strong opinions" on processed foods, in light of incomplete evidence. And he has an excellent point! We don't know everything we should about every additive, and we don't have many rigorous trials like Hall's that compare ultra-processed and minimally processed diets that are controlled for everything but processing. And this new study does find a difference in body composition; only the people on the minimally processed diet lost body fat. (Although that loss was less than a pound, and in Hall's 2019 study, the weight loss from the minimally processed diet came mostly from fat-free mass.)

I, nevertheless, have a strong opinion (in my defense, that's my job). We have overwhelming evidence about the features of processed food, and the food environment in general, that drive overeating of unhealthful food. And this tantalizing data point from Hall's new study is another piece of evidence that the straightforward, well-understood aspects of food are at the root of obesity. Energy density, this time around, but also portion size, convenience, low price and proximity.

Macronutrient ratios, hormones and microbiome changes don't have anything close to the same impact on overeating.

If you're trying to make better choices in our ridiculously obesogenic food environment, don't bother trying to figure out if something is ultra-processed. Instead, think about energy density. Rolls recommends a quick check of the nutrition facts label: "If a food has more grams than calories in a serving, it is relatively low in energy density," and vice versa.

If you cruise the supermarket aisles, you find that ultra-processed foods run the energy-density gamut. Sure, Doritos come in at 5.2 calories per gram, and hot dogs are 3.2. But Ragu tomato sauce is a mere 0.6, and Progresso Minestrone Soup is 0.5.

And that ice cream? A two-thirds-cup serving of Häagen-Dazs Vanilla Bean has 350 calories, but none of the additives you're supposed to avoid. Turkey Hill Original Vanilla, meanwhile, has the cellulose gum, mono- and diglycerides, and caramel color to make it ultra-processed, but a serving has less than half the calories of the "clean" ice cream. I'm perfectly capable of eating too much of either of them, but I'll definitely overeat less of the brand with half the calories.

But don't forget to consult your inner grandmother. Ask her what makes ice cream unhealthful, and I guarantee she's not gonna say "cellulose gum."

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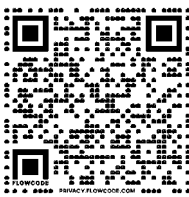


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On chilly nights, fill your glass with one of these hot buys

WINE FROM E1

Most wine shops will deliver a case to you if you live close enough — but an in-person conversation with staff at a well-curated store can help you zero in on the right selections based on what you’ve enjoyed before. (Get in the habit of taking photos when you love something, lest you show up like the character in Kaamran Hafeez’s New Yorker cartoon, asking for a wine you don’t remember by name that “had a taste that [you] liked.”)

Or share this list as a starting point. Here you’ll find 12 exceptionally tasty wines — all but one in 750-milliliter bottles — to get you through the rest of winter. While exact prices, as well as availability, vary from store to store and state to state, each of these bottles offers tremendous value for under \$25. Stock up now, and you’ll have a luscious white wine that’ll make seared scallops taste even better, a glass of bubbles to pour on a special occasion, and a new favorite earthy red to serve with a mountain of creamy mushroom pasta (or a juicy lamb chop) after another long winter week.

Mongarda Glera IGT Colli Trevigiani Col Fondo 2023
Veneto, Italy, \$21

If you’ve only had prosecco that’s sweet and fruity, get ready for an entirely different experience. This crisp fizz — which is slightly cloudy because it undergoes a secondary fermentation in the bottle rather than in a tank — is a fresh accompaniment for crudo, vegetable tempura, crab cakes or clam linguine. The flavors are clean and bright; it’s more of a palate cleanser than a decadence-multiplier.

Yves Cuilleron Syrah Vignes d’à Côté IGP Collines Rhodaniennes 2023
Rhone, France, \$20
If you cracked black pepper into a fragrant blackberry-blueberry pie, you’d get a sense of this juicy syrah from the northern Rhone. The brambly fruit and five-spice flavors make it a nice match for pretty much any preparation of lamb — or the roasted delights hanging in the window at your favorite local Cantonese spot.

Bernard Baudry Chinon “Les Granges” 2023
Loire, France, \$24
This young-vine Loire wine from a celebrated producer is an old standby that you can count on to delight. It’s at once peppery and silky, tasting of crushed blackberry and leather, with plenty of brightness. The wine’s herbal character wants olives, cheese and charcute-



WASHINGTON POST ILLUSTRATION/ISTOCK

rie, and then any meat you can get a good seared crust on. If it goes with rosemary, it goes with this chinon. While early-picked cabernet franc can display strong green bell pepper flavors, here it’s minimal and beautifully integrated, a subtle benefit rather than a bug.

Skull Wines Skull Red Wine 2021
California, \$21

This red from sommelier-turned-winemaker Patrick Capiello of Monte Rio Cellars and celebrated California Syrah producer Pax Mahle is, quite honestly, a steal. Made with organically farmed zinfandel and syrah, along with a few other grapes (including mission, the first European vinifera variety planted in what is now the United States and once California’s most-planted wine grape), it’s juicy and earthy, but not jammy or overblown. The fresh flavors make it ideal for drinking with burgers or cheesesteaks — or with grilled or roast chicken.

Viñátigo Listán Negro 2023
Tenerife, Canary Islands, Spain, \$24

Wine geeks seek out extreme growing sites, like the volcanic soils of the Canary Islands off the coast of Morocco. Steep vineyards here never suffered from phyllox-

era, the root louse that devastated the wine industry in the late 19th century. So this wine is sourced from remarkable organically farmed vines that are more than 100 years old — and ungrafted, growing on their own roots. Each sip is awash with tar and leather, supple red fruit, and the tang of tamarind. It’s elegant but also feels elemental. This wine calls out for wild mushrooms: on pepper-crusted duck or lamb or in a lasagna.

Carlos Raposo Impecável Dão Tinto 2022

Dão, Portugal, \$20
Touriga nacional is known for its use in port, but it makes beautifully fragrant red wines as well, especially here in the Dão, one of Portugal’s more temperate regions. Farmed with organic and biodynamic methods, and fermented and aged in stainless steel, this wine marries flavors of cranberry and black tea with subtle floral aromatics. There’s significant acidity here, ready to cut through a strip steak — or partner with homemade pizza with mushrooms and a scattering of smoked mozzarella.

Anne Collard VdF Rouge “Rock, Paper, Scissors” NV
Rhone, France, \$17

There may be no better winter wine experience than gathering with friends around a firepit, chilling bottles in a snowdrift. And this is the wine I’d bring if you invited me to join you. Made with mostly grenache and a splash of syrah (plus a tiny bit of mourvèdre), this fresh-tasting red wine is best with a full chill. It’s equal parts juicy and mineral, like a charred cherry.

Mary Taylor / Sophie Siadou Valençay 2022
Loire, France, \$20

There was a time when you could get an entry-level red burgundy at this price point, and then a time when the best of beaujolais was still under-the-radar enough to feel like you were getting away with something. But prices for pinot noir and gamay have climbed. This is a great alternative, pairing those two grapes with cõt — called malbec outside France — in a food-friendly wine from a region that’s better known for its cheese. (That may be why it’s such a good price.) Nothing shouts here; there’s chalky minerality and tomato leaf framing dusty plums, and it gets

more savory as it sits open. Pop it in the fridge for a few minutes before serving alongside a cheese plate, or splash some in your glass when you’re eating a pork chop, spaghetti Bolognese or eggplant parmesan.

Descendientes de J. Palacios Petalos Bierzo 2022
Bierzo, Spain, \$21

Alvaro Palacios has championed the cause of old-vine mencia from Bierzo in northwestern Spain; this entry-level bottling, which mixes in 10 percent white-wine grapes, gives you a taste of how serious (and delicious) mencia can be. This wine is earthy and deep, as if crumbled rocks and fresh thyme leaves are hidden among the dark fruit. Pop one open when you’re making a pork roast with root vegetables, or a duck ragu.

Le Rocher des Violettes Chenin Blanc 2023
Loire, France, \$24

In winter, I’m often looking for white wines with a bit of richness, like this chenin blanc made by Xavier Weisskopf. It has all the

creamy texture of ripe pears, offset by acidity as bright as a squeeze of lime. This is your wine for lobster, seared scallops or a bubbling pot of fondue — but it also fits right into a quick weeknight dinner of shrimp scampi.

Tiberio Trebbiano d’Abruzzo 2023

Tuscany, Italy, \$22
Each sip of this white wine gives an intense blast of flavor: tart apple and tangy, not-quite-ripe apricot, crisp fennel and white blossoms. While you may have had commonly planted (and sometimes bland) trebbiano toscano before, this rarer variety is something special — all the more so when the vines, like these, average 69 years old. It’ll wake up a plate of pasta primavera and taste incredible with buttery, panko-crusted halibut.

Famille du Vin / Château de Bérú Chablis
Burgundy, France, \$10

When you’re on your own for a sushi dinner, or you want to sip a little white wine with a salad before switching to red, it can be nice to have options that are smaller than a 750-milliliter bottle. Famille du Vins is a new sustainability-focused collaboration between Paloma Brey and natural-wine importer Zev Rovine featuring a few different naturally minded winemakers in 200-milliliter cans. This zingy, lean, unoaked chardonnay gets your mouth watering. Think limestone and lime zest, with a green note that brings to mind those tiny snowdrops that dare to blossom before winter’s really over. It’s tightly wound and needs a minute or two to relax in the glass; get it out of the fridge and pour it a few minutes before you sit down. One sip will get you scheming about how you’ll take the next can on a hike or picnic as soon as the weather warms.

Maggie Hoffman is the host of “The Dinner Plan” podcast and writes two free newsletters on Substack: “The Dinner Plan” and “What to Drink.” She’s covered wine, beer and cocktails since 2010 and is the author of “Batch Cocktails” and “The One-Bottle Cocktail” (Ten Speed Press).

Prices are approximate. For availability, check Wine.com, Wine-searcher.com and the websites and social media feeds of the wineries, importers, distributors, and your favorite local wine store. You can also ask your local retailer to order wines from the distributors listed.



PHOTOS BY MAGGIE HOFFMAN

Top row, from left: Mongarda Glera IGT Colli Trevigiani Col Fondo 2023; Yves Cuilleron Syrah Vignes d’à Côté IGP Collines Rhodaniennes 2023; Bernard Baudry Chinon “Les Granges” 2023
Second row, from left: Skull Wines Skull Red Wine 2021; Viñátigo Listán Negro 2023; Carlos Raposo Impecável Dão Tinto 2022
Third row, from left: Anne Collard VdF Rouge “Rock, Paper, Scissors” NV; Mary Taylor / Sophie Siadou Valençay 2022; Descendientes de J. Palacios Petalos Bierzo 2022
Bottom row, from left: Le Rocher des Violettes Chenin Blanc 2023; Tiberio Trebbiano d’Abruzzo 2023; Famille du Vin / Château de Bérú Chablis

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A Greek mom’s recipes live on

GREEK COMIC FROM E1

it, and people even started to recognize her and would ask if they could take a picture with her.”

Adds Gus: “She realized that she could say what she wanted to say, and I think that was freeing.” After 39 years of living in the United States — the last four as a naturalized citizen — and without ever knowing how to speak English, she had found a way to communicate and connect on her own terms.

The videos often focused on Julia’s exceptional cooking skills, as she deftly prepared such classic Greek dishes as koulourakia (butter cookies) and spanakorizo (spinach rice), but it was her natural comic timing and blunt delivery, coupled with Gus’s translation and infectious off-camera giggles, that drew an audience. “She started to really fine-tune her jokes. There was never a second take with her,” Gus says. “She was a one-take wonder, and there was a magic to that.” He suggested that they work on a cookbook together; she was enthusiastic about the idea, and maybe even touched that the recipes that she had fed her family, day in and day out, since her girlhood in Kapeleto, had enough value to be recorded and shared with a wider audience.

Gus had begun learning some of his mother’s recipes soon after moving to Los Angeles in 2014 to work as a television writer. “There wasn’t a large Greek community out there,” says Gus, “and I did really miss her cooking. So I’d call her to get her recipes, and it was always really funny because she’d say things like, ‘You know that coffee cup I have, the one with that picture on it? That’s how much flour you need.’ So I was always trying to figure out how to measure ingredients, and it was a lot of trial and error.”

After returning to New York in 2018 to pursue a full-time career in stand-up, Gus had more opportunities to learn Julia’s kitchen wisdom in person, adding to his own skills — something that was clearly important to her, as she often asserted in her son’s videos that he and his brothers needed to learn her recipes before she died. It was gallows humor, to be sure, yet utterly familiar to anyone who has grown up as part of an immigrant diaspora. As someone commented on one of the videos, “It’s not a Greek mom recipe if she doesn’t remind you of human mortality.”

The reality hit sooner than expected when Julia suffered a stroke due to a brain aneurysm and went into a coma during a family vacation in Greece in August 2023; Gus had been with his parents in Crete a few days earlier and was scheduled to meet up with them in Athens for the flight back to the United States.

Four days later, at age 65, she was gone. And four days after that, in a video that racked up more than 1 million views, Gus stood in his kitchen making keftedakia, the meatballs that were a Constantellis family favorite. There’s a rawness to his introduction to the video, as he looks into the camera and says, “So, my mom died four days ago, but, yesterday, the supermarket ran out of frozen meatballs, and I realized” — as he emphasizes each following word — “my mom taught me how to make meatballs.” During the video, he talks about the cookbook that he had imagined writing with his mom



PHOTOS BY LISA CORSON FOR THE WASHINGTON POST



and jokes about how she would critique his keftedakia efforts in the afterlife.

A few months later, in December 2023, Gus took to social media again, this time to create a channel on Instagram called

“Greek Mom Cookbook,” looking to crowdsource help in decoding his mother’s sparsely written directions for such recipes as tsoureki, a traditional braided Easter bread; and soutzoukakia, cumin-spiced oblong meatballs

baked in tomato sauce.

“I had 7,000 followers in two hours,” he says, with the channel eventually numbering more than 10,000 subscribers. “I wanted to do this book while she was still alive; I thought we would have a

“I wanted to do this book while she was still alive; I thought we would have a YouTube channel where we’d be cooking the recipes and we’d have a book tour together.”

Gus Constantellis, on his cookbook plans

FROM TOP: Gus Constantellis and his father, John, eat keftedakia in John’s kitchen in Brooklyn. Forming the meatballs; the recipe came from Gus’s mother, Julia, regarded as the family’s best cook.

Keftedakia (Greek-Style Meatballs)

4 to 6 servings (makes about 24 meatballs)

These keftedakia, or Greek meatballs, make an irresistible main course or appetizer. In addition to the traditional ingredients, the recipe from stand-up comedian Gus Constantellis, who adapted it from his late mother, surprises with the brightness of vinegar, which helps to cut through the richness of the meat. Mint, in addition to parsley, infuses the meatballs with a refreshing, woody note. Frying these meatballs is the classic preparation, but you can also bake or air fry them, too; see Variations.

Serve with pita, rice pilaf or orzo, along with tzatziki, if you like, or a Greek salad.

Storage: Refrigerate for up to 3 days; gently reheat in a skillet over medium heat until warmed through.

Total time: 45 mins

From comedian Gus Constantellis.

Ingredients

- 1 pound ground beef, preferably 80 percent lean
- 1 medium yellow onion (8 ounces), grated or pulsed in a food processor
- 4 garlic cloves, minced or finely grated
- 1 large egg, lightly beaten
- ½ cup plain breadcrumbs or panko
- ½ cup chopped fresh flat-leaf parsley leaves and tender stems
- ¼ cup chopped fresh mint leaves
- 1 tablespoon distilled white vinegar
- 1 tablespoon milk (any kind)

- 1 teaspoon fine salt
- 1 teaspoon freshly ground black pepper
- neutral oil, such as canola or avocado, for frying
- ⅔ cup all-purpose flour, plus more as needed
- 1 lemon, cut into wedges

Steps

- In a large bowl, combine the beef, onion, garlic, egg, breadcrumbs, parsley, mint, vinegar, milk, salt and pepper, and gently mix to combine. Do not overmix, or the meatballs will be tough. Set a large plate nearby.
- Set a large (12- to 14-inch) skillet with 3-inch sides over medium heat, add enough oil to come halfway up the sides, and heat until the oil registers 375 degrees on an instant-read thermometer.
- While the oil is heating up, use a 1-tablespoon measuring spoon to measure out the mixture into

roughly 2-tablespoon portions (about 1 ounce each), and shape each into a ball. (You may want to set a bowl of water near your workspace and periodically dip your hands in it to prevent the meatball mixture from sticking to them.) Transfer the shaped meatballs to the prepared plate.

- Set a wire rack over a large sheet pan. Place the flour in a small bowl and, working with one meatball at a time, lightly roll each meatball in the flour, shaking off excess. Return the coated meatball to the same plate. (As you work, you may need to add more flour.)

- When the oil is ready, working in batches to avoid overcrowding, carefully slide the meatballs into the hot oil and fry until browned all over and cooked through, gently turning them to ensure even cooking, about 6 minutes total. (The meatballs should register 160 degrees on

an instant-read thermometer.)

- Transfer the cooked meatballs to the prepared wire rack and repeat with the remaining meatballs.
- Serve hot or warm, with lemon wedges, for squeezing over.

Substitutions

- Ground beef >> ground lamb, chicken or turkey (preferably dark meat), or plant-based ground meat alternatives.
- Fresh herbs >> Use dried, but about half the amount.
- Dislike mint? >> Use dill.
- Have just one of the herbs? >> Use that instead.
- **Variations:** If baking or air frying the meatballs, you do not need to roll them in the flour. To bake the meatballs: Position a rack in the middle of the oven and preheat to 425 degrees. Line a large sheet pan with foil and lightly grease it with a neutral oil, such as canola or vegetable.

(You can also skip the foil and just grease the sheet pan.) Arrange the meatballs, spacing them 1 to 2 inches apart. Bake for 15 to 18 minutes, or until the meatballs are uniformly browned and reach an internal temperature of 160 degrees on an instant-read thermometer. To air fry the meatballs: Preheat the air fryer on the air fry setting to 375 degrees. Working in batches to avoid overcrowding, air fry the meatballs for about 8 minutes, turning them over halfway through, or until generously browned and reach an internal temperature of 160 degrees on an instant-read thermometer.

Nutrition | Per serving (4 meatballs), based on 6: 325 calories, 16g carbohydrates, 85mg cholesterol, 21g fat, 1g fiber, 17g protein, 7g saturated fat, 508mg sodium, 3g sugar

Recipe tested by Olga Massov and Kristen Hartke; email questions to food@washpost.com