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Democracy Dies in Darkness

WEDNESDAY, APRIL 23, 2025 • \$4

Sweeping shake-up planned at State Dept.

Rubio's proposal would cut some programs but has no immediate layoffs

BY ADAM TAYLOR,
JOHN HUDSON,
DAN DIAMOND
AND HANNAH NATANSON

Secretary of State Marco Rubio on Tuesday unveiled a plan to significantly reorganize the State Department, saying the redesign would reverse “decades of bloat and bureaucracy” and seek to eradicate what he suggested was an ingrained “radical political ideology.”

The proposed shake-up of the United States' primary foreign policy institution coincides with the Trump administration's efforts to reorient the country on the world stage to align with the president's “America First” agenda while cutting costs and downsizing staff across the federal government.

The effort targets some human rights programs and others focused on war crimes and democracy, according to internal documents shared with The Washington Post. As part of the plan, senior officials would submit to department leadership a path to reduce U.S.-based staff by 15 percent, according to the documents, potentially affecting hundreds of jobs, though there would be no immediate layoffs.

SEE REORGANIZATION ON A7

EPA tumult: Over 450 justice and DEI staffers receive notices. **A3**

Minimal support for millionaire tax hikes

Handful of Trump allies backing concept see it as a way to recoup revenue

BY JEFF STEIN

President Donald Trump's inner circle is weighing whether the White House should back raising taxes on Americans earning more than \$1 million per year as part of the GOP's 2025 tax legislation, according to two administration officials and three other people briefed on the matter.

While the prospect of a tax hike has gotten a largely chilly reception among Republicans on Capitol Hill, Vice President JD Vance and budget director Russell Vought have expressed openness to the idea in internal administration deliberations and are viewed as supportive, said the people, who spoke on the condition of anonymity to describe private talks. Stephen K. Bannon, who served as the president's chief strategist during his first term, has been publicly urging Trump to endorse the plan in part as a way to defang Democratic attacks on the GOP as the party of the rich.

The concept, however, faces strenuous opposition, including from longtime allies of the president. Outside Trump advisers Newt Gingrich, Steve Moore and Larry Kudlow have come out

SEE TAX ON A4

High court considers parents' rights in education



JOHN MCDONNELL/FOR THE WASHINGTON POST

A member of the Rainbow Defense Coalition blows bubbles at a rally Tuesday outside the Supreme Court in support of LGBTQ-themed books in Montgomery County schools. The justices seemed open to arguments that requiring children to participate in talks on gender and sexuality conflicts with parents' religious rights. **Story, A3**

U.S. proposal would recognize Crimea as Russian

BY SIOBHÁN O'GRADY,
JOHN HUDSON
AND STEVE HENDRIX

KYIV — Ukrainian and European officials meeting in London on Wednesday will be faced with a fast-moving U.S. proposal to recognize Russia's illegal annexation of Crimea and freeze the war's front lines as part of a peace agreement, according to several people familiar with internal delibera-

Stance comes ahead of talks in London with Ukraine, European allies

tions.

Ukraine's allies are hoping to win security guarantees and reconstruction programs for the embattled country in exchange

for any such territorial concessions.

The U.S. proposals, presented to Ukraine in Paris last week, include having Washington formally recognize annexed Crimea as Russian territory and eventually lifting sanctions against Russia under a future accord, according to three people familiar with the matter. In exchange, Moscow would end hostilities in Ukraine at a time when Russia's military

enjoys battlefield momentum and sizable advantages in troop strength and weaponry.

Ukrainian President Volodymyr Zelensky told reporters Tuesday that Ukraine would not recognize Crimea as Russian, noting that it would violate the country's constitution to do so. Discussing

SEE UKRAINE ON A10

Weaponry: Ukraine, fearing U.S. aid cuts, boosts artillery production. **A8**



MAANSI SRIVASTAVA/FOR THE WASHINGTON POST

Jennifer Vasquez Sura, wife of Kilmar Abrego García, at a rally this month in Greenbelt, Maryland.

‘I just want my husband back’

Wife and family of wrongly deported man are swept up in a political frenzy

BY MARÍA LUISA PAÚL

The wife of Kilmar Abrego García, the Maryland man mistakenly deported to a notorious prison in El Salvador by the Trump administration, has been moved to a safe house by supporters after U.S. officials posted a court document on social media that included the family's address.

Jennifer Vasquez Sura said in an interview with The Washington Post that she began fearing for her safety and that of their three children — two of whom are autistic — after verbal attacks on her husband by President Donald Trump himself, as well as taunts on social media by administration officials and Salvadoran President Nayib Bukele.

The couple's home was usually filled by the sounds of a burgeoning family, including pans clattering while her husband cooked, the three kids tumbling through the day, the TV humming in the background. Now, she is on her own

SEE ABREGO GARCÍA ON A6

Diplomatic talks: U.S. discussed case with El Salvador, filing says. **B1**

Kennedy plans to phase out synthetic food dyes

Crackdown on color additives has been a focus of his agenda

BY RACHEL ROUBEIN

Robert F. Kennedy Jr.'s health department announced plans to phase out petroleum-based synthetic dyes from the nation's food supply in a bid to ramp up pressure on an industry he has often derided.

The Department of Health and Human Services said it aims to work with the industry to eliminate six synthetic dyes — such as red dye No. 40 and yellow dye No. 5 — from the food supply by the end of 2026.

“One by one we're going to get rid of every ingredient and additive in food that we can legally address,” Kennedy said.

Kennedy, the nation's top health official, made the announcement Tuesday afternoon, along with Marty Makary, the newly confirmed head of the Food and Drug Administration. The move comes as Kennedy has claimed that food makers have been allowed to “mass poison” American children. He has frequently blasted controversial food dyes that can be found in snacks, cereals, drinks and candy, and he has made cracking down on color additives a top

target of his “Make America Healthy Again” initiative to root out chronic disease and childhood illness.

When asked whether there was a formal agreement with the food companies on the phaseout, Kennedy said, “We don't have an agreement; we have an understanding.”

The goal, Makary said, is for food companies to eliminate the dyes from products voluntarily. He said manufacturers “want to do it,” rather than contend with a patchwork of state laws.

“Let's start in a friendly way and see if we can do this without any statutory or regulatory changes, but we are exploring every tool in the toolbox to make sure this gets done very quickly,” Makary said.

It was not immediately clear whether all food companies would adhere to the ask. The dairy industry said it would voluntarily work to remove such dyes, while the color additive industry stood by the safety of the dyes.

“Consumer Brands has long asked HHS and FDA to reestablish themselves as the country's leading regulatory authority and we appreciate that the administration has reasserted their leadership in response to the myriad of state activity in the food regulation space,” Melissa Hockstad, the chief executive of Consumer Brands Association, a

SEE FOOD DYES ON A4

IN THE NEWS

Survivor's story A woman trapped in the 1995 Oklahoma City bombing reinvented her life entirely, saying she's “living on borrowed time” and wants to make the most of it. **A5**

Book removals After titles were stripped from Naval Academy shelves, a group seeks to make them as accessible as possible. **B1**

THE NATION Prosecutors resigned, claiming they were told to admit “wrongdoing” in Eric Adams's case. **A2**
The Education Department will soon resume garnishing wages for student loan debt. **A4**

THE WORLD Catholicism continued to lose ground in Latin America under the first pope from the region. **A11**
Gunmen killed or wounded a large number of tourists in Indian-administered Kashmir. **A12**

THE ECONOMY Worsening storms, coupled with inflation, have left Texas with some of the highest home insurance rates in the nation. **A14**
Elon Musk said he will soon refocus on Tesla, which reported a 71 percent plunge in quarterly profits year over year. **A16**

THE REGION New charges emerged in the case of a nurse at a hospital near Richmond who is accused of harming infants. **B1**
Fairfax County Supervisor Pat Herrity left the GOP race for Virginia lieutenant governor, clearing the way for radio host John Reid. **B1**

STYLE Singer Lizzy McAlpine found fame on social media. Burnout led her to a role in Broadway's “Floyd Collins.” **C1**

FOOD Eat it or toss it? Test your food safety knowledge with a quiz based on interviews with scientists. **E1**

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CORRECTION

• An April 13 Page One article about Syria's new government seeking to cut a smuggling route used by Iran and its proxies failed to seek comment from the Polisario Front militant group on claims it is helping to advance Iran's interests in Syria. The Polisario Front, which is seeking independence for Western Sahara, denies ties of any kind to Iran, saying that to "suggest that Polisario fighters would abandon their decades-long struggle against Moroccan occupation in favor of distant conflicts in which they have no stake is not only implausible — it is an insult to the dignity and determination of a people fighting for their freedom."

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Francis's papal kindness offers enduring lesson in secular power



Robin Givhan

THE CRITIQUE

One needn't be Catholic, Christian or even remotely religious to grasp the depth of humility and kindness symbolized in the act of washing another person's feet. It's an incredibly intimate gesture from one adult to another, and one that forces a posture of, if not subordination, at least empathy and generosity. In ways both real and metaphoric, those who stand the tallest are the ones who must bend most deeply. And so the images of the white-haired Pope Francis — who died Monday at 88 in Vatican City — kneeling at the feet of prisoners and migrants, and gently cleansing and kissing their feet, are ones that will endure.

At a time when leaders are prone to boasting of their tremendous power, all while seeking ways to accumulate ever more, the former leader of the Catholic Church with its 1.4 billion members eschewed the idea that he was somehow better, wiser and more deserving than his fellow man. His willingness to kneel before the least of us is a lesson in what it means to be great. Francis offered unqualified respect to these individuals, not because they had earned it by words or actions, but because they were human. That's all that was required.

Strip away Francis's simple clerical robes, the holy scripture, the complicated history. What remains is a form of care and tenderness that is rare but need not be.

As the memories and accolades flow in advance of his funeral on Saturday, people have remarked on his humility, the ease with which he communicated, his ready smile, his ability to joke with both statesmen and children. In other words, people admired his refusal to allow his rarefied position to isolate him from the common good. They marveled at his ability to treat all with an even hand, rather than with petulance and distemper. They liked that he was not visibly enamored with the treasures and



DIVIONE PRODUZIONE FOTOGRAFICA/VATICAN MEDIA/AP

Pope Francis washes the feet of inmates during a March 2018 visit to the Regina Coeli detention center.

the plunder of the Vatican. He seemed to recognize that no matter how many layers of gilding encapsulated the Catholic Church, none of that could patch over its failures. Only a leader who was willing to get out there and do the work — awkwardly, imperfectly, honestly — could stir change.

These are not the typical traits of politicians, captains of industry and self-made men and women. Most of them are not known to readily admit being wrong; they avoid apologizing for their weaknesses and wrongdoing. They spin, deflect and rationalize spurious beliefs. And much of the world smiles on them for being tough or determined or simply rich. Francis stood mostly alone in the limelight of global adoration for the extraordinary feat of remaining compassionate and humble against all odds.

Francis didn't transform the doctrine of the church. His open-mindedness was most evident in his willingness to listen and to

engage. Whether that was good or bad for Catholicism depends on the way in which Christians want religion to be an organizing principle for their life. Is it a set of rules that one either follows or breaks — and thus one is either good or bad, sinner or not? Or is religion a fundamental understanding that there's value in each person, and the key point of this life is to maximize that value as best as one can?

Francis made it clear that he was a man and not a god. He was imperfect. His flaws and his willingness to admit them were his strength. Who was he to judge? He asked that question as he reflected on the relationship between the church and those who identified as part of the LGBTQ community.

"If they accept the Lord and have goodwill, who am I to judge them?" he said in 2013. "They shouldn't be marginalized."

He spoke those words to a group of reporters with almost a shrug, as if this was obvious. And now, in 2025, when those who

are different in a multitude of ways from a predetermined norm — but especially those who are transgender — face vituperation and violence, Francis's nonchalant observation echoes with a bracing compassion. He used his bully pulpit to extend a hand to his neighbors. Plenty of the powerful took no lesson from that example. In 2025, many of those whose voice carries far and wide can't seem to resist their ability to judge, to assess blame, to point fingers and to cast others out. In his Easter message, ultimately his final public statement, he observed: "There can be no peace without freedom of religion, freedom of thought, freedom of expression and respect for the views of others."

In Francis's last days, his struggle was apparent. His frailness was so human despite all the security and protocol around him. He was an elderly man, who'd come close to dying during an extended stay in the hospital for respiratory ailments,

who was recuperating at home and trying mightily not just to stay alive, but to be present. He appeared in civilian mufti earlier in April, greeting visitors in St. Peter's Basilica — an old man in a wheelchair draped in a striped wrap. He was using oxygen to help his breathing.

His doctors had told him to rest. But he was out in the world, a place where billions listened to what he had to say and watched the way in which he lived. Many of those people were faithful Catholics, solemn believers who came to him in search of comfort or guidance or something that's almost impossible to put into words. But plenty of others observed him as merely a man whose respect for life wasn't predicated on a presumption of innocence but on a belief in redemption. In a violent world, with so much weaponry already constructed from metal, plastic and chemicals, he tried mightily to keep modern religion from being used as a spear, especially when the point of it was aimed at the weak.

"Christians know very well that it is only by affirming the infinite dignity of all that our own identity as people and as communities reaches its maturity. Christian love is not a concentric expansion of interests that little by little extend to other people and groups," Francis wrote in a February letter to U.S. bishops. "The true *ordo amoris* that must be promoted is that which we discover by meditating constantly on the parable of the 'Good Samaritan' ... that is, by meditating on the love that builds a fraternity open to all, without exception."

"But worrying about personal, community or national identity, apart from these considerations," he continued, "easily introduces an ideological criterion that distorts social life and imposes the will of the strongest as the criterion of truth."

Even as Francis stood near the pinnacle of the church hierarchy, he refused the notion that those at the top of the heap deserve to stride about with the greatest bluster. Instead, they are the very ones who should be giving comfort to those who can barely stand on their own tired, aching feet.

3 more prosecutors resign over DOJ's handling of Adams case

BY MARK BERMAN, JEREMY ROEBUCK AND SHAYNA JACOBS

Three federal prosecutors involved in New York Mayor Eric Adams's public corruption case resigned Tuesday and accused the Justice Department of demanding they admit wrongdoing in connection with refusing to drop the charges before they could return to work.

In a letter to Deputy Attorney General Todd Blanche, the prosecutors from the U.S. Attorney's Office in Manhattan, all of whom had been placed on leave, said it was "now clear that one of the preconditions you have placed on our returning to the office is that we must express regret and admit some wrongdoing."

"We will not confess wrongdoing when there was none," the prosecutors — Celia V. Cohen, Andrew Rohrbach and Derek Wikstrom — wrote in the letter, a copy of which was obtained by The Washington Post. They continued: "The Department has decided that obedience super-

sedes all else, requiring us to abdicate our legal and ethical obligations in favor of directions of Washington. That is wrong."

In February, the Justice Department sought to abandon the corruption case against Adams (D), a move that set off a crisis in Washington and New York as at least eight prosecutors in both cities resigned rather than carry out the request. Top Justice Department officials responded by disparaging the case and the work of the attorneys who brought it, putting some of them on leave amid an investigation.

A Justice Department spokesperson did not respond to questions on whether officials had asked the prosecutors for an admission of misconduct before allowing them to return to work. A spokesman for the U.S. attorney's office in Manhattan declined to comment.

Blanche, in a statement, maintained "there was nothing 'illegal' or 'unethical' about the Department of Justice dismissing the flawed prosecution against Mayor Adams."

"Any suggestion to the contrary by anybody, especially former federal prosecutors, is wrong and disingenuous," he said.

The resignations came on the same day that Jay Clayton, a former Securities and Exchange Commission chair, took over the U.S. attorney's office for the Southern District of New York as its interim leader. President Donald Trump said last week he was installing Clayton as the interim U.S. attorney in Manhattan after Senate Minority Leader Charles E. Schumer (D-New York) said he would block the typical process through which Clayton could be confirmed.

In a statement Tuesday, Clayton praised "the talented prosecutors" of the office he was taking over — one he described as "an institution synonymous with excellence and integrity."

The office has been rocked by upheaval for much of this year, since Emil Bove — who was the acting deputy attorney general before Blanche was confirmed — ordered prosecutors there to

move to drop the Adams case. Adams was indicted last year under the Biden administration and accused of accepting travel upgrades, luxury hotel rooms and other perks from wealthy Turkish businesspeople and at least one government official.

Bove argued that Adams needed to be free of the distractions of an impending criminal trial so he could focus on assisting the Trump administration's handling of immigration. The administration has placed a heavy focus on deportations and has criticized officials who they say have not helped with its push to arrest and deport people in larger numbers.

In response, Danielle Sassoon, who had been the acting U.S. attorney in Manhattan, resigned in February and said she believed Adams had worked out a quid pro quo with Justice Department officials to have his case dismissed in exchange for helping the administration. Adams and the Justice Department have denied any such deal.

After more prosecutors resigned rather than comply with

Bove's orders, the Justice Department did eventually file a motion seeking to drop the case. Bove signed the motion, along with other officials, and later appeared in court to defend his request.

The federal judge overseeing the matter — U.S. District Judge Dale Ho — acceded this month to the Justice Department's motion and dismissed Adams's indictment. He excoriated department officials as he did so.

Ho refused to grant the department's request to dismiss the case while allowing prosecutors to revive it later, saying that would "create the unavoidable perception" that Adams was beholden to the federal government.

In an opinion, the judge maintained there was "no evidence — zero — that" any of the line prosecutors who had worked on the case had engaged in any wrongdoing. Instead, he wrote: "Everything here smacks of a bargain: dismissal of the Indictment in exchange for immigration policy concessions."

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DIGEST

NEW YORK

Palin loses libel case against N.Y. Times

Sarah Palin has once again lost her defamation trial against the New York Times. It's a fight she's been hashing out for the better part of a decade, stemming from a 2017 editorial that falsely suggested there was a link between her political action committee and the 2011 shooting of former Democratic congresswoman Gabrielle Giffords.

The Times has repeatedly called it a mistake — a mistake that it corrected. Palin, the former Republican governor of Alaska and vice-presidential nominee, said it met the legal standard for defamation.

On Tuesday afternoon, after a week-long trial, a jury in Manhattan courtroom needed only two hours to reach a verdict, finding that the Times did not act with "actual malice," the legal

standard that high-profile defamation plaintiffs like public officials and celebrities need to prove to prevail in court.

Palin took the stand on Monday and claimed that the editorial did lasting damage to her reputation. Last week, James Bennet, the former Times opinion chief, apologized to Palin from the witness stand.

This is the second time that the Times has prevailed in a jury trial over the issue — the first time was in 2022. But the U.S. Court of Appeals for the 2nd Circuit, which is based in New York, found that U.S. District Judge Jed S. Rakoff inadvertently influenced the jury when he told the courtroom what he planned to do — even though they were out of the room, certain members of the jury received push notifications on their phones about it. It also found that the judge, who presided over the retrial as well, improperly excluded certain evidence.

— Scott Nover and Shayna Jacobs

Protester held by ICE misses son's birth

Detained Columbia University student Mahmoud Khalil missed the birth of his first child after immigration officials denied a request for temporary release to attend, his wife said.

Noor Abdalla said in a statement that she gave birth to a baby boy on Monday without her husband by her side, after Immigration and Customs Enforcement declined a request to grant Khalil temporary release from the Louisiana detention center where he is being held, so he could travel to New York for the birth.

ICE referred a request for comment to the Department of Homeland Security. DHS officials did not immediately respond to a request.

On Sunday morning, according to documents reviewed by The Washington Post, members of Khalil's legal team emailed an ICE official requesting that Khalil be

furloughed for two weeks because his wife had gone into labor. The response came less than 35 minutes later. The request was denied.

Khalil was able to call in for part of the delivery, according to his legal team.

Khalil, a graduate student who became a prominent voice during last year's pro-Palestinian demonstrations at Columbia University, was arrested at his New York apartment on March 8. He has been stripped of his green-card status and moved 1,300 miles away to the Central Louisiana ICE Processing Center in Jena.

Earlier this month, an immigration judge in Louisiana ruled that Khalil was eligible for deportation, saying that he was a threat to U.S. foreign policy due to his involvement in pro-Palestinian activism.

His lawyers said at the time they would appeal if the judge ordered his deportation.

— Victoria Bisset

Some in Trump’s inner circle express support for a tax hike on millionaires

TAX FROM AI

strongly against it, arguing the plan undermines the president's promise to cut taxes and will discourage economic growth, as has the influential Fox News host Sean Hannity. House Speaker Mike Johnson (R-Louisiana) and GOP Sens. Dave McCormick (Pennsylvania) and Ted Cruz (Texas), among other congressional Republicans, have also made clear that they dislike the idea of raising taxes and do not expect it to become incorporated into new legislation.

Gingrich posted a note on social media Tuesday that he said came from Trump, indicating that the president would “love the idea of a small increase” but that it would probably hurt Republicans politically, so “if you can do without it, you're probably better off” not raising taxes. A White House spokesman did not immediately respond to a request for comment on the note.

Treasury Secretary Scott Bessent has expressed openness to a range of ideas, including the possibility of raising taxes on Americans earning more than \$5 million per year, two of the people said.

The weighing of multiple options reflects the difficult math facing the GOP as Republicans try to extend their 2017 tax law, which could add more than \$4 trillion in new tax cuts as the national debt surges. GOP lawmakers have explored significant spending cuts — including to Medicaid, the health insurance program for the poor — but are aware of the political drawbacks of doing so while extending hundreds of billions of dollars in tax cuts for the most affluent Americans that the 2017 law delivered. Those obstacles have encouraged some Trump allies to explore higher taxes on the

ultrach.

Yet that idea remains a steep ask for Republicans who have for decades resisted any measures to increase taxes. While most analysts and aides think it's unlikely to advance, the growing number of Trump officials open to higher taxes on the rich reflects an ideological schism in the Republican Party, as a newer and more populist wing rejects some of the traditional conservative dogma that has dominated the party for decades. Several people cautioned many options are being considered as Trump advisers brainstorm ways to reach an agreement on tax legislation.

Most of the tax cuts approved by Republicans in 2017 are set to expire at the end of this year without congressional action.

“I don't see it getting through the Senate Finance Committee — there's not a chance,” said Doug Holtz-Eakin, president of the center-right think tank American Action Forum, who added that the idea is unlikely to pass the House, either. “They'll deflect and say they want to consider all possibilities, but it won't have the votes. ... They'll see this as a punitive tax on rich people for no reason. They don't like the politics. They don't like the economics. They're not interested.”

Bannon has pitched various ideas for how Republicans can recoup some revenue by raising taxes on the rich. One proposal would allow the top tax rate to revert to its level before the 2017 tax law, from 37 percent to 39.6 percent. (This would raise taxes for those with more than \$626,350 in earnings.) Bannon has also proposed creating a new bracket with higher taxes for those earning \$1 million or more, arguing the GOP should act on behalf of its increasingly working-class voting base. Bannon and



From left, Vice President JD Vance and Treasury Secretary Scott Bessent in the Oval Office on April 15.

some other Trump allies have also discussed a third idea to create an even higher top tax bracket, for those earning more than \$3 million or \$5 million, two of the people said.

“This guts the AOC-Bernie ‘oligarchy tour,’” Bannon said, referring to the populist rallies being held by Rep. Alexandria Ocasio-Cortez (D-New York) and Sen. Bernie Sanders (I-Vermont). Bannon has been trying to convince Republicans to embrace higher taxes on the rich since Trump's first term. “Politically, it's game, set, match — it's a no-brainer. This would destroy the Democrats.”

Critics say that even a higher tax on millionaire income will not do much to address economic inequality. The wealthiest Ameri-

cans typically benefit from increases in the value of their stock holdings, but Republicans are not currently considering higher taxes on either capital gains or unrealized paper gains.

Fewer than 0.1 percent of Americans — or roughly 150,000 returns — earned more than \$2.6 million in 2020, according to federal data.

“If you want to tax billionaires, you have to go after their wealth. It's quite plausible they raise the top rate because it's not where the money is,” Steve Rosenthal, who was a senior fellow at the Tax Policy Center, a nonpartisan think tank, said of the GOP. “The money is in the wealth, the retirement savings, the unrealized gains, all of which goes tax-free. So taxing

income may not be that big a deal.”

At a meeting earlier this month with Senate Majority Leader John Thune (R-South Dakota), Trump mused about the potential merits of the idea without committing to it, the people said. Those comments were first reported by *Semafor*.

Allowing the top tax rate to go back to 39.6 percent would raise roughly \$400 billion over the next decade, according to Kyle Pomerleau, senior fellow at the American Enterprise Institute, a center-right think tank.

“On the Hill, they have a ton of requests and they're looking for ways to offset their costs,” Pomerleau said. “The budget people are trying to make the numbers work and you have the Trump people

who seem open to it, but traditional conservatives do not seem to like it whatsoever.”

Republicans may also be interested in pairing a new millionaire tax hike with legislation to increase the cap on how much state and local taxes Americans can deduct off their federal taxes — a cap introduced in 2017 that also affected more affluent households. That idea, however, would likely leave higher-earners worse off in general and will likely be rejected, said Erica York, vice president at the Tax Foundation.

A spokeswoman for Vought declined to comment. Taylor Van Kirk, a Vance spokeswoman, said in a statement that “only President Trump determines the administration's policy agenda” and that Vance is “fully committed to supporting and executing on those priorities.”

The Treasury Department said in a statement: “Our administration and Congress are considering a wide range of options. Secretary Bessent is laser-focused on executing the President's policy agenda, which includes making his historic Tax Cuts and Jobs Act permanent and no tax on tips, on overtime, and on social security. The Republican Party is unified both in the Cabinet and in Congress in executing President Trump's policies, with record pace and purpose.”

Vance's openness to higher taxes in some circumstances has provoked alarm among some conservatives given his strong position to claim the GOP presidential nomination in 2028. Vance in 2023 said he opposes further cuts to the corporate tax rate, which the president's 2017 tax law lowered from 35 percent to 21 percent. While in the Senate, Vance also explored bipartisan measures to close tax loopholes for large businesses.

Education Department to resume garnishing wages for student loan debt

BY DANIELLE DOUGLAS-GABRIEL

Next month, the Education Department will resume withholding money from tax refunds and Social Security benefits to pay down the debt of people in default on their student loans, ending a five-year pause on involuntary collections. Wage garnishments will restart this summer.

Roughly 5.3 million borrowers are in default, having failed to make a payment on their loan for at least 360 days before the federal government stopped referring past-due debts for collection because of the pandemic. Those borrowers could face some of the most severe consequences of de-

fault when the agency restarts collections May 5.

“American taxpayers will no longer be forced to serve as collateral for irresponsible student loan policies,” Education Secretary Linda McMahon said in a statement Monday. “The Biden Administration misled borrowers: the executive branch does not have the constitutional authority to wipe debt away, nor do the loan balances simply disappear.”

The resumptions arrive as delinquencies on federal student loans climb. Four million people who are supposed to be making payments on their loans were more than 90 days and up to 180 days past due as of late March, according to the Education De-

partment.

The rise in delinquencies corresponds with the end of a 12-month grace period that allowed borrowers to ease their way back into repayment after a pause that lasted more than three years. Since the Biden administration's policy ended Sept. 30, millions of borrowers have fallen behind on payments.

If those delinquencies become full-blown defaults by summer, almost 25 percent of the federal student loan portfolio will be in default, the department said Monday. On a call with reporters, a senior official said the portfolio is headed toward a “fiscal cliff” if the Trump administration doesn't restart involuntary collections.

McMahon said her agency, with the help of the Treasury Department, “will shepherd the student loan program responsibly and according to the law, which means helping borrowers return to repayment.”

In the coming weeks, the Education Department plans to email borrowers in default on their loans with options for bringing their debt back into good standing. A second Biden administration initiative, called “Fresh Start,” had allowed anyone in default on a federal loan held by the department to rehabilitate that loan.

After contacting people in default, officials will turn their attention to delinquent borrowers. Nearly 35 percent of the portfolio

is more than 60 days past due.

“It is time for repayment to resume while we work to address skyrocketing, opaque college costs and restore stability in the student loan repayment system,” said Rep. Tim Walberg (R-Michigan), chairman of the House Education and Workforce Committee.

Only 38 percent of student loan borrowers are making payments on their loans, but that paltry rate is in part a result of an ongoing lawsuit blocking President Joe Biden's Saving on a Valuable Education program.

Because of an injunction in the case, the Education Department postponed payments for 8 million borrowers enrolled in the program. The department also

stopped accepting and processing applications for income-driven repayment plans, which tie monthly payments to earnings and family size with the promise of loan forgiveness after 20 to 25 years.

The injunction left 1.9 million people stuck in forbearance until their applications for repayment could be processed. Starting next month, the department said, it will resume processing those.

President Donald Trump imposed a moratorium during his first term on the collection of defaulted student loans; Congress later codified and extended that freeze in a stimulus package. The Biden administration extended it several times as part of the broader pause on payments.

Plan for synthetic food dyes seen as just one step in addressing chronic diseases

FOOD DYES FROM AI

food industry trade group, said in a statement. “A state patchwork of differing laws creates confusion for consumers, limits access to everyday goods, deters innovation, and increases costs at the grocery store.”

The FDA announced several other measures aimed at phasing out the dyes, such as establishing a national standard and timeline for the food industry to transition from the synthetic dyes to natural alternatives. The agency will also fast-track the review of some natural alternatives to synthetic food dyes, such as butterfly pea flower extract, while authorizing four new natural color additives in the next several weeks. In the coming months, the agency will initiate the process of revoking authorization for two synthetic food colorings: citrus red No. 2 and orange B.

“It's encouraging to see the FDA working toward a ban on synthetic food dyes, but it's clear that phasing them out will involve a multistep process that will take a long time to accomplish,” said Brian Ronholm, director of food policy at Consumer Reports. He said states should continue to pass their own bills aimed at removing dyes from the food supply.

Kennedy's food efforts have won the backing of some nutrition experts and consumer advocates even as they have expressed alarm over his purge of the federal health workforce and his response to a measles outbreak. But some think Kennedy is missing an opportunity to focus on curbing some of the major drivers of chronic diseases, such as tobacco and alcohol use.

“Food dyes are an important cause of morbidity, but I don't think they are, by a long shot, the largest causes of chronic disease



Health and Human Services Secretary Robert F. Kennedy Jr. has frequently criticized controversial synthetic food dyes that can be found in cereals and other products.

in this country,” said Peter Lurie, president of the Center for Science in the Public Interest, a nonprofit that has warned about the drawbacks of food dyes and opposed Kennedy's nomination to lead HHS. Lurie was a top FDA official in the Obama administration.

Makary acknowledged that the move would not singularly reverse the prevalence of chronic diseases in the United States.

“There's no one ingredient that accounts for the childhood chronic disease epidemic,” Makary said. “And let's be honest, taking petroleum-based food

dyes out of the food supply is not a silver bullet that will instantly make America's children healthy. But it is one important step.”

Last month, Kennedy met with prominent food executives, including officials from Tyson Foods, General Mills, Kraft Heinz and the Consumer Brands Association. During the meeting, he expressed a “strong desire” to remove synthetic color additives from the food supply — “and he wants this done before he leaves office,” Hockstad, the chief executive of the Consumer Brands Association, wrote in a message to industry leaders at

the time.

Ahead of Kennedy's news conference Tuesday, the International Dairy Foods Association announced a voluntary commitment to eliminate the use of certified artificial colors in milk, cheese and yogurts sold in the national school lunch and breakfast programs by July 2026.

What does the science say?

Some consumer advocacy groups have said there is enough evidence to show that food dyes may cause some harm to children, arguing that some studies have connected artificial dyes to

negative behavioral problems. They have pointed to a 2021 review of seven food dyes — such as red dye No. 3, red dye No. 40 and yellow dye No. 5 — performed by the California Office of Environmental Health Hazard Assessment. The review concluded that the consumption of some food dyes can result in hyperactivity and other neurobehavioral problems in some children, though sensitivity varies.

The FDA has previously said the agency will examine potential effects of color additives on children's behavior. The “totality of scientific evidence” indicates that most children have no adverse effects when consuming the dyes, but some evidence suggests that certain children may be sensitive to them, it said.

The evidence is “complicated,” said Marion Nestle, an emeritus professor of nutrition, food studies and public health at New York University. She pointed to the California report as likely the “strongest review that's available.”

“The FDA for years has said these things are safe at the amounts currently consumed. Other people say no,” Nestle said. “These dyes are unnecessary. If there's any question at all about whether they might be harmful, let's get rid of them.”

The International Association of Color Manufacturers, which represents the color additives industry, said color additives have been “rigorously reviewed” and are “essential for consistency, visual appeal, and consumer trust in food products.”

“Requiring reformulation by the end of 2026 ignores scientific evidence and underestimates the complexity of food production,” the group said in a statement. “This process is neither simple nor immediate, and the resulting supply disruptions will limit ac-

cess to familiar, affordable grocery items.”

The FDA has faced pressure to crack down on some food dyes from Republican and Democratic lawmakers, and food safety advocates have said it takes far too long for the agency to reassess chemicals prevalent on store shelves.

The agency made a move to get rid of one such dye this year. In the waning days of the Biden administration, the FDA banned red dye No. 3, a controversial bright red dye used in drinks and snacks that has been linked to cancer in animals. The agency maintained there was no evidence that ingesting the coloring causes cancer in humans but said its decision was based on a federal law prohibiting additives found to cause cancer in humans or animals at any dose.

Red dye No. 3 must be removed from food by mid-January 2027 and excised from ingested drugs in 2028. On Tuesday, the FDA said it would request food companies remove the dye sooner.

The issue has also been percolating at the state level, prompting some prominent manufacturers to already begin to remove dyes from popular items.

In 2023, California passed a law prohibiting food from being sold in the state if it contains red dye No. 3, brominated vegetable oil and other additives. The issue has gained traction in state legislatures across the country this year, such as in West Virginia, where the Republican governor signed sweeping legislation last month banning foods containing seven dyes from being served in school nutrition programs this August and from being sold in the state starting in 2028.

Maegan Vazquez contributed to this report.

Oklahoma City bombing survivor fulfills promise to self made under rubble

Amy Downs wondered whether she had died while being trapped in the blast debris 30 years ago. She has made the most of her ‘second chance’ at life.

BY KYLE MELNICK

Stuck under 10 feet of rubble from a destroyed federal building, Amy Downs was sure she was going to die.

As her throat burned and she heard screams, Downs reflected on her regrets: ignoring her health, never having children and dropping out of college.

“In that moment, I’m realizing I’ve never lived,” Downs said.

But when firefighters rescued her six hours later on April 19, 1995, Downs breathed in fresh air and promised herself: “I’m never living my life the same.”

Thirty years since the Oklahoma City bombing that killed 168 people, Downs, 58, has fulfilled that promise.

She has a 25-year-old son. She has competed in marathons and a triathlon, losing nearly 200 pounds along the way. She has a master’s in business administration. And she has built a career as a speaker and an author, hoping her story will convince others that some good can come from devastating events.

“I’m living on borrowed time,” Downs told The Washington Post during a phone interview. “And I have this opportunity that not everybody got, and I want to make the most of it.”

At the time of the bombing, Downs was a 28-year-old loan officer for a financial company that was then called Federal Employees Credit Union, which was in the Alfred P. Murrah Federal Building in Oklahoma City.

Downs weighed more than 350 pounds and stopped for a dozen glazed doughnut holes at a boutique shop before work most mornings. She said she rarely saw friends and family because she was insecure about her appearance. Her hobbies included eating and watching TV.

Downs went to work April 19, 1995, on what was a sunny and cool morning and sat at her third-floor desk next to a window overlooking the city. Her colleague Robbin Huff, who was sitting next to her, began asking Downs a question when they heard a loud popping noise at 9:02 a.m.

Downs said she heard screaming but soon realized they were



Amy Downs biked in Oklahoma City to celebrate her wedding in 2013. In 1995, when the blast occurred, she was more than 350 pounds.

her own screams. When she opened her eyes, all she saw was black. She felt hot and struggled to breathe. She was still in her desk chair but couldn’t move. She thought she might be dead; she speculated that the credit union had been robbed and that she had been shot in the back of the head.

But about 45 minutes later, Downs said, she heard first responders above her picking through the debris.

Downs said she prayed for “a second chance,” telling herself that she would live a more fulfilling life if she survived. She tried quoting Bible passages, but all she could remember was “I walk through the valley of the shadow of death.” She recited songs that she sang growing up in church in Shreveport, Louisiana.

Firefighters eventually set Downs free and placed her on a gurney. She said she was taken to

the University of Oklahoma Medical Center, with her right leg slashed near the knee and cuts from glass all over her body.

Downs would learn that Timothy McVeigh, a veteran who resented the federal government, set off a roughly 5,000-pound truck bomb made from agricultural fertilizer, racing fuel and other components. The bomb destroyed more than one-third of the Murrah building.

Downs didn’t immediately fill her promise to improve her life.

She experienced survivor’s guilt, thinking that Huff, who died at 37, might have survived had Downs spoken to her earlier or not gone to her desk at that exact time. When she saw relatives of victims, Downs said, she asked herself why they had died and she had survived. She went to counseling after initially resisting treatment.

Downs continued to work for

the credit union, where the leadership aimed to reinvent the organization after having lost so many employees and the office. That made Downs wonder how she could reinvent herself.

“If you had a magic wand, what would you do?” Downs recalled asking herself.

Downs became pregnant and had her son, Austin Petty, in December 1999 with her now ex-husband.

McVeigh, who was convicted of 11 counts of murder and other charges, died by lethal injection in June 2001. Around the same time, Downs said, she began to move past her trauma.

She enrolled at Southern Nazarene University in Bethany, Oklahoma, earning a bachelor’s degree in organizational leadership in 2006 and an MBA in 2009.

In 2008, Downs underwent gastric sleeve surgery to remove a

portion of her stomach and lose about 75 pounds. She joined a gym despite all the mirrors there initially intimidating her. When she picked up biking in 2009 at her sister’s suggestion, Downs said, she lasted five minutes on a cruiser bike but progressively improved.

In April 2009, Downs distributed medals at the finish line of the Oklahoma City Memorial Marathon. That inspired her to run the following year in honor of her late best friend at work, Sonja Sanders, who died in the bombing at age 27.

Downs, who had shed about 100 pounds by that point, could fit into restaurant booths and bend over to tie her shoes for the first time in decades. She was confident she could run, too.

During her first run in January 2010, at Lake Hefner, she said, she was breathing heavily after about 10 seconds. She kept training, and she finished the half-marathon in

April 2010. Two years later, she completed the marathon.

She kept biking, too, and for her 45th birthday, Downs aimed to ride 45 miles through a wilderness refuge. While organizing the event, she met a biker familiar with the area, Terry Head. They cycled together a few times, started dating and married in 2013. To celebrate, they rode around downtown Oklahoma City with “Bride” and “Groom” signs on the front of their bikes.

In November 2017, Downs combined her hobbies in Tempe, Arizona, in a triathlon, which involves a 2.4-mile swim, a 112-mile bike ride, and a 26.2-mile run. Downs was one of the last finishers after competing for nearly 17 hours, but she said the competition was the culmination of her fitness journey to that point.

Downs continued working for the credit union, which changed its name to Allegiance and found a new office in Oklahoma City. She hired Sanders’s daughter, Savannah, in 2013 and became the credit union’s chief executive in 2017. She shared her story of surviving the bombing with new hires.

Downs, who retired last month, still carries baggage from the bombing. There’s a scar below her right knee from her leg injury. She’s scared of heights since falling three floors three decades ago, and she struggles to fly on planes or look out from the top of a mountain range she lives near in Medicine Park, Oklahoma. She becomes anxious in large crowds, worried another mass casualty event could happen.

She said she still grapples with the balance between feeling devastated about the 1995 event but thankful for the life she has since built. Downs recently planted a seedling in her front yard from an American elm tree that survived the bombing to remember the victims of the deadliest act of home-grown terrorism in U.S. history.

“I would trade all the wonderful things in a heartbeat if it brought those lives back,” Downs said. “But it didn’t work that way. Bad things happen, but depending on the choices we make and how we move forward, we might find that the journey and path takes us to an amazing place.”

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Wife fights for her husband while caring for their children

ABREGO GARCÍA FROM A1

with the children — one nonverbal and another prone to seizures — and their new home is uncomfortably silent.

Vasquez Sura is also overwhelmed by the glaring spotlight of the legal battle over her husband's case, which has become a lightning rod for the president's broader effort to deport millions who have entered the United States illegally — regardless of whether, like Abrego García, they later obtained protections barring deportation. She nevertheless has become her husband's fiercest advocate.

"I didn't even think it would become this big — it just happened," Vasquez Sura said in an interview with The Post. "But if God threw me in this, I know he's going to take me out of it. So this is God's battle. And I'm going to fight it — for Kilmar and for everyone."

The laughter that used to fill the family's home has been replaced by muffled crying — or the quiet murmur of her youngest son cuddling with the neon construction vest her husband left behind. The texts Vasquez Sura and her children still send to Abrego García go unanswered, marked only by a single gray check mark.

"Honestly," Vasquez Sura said, with tears pooling in her eyes, "I just want my husband back, my best friend back, my kids' father back. I want our life back."

A family history politicized

Vasquez Sura, a U.S. citizen, met Abrego García in 2016, introduced by a co-worker who happened to be one of his closest friends. They didn't start dating right away. For nearly two years, they stayed in each other's orbit, as Vasquez Sura tried to recover from an abusive relationship and focus on raising the two kids born from it.

The eight years that followed have become fodder for the legal and political fight over her husband's future, with the Department of Homeland Security and White House press secretary Karoline Leavitt both posting to X a 2021 domestic violence petition filed by Vasquez Sura that she quickly abandoned.

Vasquez Sura acknowledged that the relationship hadn't been perfect. There were fights, dark seasons, moments when the weight of everything — money, parenting, trauma from a 2019 immigration detention that is at the root of the current legal case — felt like it might break them.

Vasquez Sura watched her husband try to claw his way out of a severe depression that took hold after he was detained for seven months by U.S. Immigration and Customs Enforcement. The arrest was a shock for them after federal officials, relying on a since-decommissioned Prince George's County police gang registry, accused him of being an active member of MS-13 — a claim he has vehemently denied.

Abrego García, who fled El Salvador as a teenager because of gang threats, had nightmares so vivid he cried in his sleep, his body drenched in sweat by morning, his wife said.

"He never talked about them, but I could see it," Vasquez Sura said.

They built their life around the needs of others. Their youngest son — nonverbal, autistic, afraid of loud noises — needs constant supervision. One Fourth of July at the Potomac River, their daughter, who had been swimming, collapsed with a seizure shortly after getting out. Abrego García, unable to stop the convulsions, sobbed, Vasquez Sura recalled.

In June 2021, the pressure boiled over during an argument in the car over money while their baby sat in the back seat.

Abrego García became angry, insulting her while driving erratically. Later, they argued again, and he struck Vasquez Sura, leaving her with bruises and a scratch over her left eye, according to a petition for an order of protection for which she never showed up to court. The incident was singular, she said, attributing it to the strain of the immigration detention and of being a parent without steady work.

"Look, Kilmar is not perfect — nobody is," she said. "Day by day, you grow. Every day, you learn. And he was trying his best for me, for our kids, for our future."

The first encounter with ICE

Their first date was just lunch at his construction site, parked in his car. But it told her everything, she said.

"What caught my attention was that he brought to the car two juices and two lollipops," Vasquez Sura said. The lollipops, for Vasquez Sura to take to her kids. "We were very young, so for a man to include your children from the beginning — it showed he was a keeper."

From then on, he slipped quietly



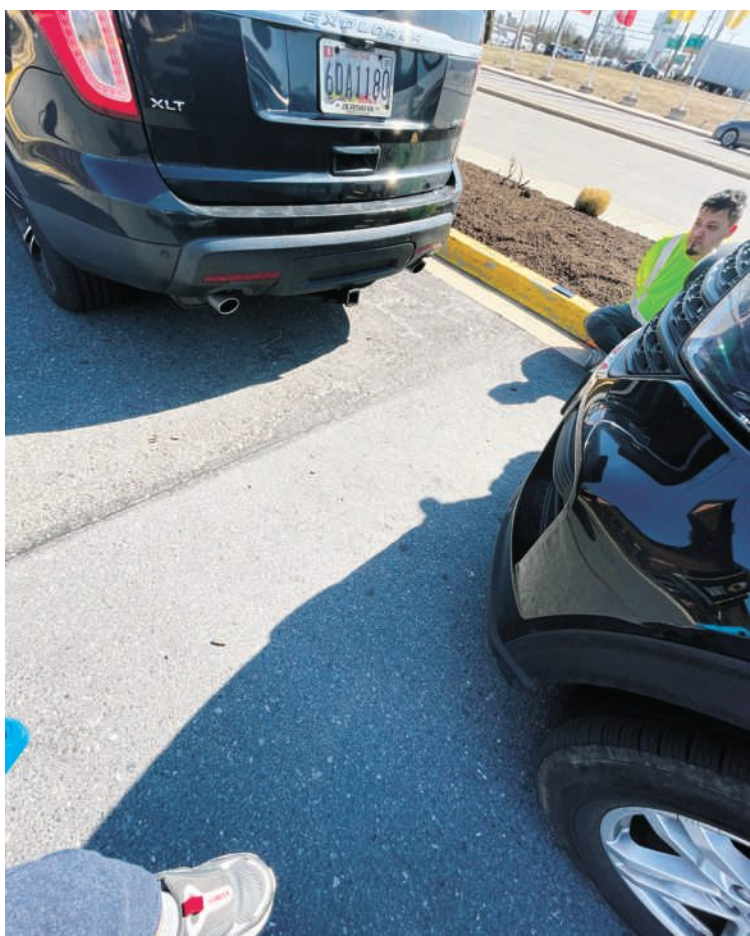
RICHARD PIERRIN/AFP/GETTY IMAGES

Protesters march toward the White House last week to demand the repatriation of Kilmar Abrego García, who was deported to El Salvador.



MICHAEL S. WILLIAMSON/THE WASHINGTON POST

Jennifer Vasquez Sura cries last week as she talks about her husband's mistaken deportation.



JENNIFER VASQUEZ SURA

On March 12, ICE agents detained Abrego García while he was driving to pick up their two eldest children from a school bus stop.

into their rhythm — the school drop-offs, the late-night grocery runs, the small rituals of everyday life. He never waited to be asked, Vasquez Sura said. He just showed up.

When Vasquez Sura got pregnant at the end of 2018, the joy came laced with complications: weekly injections, constant monitoring, days she could barely stand. Abrego García picked her up from work as an assistant at a chiropractor's office each afternoon. Her co-workers learned to spot his car before she did, calling her over whenever they saw him pulling in.

He would bring her breakfast and a Slurpee without saying a word.

"He just knew," Vasquez Sura said. "He knew everything I needed without me saying a word. I'm convinced we were twins in an

other life."

But just as they were settling into life together and preparing for the birth of their son, everything unraveled on March 28, 2019 — when police detained Abrego García as he stood outside a Home Depot seeking work.

When he didn't show up to pick her up that day — and didn't reply to her calls or texts — Vasquez Sura said, she felt the first spark of anger. But as night fell, that ire gave way to panic.

Vasquez Sura began contacting Abrego García's relatives, friends and acquaintances.

Little by little, she came to find out that what had begun as a seemingly random approach by local police had morphed into ICE removal proceedings against Abrego García, driven by the Prince George's County police claim that he was an active member of an

MS-13 clique based in Upstate New York, a place he has never lived.

The police detective who filed that report was later charged with official misconduct and fired after he passed on information to a sex worker he hired about an investigation into the brothel she ran.

The allegation, Vasquez Sura said, was surprising, seemingly coming from nowhere.

Around 11 a.m. the day after her husband's arrest, he called her from ICE custody.

"It was like putting pieces of puzzles together because we were all confused," Vasquez Sura said. "He didn't even know why he was there for."

Vasquez Sura found a lawyer. She went to every court hearing, where she saw government attorneys paint Abrego García as a hardened criminal while he recounted how a gang in El Salvador attempted to extort his mother's pupusa shop and then threatened to kill him if he didn't join their ranks, causing the family to send him north when he was 16. She visited Abrego García every Saturday at an ICE detention center in a Baltimore suburb and held on to the drawing he had made for the kids of their names in different colors and fonts.

That June, Vasquez Sura walked into the ICE office in Baltimore wearing a white dress. She was six months pregnant, and they had decided to get married. There was no aisle or music — just a glass divider and an officer passing their rings back and forth.

"It was emotional, because you would think on your wedding day, you'll be next to the person," she said.

The only photo from that day shows her walking out of the building alone.

Two months later, Vasquez Sura was testifying on Abrego García's behalf during an immigration hearing when labor contractions began. The next morning, they returned with a vengeance. When Abrego García made his daily phone call, she was on the floor in pain. "You got this," she recalled him saying. "You're strong."

Their son was born at 4:34 p.m. that day.

After the immigration judge

found Abrego García's fears of persecution credible and ordered that he be released with a bar against being sent back to El Salvador, Vasquez Sura picked him up with their baby in tow. They crossed the street to a McDonald's, ordered some food and then drove to a toy store, buying small gifts to surprise their two older kids after school.

"They ran to him," Vasquez Sura said. "They were so happy. They just couldn't believe that he was already home."

It felt, briefly, like the hard part was behind them.

Bigger dreams, then a nightmare

They attempted to settle into a calm normalcy.

Vasquez Sura sent out his résumé to a sheet metal workers union, which, last year, granted him an apprenticeship and a stable job "he absolutely loved," Vasquez Sura said. Health insurance from the new job allowed him to consider seeking therapy.

Sometimes Abrego García took the kids on hot dog runs, filming them dancing in the car. He texted his daughter in English; she replied in Spanish, both of them learning. On holidays, Vasquez Sura made sure they all wore matching outfits.

"It felt like we were almost there," Vasquez Sura said.

They began dreaming bigger: a new house with a backyard full of trampolines. Maybe a second wedding. Maybe another baby.

Then, on March 12, ICE agents detained him while he was driving to pick up their two eldest children from a school bus stop, with their now 5-year-old nonverbal son in the back seat.

Abrego García called Vasquez Sura, and she heard an ICE officer tell him his status "had changed." She rushed over to pick up their child.

Vasquez Sura headed home and walked through the door clutching Abrego García's keys, her face streaked with tears. The kids, hearing the jingle, rushed to the door, convinced it was him. "Wait, Daddy!" they called, fumbling with the top lock. Her 9-year-old son blinked up at her "Why are you home?" he asked.

Her daughter, 10, stopped in the hallway, staring at Vasquez Sura's face, asking: "What happened?"

She kept telling herself what she had once believed in 2019: If they had gotten through it before, they could do it again. But this time, something felt different. "It just didn't feel right," she said.

Abrego García was shuffled across the country in a dizzying chain of transfers — from Maryland to Florida, Georgia, Louisiana.

On March 15, he called Vasquez Sura in a panic. He had heard rumors that he was being sent to El Salvador's megaprison for some of its worst gang members. Vasquez Sura tried to calm him before they hung up.

A sister-in-law in El Salvador she called drove to the airport there and saw police activity while trying to spot her brother. Then came the photos from inside the prison showing a man with a shaved head, tattoos down his arm and two scars on his scalp.

"I just knew," Vasquez Sura said. "I knew it was him."

Since then, the days have un-

folded like a mosaic of lost moments. So Vasquez Sura writes it all down — texting her husband daily updates so he won't miss the life he's still part of.

The children text him, too. One night this week, Vasquez Sura watched her daughter send Abrego García a photo of her sleeping brother, along with a message that read: "He misses you."

The political animosity surrounding the case has reached worrying new heights amid the Trump administration's full-throated effort to paint Abrego García as a violent criminal.

When DHS shared with its 2.4 million followers on X the order of protection petition that prominently features their address, it was time to move the kids to an undisclosed location.

"I don't feel safe when the government posts my address, the house where my family lives, for everyone to see, especially when this case has gone viral and people have all sorts of opinions," Vasquez Sura said. "So, this is definitely a bit terrifying. I'm scared for my kids."

A DHS spokesperson did not respond Monday to a request for a comment about the department's decision not to redact the family's address in the post.

When she spirals — when the online hate grows too loud or the news starts spinning a version of Abrego García she doesn't recognize — her children are the ones who pull her back. They take the phone from her hands. They mute the television. "No, Mami," they tell her. "Don't listen to that. Whatever they're saying, that's not who Kilmar is. We know who Kilmar is."

The man they know is the one featured on the T-shirt she wore during the interview, showing them all together at Christmas before the tree, looking like a happy family. It has become her uniform on what has been a roller coaster of emotion.

As she spoke inside the CASA advocacy group's multicultural center in Hyattsville, Maryland, that ride lurched again toward hope.

"Jennifer! Jennifer!" said Ama Frimpong, CASA's legal director, running in, out of breath and smiling. "The Fourth Circuit just denied the government's motion to stay the case."

Vasquez Sura blinked. The words about a decision in which the appeals court excoriated the Trump administration for repeatedly bucking a federal judge's orders sank in. Then she smiled.

Hours later, a surprise call from Sen. Chris Van Hollen (D-Maryland) came, sharing the news that he had met with Abrego García in San Salvador and that he was healthy. The senator later reported that Abrego García expressed concern during their conversation for the welfare of his wife and children.

"It was very overwhelming," Vasquez Sura told ABC News the following morning, appearing exhausted during yet another media appearance.

Then — as Trump administration officials mocked the visit in social media posts and began sharing a dossier they had compiled that, among other things, depicted Abrego García as a human trafficker — she returned to her life in the safe house.

Back to the unbearable silence.

State Dept. plan targets programs for war crimes, democracy, human rights

REORGANIZATION FROM A1

A senior State Department official, speaking on the condition of anonymity under ground rules set by the administration, said Rubio's plan represents the first attempt "in decades" to reorganize the domestic structure of the nation's oldest executive department. Other officials left open the possibility that far greater downsizing could occur — affecting, potentially, tens of thousands of the department's 80,000 employees globally and numerous U.S. consulates and facilities abroad.

The State Department has sent its reorganization plans to the Senate Foreign Relations Committee and the House Foreign Affairs Committee, which provide oversight of the department. Lawmakers in both parties have raised concerns about major changes to congressionally mandated programs and agencies that the Trump administration has signaled it wants to revamp or outright delete.

This plan includes the elimination of 132 offices and 700 positions, said a congressional aide who reviewed the documents. Many others would be transferred or "reorganized," though such changes were not clearly explained — leaving questions about how the proposed shake-up would functionally alter things, the aide said. This person, like some others, spoke on the condition of anonymity to discuss the proposal.

Rubio wrote on social media: "Region-specific functions will be consolidated to increase functionality, redundant offices will be removed, and non-statutory programs that are misaligned with America's core national interests will cease to exist." He did not specify which ones.

In an email to staff, Deputy Secretary of State Chris Landau said implementation would be led by an internal working group that would come up with "thoughtful plans" on adopting the changes by July 1.

President Donald Trump is a longtime critic of the State Department, dating at least to his first term in office. He clashed early and often with Secretary of State Rex Tillerson and later when U.S. diplomats played key roles in the president's first impeachment trial. It has been clear since Trump's election in November that his second administration would target the department; the question was not whether cuts would happen but how big they would be.

The reorganization plan announced Tuesday calls for sweeping change, but it is less radical than some purported proposals and the rampant speculation that spread among current and former State Department officials in recent weeks.

Tibor Nagy, a former Foreign Service officer who served as undersecretary for management until early April and who worked on reorganization efforts, said he was pleased that the final plan did not include some of the more "drastic" steps that had been floated.

"It is planned, rational and logical instead of chaotic," said Nagy, who since leaving office has been critical of what he's called the "chain saw" approach of Elon Musk's U.S. DOGE Service amid its efforts to slash the federal workforce.

Others were more pointed. It appears Rubio tried to "wrest control of how the cuts came down" from DOGE, said Brett Bruen, a former State Department and National Security Council official in the Obama administration, but the plan announced Tuesday nevertheless is "designed to satiate the DOGE demand for cuts, irrespective of the damage to American interests."

Democratic lawmakers criticized the reorganization plan Tuesday, with Rep. Gregory W. Meeks (New York), the top Democrat on the House Foreign Affairs Committee, saying that the "proposed reorganization of the State Department, developed with zero consultation with Congress, raises significant concerns about the future of American diplomacy, foreign policy, and global leadership."



JABIN BOTSFORD/THE WASHINGTON POST

Secretary of State Marco Rubio, seen in the Oval Office this month, said his proposal would reverse "decades of bloat and bureaucracy."

ship."

"The vital work left on Secretary Rubio's cutting-room floor represents significant pillars of our foreign policy long supported by Democrats and Republicans alike, including former Senator Rubio — not 'radical ideologies' as he now claims," Meeks said in a statement.

Sen. Brian Schatz (Hawaii), the top Democrat on the Senate Appropriations subcommittee on state and foreign operations, which is responsible for drafting the State Department budget, also mentioned Rubio's history of support for multilateral foreign policy.

"Then-Senator Rubio once asked, 'If America stops leading, who will fill the vacuum we leave behind?'" Schatz said. "What remains unclear is whether or not Secretary Rubio, my former colleague on the Senate Foreign Relations Committee, still shares this view. His current actions suggest that this is no longer the case."

Among Republicans, the reception was warmer. Rep. Brian Mast (Florida), chairman of the House Foreign Affairs Committee and a Trump loyalist who has played a key role in spreading allegations

about corruption at the U.S. Agency for International Development, said the shake-up was overdue.

"Warfare and diplomacy in the 21st century are changing every day. Yet, bloat and bureaucracy keep the State Department from responding to those changes. This reorganization will make the State Department leaner and meaner and ensure every dollar and diplomat puts America First," Mast said.

Over the weekend, a document circulated among current and former officials purported to be a draft executive order that outlined drastic changes, including the shuttering of the Bureau of African Affairs and numerous outposts across the continent. Rubio distanced himself from that document, calling it a "hoax" and "fake news."

The plan announced Tuesday did not cut the Bureau of African Affairs, a relief to many diplomats. But it did announce the demise of many others.

For instance, the position of undersecretary for civilian security, democracy and human rights would be eliminated, with some of the corresponding offices incor-

porated into a "reimagined" office for foreign and humanitarian affairs, the documents show.

The offices of global criminal justice, a body that seeks to investigate war crimes, and conflict and stabilization operations, which seeks to prevent wars, would be closed, according to the documents.

Foreign aid advocates said the proposed cuts are less severe than many feared but attributed that to how grim initial expectations were as a result the stunning dismantlement of USAID earlier this year.

"It doesn't seem horrible," said one former USAID official, noting that most of the bureaus marked for elimination are being absorbed into other offices.

Still, Washington's food assistance programs will have fewer resources and less bandwidth as they are folded into the office of the director of foreign assistance and human rights, said aid experts.

"My biggest concern is that there is no stand-alone humanitarian assistance bureau," said the former USAID official. "The same person who is supposed to be coordinating all foreign assistance across the department is also supposed to be the chief humanitarian for the U.S. government, responsible for getting billions of dollars of assistance to the most difficult operating environments with likely 95 percent less staff than before."

State Department spokeswoman Tammy Bruce said that in cases where a bureau is "folded into another larger bureau" it "doesn't mean that it's gone or we don't care."

There were some apparent areas of growth. A new bureau of emerging threats would be created to focus on cybersecurity and the proliferation of artificial intelligence, among other areas. The proposed bureau would represent a rare instance of expanding the department's capacity.

One former official, speaking broadly about the reorganization plan, warned that "shuffling things around doesn't always fix the underlying issue." The cuts could "kill a lot of expertise," the official added. "As with all reorganizations, is the juice worth the squeeze?"

Abigail Hauslohner contributed to this report.



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THE WORLD

Ukraine ramps up production of artillery

Manufacturing its own weaponry lets Kyiv rely less on aid from U.S.

BY LIZZIE JOHNSON
AND KOSTIANTYN KHUDOV

Hundreds of miles from the front lines, deep in the forested wilderness of Ukraine, the massive green howitzer swung around its long barrel and fired, the boom echoing through snowy mountains and sleepy villages as a distant ridgeline erupted in a thunderhead of black smoke.

Success — a sign that the Ukrainian-made, self-propelled howitzer was properly built. A few more tests would confirm it, then the artillery piece would return to the factory for final tweaks and fresh paint. Soon, it would ship out to the front, a key feature of Ukraine's scramble to bulk up its weapons systems ahead of any potential aid cuts from Washington.

Production of the Bohdana — Ukrainian for “God-given” — has surged in the course of the war against Russia, soaring from just six per month in 2023 to more than 20 in 2025 as part of a partnership with Ukraine's European allies that may well represent the future of the country's arms industry.

On April 8, Europe announced a fresh disbursement of 1 billion euros — from the windfall profits of frozen Russian assets — for building more howitzers. It is the largest sum earmarked specifically for Ukrainian artillery production thus far — part of more than 20 billion euros to be disbursed by Europe for the country's defense sector over the next year in place of just sending weapons.

“First, it's cheaper,” said Katarina Mathernova, the E.U. ambassador to Ukraine. “Second, it's faster. Third, you cut away transport and logistics expenses and time. Fourth, it helps the economy grow.”

As Biden-era stocks dwindle, doubts have festered about whether Europe can fully compensate for a possible halt to American aid, particularly for key capabilities such as air defenses. A European official, speaking on the condition of anonymity to share internal deliberations, said more countries were eyeing the model of pouring money into Ukraine's defense industry instead of dispatching weapons, offering a faster route as Europe's own supplies run dry after years of funneling weapons to Kyiv.

The strategy also allows NATO countries to use Ukraine as a testing ground for developing weapons, such as drones, in which they don't have as much experience, the official said. The 155mm Bohdana, with its impressive 25-mile range, is the first Ukrainian-made NATO-caliber howitzer and could help guarantee the country's security.

“It's a win-win,” the European official added. “It's cheaper for us. They need to produce. And the Ukrainians are teaching us a lot.”

While the battles of drones have increasingly characterized the front lines of the war, artillery remains a key part of the conflict. During the early years of the war when Russia massively outgunned Ukraine, the United States other countries rushed howitzers to the front line to stave



PHOTOS BY OKSANA PARAFENIUK/FOR THE WASHINGTON POST

CLOCKWISE FROM TOP: A Ukrainian-made Bohdana howitzer fires at a testing site in western Ukraine on April 11. Soldiers with a propellant charge at the testing site. Artillery shells and propellant charges. The Bohdana test is part of Ukraine's rush to strengthen its weapons systems ahead of any potential cuts to support from the United States, and Ukraine's allies in Europe are directly investing in the howitzers. Bohdana production has soared from six per month in 2023 to more than 20 this year.

off the Russian advance.

Ukraine's soldiers are now adept at operating the artillery, which it can produce itself without relying on other countries. Compared with drones, the howitzers can more effectively suppress trench operations, stop assaults and kill opponents.

The Washington Post was allowed a rare visit to see the testing of the Bohdanas, both towed and self-propelled — an operation so sensitive that The Post agreed not to disclose the exact location of the training facility in western Ukraine.

Miles down a dirt road, the brisk mountain air cracked with the pop-pop-pop of distant gunfire as a half-dozen soldiers in balaclavas slotted the next round of ammunition into the Bohdana. Nearby, artillery shells and beige tubes of propellant charge were mounted atop a tarp, some stamped with “US ARMY PICATINNY ARSENAL” — the name of the New Jersey facility, just west of New York City, that manufactures much of America's weaponry and ammunition.

The soldiers stepped back and yelled “CANNON!”

Noise-canceling headphones clamped over their ears, they opened their mouths in anticipation of the blast. In a flash of orange, the Bohdana fired again, pummeling the mountainside, now scraped bare of trees and scarred by past hits. The barrel smoked, the scent of gunpowder lingering. The testing of the first Bohdana complete, a second was maneuvered into position.

Arsen Zhumadilov — the director of the Defense Ministry's defense procurement agency — watched, noting that Ukraine had made “huge strides” in manufacturing NATO-caliber weaponry since Russia invaded in 2022, thanks to joint efforts between the government and private arms manufacturers.

While it hasn't been enough for Ukraine to win the war, the increase in artillery production has helped the country become more self-sufficient. More than 85 percent of the parts needed for the Bohdana are manufactured in Ukraine — a figure that's expected

to increase to 95 percent by the end of the year, he said.

“Now self-propelled howitzers are being produced in Ukraine in quantities that are unparalleled in Europe,” Zhumadilov said. This is important, he said, because “there is a direct and close link between our ability to fight and Europe's security. If Ukraine falls, Europe will not be able to stand against the Russians as well as us.”

The European Union's executive branch, the European Commission, has been trying to unlock hundreds of billions of euros to build up the continent's defenses in the coming years, through loans and loosening budget rules. Part of the plan is a 150 billion euro loan program to fast-track the bloc's joint weapons procurement and development, which is largely geared toward systems made in the E.U., Norway or Ukraine.

“We are strengthening Ukraine in many different ways. One way is to support them in building up their own capabilities,” German Defense Minister Boris Pistorius

said at a news conference at NATO headquarters April 11. “The support we provide to Ukraine is not a one-way road, it is a win-win situation. The insights we gain will benefit both us and Ukraine. We will learn from it too.”

European Commission President Ursula von der Leyen has said the new fiscal space could also allow E.U. countries to invest in or team up with arms makers in Ukraine to better integrate its defense production with the European industry.

Some countries, meanwhile, have sought more first-hand experience, sending unarmed soldiers to training camps in western Ukraine to learn about combat — a sign of the deepening unease on the continent over the future. In a television interview last week, the Danish army commander said he planned to send more soldiers here this summer to learn from Ukraine.

“Ukraine is ahead of everyone else and using Western systems more efficiently than Western countries are able to use them,”

said Nico Lange, a former German defense official who is now a fellow at the Center for European Policy Analysis. “A strategic integration of the Ukrainian defense sector with the European defense sector would also help security in Europe in general.”

At the training facility, a final blast from the Bohdana shook the ice off the roof of a nearby building. A cloud of dust and earth again billowed off the mountain.

“If you want to live in peace, you have to be ready for war,” said Vitalii Zagudaiev, chief executive of KZTS, the Kramatorsk Heavy Duty Machine Tool Building Plant, which builds Bohdanas.

The tests finished for the second howitzer, a soldier — who specialized in the artillery's computer programming — walked up the hillside, a plastic grocery bag slung over one arm. As was tradition, she reached inside, handing out two jelly candies to each onlooker — a bit of sweetness for each success.

Ellen Francis and Serhii Korolchuk contributed to this report.

DIGEST

SYRIA 2 senior members of Islamic Jihad detained

Syrian authorities are holding two senior members of Islamic Jihad, a Palestinian militant faction that took part in the October 2023 attacks on Israel, the group's armed wing and a Syrian official said Tuesday.

The al-Quds Brigades said Khaled Khaled, who heads Islamic Jihad's operations in Syria, and Yasser al-Zafari, who heads its organizational committee, have been in Syrian custody for five days. The group said the men had been detained “without any explanation” and “in a manner we would not have hoped to see from brothers,” and it called for their release.

A Syrian Interior Ministry official confirmed the arrests but

did not say why the men were being held. A Palestinian source in the Syrian capital, Damascus, also confirmed the arrests.

Islamic Jihad joined the 2023 Hamas-led attack on Israel from its home territory of Gaza. The group receives Iranian funding and has long had headquarters in Syria and Lebanon.

But its allies in both those countries have recently suffered heavy blows: An Israeli offensive last year severely weakened the Lebanese group Hezbollah, and Syrian leader Bashar al-Assad, closely allied to Tehran, was ousted by rebels last year.

The new Islamist leadership in Damascus has cut diplomatic ties with Iran and hopes to rebuild Syria's regional and international backing, not least to fund reconstruction after a brutal 14-year civil war.

— Reuters

TAIWAN Cabinet seeks billions frozen by opposition

Taiwan's cabinet said Tuesday that it will ask the opposition-controlled legislature to release more than \$4 billion in funds frozen as part of a standoff over this year's budget, which the government says could seriously affect security operations.

While the Democratic Progressive Party's Lai Ching-te won the presidency in last year's elections, the party lost its majority in parliament.

Taiwan's main opposition party, the Kuomintang, and the small Taiwan People's Party together control the most seats, and earlier this year voted through sweeping cuts to the 2025 budget as well as a freeze on other funds, saying they were

targeting waste and wanted greater oversight on spending.

The cabinet also said Tuesday that it will seek a legal ruling from the Constitutional Court on both the constitutionality of the budget as passed by lawmakers and a separate legal amendment granting more money to local governments at the expense of the central government.

The Defense Ministry has warned of a “serious impact” to security from the amended budget, saying it will require a cut in defense spending of some \$2.5 billion at a time when the island is facing an elevated Chinese military threat.

The opposition has shown little appetite for compromise amid a campaign led by civic groups and backed by senior members of the president's party to recall opposition lawmakers.

— Reuters

Police raids have rescued 33 West Africans from a human-trafficking ring in Ivory Coast that tricked people into paying fees and providing coerced labor by promising them jobs in Canada, Interpol said Tuesday. Victims paid as much as \$9,000 to supposed recruiters who instead trafficked them to Ivory Coast, where they were held under physical and psychological coercion, the agency said. Such scams are increasingly common in West Africa and police across the region have conducted raids.

A court in Thailand convicted two former prosecutors in a cover-up of a 2012 Ferrari crash involving an heir to the Red Bull energy drink fortune that killed a police officer. Former deputy attorney general Nate Naksuk and Chainarong Sangthongaram were sentenced to three and two

years, respectively, for abuse of power to help an individual avoid prosecution, said the Central Criminal Court for Corruption and Misconduct Cases in Bangkok. Eight other people were acquitted of conspiring to alter the recorded speed of the car driven by Vorayuth “Boss” Yoovidhya, who escaped justice by going abroad.

Australian Prime Minister Anthony Albanese said he expects to receive pressure from social media giants to ease an impending ban on children using their platforms, with opposition leader Peter Dutton keen to agree with him in an election debate. The U.S. has already raised the issue on behalf of the firms in relation to trade tariff talks. Albanese said he “won't budge” on the issue.

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AP / JULIO CORTEZ

Francis’s legacy contingent on unpredictable election of his successor

BY ANTHONY FAIOLA
AND MICHELLE BOORSTEIN

VATICAN CITY — Pope Benedict XVI was dubbed “God’s Rottweiler” for his fierce protection of Catholic Church doctrine. Pope Francis was “the People’s Pope” — for his charisma, humility and outreach to those on the margins. Papal successions are not like presidential transitions. A new pope does not swoop in and openly set about undoing the legacy of another. But a lot can change from one pope to the next as far as style, emphasis, guidance and law. And now, the future of the church, and the endurance of Francis’s legacy, is highly dependent on the outcome of a conclave that some see as the least predictable in decades.

Will the next pope follow Francis’s precedent and live in a modest boardinghouse within Vatican City? Or will he choose to resume residence in the palatial papal apartment with its expansive views of the Roman skyline? Will he echo the philosophy that the doors of the church should be open to “everyone, everyone, everyone,” or might he redraw guidance on the permissibility, for instance, of priestly blessings for same-sex couples? Will he build on Francis’s moves to decentralize the power of the church or prefer a more top-down institution?

Francis, while regularly praising Benedict, reversed him on at least one key point: the old Latin Mass. Francis reimposed restrictions on its use, saying that those who favored the rite — American traditionalists prominent among them — were exploiting it to “encourage disagreements that injure the Church.”

Even some senior clergy aligned with Francis were perplexed that he engaged on the Latin Mass.

The pope’s conservative critics were furious. Now, many of them are hoping for a pope who would stick to existing doctrine and adopt a less permissive attitude, especially toward divorced Catholics and those in the LGBTQ+ community.

The Rev. Gerald Murray, a New York City priest and conservative commentator, insisted Francis would be known as a pope who sought to change Catholic practices. He said Francis appeared to back positions that “the Catholic Church has never endorsed.” He pointed to comments Francis made about the value of all religions — and not just Catholicism — as paths to God, and his teaching against capital punishment. “These innovations have been



KAI PFAFFENBACH/REUTERS

Pope Francis presides over the Jan. 5, 2023, funeral ceremony of Pope Emeritus Benedict XVI in Vatican City’s St. Peter’s Square.

contested and rejected by many Catholics,” Murray said. “The next pope will necessarily have to address these matters and, I hope, restate perennial Catholic doctrine.”

Francis’s allies are hoping for someone who would build on his legacy and continue as a voice of compassion in the world.

John McGreevy, a University of Notre Dame historian of global Catholicism, said it’s hard to know what will endure. “On all [the] things [Francis did], I think there are no guarantees,” he said.

What Francis changed — and what could change again

Francis is generally credited with turning around the PR nightmare he encountered at the start of his papacy — when the church was being widely criticized as a secretive and insular institution plagued by corruption and willfully ignorant of horrific cases of sexual abuse.

To stamp out corruption, he prohibited senior Vatican managers from placing assets in tax havens or receiving gifts worth more than 40 euros. To address abuse, he imposed new penalties for abusive clerics and new requirements for how claims should be reported and investigated.

If Francis was revolutionary,

though, it was more through a shift in style and tone. From the outset, he made clear that he would hold fast to his vow of poverty even as he occupied the lofty Throne of St. Peter, and that he would emphasize the pastoral aspect of his role.

“The Church is called to come out of herself and to go to the peripheries, not only geographically, but also the existential peripheries: the mystery of sin, of pain, of injustice, of ignorance and indifference to religion, of intellectual currents, and of all misery,” Francis said in a four-minute speech before the start of the 2013 conclave that saw him elected. It was those words, many said, that inspired his peers to elevate him.

He never altered church teachings that described homosexuality as “intrinsically disordered.” But his pivotal “who am I to judge?” comment in 2013 signaled the start of a pastoral rapprochement with a LGBTQ+ community long alienated by the church. He regularly made headlines for his outreach, none more so than his 2023 decision to explicitly authorize brief blessings for same-sex couples and others in “irregular” relationships.

He also built bridges to other faiths — expanding, for instance, the Vatican’s diplomatic relations

in the Middle East and signing a joint “Document on Human Fraternity” with the grand imam of al-Azhar, Ahmed el-Tayeb. “He [had a] vision of a very Latin American church — a church of more, let’s say, flexibility,” said the Rev. Damián Guillermo Astigueta, a professor of canon law at Rome’s Pontifical Gregorian University and a fellow Argentine who for decades knew the man previously named Jorge Mario Bergoglio.

The next pope, though, could theoretically overturn much of what Francis set in motion.

It would be relatively easy to toss the simple black shoes preferred by Francis and revert to the showier red slippers of past popes — though the optics might be tricky at a time when the Vatican’s finances are in something of a crisis.

Francis’s guidance on blessings for same-sex couples could also be reversed. It was not an order, but rather a pastoral interpretation of the church’s existing definition of blessings, and it was offered to priests as a voluntary option. Some of the cardinals mentioned as conclave contenders have expressed reservations about the move — or strong opposition to it.

“Could there be a document prohibiting the blessing of gay couples? Maybe,” Astigueta said.

“But would it be politically viable? It would be a scandal. And I don’t think it will happen.”

McGreevy said one aspect of Francis’s papacy that is likely to create long-standing change is his anti-monarchic view of his job, and his insistence on a church that incorporated more laypeople into decision-making roles.

Francis maintained opposition to female deacons. But in his Praedicate Evangelium pronouncement in 2022, he broke with long-standing convention by stating that the most senior managers in Vatican City no longer needed to be ordained clerics. The decision allowed all laypeople, but especially nuns, to shatter the stained-glass ceiling by serving as heads of Holy See ministries.

In 2023 and 2024, two massive Vatican synods — meetings of leaders and representatives of the global church — included women and laymen without holy orders for the first time as voting members.

“Some people say: ‘Oh, they didn’t do anything,’” McGreevy said. “But I think the very experience of having thousands of people in Rome talking together about the future of the church is significant. It sets up a template that will be difficult to ignore in the future.”

Under Argentine pope, church continued losing ground in Latin America

BY TERENCE MCCOY,
MARINA DIAS
AND SAMANTHA SCHMIDT

RIO DE JANEIRO — Several months after he assumed leadership of the Catholic Church, Pope Francis made his first trip overseas. It was back home to Latin America, where the Argentine pontiff celebrated Mass before a crowd of 3 million people on Rio de Janeiro’s Copacabana beach.

The message that day seemed clear: Latin America, which was home to about 4 in 10 of the world’s Catholics, would be central to his papacy. By selecting Jorge Bergoglio as its first Latin American pope, the church hoped to strengthen Catholicism in a region where it was increasingly losing ground to other Christian denominations.

The bet never fully paid off.

During Francis’s papacy, evangelical Protestantism and secularism continued to remake the continent’s religious geography, especially in Brazil, long considered the world’s most Catholic nation. The share of Catholics here has shrunk from 65 percent to an estimated 50 percent over the past decade, according to the Brazilian Institute of Geography and Statistics. Within the next 10 years, researchers predict, evangelicals are expected to eclipse Catholics. “He didn’t stall the decline,” said José Eustáquio Diniz Alves, a Brazilian demographer.

The region remains vitally important for the church: 27 percent of the world’s Catholics reside in South America and nearly 14 percent in Central America, according to the latest Vatican statistics. But Francis’s inability to reverse long-standing religious trends in Latin America despite his heritage and personal history underscores the challenges faced by Catholicism in a region where more than 90 percent of people once considered themselves Catholic — and which was once viewed as the future of the church.

“Nobody ended up becoming Catholic because of Pope Francis,” said Rodrigo Toniol, a former

president of the Latin American Association of Social Sciences of Religion. “Nobody continued to be Catholic because of Pope Francis. And no one stopped being Catholic because of Pope Francis.”

The polling firm Latino-barómetro found that across Latin America the number of people who identify as Catholic dropped from 70 percent in 2010 to 57 percent in 2020. Now some Catholic leaders appear to be abandoning the notion that the strength of the church should be measured by the number of people in the pews.

“Whoever lives the Gospel from the cross and the Resurrection does not fear the decrease in numbers,” the Primada de México Archdiocese said in a statement Sunday. “Because he knows that the essential thing is to remain in Christ.”

In retrospect, religious scholars said, believing an entire region’s religious trajectory could be changed by a single person, no matter how charismatic or influential, was always a misunderstanding of the complexities of Catholicism in Latin America. Imported from Europe and used as an instrument of colonization, Catholicism here has always felt removed from the church’s organic structure in Rome.

“A lot of prayer, few Masses,” goes the popular saying in Brazil. “A lot of saints, few priests.”

That cultural and geographic distance from Rome diminishes the impact of any one pope, Toniol said.

“Here, the pope is as distant as a point of reference as the president of the United States,” he said. “What the pope says and does, for both good and bad, is seen as the same as the actions of any other global leader.”

A 2014 Pew Research survey on Latin American religion found overwhelming popularity for the pope among Catholics. They viewed him as a transformative figure. But former Catholics — who largely told Pew that they had left the church to find a closer connection to God — said they weren’t impressed. The only



BUDA MENDES/GETTY IMAGES

Pope Francis arrives to celebrate Mass at Copacabana beach in Rio de Janeiro in July 2013.

countries where a majority of former Catholics viewed Francis favorably were Uruguay and his native Argentina.

Francis was always a divisive figure among a certain sector of Argentines who associated him with the Peronist political movement. And even his most devoted fans were disappointed that he never returned to Argentina for a papal visit. At the Buenos Aires basilica where Bergoglio once presided, 94-year-old Arminda Ester Aragón, a former friend and neighbor of the promising young priest, acknowledged that the Catholic Church here is not what it once was.

But Francis leaves behind a vision of Catholicism that “reaches out, a church that doesn’t just stay in the parish,” she said. “He transmitted the joy of the faith. The hope.”

Marina Lauritsen, a 56-year-old teacher and mother of two who also attends Francis’s former church, said his legacy is one of openness, citing his outreach to

people of other faiths and to the LGBTQ+ community. “It doesn’t mean I’m in favor of that or not, but we have to recognize that they must be included,” she said.

The pope’s rhetoric, and his history working with the poor and the marginalized, often echoed liberation theology — a Latin American religious movement that rose in the 1960s in response to the region’s extraordinary inequality and called for emancipation from all forms of oppression, both social and economic.

Previous popes tried to stamp out liberation theology, seen by conservative Catholics as a revolutionary creed. But Francis embraced several of its prominent theologians, including Peru’s Gustavo Gutiérrez and Brazil’s Leonardo Boff.

“Pope John II and Pope Benedict, they persecuted these communities that are so strong in Latin America,” said Jefferson Batista, an anthropologist at the University of Campinas. “But Pope Francis, precisely because he

was Latino and knew this reality, he made a moral and theological rehabilitation with these leaders.”

But Francis remained firm on key aspects of church dogma, including the role of women and the ban on marriage among priests. Such rigid traditionalism, religious scholars said, has helped fan a fever of religious conversion in Latin America, where priests often complain they struggle to compete with nimbler forms of Christianity.

It takes years of study to become a priest. To become an evangelical pastor, it just takes a Bible.

An emblematic moment came in 2019, at the Amazon synod in Rome. One of its central questions was the plummeting numbers of Catholics and the rapid rise of neo-Pentecostalism. The region was so vast, and the priest shortage so acute, that many communities were going a full year between Masses. A group of clergy from the Amazon proposed reform: Extend the priesthood to certain married men and widen the reach of the

Expectations for the conclave

Some Vatican watchers say Francis helped protect his legacy by shaping the group of cardinals that will pick the next pope — probably from within its ranks. He appointed 108 of the world’s 135 cardinals under 80, the age limit for voting in a conclave. That’s more than the two-thirds needed to determine a successor.

Still, the list of possible contenders is long.

Some of the names getting mentioned are viewed as very much in line with Francis, including Cardinal Luis Antonio Tagle of the Philippines. Yet observers say it would be wrong to assume that the cardinals picked by Francis will look for a carbon copy. In the 2013 conclave, the relatively conservative electors elevated by Benedict and Pope John Paul II would vote for Bergoglio to become Pope Francis (though they may not have known what they were getting).

This conclave will be historically large and diverse — making its inclinations even harder to predict. Francis made a point to elevate cardinals from underrepresented parts of the Catholic world.

The cardinals, so many of them relatively new, do not know each other well. Some, especially from distant quarters of the church, may be less sure of themselves. That could give sway to lobbies within the conclave — though it could be difficult for a die-hard traditionalist or a reform-minded radical to win over what is seen as a large bloc of moderate votes.

It’s also true that not all the cardinals elevated by Francis share his emphasis.

Among those mentioned by some as a candidate to be the next pope is Italian Cardinal Pierbattista Pizzaballa, the Latin patriarch of Jerusalem. He has echoed Francis’s push for peace in the Middle East. But in a 2023 interview with The Washington Post, he appeared to dismiss what was then a recent decision by the pope to authorize blessings of some same-sex couples.

Pizzaballa called it an issue important for “Western countries,” but “not here.”

“This is not [the time] to discuss these things; we are focused on the elementary basic things of our lives right now ... [and] I think the church should go back to the fundamental article and points [of faith], which is, first of all, Jesus Christ and the Gospel,” he said. He added, “We are spending too much time discussing structures when, according to me, we have to go back to the heart of our evangelization.”

cloth.

It had seemed the church was on the precipice of a major reform, but Francis demurred.

“He didn’t get involved in areas where there wasn’t consensus to get involved,” Filipe Domingues, an expert on the Vatican at the Gregorian Pontifical University in Rome. “He thought things needed to mature more.”

His lack of urgency disappointed many Brazilian Catholics. In the Amazon, hundreds of river villages are flipping from Catholic to evangelical. Demographers suspect the losses are even more severe among Indigenous communities: Diniz Alves said he expected the latest census to show a majority of Indigenous Brazilians are already evangelical.

Diego Mauro, an Argentine historian with a focus on the Catholic Church, argued that Francis did not set out to reverse Catholicism’s global decline, but rather to “coexist with it” — to teach respect for other religions and acceptance for those who find other paths to God.

“Francis had a greater impact outside of the Catholic Church than within it,” Mauro said.

For an institution that has endured for 2,000 years, that usually thinks in centuries rather than years, it is still too early to draw any definite conclusions about Francis’s impact in Latin America, said Batista, the anthropologist. He noted there are hints of change among church members, if not within the church itself.

When Francis arrived, Brazil had six LGBTQ+ Catholic groups. Now there are 23.

“The future of the Catholic Church will be defined by the next pope,” he said. “Francis laid the groundwork, and if the next pope goes along the same line, a new construction would be possible. But if the Roman Curia thinks he did too much, then we’ll take a step back.”

Dias reported from Brasília and Schmidt reported from Bogotá, Colombia. Gabriela María Martínez in Mexico City contributed to this report.

Investors buoyed by claims of trade talks progress, Trump hint about Powell

FORECAST FROM A1

as the global economic system that has operated for the last 80 years is being reset.”

Investors are struggling to find their footing in this ill-defined new regime, causing stock and bond prices to fluctuate more than usual. On Tuesday, the S&P 500 index rose more than 2.5 percent, erasing Monday’s decline. So far this year, stocks have lost nearly 10 percent of their value.

Yields on long-term bonds, which move opposite to prices, also remain elevated. The 10-year Treasury yield of 4.4 percent was essentially unchanged Tuesday but has risen since Trump unveiled his historic tariffs.

Wall Street appeared to take comfort Tuesday from administration claims of progress in efforts to reach trade deals with scores of nations. Administration

officials are mulling proposals from 18 U.S. trading partners and plan to meet this week with representatives of 34 nations, White House press secretary Karoline Leavitt told reporters.

The market rose after Bloomberg News reported that Treasury Secretary Scott Bessent told a closed-door meeting that the China standoff was unsustainable and that both governments would soon move to ease relations. His comments came during an investor conference in Washington sponsored by JPMorganChase.

“There will be a de-escalation. And I think that that should give the world, the markets, a sigh of relief. ... The goal isn’t to decouple,” Bessent said, according to a person who was in the room and spoke on the condition of anonymity to describe a private meeting.

After markets closed, investors received more welcome news. At

the White House, Trump said he did not plan to follow through on threats to fire Federal Reserve Chair Jerome H. Powell.

“I have no intention of firing him. I would like to see him be a little more active in terms of his idea to lower interest rates. This is a perfect time to lower interest rates,” the president said.

As 2025 began, the U.S. had been expected to outpace other advanced economies, as it had for several years. The Federal Reserve was within reach of choreographing a “soft landing” — bringing inflation under control without a recession. And the global economy was poised for steady, albeit unimpressive, growth.

The president’s tariff campaign upended that outlook.

With tariffs making foreign products more expensive for American customers, domestic companies will face less competi-

tion and less pressure to innovate. Across the U.S. economy, productivity will drop, and prices will rise, the fund said.

U.S. trading partners, meanwhile, will lose orders. China, which faces U.S. tariffs of up to 145 percent, will see growth slow to 4 percent, down 0.6 percent from the January forecast.

The president says elevated import taxes will deliver a “golden age” of manufacturing prosperity and are justified by the unfair trading practices of other nations. U.S. allies and adversaries alike “cheat” Americans, administration officials say, by manipulating their currencies and by employing regulatory devices to inhibit trade.

Most mainstream economists oppose tariffs and question the president’s approach to international commerce. But some experts say Trump is right that the global economy is imbalanced.

Countries such as China and Germany support their manufacturers at the expense of consumers, while the U.S. is left to act as the global consumer of last resort by running mammoth annual trade deficits.

Still, the president’s disruptive and often erratic policymaking is proving costly.

On Monday, economists at JPMorganChase said Trump’s trade war may be enough to push the U.S. and global economies into recession by causing so much uncertainty that businesses and consumers delay spending. As tariffs take hold, consumer price inflation will run at an annual rate of 5 percent through the end of September, more than double the current figure, they said.

The IMF puts the chances of a global recession at less than one-third. But its forecasters cited a long list of potential risks that

could make that more likely, including a further escalation in the trade war, financial instability or tremors from a large emerging-market-economy debt crisis.

The effects of the Trump tariffs will be magnified by the nature of modern supply chains and by the president’s determination to delay setting permanent tariffs before concluding negotiations with scores of nations.

Trade once was dominated by goods that were produced in one country and sold to customers in another. But today, most trade involves intermediate inputs, which cross borders multiple times before reaching their destination.

With the U.S. and its trading partners hiking tariffs, higher costs could ripple through production networks “with potentially large multiplier effects, just as we saw during the pandemic,” Gourinchas said.

Gunmen kill and wound tourists in attack in Indian-administered Kashmir

BY SHAMS IRFAN AND KARISHMA MEHROTRA

SRINAGAR, INDIA — A large number of tourists were killed or wounded Tuesday after suspected militants opened fire in a popular mountain town in Indian-administered Kashmir, according to officials in the region.

The death toll was still unclear late Tuesday, with estimates in local media outlets ranging from 20 to 27 and no official count provided.

Omar Abdullah, the chief minister of Jammu and Kashmir, wrote on X that “the death toll is still being ascertained” but went on to describe the attack as “much larger than anything we’ve seen directed at civilians in recent years.”

The Indian government has recently sought to showcase Kashmir’s newfound stability and rising tourism numbers, and has cracked down harshly on dissent in the Muslim-majority enclave, but it has been unable to fully stamp out separatist violence.

The attack occurred during a visit to India by Vice President JD Vance, who was on a sightseeing



Tourists take pictures in Srinagar in Indian-administered Kashmir on Tuesday.

trip to Jaipur on Tuesday, a day after meeting with Prime Minister Narendra Modi in New Delhi. Modi wrote on X that “those

behind this heinous act will be brought to justice.”

“They will not be spared! Their evil agenda will never succeed,”

he wrote. “Our resolve to fight terrorism is unshakable and it will get even stronger.”

Visitors were snapping photos

and riding ponies in the meadows of Pahalgam, known here as “mini-Switzerland,” when assailants emerged from the nearby forest and fired indiscriminately, according to local media reports.

Rescue efforts were complicated by the remote terrain, witnesses said, which is accessible only on foot or horseback.

Abdul Waheed, a worker in the town who rushed to the scene when he heard about the attack, said he saw many bodies lying in the grass: “It was hard to tell if they were alive or dead. I could see women and kids crying.”

Unable to evacuate people by car, he helped ferry the injured on makeshift stretchers and on horseback to the nearest hospital, about 25 minutes away.

“I came home and have not left since,” he said. “Like everyone else, I feel scared.”

India and Pakistan both administer parts of Kashmir but claim the entire territory. For decades, armed insurgents have resisted Indian rule — some groups support full independence, while others seek to merge with Pakistan. There was no immediate claim of responsibility for Tuesday’s attack.

In 2019, the Indian government revoked Kashmir’s semiautonomous status and imposed sweeping security measures, which it credits with a reduction in political violence. Rights groups have documented serious abuses by Indian security forces, including arbitrary detention and extrajudicial killings.

Last year, elections were held in Kashmir, and many in the region are now clamoring for statehood.

Tuesday’s sudden violence comes at a politically sensitive moment for New Delhi. Modi is expected to inaugurate a multi-billion-dollar railway project soon that will connect the Kashmir Valley with mainland India — an effort billed as a boon for tourism and economic development.

The return of tourists to the area has been hailed by the government as a sign of renewed stability, and foot traffic peaks in places such as Pahalgam and Gulmarg during the summer months. In July, Pahalgam will begin to serve as a base camp for an annual Hindu pilgrimage.

Mehrotra reported from New Delhi.





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ECONOMY & BUSINESS

Texas’s home affordability takes hit with worsening storms

Soaring insurance rates and inflation drive housing costs higher

BY ANNA PHILLIPS

When Bob Dempsey began shopping for a new home insurance policy last summer, he did not think of his neighborhood as prone to dangerous weather.

His two-story brick home in the Houston suburb of Clear Lake is not directly on the water. In 2017, when Hurricane Harvey unleashed more than 25 inches of rain on the region, Dempsey’s house did not flood. Yet most major insurers turned him down last year. The ones that did offer to sell him a policy — companies he had never heard of — were charging annual premiums between \$10,000 and \$15,000.

“If we were cartoon characters, the eyeballs would have been popping out of our heads,” Dempsey said. He and his wife had lived in their house for two decades and watched their annual insurance costs gradually climb to about \$4,300. Now they were skyrocketing.

Texas, which regularly gets hit by extreme weather, is one of the most popular places to move to in the United States. The state owes its spectacular population growth — particularly in metro areas such as Houston, Dallas and Austin in recent years — in large part to its reputation for being affordable, pro-business and having lots of spacious homes.

Yet as bigger, more frequent storms pummel Texas, and inflation makes it more expensive to repair and rebuild homes, spiking property insurance costs are challenging the state’s perception of itself as an antidote to expensive coastal cities. Landlords are raising rents to adjust to the higher costs. Home buyers are struggling to find properties they can afford. And longtime residents are facing higher monthly bills, making it more expensive to live in their homes.

Costs are rising across the state, which experiences almost every natural disaster, including wildfires, hurricanes, hailstorms and tornadoes. According to the Texas Department of Insurance, most homeowners don’t pay as much as Dempsey — the average premium was \$2,803 in 2023, the most recent data available. But costs are climbing quickly. Premiums rose by nearly 19 percent last year and about 21 percent in 2023.

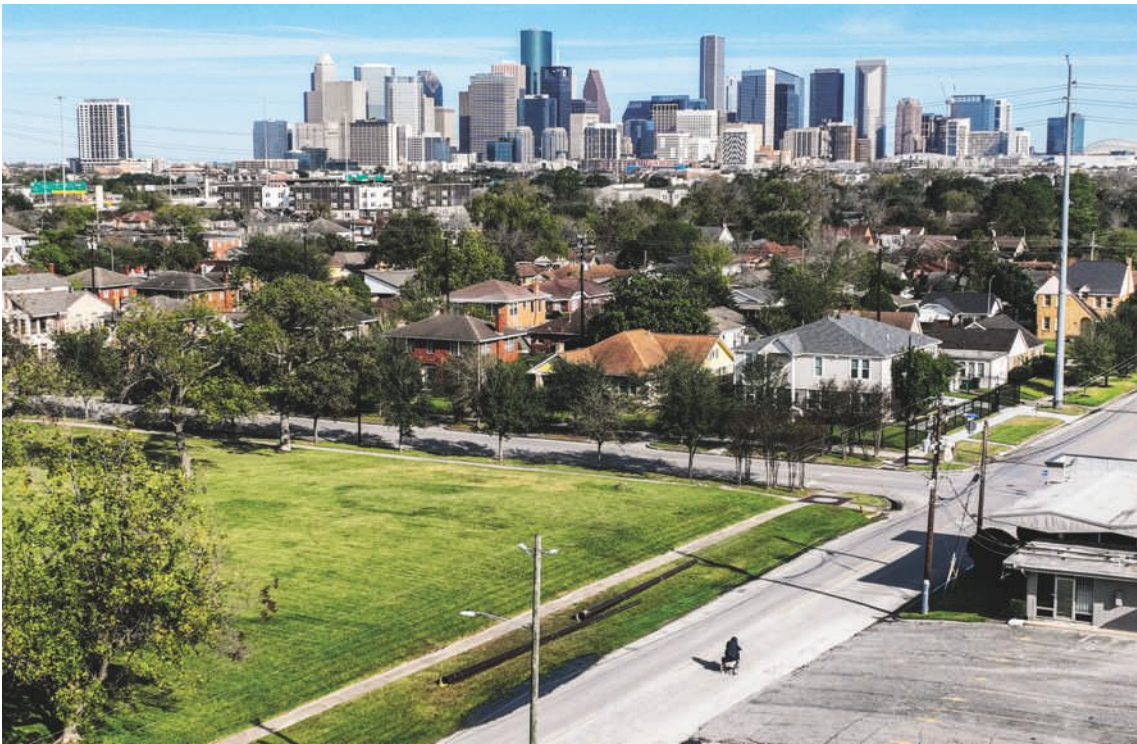
An analysis by Insurify, an insurance comparison shopping website, looked at policies across the country providing \$400,000 in dwelling coverage and a \$1,000 deductible. It estimated Texas would be the fifth most expensive state for home insurance by the end of 2025.

“Everybody thinks it’s cheap to live here,” said John Cobarruvias, a retired NASA computer analyst who lives in Clear Lake and has become one of the most outspoken advocates pushing state legislators for regulatory changes. “But we have a serious problem with our insurance,” he said. “It’s not just affecting homeowners. It’s also our schools, our government buildings — and therefore our taxes.”

State regulators say Texas’s insurance market is healthy. As proof, they point out that nearly



DANIELLE VILLASANA/GETTY IMAGES



BRANDON BELL/GETTY IMAGES

160 companies sell home insurance policies in the state, a count that has held steady over the past three years and is up from a decade ago.

Texas Department of Insurance spokeswoman Mistie Hinote said Texas does not have the same problem as states like Florida and California, where private insurers have dropped coverage, forcing hundreds of thousands of residents into state-backed programs that offer less protection.

“Texas continues to have a competitive property insurance marketplace,” Hinote said in an email.

Birny Birnbaum, an insurance expert who is the executive director of the Center for Economic Justice, a nonprofit consumer advocacy group based in Austin, said Texans do have options — just not good ones.

“Consumers can choose completely unaffordable insurance versus the only affordable option, which is a hollowed-out policy,”



ERIC KAYNE/GETTY IMAGES

FROM TOP: Mike Hunter, a CenterPoint line patrol worker, checks a home in Missouri City, Texas, last year after Hurricane Beryl hit the area. An aerial view of Houston. Cliff Watkins cleans up at his parents’ house after a 2015 flood in Houston.

he said, “and that’s what the state frames as consumer choice.”

There are signs that it is becoming

more difficult for Texas homeowners to get insurance, not only in the most hurricane-prone

parts of the state, but also farther inland.

After years of losses, insurance companies are limiting coverage, raising rates and pulling out of risky areas. Last year, Progressive Insurance said the company was temporarily restricting new homeowners’ business in certain parts of Texas, citing the need to reduce “the impact from weather-related volatility.” The company made this announcement soon after Hurricane Beryl tore through Houston and not long after Foremost, a subsidiary of Farmers Insurance, said it would not renew certain policies.

Texas has two insurers of last resort, and they are both growing. The Texas FAIR Plan covers residents throughout the state who can’t get insurance on the private market, while the Texas Windstorm Insurance Association is designed to provide wind and hail coverage only to residents in coastal counties. A spokesman for the association said its projections show that, by the end of this year, it expects to reach nearly 285,000 policies, more than at any other point in its history.

While some homeowners are switching to the state-backed insurer because their homes have been deemed too risky by major insurers, others are leaving the private market because they cannot find policies they can afford.

Last month, Cobarruvias got a notice informing him that the bill for his home insurance was going up from about \$6,000 to \$9,000. He was in Austin at the time, talking to legislators about rising insurance costs, and he remembers looking at the email and thinking, “That’s just ridiculous.” He is now covered by the FAIR Plan.

Dempsey took a route that has become increasingly common in high-risk areas of the United States, where more homeowners are dropping coverage entirely or paying for less insurance. He worked with his insurance agent

to shrink his coverage, buying a policy that more than doubled his hurricane deductible. Even so, his premium went up to about \$7,500 a year.

“We’ve cut some things, a little bit of travel, a little bit of eating out,” said Dempsey, a former NASA astrophysicist who now works for the private spaceflight company Blue Origin. (Blue Origin founder Jeff Bezos also owns The Washington Post.) As they approach retirement, he and his wife are thinking about moving to another part of Texas or out of state.

Insurance companies say the rate increases are justified by worsening inflation and growing risk. Rising ocean temperatures are producing stronger storms, researchers have found, and Texas’s growing population means that more people are living in harm’s way. In the early 2000s, the state experienced an average of 2.5 billion-dollar weather disasters per year, according to the National Oceanic and Atmospheric Administration. Over the past three years, the annual average has increased to 15.

The cost of all these storms had made it more challenging to push back against rising premiums, said David Bolduc, who leads the Texas Office of Public Insurance Counsel, which advocates for consumers. Although Texas bars companies from charging excessive rates, insurers have been able to point to years of losses to support premium increases, he said. Under the state’s “file and use” policy, companies can raise rates before regulators have a chance to object to them.

“Most of the price-increasing pressures aren’t really controllable by us, so we focus on trying to keep the system fair,” Bolduc said, adding: “The real problem is the math is not good.”

State legislators are considering various ways of lowering costs. One proposed bill would establish a state grant program to help Texans fortify their homes. Another would require insurers to get approval from state regulators if they want to raise rates by 10 percent or more — an idea that the insurance industry has strongly opposed, warning that it could cause companies to leave the state, as they have in California, Florida and Louisiana.

“We have seen the consequences of implementing arbitrary and artificial caps on rate increases, which are not based on sound actuarial evidence,” said Richard Johnson, a spokesman for the Insurance Council of Texas. “These policies can lead to market disruptions and reduced availability of coverage, which harms consumers in the long run.”

State regulators have denied one rate increase recently: a proposal by the Texas Windstorm Insurance Association to increase premiums by 10 percent. A spokesman for the insurance pool said claims from Hurricane Beryl last year wiped out the plan’s catastrophe reserve trust fund. Although the number of policyholders on its books is growing, it is not bringing in enough money from premiums to make up for its losses.

As another hurricane season approaches, the amount of money the plan has in reserve to pay claims is “essentially zero,” he said.

DIGEST

STOCK MARKET

Wall Street rallies as bonds, dollar stabilize

U.S. stocks jumped in a widespread rally Tuesday, and other U.S. investments steadied a day after falling sharply on worries about President Donald Trump’s trade war and his attacks on the head of the Federal Reserve.

The S&P 500 climbed 2.5 percent to 5,287.76. The Dow Jones Industrial Average rose 2.7 percent to 39,186.98, and the Nasdaq composite index gained 2.7 percent to 16,300.42. All three indexes more than made up their big losses from the start of the week.

In the bond market, longer-term yields eased after an unsettling run higher Monday. The yield on the 10-year Treasury pulled back to 4.39 percent from 4.42 percent late Monday.

The value of the U.S. dollar also stabilized after sliding against the euro and other competitors, while longer-term Treasury yields held steadier as

more calm returned to financial markets. Sharp, unusual moves for the dollar and for Treasuries have recently raised worries that Trump’s policies are making investors more skeptical about U.S. investments’ reputation as the world’s safest.

The only prediction many Wall Street strategists are willing to make is that financial markets are likely to continue to veer up and down as hopes rise and fall that the Trump administration may negotiate deals with other countries to lower tariffs. If no such deals come quickly enough, many investors expect the economy to fall into a recession. A suite of better-than-expected profit reports from big U.S. companies, meanwhile, helped drive U.S. stocks higher.

Equifax jumped 13.8 percent after reporting a better profit for the first three months of 2025 than analysts expected. It also said it would send more cash to its shareholders by increasing its dividend and buying up to \$3 billion of its stock over the next four years.

— Associated Press

WEALTH MANAGEMENT

Altruist raises \$152M in funding round

Altruist raised \$152 million in its latest funding round at a valuation of \$1.9 billion, the wealth management start-up said Tuesday.

The funding comes amid a global dealmaking slump as markets have been roiled on rising recession fears related to President Donald Trump’s whiplash trade policies.

The blanket uncertainty has led to a sharp deterioration in consumer sentiment while inflationary pressures from tariffs could also dampen consumer spending, forcing businesses to cut back on investments as well.

Asset managers, however, could benefit as investors scramble to actively adjust their portfolios. Industry leader Charles Schwab reported a 37 percent jump in quarterly profit last week, driven by upbeat performance in its asset management and trading

businesses. The latest round brings Altruist’s total funding to \$601.5 million, according to Crunchbase data.

— Reuters

INTERNET

Google won’t release new cookies prompt

Alphabet’s Google said Tuesday that it will not be rolling out a new stand-alone prompt for third-party cookies and will retain the tiny packets of code in its Chrome web browser.

Anthony Chavez, vice president of the Google-backed Privacy Sandbox initiative, said in July that Google would introduce an experience in Chrome to allow people to make an informed choice that applies across their web browsing.

The announcement comes as Alphabet faces legal pressure after a federal judge recently ruled that Google maintains illegal monopolies in online advertising technology — a decision that could lead to a court-ordered breakup of its ad

tech business.

Last year, the tech giant scrapped long-standing plans to remove third-party cookies, the tiny packets of code that track users’ activity across the internet, from Chrome. Advertisers raised concerns that the cookies’ removal would limit their ability to collect information for personalizing ads, leaving them dependent on Google’s user databases.

— Reuters

ALSO IN BUSINESS

Boeing said Tuesday that it would sell portions of its Digital Aviation Solutions business, including navigation unit Jeppesen, to private equity firm Thoma Bravo for \$10.55 billion. Boeing will retain the core digital capabilities from the business that harness aircraft and fleet-specific data to provide commercial and defense customers with fleet maintenance, diagnostics and repair services. The sale is a part of CEO Kelly Ortberg’s plan to reduce Boeing’s debt by off-

loading noncore assets. Boeing shares were up 2 percent in trading Monday. Jeppesen attracted interest from private equity firms and at least one aerospace supplier, with final bids valuing it at more than \$8 billion. Thoma Bravo won the Jeppesen auction, edging out rival buyout firms such as TPG, Advent and Veritas, according to four people who spoke on the condition of anonymity because the matters are confidential.

Devon Energy said Tuesday that it plans to boost its annual free cash flow by \$1 billion by the end of 2026, sending its shares up 5.8 percent in trading Monday.

The U.S. oil and gas producer aims to achieve this by reducing drilling and completion costs and improving operating margins. Devon expects to save \$300 million through capital efficiency, an additional \$250 million by cutting production and operating costs, and a further \$300 million through enhancing commercial contracts.

— From news services

Instagram co-founder says Meta’s Zuckerberg underinvested in photo app

Testimony comes as court hears FTC lawsuit on Facebook acquisitions

BY NAOMI NIX

Instagram co-founder Kevin Systrom told a federal judge Tuesday that Meta CEO Mark Zuckerberg underinvested in the viral photo-sharing app after Facebook bought it, bolstering the Federal Trade Commission’s contention that the purchase was illegally anticompetitive.

Systrom testified in federal court that Zuckerberg rebuffed his requests to hire more workers just as internal data around 2018 showed that the number of daily active users of Facebook in the U.S. market was beginning to soften — a drop Systrom said Zuckerberg seemed to blame on Instagram’s growth.

“My experience of him was that he was very happy to have Instagram in the family because it was growing” so quickly, Systrom said. But “as the founder of Facebook he felt a lot of emotion [about which app] was better, meaning Instagram or Facebook. ... [That] emotional tension led to a lot of these discussions at the time.”

Systrom said that after the 2012 acquisition, Zuckerberg seemed to allot fewer resources to strengthening Instagram’s user privacy strategy, its video products and its effort to jump-start ephemeral posts known as Stories. The Instagram co-founder said his efforts to hire more employees to work on key products were often rejected by Meta’s top brass despite the app’s rapid growth.

“Everyone always wanted more resources for their team. We were one of the those teams,” said Systrom, who eventually left the company. But “we were by far the fastest-growing team.”

Whether Systrom or Zuckerberg would have turned Instagram into the better app for users has become a central question in the case brought by the FTC, which sued Facebook — now subsumed under parent company Meta — in 2020. The FTC is argu-

ing in U.S. District Court for the District of Columbia that the company illegally acquired Instagram — and WhatsApp two years later — as part of a strategy to stifle up-and-coming rivals.

The agency argues that the social media giant’s acquisitions caused the company to invest less in making Facebook a better product, while depriving users of other, more vibrant social media app options. Meta contends that it invested ample resources to improve Instagram, including by bolstering its computing infrastructure and advertising business.

Systrom testified Tuesday that an internal study the company conducted around 2018 found that declines in Facebook user growth could largely be blamed on a transition to video, not on Instagram’s growth. While the company did find that people used Facebook less as they joined Instagram, Systrom said, the photo-sharing app boosted user engagement with Meta’s products overall.

But in a 2018 memo, previously presented in court, Zuckerberg told his top executives, including then-Chief Operating Officer Sheryl Sandberg, that he was concerned that Instagram’s growth was cannibalizing Facebook’s.

In that document, Zuckerberg wrote that Facebook users joining Instagram could eventually cause a “network collapse” of Facebook, the “more profitable product.” While the company had already dialed back promotion of Instagram on Facebook, he wondered whether it made more sense to spin out the photo-sharing app as a separate company.

In what Systrom characterized as another instance of underinvestment, he said that at one point when the company made a big investment to beef up its video capabilities — including hiring 300 workers to lead the effort — it initially declined to give Instagram any more employees. Systrom said Meta also underinvested in developing Instagram’s approach to comments and helping it respond to competitor Snapchat’s popular ephemeral messaging product known as Stories.

“The constant theme was that we were so large” and had issues



Instagram co-founder Kevin Systrom in 2018. Facebook, now part of parent company Meta, bought the photo-sharing app in 2012.

“There were so many things we needed to do to keep up with that growth, but there were areas that were starving.”

Kevin Systrom,
co-founder of Instagram, in testimony in U.S. District Court for the District of Columbia on Tuesday

that “few or no people” were working on, Systrom said. “There were so many things we needed to do to keep up with that growth, but there were areas that were starving,” he added.

Under questioning by Meta’s lawyer, Systrom was confronted with past public statements about the value Meta contributed to Instagram’s growth and success.

Systrom acknowledged that Instagram had “broken infrastructure” before it was acquired and that Meta’s resources helped fixed that problem.

The social media giant also helped Instagram hire workers, fight spam and build out its large digital advertising system, Systrom testified.

Meta was “part of the reason

we thrived,” Systrom said in court Tuesday.

The FTC argues that Meta has an illegal monopoly in the “personal social networking market,” which it characterizes as apps that help users connect with their loved ones. Meta counters that it competes in a much broader internet ecosystem that includes TikTok, YouTube and X.

The FTC’s lawsuit is the latest effort by antitrust regulators to rein in the power of dominant Silicon Valley firms. Big Tech critics have argued that major internet platforms have become monopolies, throttling competition from upstarts in the market and harming consumer choice. On Monday, the Justice Department told a federal judge that Google should be forced to divest its

Chrome web browser to break up what a court last year found was Google’s monopoly on internet search.

The FTC contends that Zuckerberg agreed to buy Instagram in 2012 for \$1 billion only after its own efforts to build a stand-alone camera app, code-named Snap, began faltering. It has also argued that Meta bought Instagram to neutralize it as a rapidly growing rival to Facebook.

In one 2012 exchange with another Meta executive, David Ebersman, Zuckerberg is seen agreeing that he was interested in buying mobile app companies such as Instagram or Path in part because they were “building networks that are competitive with our own” and he wanted to “neutralize a potential competitor.”

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Musk says he will step back from DOGE, refocus on Tesla after earnings sink

BY TRISHA THADANI

Billionaire Elon Musk said he will step back from the U.S. DOGE Service next month and focus on Tesla, his reeling electric vehicle company, which on Tuesday reported a stunning 71 percent plunge in profits compared with the first quarter of 2024.

With Tesla suffering amid widespread backlash against Musk's controversial work with the Trump administration, Musk told investors that his "time allocation to DOGE will drop significantly" starting next month — though he said he probably will maintain involvement with DOGE through the remainder of President Donald Trump's term.

On Tuesday, the electric vehicle company reported a 9 percent decline in revenue for the first three months of the year compared with a year earlier, according to a company report. Sales also slipped dramatically in the first three months of the year, falling 13 percent compared with the same period last year. The company's stock closed Tuesday at \$238 a share, about 37 percent lower than at the beginning of the year.

Tesla already was struggling before Musk enmeshed himself

in GOP politics last year and became a political lightning rod. But a combination of increased competition from Chinese electric carmakers such as BYD, uncertainty around steep tariffs imposed by Trump this month and Musk's own declining popularity has pushed the company into turmoil.

In a letter to shareholders, Tesla said rapidly evolving trade policy and "changing political sentiment could have a meaningful impact on demand for our products in the near term." Musk told investors during a company call that he has spoken to the president about the tariffs, but "it's up to him, of course, to make his decision."

"I have been on the record many times saying that I believe lower tariffs are generally a good idea for prosperity," Musk said. "I will continue to advocate for lower tariffs rather than higher tariffs, but that's all I can do."

Since Trump's inauguration, Musk has almost entirely shifted his focus to running DOGE, which stands for Department of Government Efficiency. The agency, housed within the Trump White House, has moved aggressively to reduce what it describes as "waste, fraud and abuse" in the federal government. Sweeping layoffs and budget cuts man-



Protesters opposing Elon Musk's government work rally in front of a Tesla showroom in Walnut Creek, California, on April 5.

dated by DOGE have led to chaos, confusion and backlash across official Washington.

Tesla owners, meanwhile, are trading in their vehicles at an increasing rate; prices for used Teslas have sunk; and widespread protests against the brand have erupted around the world. Vandals have also targeted the company's dealerships, charging stations and vehicles with molotov cocktails, gunshots and arson. Tesla is the most

important business in the portfolio of Musk, the world's wealthiest person.

Investors and shareholders have become increasingly frustrated with the CEO, as they attribute many of the company's woes to the upheaval he has caused in the federal government.

Musk, along with the president, had already hinted that he will leave the government when his status as a special govern-

ment employee expires at the end of May, though the exact timeline is unclear. DOGE's work is expected to continue after he departs.

The organizers of Tesla Take-down — the group behind hundreds of anti-Tesla protests around the globe — cheered the results, saying in a statement that the quarterly results send a "very clear message" that the organized protests are working.

"Over the past two months, Elon Musk and his 'DOGE' team have launched an unprecedented assault on our public services and the rule of law," Patty Hoyt, a local organizer in Northern California, said in a statement. "The Tesla Takedown grassroots pressure is beginning to hit Tesla where it hurts — the company's bottom line."

Gene Munster, a managing partner at Deepwater Asset Management, said 2025 is a "throw away" year for Tesla as the company makes investments in autonomy and artificial intelligence. Musk has said in previous earnings calls that the future of Tesla is "overwhelmingly" autonomous driving, and he has doubled down on his vision of creating a fully self-driving car with no steering wheel or pedals.

Tesla announced plans last year for the fully autonomous

Cybercab, a vehicle without a steering wheel and pedals, describing it as a \$30,000 lounge on wheels that will launch sometime in the next few years. Musk said earlier this year that his company will start testing its robotaxi in Austin in June, an elusive plan that comes after many years of unfulfilled promises to investors about the technology.

The company also submitted an application to the California Public Utilities Commission for a permit to transport passengers in its vehicles, according to emails obtained via a public records request.

Investors expected Musk's alliance with Trump to deliver a significant boost to Musk's bet for autonomous vehicles, with hopes that his presence in the administration could ease regulation and lessen the scrutiny on the evolving technology despite a spotty safety record and multiple investigations. But so far the company has only suffered amid the political backlash.

While Munster said the first-quarter earnings were a "train wreck," he said he is hopeful the company will rebound as Musk pulls back from his government work and refocuses on Tesla.

"That's the bet we're making," he said.

Are banks safe under Trump 2.0? Readers ask about keeping cash at home.



Michelle Singletary
THE COLOR OF MONEY

Typically, when people ask me if they should keep a large stash of cash at their house, I often joke: "Give me your address."

My attempt at humor is a way to get them to see that stockpiling too much cash is not a good idea. There's the risk of it being stolen or destroyed in a fire or severe storm. And with some institutions offering high-yield savings accounts, people give up the opportunity to earn a decent interest rate on their money.

However, there is growing

anxiety about the safety of our financial institutions.

Here's why: The independence of the federal agencies charged with protecting our funds is being undermined.

Last week, President Donald Trump fired Todd Harper and Tanya Otsuka, the Democratic board members of the National Credit Union Administration (NCUA), which supervises and insures more than 4,400 federally insured credit unions with \$1.78 trillion insured shares and deposits and 142.3 million members, according to its most recent report.

"This is the latest in a string of actions by the Trump Administration to subvert the

law and undermine financial regulators that keep Americans' money safe," Adam Rust, director of financial services for the Consumer Federation of America, said in a statement following the firings.

Only one board member remains: Kyle Hauptman, the Republican appointed by Trump in 2020. He is now the chair.

"If a President can fire an NCUA Board member at any time, how will we maintain public trust in our nation's financial services' regulatory system?" asked Harper in a statement on LinkedIn, calling the move "ill-conceived and politically motivated."

Meanwhile, a federal hiring

freeze and staff reductions have left the Federal Deposit Insurance Corp. short-handed. In January, the administration rescinded job offers to more than 200 new bank examiners — the employees who monitor the financial health of banks to reduce the risk of a failure.

Remember, just two years ago, three major banks collapsed — Silicon Valley Bank, Signature Bank and First Republic Bank. Downsizing the FDIC just doesn't make sense.

One concerned reader emailed me asking about how I "would advise about protecting assets in banks."

Other readers have raised similar concerns over the last several weeks about the safety of their deposits in banks and credit unions.

It's not a laughing matter. Here's what I've said.

about the safety of your insured bank deposits.

But for now, I have no reason to believe you're better off keeping vast amounts of cash at your home.

If it makes you feel better, get a safe that's waterproof and fire-resistant, and keep a few hundred dollars for an emergency in case, for instance, a storm knocks out power and you can't use a credit or debit card.

But if you're truly in a panic about the federal protection of your deposits, let your congressional representative know how you feel. That's better than keeping your money under your mattress.

amount of insured coverage by using the NCUA's Share Insurance Estimator at MyCreditUnion.gov.

No one has ever lost a single dollar of insured deposits at a federally insured bank or credit union. Notice, though, that the key point is *insured* deposits.

Non-deposit products are not covered

It's important to note that the FDIC and NCUA don't cover non-deposit products — even if they were purchased at a federally insured institution. These include stocks, bonds, mutual funds, annuities, insurance products and crypto assets.

There is a nonprofit corporation, the Securities Investor Protection Corporation, created under the Securities Investor Protection Act of 1970, which covers securities (or stocks), mutual funds, and bonds. But it's not the equivalent of the FDIC or NCUA for securities.

Instead, the SIPC helps you recover missing cash or securities if your brokerage firm goes under. It won't cover losses if, for example, your investments decline — as many retirement accounts have because of Trump's trade war.

The limit of SIPC protection is \$500,000, which includes a \$250,000 limit for cash. However, you can have separate coverage for different account registrations at the same firm. For instance, individual, joint and IRA accounts are typically treated as distinct for the purposes of SIPC coverage.





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WEDNESDAY OPINION

DANA MILBANK

And now, a word from the White House sponsors

There is apparently no American institution, no matter how benign, that Donald Trump can't degrade. Now, he has done it to the annual White House Easter Egg Roll.

Monday's version of the event looked much like all the others since the tradition began in 1878 — except this one was sold to the highest bidders. The news release from the first lady's office listed no fewer than 11 activities at the egg roll with corporate sponsors trying to curry favor with the president.

The cryptocurrency company GALA hosted a digital egg hunt. Betty Crocker Dessert Decorating parent Signature Brands hosted the cookie-decorating station, and another Signature Brands company, PAAS, ran the egg-coloring activity. While alarm bells were sounding on Wall Street during another bloody Monday, the New York Stock Exchange hosted a "Ring-ing of the Bell Photo Opportunity" at the egg roll. The National Confectioners Association handled "Easter Candy Distribution." The Toy Association operated the "Play Garden." The International Fresh Produce Association also had a role in the roll.

Then there were the big three: Google's YouTube sponsoring the Bunny Hop Stage (where the Marine Band was to perform); Meta hosting an "AI-Powered Experience and Photo Opportunity"; and Amazon providing the "Reading Nook" and photo-op. (Stop me if you've heard this before: Amazon founder Jeff Bezos owns The Post.)

Trump gazed upon this assemblage of corporate courtiers from a White House balcony and announced that "We're going to honor Jesus Christ very powerfully."

Among those listed as readers at the Reading Nook was Jennifer Hegseth, wife of Defense Secretary Pete Hegseth. The first lady's announcement did not specify Jennifer Hegseth's choice of readings, but she could have selected the Signal group chat, reportedly shared with her and others by her husband, detailing U.S. attacks in Yemen — including F/A-18 flight plans. Proposed sponsor for that reading: Boeing.

Also on the list for the nook was Keith Kellogg, Trump's special envoy for Ukraine and Russia, who could have read to kids about his plan to keep Ukraine out of NATO and to carve it up among allied forces "like what happened with Berlin" after World War II. Proposed sponsor: The Russian Embassy.

Another featured reader: Kristi Noem, who could have chosen news accounts of her recent visit to an El Salvador prison, where the Homeland Security secretary made a video while migrants deported without due process were forced to stand behind her as a backdrop, shirtless and with heads shaved. Proposed sponsor: The American Barber Association. (Noem is particularly in need of financial support after having her handbag, containing \$3,000, her passport and her security badge, stolen at a D.C. restaurant on Sunday night.)

If you're appalled by the pay-to-play takeover of the egg roll, I have bad news. The U.S. government is going to need a lot more corporate sponsorship if Trump continues to operate his presidency as though it were sponsored by the American Pyrotechnics Association.

The IRS is now on its fifth commissioner in just 90 days, after the most recent one lasted only 72 hours. Because of personnel chaos (Trump plans to cut IRS staff in half) and the agency's sharing of confidential taxpayer information, experts predict a wave of noncompliance — and a revenue shortfall so huge the Treasury Department will have to be sponsored by the American Bankruptcy Institute.

The obvious solution to this shortfall: Selling sponsorships for government assets and functions. As a side benefit, it will also be an act of truth in labeling.

Benjamin Netanyahu already dominates Trump's Mideast policy; make him pay for a sponsorship. Same for El Salvador's authoritarian ruler, Nayib Bukele, who apparently has the last word on U.S. deportation policy. The National Coal Council appears to be running the Environmental Protection Agency, banks have triumphed over a decimated Consumer Financial Protection Bureau, and the cryptocurrency industry has overrun the Securities and Exchange Commission. They should at least pay for naming rights to their trophies.

The Elon Musk Department of Defense is poised to give SpaceX a huge contract to build a missile defense system — the latest way the Trump pal stands to profit from the government he is dismantling. Likewise, the Peter Thiel Department of Homeland Security has been sending funds to a company owned by the major Republican donor, thanks to lobbying by Trump adviser Corey Lewandowski; other Thiel businesses are poised to reap even more.

Perhaps the Social Security Administration could enlist the National Funeral Directors Association as a sponsor of its efforts to reclassify living people as dead.

It's hard to know which group would be the best sponsor of the various crises Trump is setting in motion: cutting back on food and infant formula safety; decimating the Education Department and student-loan forgiveness; setting off a trade war and causing markets to plunge.

For gambling with our safety, the American Gaming Association?

For risking economic ruin, the American Preppers Network?

For my (dwindling) money, there is one industry group that deserves naming rights above all others. The Trump administration resembles nothing so much as the National Demolition Association.



ILLUSTRATION BY OLF DE BRUIN/FOR THE WASHINGTON POST

This is what freed me from the clock

BY NINA MOSKE

The first notes erupted from the cello like a fanfare. Three of them, each longer and louder than the last, bounced off the wooden walls of the rehearsal space. Hushed, quick bow strokes followed, climbing up a dissonant scale with no obvious destination. Then, silence.

The cellist was improvising. She sat alone with no music stand before her, devising a new composition. Unbound by a meter or key, her melody wandered. The piece was not recorded and would never be replicated.

I recently joined her as a member of Duke University's New Music Ensemble. There are eight of us: a pianist, a cellist, a violinist, a clarinetist, a guitarist, a flautist, a percussionist and a conductor. The group performs experimental pieces from the 20th and 21st centuries, and we improvise.

As a classically trained flutist, I expected to feel unmoored without structure. But improvisation has made space for a freedom I didn't know I needed: timelessness.

College students like me treat time as a finite resource — something to harness for maximum gain. Fueled by Adderall and anxiety, we boast about our busyness. We Google-calendarize our lives, often only half-listening to our professors while multitasking. In our quest to control the clock, we have allowed it to control us.

My own white-knuckled grip on time stems, in part, from my years of musical training. Classical ensembles prize precision and constrain creative liberty. Composers dictate the desired meter, key and tempo; conductors mark time with the tap of a foot or the bounce of a baton. I often grew sweaty from stress in orchestra rehearsals, nervous I would miscount a rest or play off-beat.

There's real artistry in the craft of classical music, but I was lost in the minutiae. Obsessive instead of creative. Tense instead of free.



Listen along here

To hear a sampling of Duke University's New Music Ensemble, scan the QR code or visit wapo.st/improvmusic.

Then, I began improvising.

At the start of my first session, Andrew Waggoner, our conductor, directed us to push our music stands aside. Our group of eight then formed a circle, with nowhere to gaze but at each other.

Andrew, also a violinist, began with a winding, invitational phrase. Confident and light, he played as if extending a hand to dance. Chris Han, a clarinetist, responded with a timid line that crept from the margins.

I joined in the background. Liberated and uncertain, I took cues from my co-creators. When they sped up, I sped up. When they dropped out, I filled the space.

It felt as though I had discovered a room where the rules of time did not apply. Without a predestined end to our performance, I could float. Seconds stretched, lingered and blurred together without adhering to rigid beats. I checked my phone when we finished, expecting the piece had lasted more than 10 minutes. Only three had passed.

"It's meditative," Anna Goldberg, the cellist, said after a recent rehearsal. "You have to be fully present." A senior, Anna said improvisation has freed a small slice of her busy schedule to breathe. There's no objective or tangible deliverable — nothing to measure.

"It forces you to push everything else out of your brain and focus so hard on listening in a way that's more intense than reading notes on paper," she said.

PERRY BACON JR.

Polls cannot save us from Trump

About 50 percent of Americans now disapprove of President Donald Trump, compared with just 46 percent who approve of him, according to recent polls. Fifty-four percent don't like how Trump is handling foreign policy; 56 percent are dissatisfied with his economic approach.

Unfortunately for those of us opposed to Trump, these numbers matter close to zero percent.

People on the left, including Democratic officials, are excitedly touting surveys showing rising discontent with the president. They should curb their enthusiasm. Bad polling isn't going to stop Trump and his team from enacting their agenda. And the president's polling dip could reinforce Democratic leaders' troubling instinct to look to next year's midterm elections to constrain the president, instead of thinking creatively about how to rein him in now.

Poll-centric politics rests on a series of assumptions and norms:

Politicians get their jobs by winning over the public. So it's ingrained in them to take stands that the majority of their constituents support. Even second-term presidents, who can't run for reelection, generally don't take unpopular stances.

Presidents care about public opinion because they view themselves as leaders of their political parties and don't want those parties to lose too many seats.

Members of a party will stop a president from taking unpopular actions that hurt *their* electoral chances.

Congress, the courts, the media and other institutions will be more aggressive in scrutinizing and opposing unpopular policies and/or an unpopular president.

Many Democratic politicians and nonpartisan political commentators, even if they aren't fully conscious of it, operate as if American politics always works this way. So while polls don't literally have any power, these luminaries assume that a series of negative surveys will inevitably limit a president. Either that president will backtrack on their own, or other political figures, including members of their own party, will trim their sails in the face of bad polling.

"We have the power to shape public sentiment," House Minority Leader Hakeem Jeffries (D-New York) said last week when asked what Democrats could do about Maryland resident Kilmar Abrego Garcia being illegally deported to a prison in El Salvador.

Similarly, in an interview with the New York Times last month, Senate Minority Leader Charles E. Schumer (D-New York), said, "The Republicans would like to have some freedom from Trump, but they won't until we bring him down in popularity. That happened with [President George W.] Bush in 2005. It happened with Trump in 2017. When it happens, I am hopeful that our Republican colleagues will resume working with us."

This political model applied pretty well to most recent presidents, Democratic and Republican, including Trump. In his first term, Trump backed down from

some controversial ideas, particularly his administration's policy of separating children from their parents at the border, largely because polls showed it was unpopular.

But polls don't seem to matter to Trump anymore. Perhaps more than any administration in recent history, Trump and his team are deeply committed to enacting their full vision no matter what the public thinks. The president is no doubt aware that handing control of parts of the executive branch to Elon Musk is unpopular. Musk himself has acknowledged polls showing dissatisfaction with his unprecedented, outside role. Trump is savvy enough to know that removing people from U.S. soil without due process and laying off workers from noncontroversial agencies such as the Department of Veterans Affairs aren't going to make him more popular.

Nor does the president seem particularly invested in protecting the Republican Party. Trump's moves are clearly energizing the Democratic base and annoying independents, creating the conditions for a massive backlash that might result in GOP officials across the country losing their seats.

Trump did backtrack to some extent on tariffs recently. But that reversal seemed less about appeasing the public or congressional Republicans and more about Trump's personal bristling at the bond market instability that followed his tariff announcement.

Other Republican officials aren't that spooked by bad poll numbers, either. The Republican Party is essentially now the Trump Party, with GOP politicians feeling pressure to defend Trump's interests and never the other way around. So Republican politicians aren't responding to Trump's rising unpopularity and the electoral peril he is putting them in by demanding that he move to the center.

Republican-appointed judges, including the conservatives on the Supreme Court, are ideologically aligned with Trump and unlikely to buck him based on public disapproval alone. (Judges aren't supposed to weigh public opinion in their rulings, but legal experts argue that in the past they often have.)

I suspect poll results these days matter only to Democratic politicians and the media. It's hard to quantify this, but as Trump's poll numbers have dipped, press coverage of the president has become more critical and congressional Democrats have become more aggressive in attacking him.

But the media has no formal power, and Democrats are in the minority in the House and Senate, and in Supreme Court appointments. If the only people who act based on public opinion and polls don't have power, public opinion and polls don't have power.

You might argue, as Schumer has, that the polls will matter if Trump becomes more unpopular. When Bush's approval dipped into the 30s in his second term, Republican members of Congress blocked some of his initiatives. Prominent Democrats demanded President

Andrew, who leads improvisation workshops for all levels of musicians, agrees. "For those people who are overachievers, super grade-conscious, and prisoners of their email or text" — people like me — "improvisation can be lifesaving," he said.

Andrew said children tend to be the most open to improvising. Classically trained adults, who have long practiced toward perfection, are more reserved. Some even refuse to try. Their egos get in the way, he hypothesized.

To overcome that discomfort, Andrew sets parameters for first timers, designating a leader to guide the flow of a piece or instructing musicians to focus on specific techniques.

"I create enough of a superstructure or scaffolding so that the ego feels reassured," he said. "Within that space, a whole universe opens up. It's a path to being free."

Musical improvisation isn't for everyone. But there are other paths to that freedom. My friend Penelope North finds release by running long distances. While a mile is objective in length, it can feel endless one day and fly by the next. My mother, who leaves for work before sunrise and returns home after dark, slows down by baking sourdough bread. It's a days-long process, a patient rhythm governed by rising, folding and waiting.

I now improvise once or twice each week with my group and have tried to implement the practice on my own, too. My days are no less busy, but even a few minutes of extemporizing clear my head. I savor those moments when the tick of the clock feels more expansive than restrictive.

Last week, Andrew invited our group to improvise with long, slow notes. The effect was haunting: deep, rumbling tones engulfed the room. There were no rests or meter. I couldn't tell where my sound ended and my peers' began. When we finished, we remained and let the echo ring, no one ready to break the spell.

The writer is a senior at Duke University.

OPINION

The Washington Post

AN INDEPENDENT NEWSPAPER

How can the IMF handle an unpredictable America?

THE INTERNATIONAL MONETARY FUND forecast on Tuesday that the trade wars launched by President Donald Trump will cause a multiyear drag on global growth, with the potential for escalation and cascading consequences because of intertwined supply chains.

Fewer than 100 days into Trump's presidency, financial markets already are treating the United States as the poorly managed, crisis-prone and unstable country it is fast becoming. In past financial crises, investors flocked to the safety of U.S. Treasury bonds — even in 2008, when the global financial crisis stemmed from the American housing market meltdown. This time, investors are dumping Treasuries, too, shunning virtually all American assets, as if the U.S. were a Latin American country in the 1970s.

This is not surprising, considering Trump's fondness for the kind of economic governance that was once popular in Latin America. He has embraced protectionist economic nationalism and is poised to preside over budget deficits even more gargantuan than they are today. His on-and-off tariff barrage has stoked economic uncertainty and financial turmoil around the world. So has his continuing flirtation with dismissing Federal Reserve Chair Jerome H. Powell and taking control of U.S. monetary policy.

As former treasury secretary Lawrence H. Summers put it last week, the United States these days

seems to be modeling its economic policy on that of Juan Domingo Perón, Argentina's postwar leader who embraced populist economic nationalism and transformed his country from a paragon of prosperity into a basket case. The core difference, he noted, is that Argentina was not central to the global economy. What's going on in the United States matters very much to the world.

This is a difficult situation for the IMF, which is accustomed to a U.S. that supports macroeconomic stability and open trade and capital flows, governed by treaties and international institutions. Representatives of governments around the world who gathered in Washington this week for the annual meetings of the IMF and World Bank find themselves grappling with an extraordinary question: How can they best respond when the erstwhile pillar of the world's economic architecture goes rogue? The challenge for the institution itself is existential: If it cannot establish some independence from its biggest shareholder, it might not survive.

Since World War II, the IMF has been a bastion of stability and a source of finance for countries unable to pay for their imports and service their foreign debts. Over the years, the fund has been criticized — often rightly — for imposing fiscal austerity and other onerous policies on impoverished debtor countries. But it has also protected economic stability and open markets.

This mission today seems at odds with America's priorities. If the IMF's leading member ignores economic orthodoxy and throws financial stability to the wind by toying with capital controls, threatening the independence of its own central bank, and pummeling friends and foes with tariffs, then how can the fund help ensure global stability?

The fund faces an existential challenge: If it cannot become less dependent on its biggest shareholder, it might not survive.

The U.S. itself might be ready to leave: Project 2025 — the Heritage Foundation's blueprint for the Trump administration — calls for the United States to exit the fund. And Trump, who has already turned against international aid, might see little value in funding an institution built to preserve a global status quo that he dislikes. On the other hand, the United States' sway over the IMF's decision-making gives the president the kind of stick he likes to wield: America can press the fund to extend large loans to

friendly nations such as Javier Milei's Argentina, and it can veto loans to out-of-favor countries.

Thus, the fund finds itself at perhaps its most vulnerable point since it came into being in the aftermath of World War II.

Ideally, it might find a way to become less dependent on Washington. But this could be difficult. The U.S. has so far stood in the way of China's attempts to increase its IMF contributions, because that would give China greater say over the fund's governance. Washington has insisted on maintaining its position as the largest shareholder and the only member with veto power. China, in return, has signaled it might lose interest in the IMF altogether.

If governance reform remains off the table, the fund's next best bet would be to make itself as useful to Washington as possible. Some experts recommend that it resist the temptation to wade into battles over issues such as combating climate change and relieving global hunger and stick to its core mission of preserving global macroeconomic stability. It could address some of Washington's complaints directly by pushing against countries that maintain large and persistent trade surpluses.

The risk remains that the fund will be left to wither. This would be an enormous loss to all countries. As Trump's America destabilizes the world economy, an independent institution is needed to protect it.

LETTERS TO THE EDITOR

Why climbing stairs isn't enough exercise for seniors

Regarding the April 1 Health article “‘Short bursts’ of stair climbing may improve leg strength in older adults”:

Stair climbing is an often overlooked and underappreciated exercise activity. That said, it should not be construed as a stand-alone “effective workout regimen.” There are a number of necessary fitness components that do not get trained by only climbing stairs, including mobility and upper-body strength. Training mobility is important to decrease the risks of falls and orthopedic injuries. I have been a personal trainer for mostly older adults for 40 years, and I am now an older adult myself. Stair climbing — whether by walking them two steps at a time, with or without dumbbells, or running them — has been a staple in my training for decades.

The study the article cited compared the benefits of strength training with stair climbing, but these should not be considered an either/or proposition. Strength training is critical to optimizing one's health, minimizing orthopedic injury, and improving the likelihood of remaining physically independent and able to carry out daily activities.

As important as strength is for seniors, power (the ability to produce force quickly) is perhaps even more important. That training can come in handy when one loses balance, trips or slips.

Only 13.9 percent of adults 65 and older met federal physical activity guidelines for both aerobic and muscle-strengthening activities in 2022. That is a travesty. This 67-year-old fitness professional would be ecstatic if we could just get them to take the stairs instead of the elevator whenever possible.

One step at a time (or two), I suppose.

Steven Thomas Head, Centreville
The writer is author of “Not Another Fitness Book: A Memoir. A Manual. A Message for 49 Million Baby Boomers.”

Proper prevention tools

Thank you for The Post's heartbreaking and beautiful coverage of Autumn Bushman's story in the April 6 Health article “After 10-year-old's suicide, her family calls for kindness.”

I'm a junior at Hunter College High School in New York City, and Bushman's story deeply resonated with me. During the past three years, two of my classmates have tragically taken their own lives. I knew them both. One, a sophomore, was my teammate that year in art class. He was brilliant at making origami. The other, who died during her first year of high school, was the only African American girl in our grade. Now, both are gone. Most of us didn't even know they were struggling. That's what still haunts me. These are not isolated tragedies. They are part of a devastating trend. According to researchers at the National Institutes of Health, suicide rates among U.S. children 8 to 12 years old have been increasing by about 8 percent each year since 2008. Black preteens have the highest suicide rate in this age group, and rates among girls are rising faster than among boys. Showing more kindness, as advocated by Bushman's parents, is essential. But it must also be paired with practical tools.

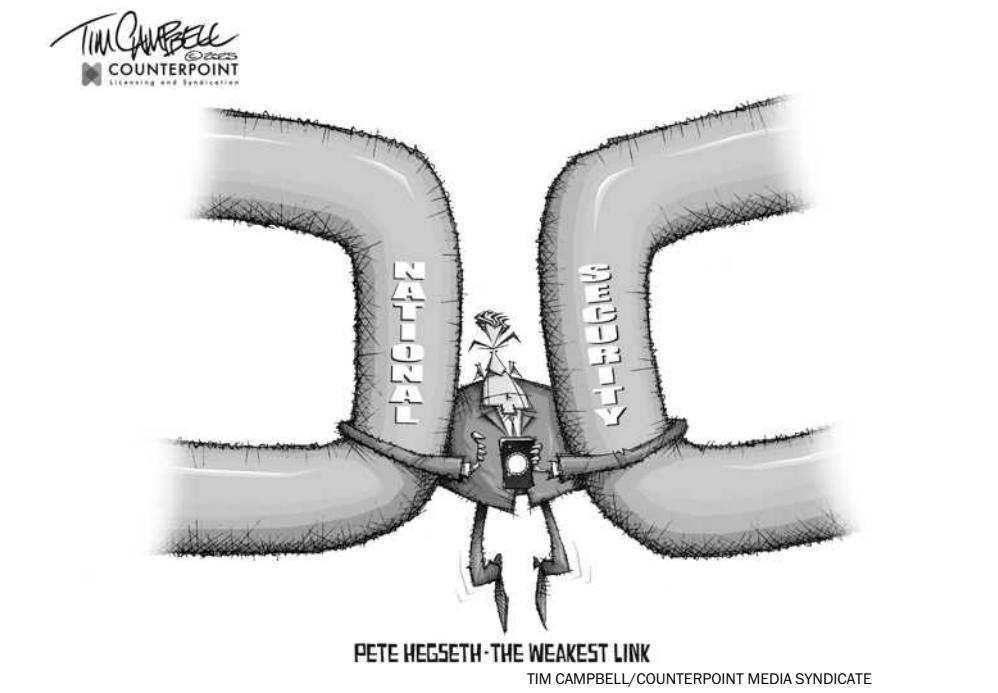
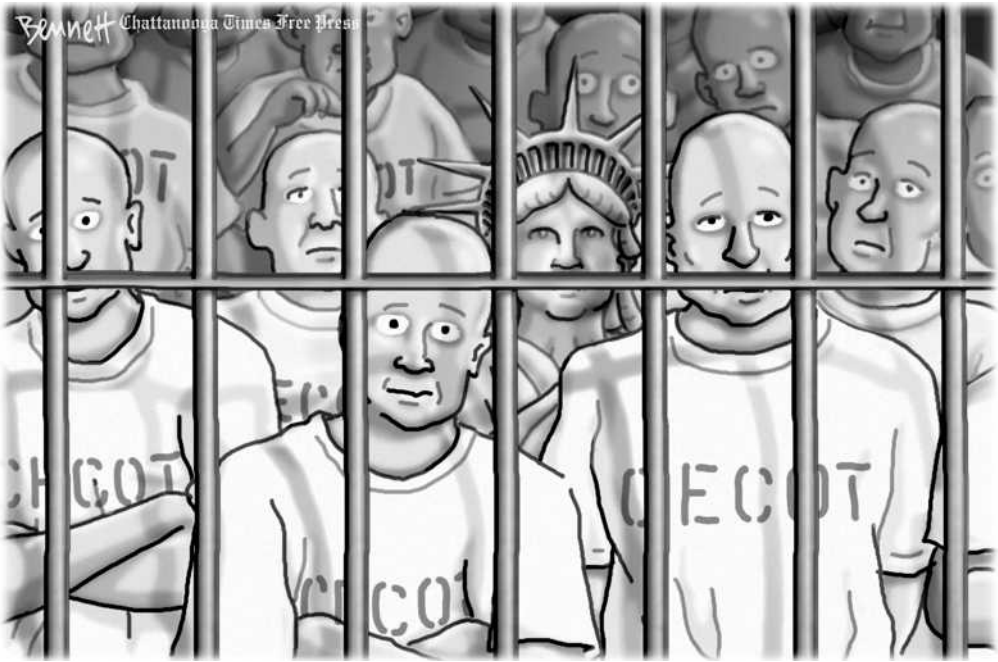
We screen for heart disease, high blood pressure and diabetes; mental health should be no different. Suicide prevention tools must be in every home, every school, every pocket.

I currently intern with the Columbia Lighthouse Project, which developed the Columbia Protocol: a simple, evidence-based suicide screening tool used around the world to identify suicide risk early.

A study published last year found that universal screening in pediatric emergency departments increased identification of at-risk youth. The study found more than one-third of children who screened positive for suicide risk had come in primarily for a medical issue — not a mental health concern.

To reduce youth suicides, screening and assessment must be administered more widely. The National Institute of Mental Health is funding

DRAWING BOARD



“large-scale research efforts to improve screening, risk assessment, and intervention.” Maintaining funding for that work is as essential as maintaining funding for cancer research and other lifesaving efforts. Autumn Bushman should still be here. The best way to honor her memory is to make suicide-prevention tools more widely available.

Elle Vidra, New York
If you or someone you know needs help, visit 988lifeline.org or call or text the Suicide & Crisis Lifeline at 988.

Crimson pride

I am particularly proud this week to be a Harvard alumnus. Last month, Harvard University announced that students whose families' annual income is less than \$200,000 could attend for free. Then, this past week, the institution refused to comply with the Trump administration's demands to eliminate diversity, equity and inclusion hiring and admissions programs. As a result, the government froze more than \$2.2 billion worth of federal grants and \$60 million in contracts.

This means the university will most likely have to rely on its endowment, which is more than \$50 billion, to offset these losses. However, Harvard can use this endowment, the largest in the world, to make an even stronger statement: It can ensure that

more deserving students have the opportunity to attend this great school, regardless of financial means, by covering the estimated \$86,926 annual total cost of attendance for those who cannot afford it. If Harvard wants the brightest minds to come to Cambridge, Massachusetts, no matter their financial background, then now is the time to break the bank to do so.

Earl Martin Phalen, Kansas City, Missouri
The writer is chief executive of Great Jobs KC.

We need doctors, not devices

Madison Evans, the 16-year-old girl described in the opening sentences of the March 29 front-page article “Researchers aim to take the guesswork out of measuring pain,” did not need the devices that The Post enthusiastically described.

Those devices, which are being developed at a cost of millions of dollars, measure biological markers that could indicate pain to determine an appropriate dose of medication. Our medicine already depends excessively on laboratory and device measurement and algorithms to dictate treatment. What Evans needed was a physician who could comprehensively and thoughtfully discover and treat the cause of her pain. That would include careful consideration of the patient's history, a thorough physical examination, a differential diagnosis, appropriate lab tests and then thoughtful care based on a synthesis of these

findings. Care could include appropriate prescription medicine to address her pain.

Such an approach, one that is taught to second-year medical students, would probably have led fairly quickly to the accurate diagnosis of endometriosis, which was causing her distress, and spared her 15 years of unnecessary pain.

If we are ever going to address chronic pain, illness and patient dissatisfaction — as well as physician stress and burnout — we need to adopt a larger, more effective and more respectful practice.

We physicians need to remind ourselves continually that all our patients are whole people, who are more than the sum of their biological and physiological parts. And we need to be appropriately compensated for taking the time to understand and treat them this way. Society needs to look skeptically at technological quick fixes, such as devices to measure presumed biomarkers of pain levels. Instead, we need to embrace a partnership in which physicians listen carefully to their patients and empower them to participate actively in every aspect of their care.

That partnership would likely enhance physician performance and satisfaction as well as reduce the pain and suffering of patients such as Evans.

James S. Gordon, Washington
The writer, a psychiatrist, is founder and chief executive of the Center for Mind-Body Medicine and was chair of the White House Commission on Complementary and Alternative Medicine Policy under Presidents Bill Clinton and George W. Bush.

Replacing what's real

Regarding Monica Hesse's April 3 Thursday Opinion column, “What exactly does Trump think is in the Smithsonian?”:

There is a unifying theme across all the destructiveness of the Trump era, and that is the discarding of human potential and accomplishment. How does discarding our civil servants, educators, immigrants, trade relationships, allies, artists, scientists and students deliver value to our country? President Donald Trump's executive orders that target a diversity of viewpoints, stories, cultures and terminology do not promote richness of any kind.

Why are there more protections for the wealthy than for those who are struggling? Who gets to decide what's essential to the pursuit of happiness? How can a government service and its shadowy employees, who lack qualifications and vetting, be allowed to break hundreds of thousands of contracts? The life-denying philosophy of this administration seems rooted in replacing what's real with what's imagined. From ignoring actual problems in favor of imagined ones to throwing away valuable investments, institutional knowledge and progress on lifesaving medicines and research, the Trump agenda is nihilism at a mad scale.

Every abusive, wasteful and fraudulent change being made in the name of tax “savings” and “efficiency” can be described only as discarding what's priceless, worthy, life-affirming and authentically human.

Aleda Diggins, Normal, Illinois

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OPINION

LEANA S. WEN

Medical advice about covid boosters might change

The Centers for Disease Control and Prevention might soon limit its guidance for who should receive a coronavirus booster shot. Such a change would be evidence-based and, if implemented correctly, might even boost uptake among vulnerable populations.

The potential shift was signaled by the CDC's Advisory Committee on Immunization Practices, which convened last week after its February meeting was suddenly called off.

To the relief of many public health experts, it was business as usual. Among the issues discussed was whether to change the coronavirus booster from a universal recommendation for everyone older than 6 months to one limited to high-risk groups.

There are four factors in favor of this more targeted approach. First, the epidemiology of the coronavirus has changed dramatically since the early days of the pandemic. In 2020, few people had prior exposure to the virus, making the disease deadly for many. By the end of 2022, more than 96 percent of people aged 16 and older had antibodies to covid from infection, vaccination or both. Far fewer people became severely ill. At the pandemic's peak, covid-19 deaths approached 26,000 a week. This has decreased to fewer than 200 as of the week of April 5.

Second, data increasingly show that older adults are the most vulnerable population to severe covid-19. The CDC reports that 68 percent of covid-associated hospitalizations now take place among seniors (65 and up). In fact, in the 2024-2025 season, those 75 and older were hospitalized at 31 times the rate of 18- to 49-year-olds. And while infants are more susceptible to the disease (as they are to other respiratory ailments), 5- to 17-year-olds had even lower hospitalization rates than young and middle-aged adults.

The mortality data are even more striking. Between September 2023 and August 2024, nearly 89 percent of all covid-associated deaths occurred in seniors. Their death rates were 35 times that of 18- to 49-year-olds and nearly 650 times that of 5- to 17-year-olds.

Third, the main benefit of additional covid doses is protection against severe illness, not reducing infection. New CDC data show that the 2024-2025 vaccine reduced hospitalization by between 42 percent and 48 percent among seniors without immunocompromising conditions and that this effect persisted throughout the four-month follow-up. It was 35 percent effective at reducing emergency department and urgent-care visits in this age group. Among younger adults, that number fell to just 21 percent two to four months after receiving the shot.

That means older individuals should get the vaccine to reduce their chances of falling gravely ill. Younger, generally healthy people are already at very low risk for severe illness. Given the low effectiveness against infection, a blanket recommendation for them is hard to justify.

Finally, a more targeted recommendation can focus resources on the highest-risk populations. CDC staffers presented two shocking numbers: Only 30 percent of nursing home residents received the latest coronavirus vaccine, and just 26 percent of seniors who were hospitalized for covid got the booster before falling ill.

This is a failure of public health messaging. As I have argued, a population-wide policy that prioritizes simplicity over specificity wrongly suggests that vaccinating a healthy 20-year-old is the same as inoculating an 80-year-old nursing home resident. Such guidance defies common sense and erodes trust regarding other public health advice.

Other countries have long adopted a more-targeted approach. Britain, Canada and Australia recommend the booster only for older adults and some people with high-risk medical conditions. The World Health Organization similarly does not routinely recommend additional covid shots for children or non-elderly adults.

At last week's meeting, CDC advisers did not reach a consensus on whether the United States should align its covid booster guidance with peer countries. However, 76 percent of a CDC work group comprising staff, advisers and external medical groups such as the American Academy of Pediatrics, the American Medical Association and the Infectious Diseases Society of America voted this month to change the universal recommendation to a risk-based one. Importantly, the guidance stipulated that people who were not deemed high risk could still choose to get the vaccine.

The CDC should adopt this revised policy. Not only would it comport with evolving science, but it is also far from the worst outcome under a health and human services secretary who once described the coronavirus vaccines as "the deadliest vaccine ever made." Advocates for vaccine access should be relieved if updated covid shots remain available to all who want them.



SARAH YENESEL/EPA-EFE/SHUTTERSTOCK

Protesters rally outside the Paul Weiss office in New York on April 1.

In Trump's 'deal' with law firms, who's bamboozling whom?

BY DAVID KENDALL

Nine large law firms have announced deals with President Donald Trump to provide pro bono legal services of nearly \$1 billion to avert executive orders targeting their legal work. One firm claimed, in an internal statement to its employees, that these settlements do not mean the White House "is dictating what matters we take on." Another said it remained "completely free to choose whether or not we wish to work on any particular pro bono matter."

The Trump administration, on the other hand, called the arrangements "fully binding" and the president asserted that the nine firms have paid him "a lot of money in the form of legal fees." He told his Cabinet, "I have a lot of legal fees I could give to you people, and we might as well use them." He's suggested that the firms' pro bono time could be used to draft coal leases and negotiate international trade deals.

Clearly, there has been no meeting of minds. Putting aside the small fact that the executive orders are demonstrably illegal, as four judges have found, the central question about these deals is: Who's bamboozling whom?

It's a hard question for an outsider to answer. The deals do not appear to have been formalized in bilateral documents, signed by the parties and specifying respective duties, obligations and penalties for noncompliance. Though some of the firms have issued internal documents (which have quickly made their way to the media), none of these appear to have been approved by the Trump administration.

In addition, the two sides' accounts of the agreements often seem asymmetrical. Trump, for example, in an executive order revoking the original executive order regarding Paul Weiss, claimed the firm "will engage in a remarkable change of course" and "specifically ... has acknowledged the wrongdoing of its former partner

Mark Pomerantz." (Pomerantz left Paul Weiss in 2021 to work on a criminal investigation of Trump.) The firm made no such acknowledgment in public.

Such informality about legal obligations would ordinarily be anathema to a firm's corporate practice. It would simply be unthinkable to negotiate a \$100 million handshake deal without ensuring that the essential terms were clarified and set out in writing and then signed by both sides. It certainly would be a red flag for a firm's malpractice insurance carrier.

What happens next? There's going to be conflict. With a nearly \$1 billion asset (at least in Trump's eyes) at issue, it's likely that even this shambolic White House will designate a MAGA pro bono coordinator charged with making sure the firms fulfill their obligations. And there will surely then be White House requests for assistance that fall well outside the range of usual pro bono projects.

Consider these hypotheticals: "Clear Mountain Coal" wants a strip-mining lease avoiding environmental regulations; a student group at Harvard University, "No More Muslims," wants to bar Palestinian speakers from campus; a high-ranking administration official's children are denied admission to a private school allegedly because of the mother's West Wing job.

After getting such requests, the White House coordinator calls the nine firms trying to line up counsel. Trump's view of how law firms conduct their pro bono work is weird (he asserts that many public evils have been caused by the firms' "harmful activity through their powerful pro bono practice") and unrealistic. Such work is normally originated voluntarily by a firm's attorneys and is performed in addition to a lawyer's normal duties. It must be conflict-checked, approved and evaluated in the context of a lawyer's paid work. It can rarely be assigned because one of its purposes is to boost morale, allowing a lawyer to work on personally

appealing and rewarding matters. So, when the MAGA coordinator tries to farm out an unappetizing project, the firms may take a pass.

And if such requests are rejected, there's likely to be trouble in MAGA-land. Perhaps the coordinator decides the firms are not complying with the original arrangement (whatever it was). That leaves Trump with the option of promulgating an even harsher executive order, in which case the dangers the firms sought to avert would return in an even more prejudicial form.

It's likely the firms would try to avoid a new executive order by claiming they have already delivered services worth millions (or whatever the sum is), but they'll have to present evidence. The coordinator might claim that much of this work was not pursuant to the agreement and was instead pro malo publico — work that promotes a public evil, at least according to the White House, such as helping undocumented immigrants seek asylum.

But who decides and how? No one knows. One possible result of this lack of clarity is that the firms will try to bend their notion of pro bono to accomplish some of Trump's requests. That will make the firms' internal recruiting a challenge.

A more likely result is that firms will limit their pro bono practices so as not to offend MAGA sensibilities. This would be a new development. Ironically, in the ordinary course of getting pro bono work approved, opposing the government is not a problem because there are usually no conflicts. But there will be now, and the arena of possible pro bono work at these nine firms is likely going to be drastically limited.

This much is clear: It's going to be hard to know who will wind up the bamboozler — and who has just been bamboozled.

The writer is a D.C. lawyer. This article reflects his views and not those of his firm, Williams & Connolly.

RAMESH PONNURU

Republicans need a new plan on tax cuts

For a generation, "Thou shalt not raise tax rates" has been an unofficial commandment of the Republican Party. No congressional Republican has voted to raise income tax rates since 1990. But a few Republican senators — and, reportedly, unnamed White House aides — are considering breaking the taboo. What's strange is that they are willing to cast aside what had seemed to be a core element of their partisan identity, but not the partisanship itself.

The plan is to pass a tax-and-spending bill using the reconciliation process, which has the great advantage of bypassing the possibility of a Senate filibuster. Republicans therefore can, in theory, pass the bill without any Democratic votes. If Republicans are going to meet Democrats partway on taxes, though, the maneuver loses much of its point.

Republicans want to use the bill to extend most of the tax cuts from President Donald Trump's first term and fulfill some of his campaign promises on immigration, energy, and additional tax cuts for overtime, tips and Social Security benefits. Some Republicans are wary about increasing the deficit that much, however, which is why they might let some of the tax cuts lapse for rich people. It's also why they are thinking about manipulating the rules for reconciliation to let them pass a larger tax cut.

All along, though, Democrats have said that they favor extending the middle-class

tax cuts while objecting to the tax cuts for the richest Americans. What Republicans are considering would grant them one of their key wishes in return for no concessions from the Democrats — concessions that could give Republicans' other policies greater political and legal solidity.

At the very least, Republicans ought to be thinking about trying for bipartisan legislation on taxes in the event their own divisions keep them from passing a reconciliation bill. Such a deal would almost certainly have to include letting the 2017 tax cuts expire for the highest earners, and maybe also scaling back the tax cuts for pass-through businesses.

The difficulty of passing a Republican-only bill should be evident from the fact that a mere framework for it passed the House, with its small Republican majority, by only two votes. To get a final bill through will require keeping nearly unanimous support from Republicans, even though they have disagreements on several policy issues. That unity might be even harder to attain if it leaves higher earners paying bigger tax bills.

If Republicans dropped the idea of getting legislation on a party-line vote, on the other hand, they would have more room to maneuver. Republicans in high-tax jurisdictions are pledging to defeat the bill if it does not enlarge the deduction for state and local taxes. That tactic might not be as effective if the potential universe of yes votes expands. (Democrats want that deduction bigger, too, but

they also have other priorities they can trade for, such as more generous tax credits for children.)

It is probably too late to reach a deal that includes immigration policies such as tightening asylum rules — which Republicans might have gotten if they had started the year prepared to bargain. If they seek a deal later this year, they will probably also have to make some concessions to the Democrats beyond letting the top tax rate rise for the highest earners. But some of those concessions might go down easily for many Republicans. Democrats would insist on fewer cuts to Medicaid, for example, but a lot of Republicans would rather not make them anyway and are considering them only to get the most anti-spending members of their party on board.

There's always the possibility that Democrats would refuse to deal, or effectively refuse to deal, by holding out for unrealistic demands, such as a return to pre-2017 corporate tax rates. In that case, though, Republicans could more easily blame Democrats for the resulting automatic tax increases on the middle class than if they cut Democrats out of the process altogether.

In the meantime, the fact that Republicans have not reached a consensus on whether to extend all of the 2017 tax cuts, or only some of them, is one more sign that success with the reconciliation strategy is far from assured. They ought to have a fallback plan.

CATHERINE RAMPPELL

The president's war on children

They've persecuted immigrants, transgender people and scientists. They've targeted the rule of law and free speech. Now, they're coming for your children, too.

It's been largely lost in the cacophony over President Donald Trump's tariffs and vendettas against universities, but administration officials have been gutting services that keep children alive and well. These include programs that feed kids, teach them the alphabet, provide them medical care, guarantee their rights and shield them from abuse.

Destroying these programs is not only cruel and contrary to the far-right's allegedly pro-family agenda; it's also tremendously wasteful. Research shows that government dollars spent on kids — especially on low-income kids' health and education — offer some of the highest returns on investment.

Last week, for instance, a leaked document revealed the administration's plans to eliminate federal funding for Head Start. This comes after officials kneecapped the 60-year-old pre-K program by temporarily freezing funding for its care providers; firing its Washington-based employees en masse; and permanently closing half its regional offices around the country. (Just coincidentally, they only closed offices in blue states.)

Staff in these regional offices were given no prior notice before closing, so some local pre-K programs that have been waiting for local Head Start officials to approve grants don't know whether they can stay open.

Head Start, which serves low-income children from birth to age 5, began as part of President Lyndon B. Johnson's War on Poverty but has received bipartisan support through the decades since. It's no wonder why: These programs provide educational, nutritional, health and psychological support to poor children and their families. And states get to decide how to administer the programs.

Head Start spending also provides enormous bang for the buck by improving long-term educational outcomes and economic self-sufficiency. In fact, one recent study found the program "pays for itself": Over their lifetimes, children in Head Start end up making more money, paying more in taxes and needing fewer safety-net benefits. These returns more than offset the up-front cost of enrollment, so the government *saves* money by paying to educate and care for these kids.

In other words, Trump's "Department of Government Efficiency" is, once again, making government less efficient.

Meanwhile, the Centers for Disease Control and Prevention laid off everyone in its lead-poisoning group last week, just as Milwaukee schools beg for federal help with a lead-poisoning crisis. Funding to help states replace lead pipes has also been frozen or delayed.

As the CDC itself acknowledges, childhood exposure to lead is astronomically bad — both for kids affected and for society. It has been shown to severely damage children's cognitive development, increase antisocial behaviors and generally worsen life outcomes. It's also linked to higher crime rates in adulthood. There is no universe in which slashing efforts to remediate this toxin makes any fiscal sense.

When not busy firing public health experts, Health and Human Services Secretary Robert F. Kennedy Jr. has been sowing doubts in some of their greatest achievements. Specifically: childhood vaccines.

A national measles outbreak has already killed two unvaccinated children. But Kennedy continues to amplify anti-vaccine quacks and falsely claim that the shots are "not safety tested." He has told families that the (at times lethal) measles virus can be easily treated with vitamin A supplements — advice that has led some Texas children to overdose on the nutrient.

And while Republicans in Congress design severe cuts to public health and nutritional programs that millions of children depend on, the Trump administration has already begun the budgetary bloodletting.

The Agriculture Department, for instance, slashed programs that provide \$1 billion for food banks and school lunch programs to purchase food from local farmers and ranchers. Agriculture Secretary Brooke Rollins called this spending "nonessential." Citing similar reasons, Education Secretary Linda McMahon shuttered most of her department, laying off the employees tasked with measuring whether kids can add or read.

Unsurprisingly, Trump has reserved his greatest vitriol for noncitizen children and kids born in the United States to immigrants.

He has tried to deny them birthright citizenship, Constitution be damned. He has given immigration authorities blanket permission to raid schools and day-care centers, so-called "sensitive sites" that once required advance written permission for enforcement actions. This has led some families to keep their children home from school.

Unaccompanied immigrant children are being denied legal representation, despite court orders. Young victims of child sex-trafficking and other forms of abuse are facing judges alone.

Hostility toward immigrants has had other unexpected knock-on effects on children's well-being. For example, Florida lawmakers are now trying to loosen their state's child labor laws to fill jobs vacated by undocumented immigrants. Apparently Florida's middle-schoolers are too young to learn where babies come from but old enough to work overnight shifts. The Trump administration has also cut programs that fight child labor beyond our borders.

Perhaps it all makes sense: Why feed, immunize and educate young children in the hopes of turning them into healthier and more productive adults in the future, when you could simply enlist them in hard labor today?

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Founder & CEO, Babylist



Bob Monahan
Founder & CEO, UPPAbaby

Anushka Salinas
CEO, Nanit

Ann Crady Weiss
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Bret A. Furio
CEO, Ergobaby

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JONATHAN NEWTON/FOR THE WASHINGTON POST

Where reading is still fundamental

BY DANA MUNRO

On a sunny afternoon this month, Jinny Amundson cracked open a cardboard box of books that had just arrived to her downtown Annapolis bookstore, the entryway bell jingling as customers filed in and out.

“Light From Uncommon Stars,” by Ryka Aoki, read one book cover. Another was: “The Last White Man,” by Mohsin Hamid. Then, “Horse,” by Geraldine Brooks, and “I Know Why the Caged Bird Sings,” by Maya Angelou.

This wasn’t a typical book order for Amundson. She chose this selection

After titles are banned from Naval Academy, a movement to make books available is afoot

Jinny Amundson, co-owner of Old Fox Books in Annapolis, helped start a group offering Naval Academy students free access to books removed from the academy’s library.

because each title was on the list of 381 books that were removed from the shelves of Nimitz Library at the U.S. Naval Academy, many of them related to race or gender.

Navy leadership led the removal of the books to ensure the school’s library offerings aligned with “directives outlined in Executive Orders issued by the President,” Cmdr. Tim Hawkins, a Navy spokesperson, said in a statement. That includes directives related to ending diversity, equity and inclusion programming in the federal government and removing related materials from schools.

SEE BOOKS ON B3

Talks held in case of migrant

FILING: SALVADORAN, U.S. OFFICIALS SPOKE

No details of discussions on mistaken deportation

BY STEVE THOMPSON

The Trump administration said in documents filed in federal court Tuesday that it has engaged in “appropriate diplomatic discussions” with El Salvador concerning Kilmar Abrego García, the Maryland resident who was illegally deported to the Central American country last month and is still being held in prison there.

What “appropriate diplomatic discussions” meant, however, was not made clear in the Justice Department document, which was filed during a discovery process now underway after an appeals court excoriated the administration for its apparent lack of effort to abide by a U.S. district court judge’s orders to facilitate Abrego García’s return. On Tuesday, the State Department declined to offer any details.

“We do not comment on private-diplomatic discussions and have nothing to share at this time,” a State Department spokesperson said in a statement.

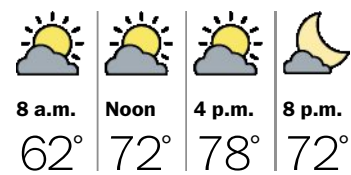
The disclosure was part of a legal battle that has showed few signs of tempering, as lawyers for Abrego García accuse the Trump administration of “producing nothing of substance” so far after Judge Paula Xinis said it must turn over information about Abrego García’s detention and the administrations efforts, or lack thereof, to free him.

Last week, J. Harvie Wilkinson III, a conservative Reagan appointee on the U.S. Court of Appeals for the 4th Circuit, admonished Justice Department lawyers’ handling of the case, including their pivotal interpretation of the word “facilitate.”

The lawyers had asserted that the U.S. Supreme Court this month, in upholding Xinis’s order

SEE ABREGO GARCÍA ON B3

TODAY’S WEATHER



For weather news, go to **B6**

RETROPOLIS

For stories about the past, visit [washingtonpost.com/retropolis](https://www.washingtonpost.com/retropolis).

OBITUARIES

Elaine Wynn, 82, was a casino billionaire with an art patron’s vision. **B4**



Herrity is out; Virginia GOP ticket set

BY TEO ARMUS
AND LAURA VOZZELLA

Fairfax County Supervisor Pat Herrity is dropping out of the Republican primary election for Virginia lieutenant governor because of health reasons, he announced this week — a move that clears a path for conservative talk-radio host John Reid to become the commonwealth’s first openly gay nominee for statewide office.

Herrity, the lone Republican elected official in Northern Virginia’s largest jurisdiction, had been leading in fundraising in the party’s sole statewide primary contest but said Monday he had been struggling to recover from heart surgery last month.

His exit from the primary effectively sets the GOP ticket for statewide elections this fall — including Reid in the No. 2 spot — and means the party will have no statewide primaries in June.

Herrity said in a statement shared with The Washington Post that he could no longer justify



RICKY CARIOTI/THE WASHINGTON POST

Pat Herrity (R), who was running for lieutenant governor, has dropped out of the race amid his recovery from heart surgery.

staying in the race after he had been experiencing complications related to the surgery, which was intended to repair a genetic defect. He does not plan to resign

from his post on the Fairfax board but said his recovery will be slower than he first anticipated.

“I have come to the realization

SEE HERRITY ON B6

Nurse is accused of hurting more infants

New charges emerge after cameras were installed in Va. hospital

BY EMMA UBER

New charges unveiled Tuesday against a nurse suspected of hurting infants in a Virginia hospital’s neonatal intensive care unit bring the number of children she is accused of abusing to five and extend the window of alleged mistreatment by two years.

Erin Elizabeth Ann Strotman, 26, was arrested in January and charged in a single case after several infants suffered seemingly inexplicable fractures, prompting Henrico Doctors’ Hospital to abruptly shutter its NICU as police investigated.

The list of charges grew in March, when prosecutors accused her of abusing two more infants last year. Indictments unsealed Tuesday in Henrico County Circuit Court involve two additional infants and allege the abuse dates from 2022.

The new indictments claim Strotman abused a baby identified in court records by the initials A.W. at some time between July 1 and Sept. 1, 2022. They also allege that Strotman injured an additional baby at the hospital in 2024. She also faces additional counts involving an infant she already had been charged with abusing.

Jeffrey Everhart, a lawyer for Strotman, declined to comment Tuesday. In initial statements after Strotman’s arrest, a spokesperson for Henrico Doctors’ Hospital said that four infants suffered

SEE NURSE ON B2

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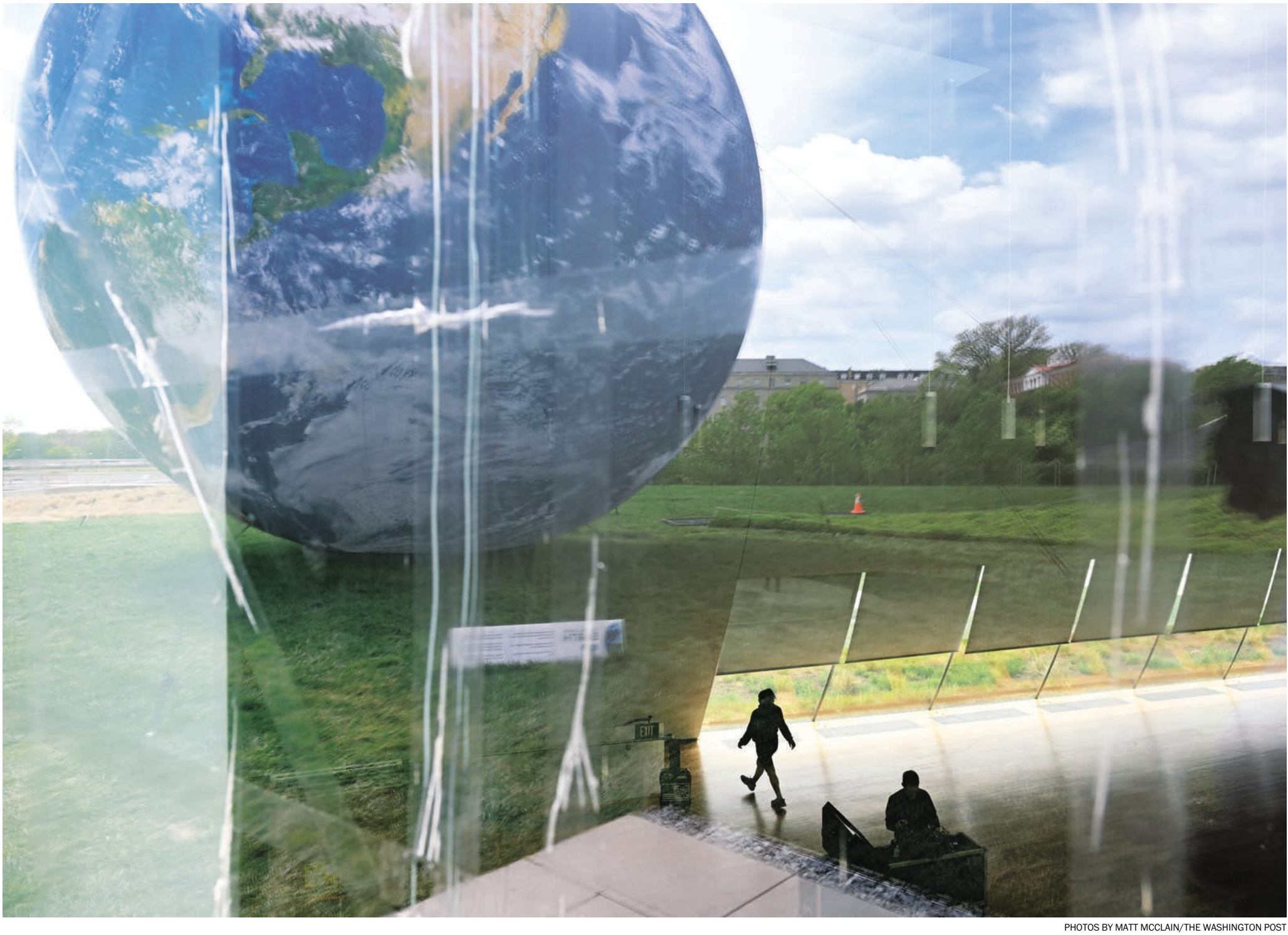
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PHOTOS BY MATT MCCLAIN/THE WASHINGTON POST



Being one with the Earth

ABOVE: A worker at the Kennedy Center in Northwest Washington heads for a staircase while an inflatable Earth orb that is part of the exhibit titled “Celestial Bodies: Earth, Moon, Mars” is reflected in a window on Tuesday. LEFT: At Yards Park in Southeast, yoga practitioners take part in a session to honor the Earth that was put on by the city and Luma Wellness Studio. Tuesday was the 55th anniversary of Earth Day, which was created by Sen. Gaylord Nelson (D-Wisconsin) as a way to force the environment onto the agenda.

NICU nurse in Va. faces additional charges over allegedly endangering infants

NURSE FROM B1

ferred “unexplainable fractures” in 2023, then another three in 2024. But prosecutors say they fear that number could be much larger. Strotman has been a registered nurse since 2019, records show.

Two of the five infants Strotman is charged with abusing were not included in the hospital’s count, and Henrico County Commonwealth’s Attorney Shannon Taylor said that prosecutors had only learned of them after families heard about Strotman’s arrest and contacted police. Others contained in the hospital’s tally had not been included in charges. Asked about those incidents, Taylor said, “We’re still working.”

Court services workers on Tuesday ushered in family mem-

bers of infants whose cases have been charged, and some who have not, packing the courtroom.

“They believe that their babies have been injured in what I think we can say is one of the most horrible circumstances possible,” Taylor said of the families, some of whom declined to speak with a reporter after the hearing Tuesday.

The hospital reopened its NICU in February but has continued to draw public scrutiny. A report from the Virginia Department of Health concluded that the hospital failed to report suspected abuse in a timely manner after the injuries in 2023. Taylor said the abuse at the heart of the new charges, both in 2022 and in 2024, had never been reported to child protective services. Wes-

Hester, a spokesperson for the hospital, declined to answer questions from The Washington Post.

“I have concerns based on 2023 when the hospital didn’t contact CPS as they are required to do by law,” Taylor said after the hearing Tuesday. “Anytime that any mandated reporter has information that they don’t act lawfully on that’s concerning to me.”

Inspectors conducted an unannounced visit to the hospital just outside Richmond in September 2023 after officials there reported multiple premature infants in the NICU had suffered fractures in just one month. The hospital placed Strotman on paid administrative leave in September 2023, prosecutors said, but it did not keep a record of every staff member who came in contact with

NICU patients so investigators could not prove Strotman was responsible for the abuse.

While on administrative leave, prosecutors say Strotman sought contact with babies. She applied to provide in-home care for a family’s young child, prosecutors say, and told them she had been placed on leave due to tuberculosis exposure.

Prosecutors in court have questioned Strotman’s well being, citing text messages from October 2023 in which she said “I feel UP like I did cocaine again” and “I’ve recently self-diagnosed with borderline personality disorder and I think when I feel like this I’m literally manic.” The day before she was arrested, prosecutors said she wrote, “My therapist’s office is closed and I’m like five

seconds away from sending myself into crisis.”

During Strotman’s leave, the hospital installed cameras in every NICU room, allowing parents to check on their babies at any time. Those cameras, installed in January 2024, appear to have played a key role in her arrest.

Video footage from Nov. 10 inside a 5-month-old boy’s hospital room shows Strotman “applying pressure” to the baby’s legs, then taking both legs and pushing them so his feet were by his head, according to a criminal complaint filed in Henrico County Juvenile and Domestic Relations District Court. The baby “looked to be crying and in distress,” the complaint states. Medical staff members later found that the baby had a fractured right femur and tibia

and multiple fractured ribs, according to court records.

Taylor said the camera footage has been key in securing charges related to four babies injured in 2024. There is no video footage of the alleged abuse in 2022, Taylor said, but the baby’s family retained a civil lawyer to obtain medical records that helped result in an indictment.

Strotman on Tuesday spoke only to waive her right to a trial by jury, instead requesting a bench trial in which a judge is the sole decider of guilt.

Strotman is out on bond as she awaits trial, but is barred from providing medical services or being in the presence of minors and vulnerable adults. She is scheduled to be arraigned on the new charges Wednesday.



The Guide to Offers
The Washington Post

Enter for the chance to win a pair of tickets to Peter Cat Recording Co., on May 11, 2025 at 7:00 PM at The Lincoln Theatre

Having built a loyal fan base worldwide with three critically acclaimed albums, Peter Cat Recording Co. have performed across multiple continents, with groundbreaking sold-out tours in North America, U.K., Europe, Australia & India. Imagined as a radio station from the near future or a vinyl from the distant past, their true identity transcends any single genre or classification. The music speaks for itself, and each song lives in its own universe.

See details at [washingtonpost.com/entertainment/events/lists/388](https://www.washingtonpost.com/entertainment/events/lists/388)



Filing says talks held after 4th Circuit ‘clarification’

ABREGO GARCÍA FROM B1

to “facilitate” Abrego García’s return from El Salvador, required only that his return be allowed should that country decide on its own to release him. In papers filed in court on Tuesday, the Trump administration seemed to concede ground on that position.

“Before the Fourth Circuit’s decision of April 17 clarifying its understanding of ‘facilitate,’ the United States took the position that the only steps needed to facilitate the return of Mr. Abrego García involved removing domestic barriers,” Justice Department lawyers said in a response to requests for information from Abrego García’s lawyers that are part of the court-ordered discovery process. “After the Fourth Circuit’s clarification, the State Department has engaged in appropriate diplomatic discussions with El Salvador regarding Abrego García.”

The statement seemed a remarkable step backward after many court watchers speculated that the administration might immediately appeal again to the Supreme Court. But the Justice Department remained vague, saying in its response that “disclosing any diplomatic discussions regarding Mr. Abrego García could negatively impact any outcome.”

In public statements, both White House officials and Salvadoran President Nayib Bukele have characterized Abrego García’s return as a virtual impossibility.

Instead the Trump administration, including President Donald Trump himself, has engaged in an effort to depict Abrego García as a dangerous criminal, highlighting allegations that are based on a 2019 gang sheet filled out by a Maryland police detective, who was later fired for misconduct in a different case, that said he was an active member of an MS-13 gang

clique in Upstate New York, a place he has never lived.

The Justice Department lawyers said that if Abrego García were returned to the United States, the administration might remove him to a third country. A 2019 immigration judge’s order on humanitarian grounds barred him from deportation to El Salvador — which the Trump administration did anyway — but did not bar him from removal to other countries.

Alternatively, the lawyers said, the administration might seek to overturn Abrego García’s humanitarian protection, known as “withholding of removal,” based on the 2019 gang allegation, which has since been questioned by lawyers and judges.

The seemingly conciliatory language in the Justice Department’s responses to questions from Abrego García’s lawyers this week came alongside more combative stances that have been

characteristic of the Trump administration’s lawyers. Most of their answers to the plaintiffs’ information requests amounted to refusals, calling the questions “overly broad,” “unduly burdensome” or intrusive to the government’s right to withhold attorney-client information and state secrets. The Justice Department lawyers nonetheless say they have made a good-faith effort to provide information.

Abrego García’s lawyers asked Xinis to intervene in the dispute by holding a conference Tuesday afternoon “or as soon thereafter as the Court is available,” saying the lack of answers from the Trump administration shows it “intends to prevent Plaintiffs from developing the discovery ordered by this Court.” A conference had not appeared on an online docket as of early Tuesday afternoon.

Xinis has said she will consider contempt findings against ad-

ministration officials for their defiance of her orders regarding efforts to return Abrego García, but that she wants to first develop a fuller factual record through discovery.

Other answers given by Justice Department lawyers this week appeared to dispute suggestions by Abrego García’s lawyers and others that the administration has paid El Salvador to detain him. White House press secretary Karoline Leavitt has said that “approximately \$6 million” was paid to El Salvador for detaining the alleged gang members there. But Justice Department lawyers, while not disputing that money has gone to detain Venezuelan migrants, said that the United States “has not provided any specific assistance with respect to the detention of Abrego García or any other Salvadoran national.”

On March 15, three planes carrying 238 Venezuelans and 23 Salvadorans, including Abrego García, were sent to El Salvador despite a judge’s order that those flights turn around or stay on the ground in the United States. Im-

migrant advocates say the detainees have no access to either the U.S. or Salvadoran justice system and risk being tortured and jailed indefinitely.

The Justice Department has acknowledged in court that Abrego García’s deportation to El Salvador was illegal because of the court-ordered humanitarian protection, which he had received based on his testimony during a 2019 hearing that he faced death threats there after fleeing a gang that tried to recruit him. But administration officials have since claimed outside of court that his deportation was handled appropriately.

Among records requested by Abrego García’s lawyers are documentation of each instance during the past decade that the United States has undertaken efforts outside the country to return immigrants who had been deported in error. Justice Department lawyers responded this week that the information is irrelevant and that its disclosure would violate the administration’s state secrets privilege and other protections.

‘Operation Caged Bird’ aims to counter book removals at the Naval Academy

BOOKS FROM B1

Since April 1, the books have been stowed away in a room where library visitors can’t access them, Hawkins said.

The situation didn’t sit right with Amundson, nor did it with a growing group of Annapolis-area residents and Naval Academy alumni. Over the past two weeks the group formed a coalition to counteract the Navy’s decision by making these books as available as possible to Naval Academy students. It’s a project they’re calling “Operation Caged Bird,” an homage to Angelou’s autobiography that in part recounts the racism she encountered while growing up.

The effort began when retired Navy Cmdr. William Marks, a 1996 Naval Academy graduate and former spokesperson for the Defense Intelligence Agency, launched a fundraiser April 5 to purchase the books for the students. Marks said he viewed the Navy’s decision to remove the books, which included fiction and nonfiction, as a first step toward cultivating a new generation of military leaders more loyal to individual political leaders than the U.S. Constitution.

“These are dedicated young men and women who we’re trusting, some within a few months, to go out and lead our Navy and lead the Marine Corps,” Marks said. “I think this is about suppressing knowledge, erasing history and limiting opportunities for education.”

The day after he started the fundraiser, Marks called Amundson at Old Fox Books. He remembered that her store was located near the academy yard and wondered if she’d be willing to help. Unbeknownst to him, she had already begun ordering the books — about \$1,500 worth — to provide to Naval Academy student shoppers for free.

Old Fox Books, a homey, hand-decorated hole-in-the-wall shop, looks like something that could have existed when George Washington walked the city’s narrow streets in the 1700s. It functions as an unofficial bookstore for both the Naval Academy and nearby St. John’s College, Amundson said. Students come to study at the adjoining coffee shop in the back of the store or browse the specially tailored sections for their areas of study, including military history and philosophy.

“Our students very much think of this as a safe space, especially our younger mids — the plebes,” Amundson said, referring to the academy’s term for first-year students. “They don’t really have a lot of time off the yard, so a lot of them find solace here.”

The Navy declined to comment on the effort.

The initial fundraising goal for the project was \$3,810, Marks said. That was reached in less than a week. Then he raised it to \$9,600. That was achieved shortly after. As of Friday, the fundraiser had surpassed \$36,000.

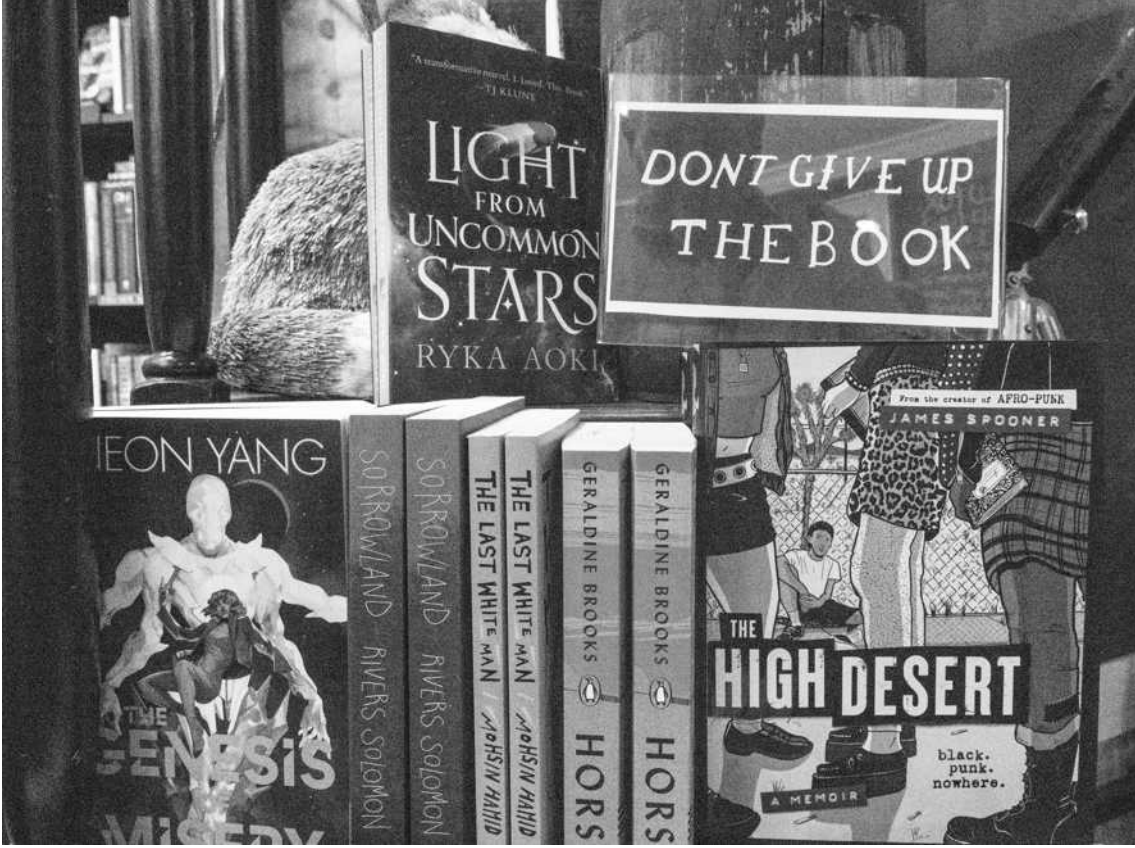
As the dollars started coming in, so did support from Annapolis-area residents and Naval Academy alumni.

Shoppers at Old Fox Books asked Amundson how they could help push back against the Navy’s decision. Some floated the idea of setting up free library boxes outside the academy and filling them with the removed books. Soon authors of the removed books — such as Robert P. Jones, author of “White Too Long: The Legacy of White Supremacy in American Christianity” — started reaching out to Amundson and Marks, asking what they could do to help. Perhaps they could schedule lo-



PHOTOS BY JONATHAN NEWTON/FOR THE WASHINGTON POST

Janice Holmes, left, and Jinny Amundson, co-owners of Old Fox Books in Annapolis. The bookstore plans to provide books unavailable at the academy free to midshipmen.



Some of the removed titles on display at Old Fox Books. The academy has removed 381 books.

cal book talks about their works, some of the authors suggested.

On Wednesday night, Old Fox Books displayed its first batch of the removed books on a decorative staircase propped up against a cobalt blue wall. The idea is that midshipmen will browse, select books and have their total zeroed out at the cash register when they present their IDs. Amundson plans to place a sign there to signal to the academy students that these are the removed titles.

Marks said he is also working with other small businesses in Annapolis, like Rise Up Coffee, to temporarily display and distribute some of the books. He plans on showing up with volunteers to

“I think this is about suppressing knowledge, erasing history and limiting opportunities for education.”

Retired Navy Cmdr. William Marks,
a 1996 graduate of the Naval Academy who launched a fundraiser this month to purchase books for the students that have been removed from academy shelves



Midshipmen at the Naval Academy last week. A Navy spokesperson said the book removals aligned with executive order “directives.”

major Naval Academy events, including football games and graduation-week activities, to set up tables with the books on display.

“I do think it’s important to be visible for anyone resisting [authority],” Marks said.

There is nonetheless some uncertainty around the effort.

Marks and Amundson both said they’re unsure whether it will lead to more midshipmen reading the removed books. The Naval Academy — a place defined by its numerous procedures and regulations, down to the patterns students are allowed to walk across campus in — has a long-standing tradition of underground activity, Marks said. That ranges from smuggling civilian clothes through secret routes to covert meetings and exchanges of information, he said.

“A lot of this is encouraging freethinking,” Marks said.

In the military, “we don’t want blind followers. We want freethinkers.”

The roughly 15 people participating in Operation Caged Bird aren’t the only ones taking action in Annapolis. Last weekend, a small local book club propped up a tent off the Naval Academy campus, at the end of the city’s public waterfront, and took turns reading aloud “I Know Why the Caged Bird Sings,” and being joined by interested passersby.

The group took to the microphone at 9 a.m. and finished the book at 5:15 p.m., said Tracey Ernst, a book club member who helped organize the event. Some who came to listen and read showed up wearing stickers with the number 357 on them, referencing the placement of Angelou’s book on the Navy’s list of removed books.

“We’re talking about adults here. We’re talking about a very elite, smart group of people that are at the academy,” Amundson said.

“They should be able to discern for themselves what they can read.”

OBITUARIES

ELAINE WYNN, 82

Casino billionaire wielded sway as a cultural steward

BY BRIAN MURPHY

Elaine Wynn, who came to Las Vegas when her husband, Steve, parlayed bingo parlor holdings into a casino empire and herself became a formidable presence in the city's business and philanthropic life, died April 14 at her home in Los Angeles. She was 82.

The Elaine P. Wynn & Family Foundation announced the death but did not provide a cause.

Ms. Wynn's influence reached beyond Las Vegas as a cultural steward, including serving on the Kennedy Center board during the Obama administration and as a deep-pocketed art collector whose wealth was estimated by Forbes magazine at \$1.9 billion. At a Christie's auction in 2013, she paid \$142.4 million for a triptych, "Three Studies of Lucian Freud," by British painter Francis Bacon.

"I had buyer's remorse," she told Forbes. "But only for 30 minutes." The paintings were loaned to the Portland Art Museum.

For decades, Ms. Wynn was regarded as an elegant and art-savvy counterpoint to the more bare-knuckles style of her husband. He leveraged a 3 percent stake in the Frontier casino in the 1960s to take over the Golden Nugget in the early 1970s and then expand to Atlantic City.

The capstone was the \$630 million Mirage — which opened in 1989 to help revitalize the Las Vegas Strip as one of the first new gambling and entertainment palaces in years.

The Mirage group grew to include gambling landmarks such as the Bellagio, which included a world-class art gallery that Ms. Wynn helped build and curate with pieces by Pablo Picasso and impressionist masters such as Henri Matisse and Vincent van Gogh. The Bellagio promoted its art the way other casinos advertise headliner stage acts.

Meanwhile, the relationship between Ms. Wynn and her husband became a revolving door: They divorced in 1986 and remarried in 1991. Two years later, their 27-year-old daughter, Kevyn, was kidnapped for ransom outside her home in Las Vegas. Steve Wynn dropped off \$1.45 million in cash — taken from the casino cage — at a spot near the Mirage. He found his daughter unharmed in a car parked at the city's airport.

Ms. Wynn was unaware of the events unfolding. She was awoken by a call from her husband once Kevyn was safe. "I never, ever questioned that he did the right thing," she recalled. "He spared me." One of the kidnapers, Ray Cuddy, was arrested while trying to buy a \$200,000 Ferrari in cash near Los Angeles; he and two accomplices were convicted.

The Wynns divorced again in 2010. That left Ms. Wynn with a fortune from the settlement but without voting shares on the board of the \$13 billion parent company, Wynn Resorts, whose holdings at the time included the



Elaine Wynn at a benefit for the Princess Grace Foundation-USA in New York in October 2007. Her wealth was estimated at \$1.9 billion.



Ms. Wynn with her husband, Steve, and granddaughter Marlowe Early in 2008. The Wynns divorced a second time in 2010.

Wynn Las Vegas resort and the Wynn Macau in the former Portuguese colony now under Chinese rule. The Mirage and the Bellagio were sold in 2000 to MGM Grand, along with much of the art collection amassed by Ms. Wynn.

Ms. Wynn was voted off the Wynn Resorts board in 2015. She came storming back in 2018 after her ex-husband was accused of sexual harassment targeting resort employees.

Among the disclosures was that he paid \$7.5 million to a manicurist who alleged to friends that he had forced her to have sex. Steve Wynn did not face criminal charges and denied the allegations. But he agreed to step down from Wynn Resorts, sell his 12 percent stake and restore voting rights to Ms. Wynn's shares.

Suddenly, Ms. Wynn became a symbol of the power shifts amid the #MeToo movement — even though she testified that she had been aware of sexual misconduct claims against her then-husband but did not speak publicly about them.

"He denied that anything of a sexual nature took place. He explained that he was being extorted by this individual," Ms. Wynn told the Massachusetts Gaming Commission in a 2019 hearing for a casino that opened outside Boston. "It was not true."

On the Wynn Resorts board, she exerted her clout to oust members she felt were cronies of her former husband. "I could just quietly sell my shares and go off into the sunset and pursue philanthropy," she said in an inter-



Ms. Wynn in 2009. For decades, she was seen as an elegant and art-savvy counterpoint to the more bare-knuckles style of her husband.

view with the New York Times. "But my mantra is, it's not where you start in life, it's where you end up."

She stepped down from the board in 2020, saying she wanted to devote time to projects in art and education. Last year, city officials agreed to designate a downtown site for a new Las Vegas Museum of Art, a planned \$150 million project spearheaded by Ms. Wynn and Michael Govan, the director of the Los Angeles County Museum of Art.

Ms. Wynn helped vet the design competition, won by Francis Kéré, an architect born in Burkina Faso who was awarded the prestigious Pritzker Prize in 2022 for his African-inspired designs. The concept for the museum — Kéré's first major commission in

the United States — suggests a copper-colored desert mesa. Plans also call for an open-air plaza and a sculpture park.

The initial gallery collection will come from works held by the Los Angeles museum, where Ms. Wynn had made significant donations, including a \$50 million gift in 2016. Completion is expected in 2028.

In July 2024, Ms. Wynn appeared at the closing ceremonies for the Mirage, which was acquired in 2022 to be converted into Hard Rock Las Vegas. "This is what we do in Las Vegas," Ms. Wynn told the Nevada Independent. "We reinvest, we refresh."

'Leave an imprint'

Elaine Farrell Pascal was born in New York City on April 28,

1942. She spent part of her childhood in Miami Beach, where her father sold package tours for resort hotels. Her mother cared for the home.

While studying political science at George Washington University, she met her future husband on a blind date in Miami arranged by their families in 1961. He was an English literature major at the University of Pennsylvania. They were married in 1963.

She graduated the following year while her husband put off law school to try to save the debt-crippled family business — a string of bingo parlors — following his father's death. He managed to sell off the bingo halls and used the money to bankroll the investment in the Frontier casino.

"We decided if we were going to be in the gaming-entertainment-amusement business, why not go to where it really exists in a much greater capacity," Ms. Wynn told author Jack Sheehan for a 2009 biography on banker E. Parry Thomas, "Quiet Kingmaker of Las Vegas."

The Wynns arrived in Las Vegas in 1967, near the apex of the Rat Pack era when the Sands and the Flamingo ruled the Strip. "I felt threatened by Las Vegas. It seemed very fast for a middle-class Jewish girl," she told the New York Times.

She credited the banker Thomas — who gave critical financial support to Steve Wynn — for helping give her the confidence to speak up about the couple's business affairs. She took part in the site-selection process for the 3,000-room Mirage, which rose from a vacant tract purchased from the reclusive billionaire Howard Hughes. Ms. Wynn also noted that she overruled her husband's idea of having the Mirage's entrance close to the sidewalk.

"I said that we had to push it back, that people wouldn't get the benefit of the architectural design if they didn't have a frame of reference," she recounted. "I said, 'Don't Reno-ize the Strip,' and I convinced him."

Ms. Wynn later had the final word on many of the decisions on aesthetics, including tens of millions of dollars in art purchases, the design of the resort's restaurants and spas, and the employee uniforms.

Outside the casino world, her work included overseeing the fundraising arm of the University of Nevada at Las Vegas and serving as state co-chair of Everytown, a group calling for universal background checks for fire-arm purchases.

Survivors include two daughters, Kevyn and Gillian; and seven grandchildren.

As the Las Vegas Museum of Art project took shape, Ms. Wynn often told journalists about how she looked back on her decades in the gambling industry as something of an end to a means.

"My days are numbered," Ms. Wynn said last year. "I thought, what's my final gift? I want to leave an imprint other than my name on a hotel casino."

The Washington Post

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Springtime is upon us



It will be another nice day on the way, with bright sunny skies as highs range through the mid- to upper 70s. Winds will be light at around 5 to 10 mph from the north and northeast. In the evening, it will be partly cloudy, with lows from the upper 40s to mid-50s.

● **AccuWeather** FORECAST

Today

Partly sunny

78° 56°

REALFEEL®: 83°

CHANCE PRECIP: 0%

WIND: ENE 6-12 mph

HUMIDITY: Low

Thursday

Partly sunny

81° 56°

REALFEEL®: 84°

CHANCE PRECIP: 0%

WIND: SSE 6-12 mph

HUMIDITY: Low

Friday

Partly sunny

79° 65°

REALFEEL®: 82°

CHANCE PRECIP: 5%

WIND: SSE 6-12 mph

HUMIDITY: Moderate

Saturday

T-storm, shower

77° 52°

REALFEEL®: 77°

CHANCE PRECIP: 90%

WIND: WNW 8-16 mph

HUMIDITY: Moderate

Sunday

Sunny

73° 52°

REALFEEL®: 75°

CHANCE PRECIP: 0%

WIND: N 8-16 mph

HUMIDITY: Low

Monday

Partly sunny

74° 56°

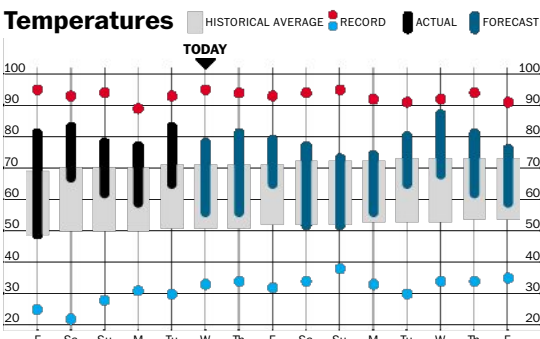
REALFEEL®: 72°

CHANCE PRECIP: 0%

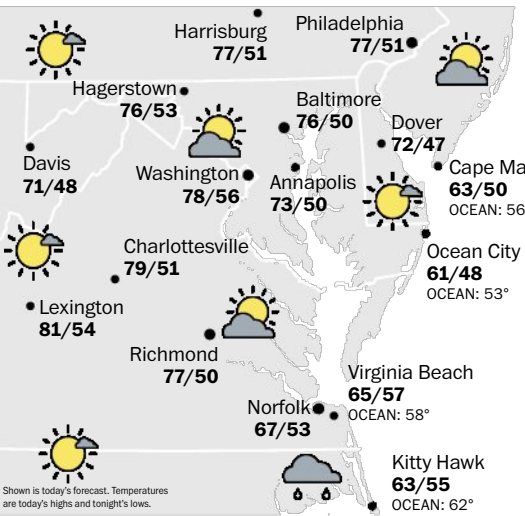
WIND: SSE 6-12 mph

HUMIDITY: Low

OFFICIAL RECORD



REGION TODAY



Blue Ridge: Shenandoah National Park: Today, mostly sunny. High 74. Winds east 4-8 mph. Tonight, mainly clear. Low 47. Winds south 3-6 mph. • **Great Smoky Mtns.** National Park: Today, cooler, a shower in the morning, then a thunderstorm or two. High 58. Winds south 4-8 mph. Tonight, mostly cloudy. Low 52.

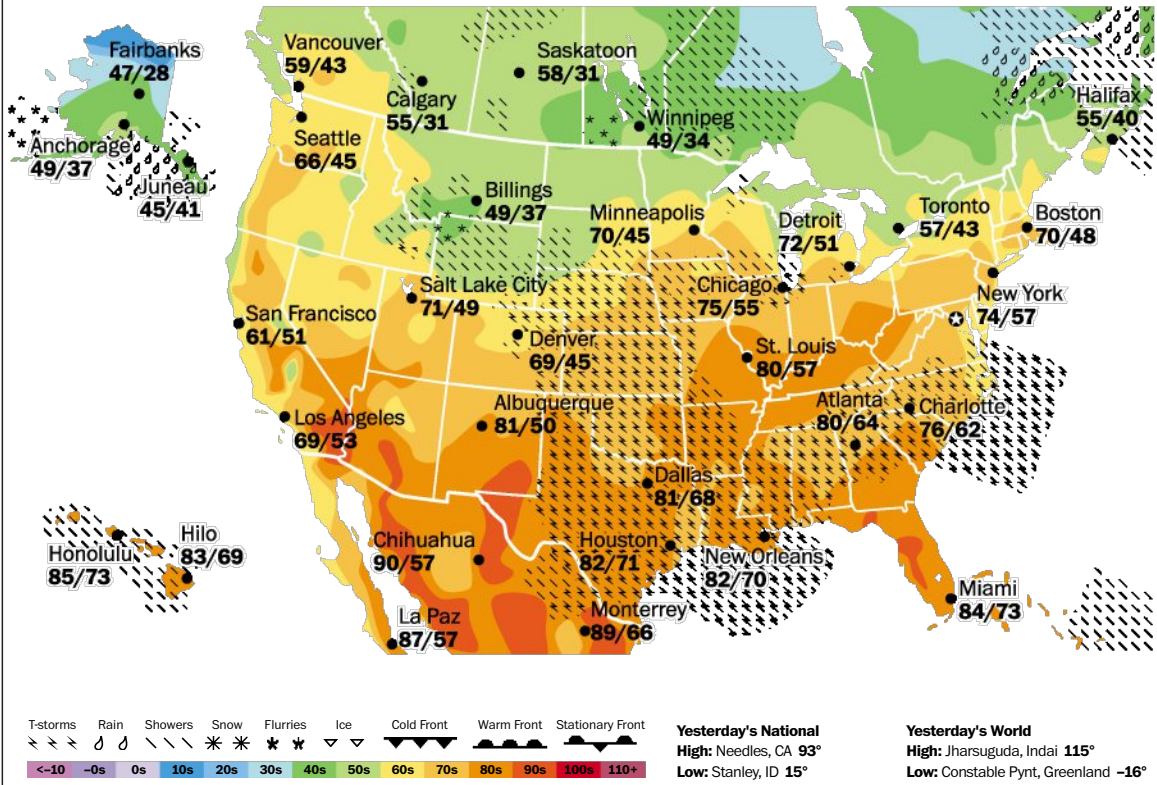
Atlantic beaches: Ocean City, MD: Today, partly sunny, cooler; a nice day for outdoor activities. High 61. Winds northeast 7-14 mph. Tonight, mainly clear. Low 48. • **Virginia Beach:** Today, partly sunny, not as warm, a couple of showers. High 65. Winds northeast 7-14 mph. Tonight, partly cloudy. Low 57.

Waterways: Upper Potomac River: Today, mostly sunny. Wind northeast 6-12 knots. Waves less than a foot. Visibility clear. • Lower Potomac and Chesapeake Bay: Today, partly sunny. Wind northwest 6-12 knots. Waves 0-1 foot on the Lower Potomac; 1-2 feet on the Chesapeake Bay. • **River Stages:** The stage at Little Falls will be around 3.50 feet today, rising to 3.60 Thursday. Flood stage at Little Falls is 10 feet.

Today's tides (Shown are High tides in **Bold** and low tides.)

	Washington	Annapolis	Ocean City	Norfolk	Point Lookout
4:33 a.m.	11:27 a.m.	7:56 a.m.	10:31 a.m.	6:04 a.m.	4:04 a.m.
2:12 p.m.	8:29 p.m.	4:38 p.m.	6:33 p.m.	10:08 a.m.	4:52 p.m.
10:50 p.m.	none	none	none	10:42 p.m.	none

NATION TODAY



	Today	Tomorrow
NATIONAL		
Albany, NY	69/40/s	75/53/s
Albuquerque	81/50/s	79/51/s
Anchorage	49/37/s	52/39/s
Atlanta	80/64/t	76/64/t
Austin	81/70/t	87/70/t
Baltimore	76/50/pc	78/51/pc
Billings, MT	49/37/c	45/36/sh
Birmingham	78/62/t	81/65/sh
Bismarck, ND	57/35/pc	55/36/r
Boise	66/40/pc	70/47/s
Boston	70/48/s	64/54/s
Buffalo	64/49/s	73/55/s
Burlington, VT	62/37/c	67/46/pc
Charleston, SC	83/65/t	78/64/t
Charleston, WV	81/53/s	81/59/t
Charlotte	76/62/t	74/63/t
Cheyenne, WY	61/41/t	52/37/t
Chicago	76/54/t	74/53/pc
Cincinnati	78/55/pc	80/61/t
Cleveland	74/54/pc	81/59/s
Dallas	81/68/t	81/68/t
Denver	69/45/pc	64/43/t
Des Moines	75/58/t	73/53/sh
Detroit	72/51/sh	80/56/s
El Paso	89/61/s	88/60/s
Fairbanks, AK	47/28/pc	43/31/c
Fargo, ND	57/36/pc	57/42/pc
Hartford, CT	73/44/s	74/52/s
Honolulu	85/73/sh	85/70/sh
Houston	82/72/t	85/73/t
Indianapolis	78/53/pc	81/60/pc
Jackson, MS	81/64/t	83/66/sh
Jacksonville, FL	86/65/pc	86/63/pc
Kansas City, MO	75/59/t	73/57/t
Las Vegas	86/62/s	86/63/pc
Little Rock	82/63/t	78/67/t
Los Angeles	69/53/pc	68/54/pc
Louisville	81/59/pc	81/64/t
Memphis	80/64/t	80/66/t
Miami	84/73/s	84/75/pc
Milwaukee	62/49/sh	56/44/c
Minneapolis	70/45/pc	56/46/sh
Nashville	81/62/pc	81/64/t
New Orleans	82/70/t	83/71/pc
New York City	74/54/s	70/56/s
Norfolk	67/53/sh	69/59/pc
Oklahoma City	77/63/t	74/62/t
Omaha	74/56/t	67/49/r
Orlando	89/66/s	89/66/pc
Philadelphia	77/51/s	78/53/s
Phoenix	91/65/pc	92/67/pc
Pittsburgh	77/53/s	83/59/s
Pittsburgh, ME	63/39/pc	57/43/pc
Portland, OR	74/46/s	80/50/s
Providence, RI	70/47/s	65/48/s
Raleigh, NC	74/59/t	79/61/pc
Reno, NV	70/41/s	70/48/pc
Richmond	77/50/s	79/55/pc
Sacramento	74/48/s	70/48/pc
St. Louis	80/57/pc	82/63/pc
St. Thomas, VI	85/74/s	87/76/pc
Salt Lake City	71/49/pc	69/52/c
San Diego	68/57/pc	66/57/c
San Francisco	61/51/pc	61/51/pc
San Juan, PR	85/72/pc	86/75/pc
Seattle	66/45/s	73/45/s
Spokane, WA	63/38/s	72/45/s
Syracuse	65/42/pc	78/50/sh
Tampa	88/69/s	91/70/pc
Wichita	75/60/t	70/58/t
WORLD	Today	Tomorrow
Addis Ababa	78/53/s	78/53/s
Amsterdam	59/50/sh	57/46/r
Athens	75/59/pc	71/56/c
Auckland	69/54/pc	67/56/s
Baghdad	103/75/s	105/78/c
Bangkok	100/84/pc	100/83/t
Beijing	82/48/s	73/44/s
Berlin	66/48/c	66/45/c
Bogota	66/51/r	66/52/r
Brussels	56/48/sh	56/46/r
Buenos Aires	74/61/c	70/61/pc
Cairo	93/67/pc	81/64/c
Caracas	71/63/t	73/64/r
Copenhagen	55/43/c	54/42/c
Dakar	80/70/pc	80/71/s
Dublin	55/44/pc	60/50/pc
Edinburgh	56/43/pc	54/40/pc
Frankfurt	65/49/t	57/50/r
Geneva	61/45/t	59/43/r
Ham, Bermuda	73/66/pc	73/66/pc
Helsinki	50/31/c	48/29/pc
Ho Chi Minh City	96/80/t	98/81/t
Hong Kong	86/77/t	87/76/r
Islamabad	95/67/pc	96/67/pc
Istanbul	65/51/s	64/50/c
Jerusalem	94/61/c	78/56/c
Johannesburg	69/51/t	68/44/sh
Kabul	73/52/s	75/53/s
Kingston, Jam.	88/74/s	89/75/r
Kolkata	102/81/s	99/81/s
Kyiv	82/57/s	81/55/s
Lagos	90/78/t	91/79/t
Lima	73/64/s	73/64/pc
Lisbon	74/55/s	79/57/s
London	56/44/r	62/44/pc
Madrid	72/49/s	78/51/c
Manila	100/82/pc	98/82/pc
Mexico City	84/60/pc	83/59/s
Montreal	55/37/c	58/44/pc
Moscow	80/49/s	66/49/pc
Mumbai	96/81/pc	95/80/pc
Nairobi	71/61/t	74/61/c
New Delhi	106/77/s	107/77/s
Oslo	57/43/c	52/35/sh
Ottawa	58/35/c	62/41/pc
Paris	59/48/sh	64/45/sh
Prague	67/51/pc	57/49/r
Rio de Janeiro	79/70/pc	81/71/sh
Riyadh	103/73/pc	105/76/pc
Rome	67/54/pc	68/50/sh
San Salvador	87/66/sh	86/66/r
Santiago	70/52/c	74/50/pc
Sarajevo	67/49/t	65/51/sh
Seoul	71/48/pc	66/42/s
Shanghai	79/63/pc	81/57/pc
Singapore	87/77/t	89/79/t
Stockholm	49/29/c	49/33/pc
Taipei City	84/70/sh	83/70/sh
Tehran	84/66/s	85/67/s
Tokyo	68/62/r	73/62/pc
Toronto	57/43/pc	70/50/t
Vienna	72/52/pc	65/53/pc
Warsaw	72/50/pc	72/52/pc

With Herryty's exit, there won't be any GOP primaries for top offices in Virginia

HERRITY FROM B1

that my ability to get back to the 150 percent that I was giving to a statewide race and that will be necessary to win in November is not possible at the near future," he said.

With the GOP's two other statewide candidates facing no primary opposition, Republicans have finalized a strikingly diverse slate of three statewide candidates: a Black woman, Lt. Gov. Winsome Earle-Sears, for governor; a Hispanic man, Jason S. Miyares, seeking reelection as attorney general; and a White gay man for lieutenant governor.

"For a party so strongly opposed to DEI, this certainly is a diverse and inclusive ticket," University of Virginia political scientist Larry Sabato said.

The ticket could also make history on several fronts in November: If elected, Reid would become the first openly gay Republican

elected to any statewide post across the country, just as Sears would become the nation's first Black female governor.

Reid has noted the historic nature of his campaign while expressing hope that his sexual orientation will be a nonissue to voters.

"I'm not a diversity hire," he said in a news release when he formally announced his bid in January. "I'm the most conservative and proven candidate running, and I've boldly stood up for our beliefs in a way that should make my personal life a total nonissue."

In a statement late Monday afternoon, Reid offered prayers for Herryty's "continued recovery" and vowed to keep up his vigorous campaign schedule to "earn every vote of Republicans, Democrats, and all those looking for a voice across Virginia."

"With Pat's selfless decision today, our party now has an early opportunity to unify behind a his-

toric, solidly conservative, reasonable, and responsible GOP ticket," he said.

Reid, a first-time political candidate who once served as communications chief for Virginia governor George Allen (R), could have faced a challenge winning over the conservative GOP primary electorate that has been hostile to same-sex marriage.

Republican congressman Denver Riggleman lost a GOP nominating convention in 2020 after he presided over a same-sex wedding. And in 2021, a Republican running for lieutenant governor was targeted for supporting gay rights.

Reid's campaign website makes his sexual orientation clear but stresses his conservative position on trans rights. "John is uniquely positioned to take the fight to the radical progressives head-on as he continues his fight against boys in girls sports and the extreme trans agenda being forced upon our

children," it says.

Earle-Sears, who hopes to succeed term-limited Gov. Glenn Youngkin (R), wished Herryty a "full recovery" on X but did not congratulate Reid until hours later in a separate post on Monday evening.

Youngkin posted on X late Monday that he "spoke with John tonight and know he is ready to work with ... [Earle-Sears and Miyares] to keep Virginia the best state for business, to back the blue, and to stand strong for parents."

The part-time lieutenant governor post has often served as a stepping-stone to the Executive Mansion, particularly because Virginia governors are barred from seeking a second consecutive term.

Herryty, 65, said in his statement announcing his exit from the race that his campaign had been focused less on the position and "more about doing well in Northern Virginia" to propel

Sears to victory.

Virginia's vote-rich D.C. suburbs have become increasingly Democratic in recent decades, posing a challenge for any Republican running statewide — although President Donald Trump managed to gain ground last year. He lost the state by six points, an improvement from his 10-point loss in 2020.

Herryty, whose father had long served as the chair of Fairfax's board of supervisors, had played up his deep roots in the region and bipartisan appeal as the self-described "last elected Republican" in his county.

"It remains critical that we elect Winsome as Governor so we can continue Governor Youngkin's legacy of accomplishments and avoid a return to one-party rule," he said.

The GOP's statewide slate will be without anyone from Northern Virginia just as the region has been hit hard by Trump's efforts to

slash the federal government — which could add to the political headwinds facing Republicans.

But longtime Richmond political analyst Bob Holsworth said the ticket's diversity could give Republicans a "modest opportunity to appeal to groups that have not been in the Republican camp before."

Still, he doubts that diversity alone will help the GOP woo many swing voters. "It's also one of the most conservative tickets that has been seen in Virginia — where you have an avowedly antiabortion, pro-gun [slate] that is all extremely tied to Donald Trump," he said.

Democrats already have their gubernatorial nominee: former congresswoman Abigail Spanberger, a White woman. But the other two slots are up for grabs in June primaries.

Six Democrats are seeking their party's nomination for lieutenant governor and two for attorney general.



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BAETH

Breaking past ‘Ceilings’

Lizzy McAlpine’s superpower has always been her authenticity. Even when her voice floats through sold-out venues of 10,000 fans, it still sounds like a whispered secret. Online, where the folksy singer-songwriter found fame promoting her three albums and expansive tours, she’s funny, personal and forthright. Her priority, as her stardom grew, was to remain herself.

Now, she is becoming someone else. Metaphorically, of course. At 25, McAlpine opened Monday in her Broadway debut, “Floyd Collins,” a musical about a 1925 Kentucky cave explorer trapped underground, playing his whimsical sister, Nellie.

McAlpine is more than familiar with the challenges that accompany fame in young womanhood. But despite world tours and a Billboard Hot 100 charting, she hasn’t acted since her high school student-run productions. The pivot from her music career wasn’t a whim; it was a deliberate way of coping with quarter-life burnout.

Earlier this month, sitting in her dimly

Tired of viral stardom, singer Lizzy McAlpine debuts on Broadway

BY SOPHIA SOLANO
IN NEW YORK

lit but decked-out dressing room (like, this place has a heated toilet seat), Broadway all felt a bit surreal. It’s halfway through preview performances, and the show is still changing every day.

“I’m unlocking things in some ways, but, in other ways, I’m like, ‘What am I even saying anymore?’” McAlpine says breathlessly, her co-star Jeremy Jordan’s Appalachian yodeling seeping through the walls from his onstage rehearsal. “We’re adding lines, we’re cutting lines. We get notes every show, so I’m trying to balance those with trying to feel into the scenes, but also say them correctly.”

If she seems a bit frazzled now, it’s

nothing compared with the shock of overnight fame two years ago. Almost a year after the release of her 2022 album, “Five Seconds Flat,” one of its songs, “Ceilings,” went ultra-viral on TikTok, often as the sped-up soundtrack to wistful girls twirling in floor-length gowns in rainstorms. The trend gave way to a cheaper virality, when the song backtracked Shein clothing hauls and mega-mansion tours, and “Ceilings” has now been streamed more than 700 million times on Spotify.

McAlpine has a complicated relationship with the app. It is, despite her discomfort with the notion, where she attracted fans, including future collaborators like Finneas, Billie Eilish’s brother and producer. But after years of being urged to utilize TikTok as a free and efficient marketing tool, lip-synching to her own songs and sharing intimate details of her personal life, she was done playing the games the music industry set up for her. At the beginning of last year, she deleted all of her Instagram posts. And these days, the odd, one-off TikTok is probably nothing more personal than a

SEE MCALPINE ON C2

The pope’s clothes spoke volumes about his faith

BY ASHLEY FETTERS MALOY

In 2013, Washington Post writer Elizabeth Tenety responded to a wave of liberal acclaim for the new pope with a memorably succinct headline: “Like Pope Francis? You’ll love Jesus.”

Just as some believe Jesus wore the shabby clothes of a beggar to accentuate his care for the poor and disinterest in material wealth, the sartorial choices of Pope Francis — known for his outspoken support of migrants and oppressed people around the world — helped convey a similar message.

On Monday, as news of the 88-year-old pope’s death traveled across the globe, observers fondly remembered a man who bought his own eyeglasses, got around Vatican City in a Ford Focus and kept residence in the Vatican’s guest-house, rather than moving into the opulent papal apartments, as tradition would have it. Francis’s preference for simplicity presented a sensationally stark contrast to his predecessor, Pope Benedict XVI — who shopped the proverbial papal closet liberally, unearthing luxurious, old-world styles (like the camauro cap and his famous red shoes) that hadn’t been seen in decades.

Benedict’s approach to theology was similarly studied and scholarly, reverent of the vast archive of Catholic tradition. Francis, however, is already being remembered as a reformer, whose vision was for the church to be “less beholden to its own hierarchy,” as a Washington Post editorial said. His clothing choices — thrifty (for a pope) and unceremonious (again, relatively) — reflected his down-to-the-studs, antihierarchical approach to the Catholic faith.

Francis made his first appearance as pope on the balcony of St. Peter’s Basilica without the traditional red, ermine-trimmed mozzetta or gold-embroidered stole — and, instead of a gold pectoral cross, he wore the same silver cross he’d worn as a bishop in Buenos Aires. In the years following, he gravitated toward unembellished versions of traditional papal garb.

Filippo Sorcinelli, an Italian designer who created sacred vestments for Francis, wrote in an email to The Post that Francis favored a kind of “noble simplicity,” a theme of the mid-20th-century Vatican II reforms, in his dress. Considering that Francis was also South American and thus his background was “distant

SEE POPE ON C2



2019 PHOTO BY FRANCO ORIGLIA/GETTY IMAGES

Pope Francis eschewed the sacred red outdoor footwear of the pope, showing a preference for humility.

CRITIC’S NOTEBOOK

Dylan’s 1960s ‘Ballad of a Thin Man’ looms large in today’s world

BY SEBASTIAN SMEE

Sometimes you can point to a single, humble work of art — it may be a song, a movie, a book or a work of visual art — and find in it a key to an entire zeitgeist.

You would assume, in such cases, that the work in question would be a product of *this* zeitgeist, the present cultural moment. But it sometimes happens — it’s one of art’s great mysteries — that the work that most resonates with the present and somehow unlocks it was produced in a much earlier era.

Bob Dylan is still alive. But it was in 1965 — essentially a whole other epoch — that Dylan released “Ballad of a Thin Man,” a simple song that speaks more directly, insinuatingly and powerfully to my sense of what it feels like to be alive in 2025 than any contemporary work I can think of.

There is a great precedent for this phenomenon. Charles Baudelaire’s poems, especially the “Flowers of Evil,” and his great essay “The Painter of Modern Life,” are like the Rosetta Stone of early modernism. Baudelaire’s insights into how modernity affected the individual — his feeling for sex robbed of ulterior meaning, for the sloth that results from our failed attempts to lead a spiritual existence, for the links between glamour and suffering, and for the strange forces tying childhood and illness to creativity — inspired generations of 20th-century



HARRY THOMPSON/GETTY IMAGES

Bob Dylan in 1965. The lyrics of his song “Ballad of a Thin Man” seem tailor-made for our out-of-joint era.

artists. Those artists didn’t care that the works in question were written midway through the previous century.

So it is with Dylan — which is why, year by year, the fascination with him only grows.

Dylan is the Picasso of popular music. He has had as many creative personae as the Spaniard, and as much longevity (Picasso died, still painting, at 91; Dylan, still touring, is 83). But no Dylan period was greater than the two years, 1965 and ’66, that produced “Bringing It All Back Home,” “Highway 61 Revisited” and “Blonde on Blonde.”

“Ballad of a Thin Man” appeared on “Highway 61.” When the musicians had finished recording it, the drummer Bobby Gregg said, “That is a *nasty* song, Bob.”

Indeed it is. “Ballad of a Thin Man” functions as a sort of dark pendant to Dylan’s more celebrated “Like a Rolling Stone.” Both songs, addressing the listener as “you,” conjure an image of a victim of some great turning of life’s tables, and seem to mock this “you” as he struggles in this new, unwonted predicament. (“*You’re invisible now ... How does it feel?*”)

Everyone who has heard “Ballad of a Thin Man” remembers the distinctive lilt of its verses, where each phrase is a small, sinister step down from the last. The song’s rollicking, carnival-like in-

SEE CRITIC’S NOTEBOOK ON C3

McAlpine: ‘I needed to live to have things to write about’

MCALPINE FROM C1

brand deal.

Besides her knotted relationship with virality, there were also logistical setbacks. They started with her most recent album, “Older,” released last April, which eschewed her earlier bedroom pop for something more mature, sparse and eerie. The songs, she says, were a better representation of her musicality than the viral, pandemic-era predecessors, but making the record zapped the joy from her creative process; she scrapped much of the early material, rerecorded with a live band, released the album and embarked on a lengthy tour that left her feeling isolated and overwhelmed. Musically, she felt as if she was repeating herself.

“I really can’t overstate how touring takes such a toll on me,” she says.

So at the end of last year, she began sending self-taped auditions for movies, television and musicals. She booked “Floyd Collins,” Lincoln Center Theater’s revival of a 1996 off-Broadway musical. She needed to work on someone else’s words, for a change. And she found that hers started flowing again.

“I’ve been writing through this whole process,” she says, gesturing to where she keeps her guitar tucked away in a corner closet. “This is influencing me, and everything I’m doing is influencing my music. I needed to live to have things to write about.”

Before McAlpine’s music career took off, she dedicated much of her life to a single goal: As a kid, traveling from her hometown of Philadelphia to New York to see “Wicked,” she decided she wanted to be on Broadway.

She spent her high school years wading through student-led productions, starring as Penny in “Hairspray,” leading plays like “Noises Off” and vocal directing “The Addams Family.” She consid-

ered attending acting school before committing to Boston’s Berklee College of Music for vocal performance.

But McAlpine kept a note in her phone listing her dream theater roles (Maureen in “Rent,” Veronica in “Heathers”) and spent the covid-19 shutdown live-streaming her performances of Broadway covers on Instagram. In September, she was invited to perform at Elsie Fest, Broadway’s largest music festival, alongside Rachel Zegler and Darren Criss. She calls it “divine timing” that she was already in town for the festival when she was asked to perform her “Floyd Collins” callback.

Tina Landau, the director and original book writer, says she didn’t know about McAlpine before she walked into the room but quickly “fell in love with her.”

“Lizzy came in very green in one way, but deeply authentic and moving in the more important ways,” she says. “She had something about her that was just so simple and honest that it felt immediately right for the character.”

Living in New York, steps away from Lincoln Center, doesn’t suit McAlpine. She misses driving around Los Angeles with no destination, and finds herself overstimulated by the lights and sounds and people here. But navigating the Broadway world came naturally.

Jordan, an industry veteran known for “Newsies” and “The Great Gatsby,” recalls playing escape-room board games backstage and eating full-cast Sweetgreen lunches where they would “talk all the hot Broadway goss.”

“Every once in a while, I turned to Lizzy and I’d say, ‘Oh, they’re talking about this person in this show and this is what’s going on,’” he says. “She was like, ‘Oh, I know.’”

McAlpine has found a paradoxical freedom in being told what to do. In her music career, she has full creative



DEANIE CHEN



JOAN MARCUS



CHASI ANNEXY

CLOCKWISE FROM TOP LEFT: Lizzy McAlpine performs in D.C. in June. McAlpine and Jeremy Jordan in “Floyd Collins.” From left, Jordan, Jason Gotay and McAlpine at a “Floyd Collins” rehearsal.

control. When, on her last tour, fans started trickling out of her shows after she played “Ceilings” mid-set, she moved her biggest hit to the encore. But now, without her name on the marquee, she has fewer choices to make.

“I can just go out there and do

the things we discussed and the things I feel are right for this character, and that’s all I have to do,” she says as a crew member drops off another page of notes to add to her overwhelming pile. “I’m just one cog in the big machine.”

Her performance has been aided by mentors: Jordan, Landau and vocal coach Victoria Clark, a Tony-winning Broadway veteran actress. But she wanted a raw and airy approach to the character of Nellie, a 25-year-old daydreamer who was recently released from an asylum.

“I tried not to overthink it, because I wanted to bring this sense of childlike wonder to her,” McAlpine says. “I felt like if I went too far into, ‘This is how to act, this is what acting is,’ etcetera, etcetera, it would just bog her down and make her less Nellie.”

Onstage, as the efforts to rescue

a trapped Floyd are frenzied yet unproductive, McAlpine’s Nellie floats above the action, somewhere between angel and specter, in a virginal white dress. Her internalized, spacey character, she acknowledges, is one some viewers won’t understand. Early “Floyd Collins” online naysayers hit a more vulnerable nerve than her musical detractors ever have.

“I’m onstage every night in front of these people that are real, and who might go home and might write a really mean thing on the internet about me,” she says. “At a certain point, I’m learning how to just put my blinders on and focus on what people are saying to me, the people I really respect and care about.”

Among them are Jordan, whom she’s turned to for advice on the challenges that come with navigating the industry, which is at once insular and public-facing.

“What I love about Lizzy is that she’s an open book,” he says. “In that respect, we’ve had a lot of conversations about the business and conversations about how sometimes the business can be tricky. It’s really lovely to get to share that with someone, and hopefully she’ll give me all the secrets to being a pop star, too.”

McAlpine says the score felt, from her first listen, like Nellie’s songs were “written for me to sing.” There’s no Lizzy McAlpine bluegrass album in the works (yet), but the songs she’s writing during rehearsal breaks are inspired by composer Adam Guettel’s operatic, folksy approach: unexpected chords, colorful chromaticism, complex harmonies. It’s not a reinvention, she says, but a new phase. She’s stepping into her character’s muck boots and seeing what she discovers.

“It’s hard in a different way than [a] tour,” she says. “I would play a show and then just be so drained, emotionally, physically. And I still get tired after this, but in such a different way. I feel rejuvenated.”

Francis’s clothes reflected his antihierarchical approach to the Catholic faith

POPE FROM C1

from the deeply rooted European liturgical traditions,” Sorcinelli wrote, “I also had the intuition that the historical period to draw inspiration from for his sacred vestments could be the medieval era, particularly as seen in Giotto’s frescoes,” in which nearly all people, including clergy, are depicted in plain garments.

For Catholics around the world, his clothes had a slightly different effect. “The chasubles he has worn over the years have looked like the vestments you would see any priest wearing in a small local parish. His miters have been simple as well,” says Arthur P. Urbano, a professor of theology at Providence College.

Francis also verbally de-emphasized the importance of traditional dress among clergy. He reportedly once teased a cardinal whom he deemed overdressed for their meeting: Cardinal Mario Grech of Malta told a Maltese news outlet that Francis had asked him, “Did you come dressed for a wedding?” When Grech replied that he thought he was complying with protocol, Francis is said to have responded

that Grech could have turned up for the meeting in jeans.

Sometimes Francis even talked about certain styles of clerical dress in his homilies, describing long black cassocks and wide-brimmed saturno hats, for example, as symbols of the “traditionalism and rigidity that characterized certain corners of the church,” Urbano says. Both of those styles were more popular before the Vatican II reforms — though the latter was revived by Benedict.

“The visual contrast between Francis and Benedict is still striking to me,” Urbano says. Indeed, Benedict was popularly believed to wear Prada shoes; Francis was popularly believed to have written a poem that contained the lines, “We need saints without veil or cassock/ We need saints who wear jeans and sneakers.” Neither was true, but the fact that these falsehoods seemed plausible enough to keep rattling around the internet speaks volumes about who the two men were in the public imagination.

Francis also sought everyday, civilian-type accessories such as a Swatch watch or a Casio MQ-24, the latter of which retails in the



MASSIMO VALICCHIA/NURPHOTO/GETTY IMAGES

Pope Francis, who died Monday at 88, caresses a newborn at the end of his weekly audience at the Vatican in February 2023.

“The chasubles he has worn over the years have looked like the vestments you would see any priest wearing in a small local parish. His miters have been simple as well.”

Arthur P. Urbano, a professor of theology at Providence College

United States for all of \$22.95. And a few years into his tenure, Francis made headlines with his impromptu visit to a Roman pharmacy in search of some new orthopedic shoes. Many marveled at the fact that the pope hadn’t simply delegated the errand, but the shoe choice was notable: Francis was eschewing the sacred red outdoor footwear of the pope in favor of what any other octogenarian with sciatica might find more comfortable.

His appearance frequently reminded observers that he, too, was a person, with eyes that needed glasses and feet that got sore — arguably following the legend of his namesake, Saint Francis of Assisi. The 13th-century friar, so the story goes, rejected the luxurious clothes afforded to him by his wealthy upbringing and instead on several occasions stripped naked in public, to give his clothes to the poor and as a gesture of humility before God. (Francis’s humble style was one reason an artificial-intelligence-generated image of him wearing an enormous, expensive-looking white puffer coat became such a sensation online.)

And less than two weeks ago,

after spending 38 days in the hospital with double pneumonia, Francis made an unannounced appearance at St. Peter’s Basilica wearing perhaps the rarest papal outfit of all: street clothes. As he greeted onlookers from his wheelchair, the pope wore black pants and a long-sleeved white T-shirt under a blanket. Other popes who have made public appearances while sick or dying — including Benedict, even after he resigned due to “lack of strength of mind and body” — still did so wearing the traditional papal cassock.

“He came to the basilica, like any other pilgrim, to pray,” Urbano says. The plainclothes-pope style caused some controversy, certainly; some understood Francis to be compromising or even abdicating the authority of the office. “But when I saw those images, I saw my elderly father and grandfather, in the fragility and weakness of their final days,” Urbano adds. “It was probably not intentional, but the choice he made not to put on his official garments that day also reflected his theology and his identification with the suffering and vulnerable.”

PERSPECTIVE

A shocking ‘The Last of Us’ episode reveals the game’s biggest bombshell

BY GENE PARK

This article contains spoilers for “The Last of Us” Season 2, Episode 2 and the game “The Last of Us Part II.”

The latest episode of HBO’s “The Last of Us” replays one of the most controversial narrative decisions in video games. Joel Miller was the player character of “The Last of Us” game in 2013. As the protagonist, the player character is supposed to win, but that doesn’t happen here.

Instead, Joel is brutally tortured and murdered by a woman named Abby for unknown reasons at the beginning of the second game. It was a transgressive act against the player’s relationship with a game we’re supposed to control. It was made all the more maddening in the original plot by Neil Druckmann and co-writer Halley Gross because Abby’s motivation was shrouded in mystery, revealed only several hours into the story.

In the HBO adaptation by showrunner Craig Mazin (“Chernobyl”), Abby’s motivations were revealed in the first episode of this second season. And in Sun-

day’s episode, Abby tells Joel directly: Her father was the surgeon Joel murdered five years ago in Jackson to “save” Ellie’s life over a potential cure for the zombie disease that decimated the world decades ago.

It’s the most significant character change from the game in an episode layered with other small changes. The episode’s other big event, a massive zombie raid on Jackson, never happens in the game. The show’s first season received some criticism for sweeping away the zombie outbreak as a near-invisible threat, barely factoring throughout that season. This massive battle seems like it’s making up for lost time. And sure enough it did, showcasing how a fortification like Jackson could survive in such a dangerous world: through clever uses of ramps, gasoline and an army of dogs ready to go beast-for-beast against zombie raids. The siege was also a convenient excuse to keep Joel’s brother, Tommy, away from potentially interrupting Abby’s assassination.

In the game, Tommy accompanied Joel during his death, but here it’s Dina, who barely spends



LIANE HENTSCHER/HBO

Bella Ramsey stars as Ellie, one of the main characters in the HBO adaptation of the video game “The Last of Us.”

time with him in the game. Already in Episode 1, Mazin established that Dina and Joel have a blossoming father/daughter dynamic. The choice to move Dina closer to Joel and his death gives her proper motivation to seek revenge, which felt flimsy and unexplained in the game.

But the real focus of this episode, and the rest of this story, is the consequence of Joel’s ac-

tions in the first season, and the subsequent consequences of his murder. My colleague and TV critic Lili Loofbourow hasn’t touched the games, but her review nailed the original and this story’s intent: It’s a small-scale but intense character drama with the end of the world as its backdrop.

The original reveal of Joel’s death also comes early in the

game’s first two hours, but the shock of it was somewhat blunted by malicious hackers who leaked the game’s story before release, which caused fans to miss all context and preemptively dismiss the story as “disrespectful” of the player character of the first game. As a result, the first game is far more universally favored. Those leaks were unavoidable for myself and anyone else remotely adjacent to online gaming discussions, yet the story still froze my blood cold with shock when I played the final release in summer 2020.

It’s to the credit of Druckmann and Gross’s original vision that the second game felt so bold, even as it infuriated its audience. It forced the audience to stew in angry confusion and hatred based on ignorance, an irony considering how many people continue to dismiss the second game’s story despite never playing it. It’s those original directorial choices that still feel daring today in a gaming environment all too keen to bend to audience demands.

The choice to kill Joel also still feels bold in this second episode. Despite knowing what was com-

ing, I relived the spiral of dread as events played out toward the murder scene. It still feels awful to leave the crime scene feeling like Ellie and Joel didn’t get a chance to repair their relationship. And it was chilling to see Abby’s self-satisfaction as she explained her murderous motivations to Joel’s face, a new experience for the learned player.

Yet I walk away a little puzzled by the aesthetic choices of this scene. In the show, Joel was killed in the brightly lit living room of a lodge. The wide angles of Abby’s friends (who are portrayed here with much louder protestation of Abby’s killing) felt oddly roomy, open and colorful. This is in sharp contrast to Joel’s torturing in a musty, blue-tinted basement with everyone lathered in spittle, blood and anxiety. It felt like we were in the lowest floor of hell.

The fires of hell can be seen in the eyes of Kaitlyn Dever, who turned out a fiery, rancorous performance as Abby. Her Abby is lost in anger and pain and arguably more brutal despite her smaller frame. Paired with Bella Ramsey’s fiery Ellie, we might be in for a hell of a show.

‘Thin Man’ applies well to the realities of today

CRITIC’S NOTEBOOK FROM C1

strumentation is laced with Dylan himself on piano and band member Al Kooper galumphing along on his horror movie organ. But people particularly remember the refrain, and the descending, deeply ominous minor-key melody from which the lyrics themselves feel inseparable: *“You know something is happening but you don’t know what it is/ Do you, Mr. Jones?”* The rush of syllables in the refrain’s first half feels almost like speech. But the sentence — part statement of fact, part incantation, part sarcastic, menacing taunt — slows drastically as the melody drops into the song’s dark and terrifying substrate: *“Do you, Mis-ter Jones?”* It’s an indelible line. You can feel its dark, heavy import spreading like the silent, ineluctable collapse of an immune system. It’s there as we think about artificial intelligence in this burgeoning moment. (We know it will transform everything, but we have no idea how to think about that.) It’s there when we think about the climate. (It’s changing, direly. But what exactly will it all mean for our kids — and their kids?) And it’s there throughout the art, music and film of the past 30 years. Knowing something is happening but having no idea what that might be — only that you yourself are somehow implicated — is, for instance, the premise from which the entire career of David Lynch sprang. Bill Pullman in “Lost Highway,” Justin Theroux in “Mulholland Drive,” and Laura Dern in “Inland Empire” are all versions of Mr. Jones. But it’s not just the song’s

universal applicability that feels important right now. It’s also Dylan’s sneering, taunting tone. You could hear that same tone — a kind of sarcastic contempt, directed at an unnamed “you” — 15 years ago in Lady Gaga’s anthems of alienated love and today in Kendrick Lamar’s diss tracks. (*“Your lil’ memes is losin’ steam, they figured you out.”*) I sense the same spirit, too, behind television shows like “The White Lotus,” where almost everyone is morally repulsive but no one knows it, or (if they suspect it) has any idea what to do about it. And it’s there in the paintings and sculptures of our best contemporary artists, among them Nicole Eisenman, Dana Schutz and Amy Sillman. These artists’ most powerful works all speak in acid tones to brokenness, cynicism, and despair, both political and personal. People have interpreted “Ballad of a Thin Man” as Dylan’s critique of the journalists who hounded him with petty questions, forever demanding that he explain himself. Dylan himself fed the idea that there was one particular journalist who served as an inspiration for Mr. Jones. But fixing the song’s interpretation in this way is itself a form of explaining it away. It snuffs out the possibility that the song speaks to something much deeper. Like many of Dylan’s songs from the same period, “Ballad of a Thin Man” is a carnival song. Its characters include sword swallows, geeks, freaks, camels, cows and lumberjacks. They give the song its universal, timeless stamp. But Dylan’s lyrics also have an uncanny specificity. *“Well, the sword swallower, he comes up to you and then he*



VAL WILMER/GETTY IMAGES

Bob Dylan performs in 1965. The singer delivers “Ballad of a Thin Man” with a sneering, taunting tone.

kneels/ He crosses himself and then he clicks his high heels/ And without further notice, he asks you how it feels/ And he says, ‘Here is your throat back, thanks for the loan.’” Somehow, despite the apparently free-floating surrealism, lines like these have undeniable grip. They seem tailor-made for our out-of-joint world, when almost every old verity, every “safe assumption,” is in the process of collapsing. A world of algorithms, dopamine-driven addictions, conspiracy theories, meme-coins, natural disasters, geopolitical upheaval, resurgent fascism and brazen, ubiquitous gaslighting. The first and final verses of “Ballad of a Thin Man” both begin: *“You walk into the room.”* To enter a room where you are utterly at a loss — and, moreover, where you are also the object of

mirth, derision or outright intimidation — is a universal anxiety. It’s a scenario as fraught and frightening for captains of industry, political kingmakers, Ivy League academics and Wall Street bankers as for socially struggling teenagers. To tell someone that they don’t know what’s happening is to imply that you, or at least someone, *does*. But Dylan casts so much doubt on anyone having the upper hand (epistemologically speaking) that, by the end of the song, all sense of a higher authority has evaporated. *“You raise up your head and you ask, ‘Is this where it is?’/ And somebody points to you and says, ‘It’s his!’ And you say, ‘What’s mine?’ and somebody else says, ‘Well, what is?’/ And you say, ‘Oh my God, am I here all alone?’”* Questions about who owns what, who can claim which

rights, and indeed on what basis rights exist at all, are obviously acutely germane today. But “Ballad of a Thin Man” goes far, far beyond this dark political moment. We used to live, for example, with the idea that, for all its flaws, the news media played a part in connecting individual citizens to wider social and political realities. All that is rapidly disappearing. The “self-publishing revolution” and the attention economy have stimulated an unslakable thirst for unfounded assertion and rampant conspiracy thinking: Alex Jones, Pizzagate, QAnon, and all their proliferating progeny. At the same time, our culture has developed an unchecked obsession with “data,” a commodity or resource it equates with knowing. We have arranged things, in fact, so that the world produces

People have interpreted “Ballad of a Thin Man” as Bob Dylan’s critique of the journalists who hounded him with petty questions, forever demanding that he explain himself.

data almost on demand, like cows produce milk. (*“You see this one-eyed midget shouting the word ‘Now’/ And you say, ‘For what reason?’ and he says, ‘How’/ And you say, ‘What does this mean?’ and he screams back, ‘You’re a cow!’/ Give me some milk or else go home.’”*) No problem, it seems, can be acknowledged, let alone meaningfully addressed, before the geeks have converted it into data. But of course, data, like conspiracy thinking, creates only the illusion of control. What it represses is precisely what former secretary of defense Donald H. Rumsfeld called “unknown unknowns,” since these (by definition) can’t be quantified. Yet, as Dylan knew, we are besieged by “unknown unknowns.” Amid all this, certain people — as the song’s fourth verse reminds us — continue to hope that an advanced education, or a prestigious profession, or good looks or a passing acquaintance with “The Great Gatsby” will secure their status, their right to succeed in life. But such forlorn hopes were discredited long ago. Where we’re all going, F. Scott Fitzgerald won’t help a bit. I could go on. But why am I even writing this? I know no better than anyone. I have been around half a century, but I’ve never felt it more powerfully: I, too, am Mr. Jones. And I’ve just walked into that room.

Grandma wants more time with the grandkids, but they’re always ‘too busy’



Carolyn Hax

Our daughter, their mother, works and maintains a busy schedule for them; weekends and school vacations are packed with activities. Daughter does not hesitate to call on us when they need “coverage” for appointments, picking up kids from school, etc. I feel my only value is as a babysitter. I would love to spend more time with them and do things with them, but weeknights are out as far as my daughter is concerned, and when I ask if we can get together during a weekend, they are “too busy.” Granddad says we should just get used to it, but I miss them. — *Left-Out Grandmom*

Left-Out Grandmom: You may have noticed, there is no

question in your question. Plus, Granddad’s “Get used to it” and your “I miss them” are not two different options to choose from. They are not either-or. No doubt Granddad misses them, too; he has merely accepted that your attempts to budge your daughter were unsuccessful. Therefore, he advises you to accept the outcome and make the best of it as he has. I think your question is this, which might explain why you didn’t ask it explicitly: “Is it okay for me not to take my daughter’s ‘no’ for an answer?” That is the alternative to “get used to it,” after all — to push your daughter harder for more grandkid time. Pressure can come in many forms, too, whether it’s to ask her more frequently to see the kids, get more emotional when you ask, question or even criticize her parenting choices — or say nothing and let your body language announce you will not be getting “used to” your role. And you must know how problematic each one is, especially as a parent yourself.



ILLUSTRATION BY NICK GALIFIANAKIS/FOR THE WASHINGTON POST

You had your turn to rear your kid(s). Your daughter gets to make these decisions for hers now. Technically even bad ones, which I’m not saying these are. Meanwhile, reality is more than just a bit player here. Three young kids, one or two adults, job(s), schooling, activities, appointments, rides all over: You bet they’re scheduled. That “coverage” you sniff at might be your prime way in from “left out.” Do suggest activities with the kids *on occasion*, ones that fit their culture vs. fighting it. (Forcing their mom to keep turning you down is not cool.) But since you apparently haven’t tried it yet, a one-off, general conversation on being more involved makes sense — without a whiff of judging or guilt-tripping. Don’t: “I just want to see more of my grandkids, but you are always ‘too busy’ — unless, of course, you need a babysitter.” Do: “You’re running multiple schedules at once, I get it, and caring for everyone’s needs. So is there a regular role I could play

that would help you? It’s a shameless ploy to see the kids more, but I’m hoping it’s a win-win-win.” If I just described exactly the arrangement you already have with your daughter and are complaining about to Granddad and me, then ... oopsie. But two notes of caution, if that’s the case. First, with childhoods moving as fast as they do, I wouldn’t advise squandering a day of the access you have being upset that it’s not the access you prefer. Second, the closest grandbonds I’ve witnessed grew more out of shared labor (babysitting, rides and other help) than planned get-togethers. Coverage is the stuff of love. So that really is what I advise: to let yourself see it that way.

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.

Called out for skipping an abrasive co-worker’s retirement party

Miss Manners

JUDITH MARTIN, JACOBINA MARTIN AND NICHOLAS IVOR MARTIN

of the semester. There was a retirement gathering for her with cake and coffee, given by her colleagues. I vowed long ago as division chair to never attend a gathering for this individual, so I skipped it. I was confronted and scolded regarding my absence. I didn’t

want to lie, so I said there were personal issues that precluded me from attending. Should I have just gone and been the better person? Should I have lied that I had an appointment? “Passive-aggressive” is one of those terms that Miss Manners has never entirely understood. Would an example be putting up with bad behavior from a colleague for years without resolving it, then venting the frustration by shirking one’s duty as division chair to attend a ceremonial gathering honoring that person’s retirement?

She is equally unclear on the moral distinction between being truthful about your absence (when there are no consequences) compared with having presumably been civil and professional every prior day (when there were). What would have been the harm in showing up for a colleague you did not care for — but will not have to see again afterward? Instead of being the better person, we can call it being the bigger person. Or doing your job. Or showing that there are more important things in your life than her bad behavior.

Dear Miss Manners: When I issue online invitations to multiple guests at once, I generally use the option to hide the guest list from invitees. I’m not sure why I do this, except that, back when I sent invitations through the mail, nobody got a list of the other invitees. However, some of our friends, before they tell us whether they plan to attend or not, immediately ask who else is invited or who else is coming. It makes me wonder whether they plan to attend if the list includes the Cool Kids.

Wonder no more.


Dear Miss Manners: A family member called to confirm birth dates and anniversary dates for my adult children and their spouses. When I reminded her that both my daughter and my daughter-in-law had opted to keep their maiden names, she replied that she knew, but that she would continue to address their anniversary cards as “Mr. and Mrs. John Doe.” I politely disagreed, to which she replied that she did not care — not once, but twice. I am wondering what you think of this attitude. I find it disrespectful, not only of my daughter and daughter-in-law, but of me.

Knowingly addressing the cards incorrectly is disrespectful toward the recipients. Telling you of her plan to do so is impertinent and picking a fight. Telling you she does not care about your opinion, twice, is redundant and also tiresome. And Miss Manners notes that this is being done as a prelude to wishing relatives well on their birthdays and anniversaries.

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.

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the **GUIDE** to the Lively Arts

SHOW NAME	DATES & TIMES	DESCRIPTION	DETAILS	PRICE	ADDITIONAL
THEATRE					
 CHOKÉ by Emilio Infante	April - 24 -May 18 Thurs-Sat 8 pm Sun 2 pm	With wit, warmth, and a touch of chaos, a Baltimore family juggles generational clashes and an environmental crisis. A World Premiere!	GALA Theatre 3333 14th Street NW 202-234-7174 www.galatheatre.org	\$30 - \$55	In Spanish with English surtitles

The Guide to the Lively Arts appears: • Sunday in Arts & Style. deadline: Tues., 12 noon
• Monday in Style. deadline: Friday, 12 noon • Tuesday in Style. deadline: Mon., 12 noon • Wednesday in Style. deadline: Tues., 12 noon
• Thursday in Style. deadline: Wed., 12 noon • Friday in Weekend. deadline: Tues., 12 noon • Saturday in Style. deadline: Friday, 12 noon
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To reach a representative, call: 202-334-7006 | guidetoarts@washpost.com

	TELEVISION									
4/23/25	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	King	King	Roseanne	Roseanne	Roseanne	
5.1 WTTG (Fox)	• Fox 5	• TMZ	• The Masked Singer		• The Floor (SF)		• Fox 5 at 10		• News	
7.1 WJLA (ABC)	• Wheel	• Jeopardy!	• Conners	• Conners	• Jeopardy! (SF)		• Andor (SP)		• News	
9.1 WUSA (CBS)	• InsideEd..	• ET	• Survivor		• The Amazing Race		• 9 News			
14.1 WFDC (UNI)	• Rosa		• conveniencia		• de la señora García		• Juegos de amor		• Noticias	
20.1 WDCA (MNTV)	• FamFeud!	• FamFeud!	• Fox 5 News		• TrueCri..	• Crime	• FamFeud	• FamFeud		
22.1 WMPT (PBS)	• Headwaters Down		• Headwaters		• Upstream		• Changing (SP)		• Amanp..	
26.1 WETA (PBS)	• PBS News Hour		• Nature		• NOVA		• Changing (SP)		• Amanp..	
32.1 WHUT (PBS)	• The Legacy Series		• Frontline		• Support		• Luther		• BBCNe..	
50.1 WDCW (CW)	• BobHeart	• The Pick	• Wild Cards		• Sherlock &		• 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	Stadium Lockup		Booked: First Day In		PD Cam	
AMC	Movie: Die Hard ★★★ (1988)	An officer single-handedly takes on a band of terrorists.					Movie: Die Hard 2 ★★★ (1990)			
Animal Planet	Tanked		Tanked		Tanked		Tanked			
BET	(6:00) Movie: Guess Who ★★ (2005)		All the Queen's Men		Zatima		Pound 4		Queen-M..	
Bravo	The Valley		Summer House		Summer House		Summer House			
Cartoon Network	Burgers	Burgers	Burgers	American	American	Family Guy	Family Guy		Family Guy	
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 Unknown		Expedition Files		Expedition Files		Ghost Adventures		Mysterie	
Disney	Big City	Big City	Big City	Big City	StuGo	Kiff	ZOMBIES	Ladybug	Jessie	
E!	The Office	The Office	The Office	The Office	The Office	Office	Office	Office	E! News	
ESPN	NHL Hockey Montreal Capitals (Live)		Canadiens at Washington		NHL Hockey Avalanche (Live)		Dallas Stars at Colorado			
ESPN2	SportsCenter Special		Welcome/ NFL	Welcome/ NFL	Welcome/ NFL	NFL 2025 NFL Draft	SpoCenter NFL Nation Mock Draft		SportCtr (Live)	
Food Network	Guy's Grocery Games		Guy's Grocery Games		Guy's Grocery Games		Guy's Grocery Games		Grocery	
Fox News	Ingraham (Live)		Jesse Watters (Live)		Hannity (Live)		Gutfeld!		Fox News	
Freeform	(6:00) Movie: Mulan ★★★ (1998)		Movie: Beauty and the Beast ★★★ (1991)				The Stolen Girl			
FX	Movie: Solo: A Star Wars Story ★★ (2018)	Young Han Solo finds adventure with a band of smugglers.					Andor		Movie: Rogue O...	
Hallmark	(6:00) Movie: October Kiss (2015)		Movie: Journey to You (2025)				Golden Girls	Golden Girls	Golden Girls	
Hallmark M&M	(6:00) Movie: Garage Sale Mysteries: Murd...		Movie: Garage Sale Mysteries: Searched & Seized (2020)				Murder, She Wrote		Murder ...	
HBO	(~20) The Rehearsal		Movie: Goodrich ★★ (2024)		(~55) The Last of Us		(~50) The Dark Money Game			
HGTV	Renovation Aloha		Renovation Aloha		Married-Estate		Fix My		Hunters	
History	American Pickers		American Pickers		American Pickers		(~05) Pickers		Pickers	
Lifetime	The Rookie		The Rookie		The Rookie		(~05) The Rookie		(~05) The Rookie	
MASN	(6:30) MLB Baseball				Nats Xtra		Sports		World Poker Tour	
Monumental	NHL Hockey		Caps (Live)		NHL Hockey					
MSNBC	MSNBC Prime (Live)		All In With (Live)		R. Maddow (Live)		Last Word (Live)		11th Hour	
MTV	Ridiculousness		Ridiculous	Ridiculous	Ridiculous	Ridiculous	Ridiculous	Ridiculous	Ridiculous	
Nat'l Geographic	To Catch a Smuggler		To Catch a Smuggler		Border	Border	Life or Death		Catch..	
Nickelodeon	Dylan	Dylan	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	Two and a Half Men	Movie: Olympus Has Fallen ★★ (2013)	A disgraced agent (Gerard Butler) must rescue the president.					Movie: London ...	
Paramount+Sho	(6:00) Movie: Patriot Games ★★★ (1992)		Movie: Clear and Present Danger ★★★ (1994)	CIA chief (Harrison Ford) combats Colombian drug cartels.			Movie: The Sum of All Fears (2002)			
Syfy	(~05) Movie: Ghost Rider ★★ (2007)	A motorcycle stuntman is a supernatural agent of vengeance.			(~35) Movie: Fantastic Beasts and Where to Find Them ★★★ (2016)					
TBS	Big Bang	Big Bang	All Elite Wrestling: Dynamite (Live)		NHL Hockey		Movie: The Burmese Harp ★★ (1956)			
TCM	(6:15) Movie: The Late Show ★★★ (1977)		Movie: The Clay Bird ★★ (2002)	A Muslim student befriends the class outcast.						
TLC	Too Large		Dr. Pimple Popper		Dr. Pimple Popper		My 600-Lb. Life			
TNT	NBA Basketball	Orlando Magic at Boston Celtics (Live)		NBA Basketball	Golden State Warriors at Houston Rockets (Live)					
Travel	Paranormal Cam.		Paranormal Caught on Camera		Paranormal Caught on Camera					
truTV	NBA Basketball	Orlando Magic at Boston Celtics (Live)		NBA Basketball						
TV Land	Raymond	Raymond	Raymond	Raymond	Raymond	Raymond	(~05) King			
TV One	Cosby/Sh..	Cosby/Sh..	Fatal Attraction		PAYBACK (SP)		For My Man		Attraction	
USA Network	(5:30) Movie: Equalizer (2014)		Movie: The Equalizer 2 ★★ (2018)						Movie	
VH1	Movie: Menace II Society ★★ (1993)		Movie: Glass ★★ (2019)							
WNC8	Mercy	Paid Prog.	7News at..	Paid Prog.	SportsTalk	WorldNe..	WJLANe..	Living	National	
	LEGEND: Bold indicates new or live programs ♦ High Definition									
	Movie Ratings (from TMS) ★★★ Excellent ★★ Good ★★ Fair ★ Poor No stars: not rated									

BIRTHDAY | APRIL 23: You are inquisitive, compassionate and tenacious. You are also independent, gregarious and artistic. This is the final year of a nine-year cycle – a time of completion and endings. Do some internal and external housecleaning. Take inventory of your life. Commune with nature. Prepare for next year's new cycle.

Moon Alert: After 1:30 a.m. EDT today, there are no restrictions to shopping or important decisions. The Moon is in Pisces.

ARIES (MARCH 21-APRIL 19). This could be a challenging day for you. You might have a dispute with a friend or a group about property, money issues or something related to a possession of yours. Perhaps someone has damaged something you own. Or a group won't cancel a membership fee. It could be anything. Keep your cool.

TAURUS (APRIL 20-MAY 20). This is a classic day for having difficulty dealing with authority figures – parents, bosses, supervisors, teachers, VIPs or the police. Unfortunately, these interactions could end up being a clash of wills. This disagreement could be a minor speed bump, or a major problem. Stay chill.

GEMINI (MAY 21-JUNE 20). Today will have some challenges for you, and one challenge might be that others are aware of your difficulties. Some of you might have to let go of or give up something. But the truth is that down deep, you knew this was

HOROSCOPE

inevitable. To stay alive, every year the snake has to shed its skin.

CANCER (JUNE 21-JULY 22). You might have to run from ego battles with a friend or a member of a group, especially about shared property or a dispute about an issue. Or maybe you want to face the music. Either way, this could be a testing day for you with anyone who has an agenda.

LEO (JULY 23-AUG. 22). Relations with others are strained today. In fact, someone in authority might make demands on you. They might even want you to account for yourself about something. (Your regal nature will not like this. Such treatment is beneath you.) Seek a compromise.

VIRGO (AUG. 23-SEPT. 22). You might get into a controversial dispute about politics and religion today, because people are opinionated and very pushy with their ideas. (Not you, of course.) Be smart and steer clear of the touchy subjects. Some people are looking for a fight today.

LIBRA (SEPT. 23-OCT. 22). Today is difficult for many people. Emotions are running high and people are entrenched in their views. You might encounter this in discussions with someone related to shared property, debt or even shared responsibilities. Use your Libran charm and diplomacy to deal with this.

SCORPIO (OCT. 23-NOV. 21). You might feel as if someone is testing you today. Or perhaps you're being tested by a situation, especially when

dealing with partners, spouses and close friends. Discussions about relationships and family issues might be blunt and pushy. Go gently.

SAGITTARIUS (NOV. 22-DEC. 21). Mechanical breakdowns or equipment problems related to your work or where you live might create stress for you today. Quite possibly, power struggles with co-workers also might take place. Something might be broken beyond repair today.

CAPRICORN (DEC. 22-JAN. 19). Relationships with many people are tested today. Parents will find that their relations with their own kids are likewise challenging. Therefore, do your best to avoid hissy fits and meltdowns with kids. Don't get caught up in a power struggle. Be the adult.

AQUARIUS (JAN. 20-FEB. 18). There's a strong likelihood that family squabbles will arise because of power struggles, especially with parents or older family members. Something might be broken. Someone might be forced to make changes, especially if something isn't working out. Today could be a harsh reality check.

PISCES (FEB. 19-MARCH 20). Pay attention to everything you say and do today in order to avoid accidents. Obviously, an accident does not have to happen, but if you're angry or feeling pressured by someone, these feelings might distract you and indirectly create an accident. Stay calm and be mindful.

— Georgia Nicos

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BRIDGE

N-S VULNERABLE
NORTH
♦ Q J 10
♥ A 7 4
♦ K 9 5 2
♠ A Q 8

WEST
♠ K 7
♥ 5
♦ J 8 7 4
♠ 10 9 7 5 3 2

EAST
♠ 6 4 3 2
♥ Q J 9 8 6 2
♦ 10 6
♠ 6

SOUTH (D)
♠ A 9 8 5
♥ K 10 3
♦ A Q 3
♠ K J 4

The bidding:
SOUTH WEST NORTH EAST
1 NT Pass 4 NT Pass
6 NT All Pass
Opening lead — ♠ 10

It isn't true that you can't exercise at the bridge table: Digging for facts is aerobic. But some players prefer jumping to conclusions.

In today's deal, North's raise to 4NT was quantitative, not ace-asking. South had a 17-point maximum and bid slam. Declarer won the first club in dummy and let the queen of spades ride. West took the king and led a second club, and South won as East threw a heart.

South next led the A-Q and a third diamond. When West followed low, South promptly put up dummy's king. East discarded again, and South had only 11 tricks.

"East had only one club," South shrugged. "He didn't figure to have only two diamonds."

South should have excavated for a count of the defenders' distribution. After he wins the second club, he takes his spade tricks and the A-K of hearts. As it happens, West discards on the second heart and third spade, so South has a

complete count: West's pattern was 2-1-4-6. Then South knows what to do in diamonds.

DAILY QUESTION

You hold:

♦ Q J 10 ♥ A 7 4

♦ K 9 5 2 ♠ A Q 8

Both sides vulnerable. The dealer, at your right, opens one heart. What do you say?

ANSWER: You have the strength and pattern to overcall 1NT, showing a hand similar to a 1NT opening. I would be nervous about that call here, vulnerable, with only one heart stopper and no source of winners. If partner is broke, you might be doubled for a telephone-number penalty. I would pass but would accept a double.

— Frank Stewart

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SUDOKU

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.

			9	7	6	2		3
6			1					5
		2		3			1	
			7	5	4		2	
8								7
	2		6	9	8			
	9			1		6		
7					3			9
1		4	5	6	9			

DIFFICULTY RATING: ★★★☆☆

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PREVIOUS SUDOKU SOLUTION

5	8	1	7	2	4	3	9	6
9	7	4	5	6	3	2	1	8
3	6	2	8	9	1	4	5	7
8	4	7	3	1	5	9	6	2
1	5	6	9	4	2	8	7	3
2	3	9	6	7	8	5	4	1
4	1	8	2	5	6	7	3	9
7	2	5	1	3	9	6	8	4
6	9	3	4	8	7	1	2	5

SCRABBLE GRAMS

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A

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M

RACK 1

A

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M

T

X

Double Word Score

E

I

U

B

F

S

L

1st Letter Triple

E

U

Y

P

S

G

M

RACK 4

PAR SCORE 160-170
BEST SCORE 229

FOUR RACK TOTAL
TIME LIMIT: 20 MIN

DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. "Blanks" used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. SOLUTION TOMORROW

For more information on tournaments and clubs, email NASPA - North American SCRABBLE Players Association info@scrabbleplayers.org. Visit our website - www.scrabbleplayers.org. For puzzle inquiries contact scragrams@gmail.com

04-23

PREVIOUS SCRABBLEGRAMS SOLUTION

T	O	U	G	H	L	U	Y
P	O	R	I	T	I	O	N
M	O	H	A	I	I	R	I
U	N	T	R	U	T	H	

RACK 1 = 66

RACK 2 = 59

RACK 3 = 11

RACK 4 = 70

PAR SCORE 145-155

TOTAL 206

LA TIMES CROSSWORD

By Katherine Simonson

ACROSS

- Fish tacos fish, familiarly
- Give a ring
- Portland-to-Boise dir.
- Revered figures
- Ingested
- Bolt
- "Call to Rapunzel
- Largest African antelope
- Party with a piñata
- "Outmoded forms of payment for some commuters
- Move stealthily
- Tension
- Home to three of Massachusetts' Five Colleges
- Bagel shop
- Free, in a way
- "Like a beagle but not a corgi
- Puffed on an e-cigarette
- Honey liquor
- Innocence
- NPR White House correspondent Keith
- Big name in kitchen appliances
- "Western vacation destination
- Vitriolic rant
- Get fit for competition
- Rocket mishap, or what can be found at the start of the answer to each starred clue
- Stone or ice follower
- Eco-friendly vehicles
- Smooth change in topics
- K'Nex connector
- Clairvoyants
- "So many!"

1	2	3	4		5	6	7	8	9		10	11	12
13				14		15					16		
17					18					19			
				20					21				
22	23	24					25		26				
27							28	29					
30						31	32						
		33		34	35					36	37		
					38						40	41	
42	43	44	45						46	47			
48					49	50	51						
52				53		54							
55						56					57	58	59
60					61					62			
63					64						65		

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4/23/25

DOWN

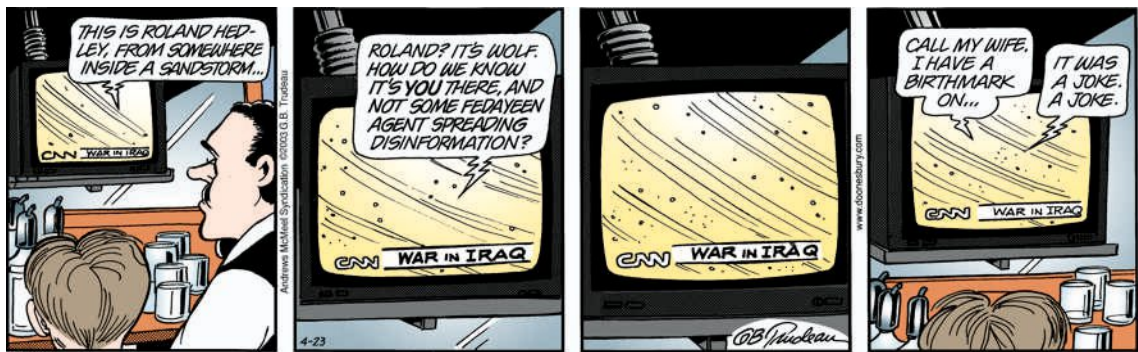
- Domain suffix for a private employer
- Star pitcher
- Like cayenne
- With painstaking precision
- Tubular pasta
- Composer Joseph who mentored Mozart and Beethoven
- Great Plains Native
- Nine, in Normandy
- Agent that gets good results
- Soft end of a pencil
- Multiroom accommodations
- Mesmerized
- Pilots' milestones
- Ship follower
- Present
- Sign of spring
- Half of deux
- Subject of an autobiography
- Quenched

- "Well, lah-di-__!"
- In the vicinity
- Italian cheese with a nutty flavor
- "Did my best"
- Scaloppine meat
- Blue-green hue
- Prima donnas' songs

- Vocalize
- Trivial matter
- Great Lake that drains into the Niagara River

CLASSIC DOONESBURY

GARRY TRUDEAU



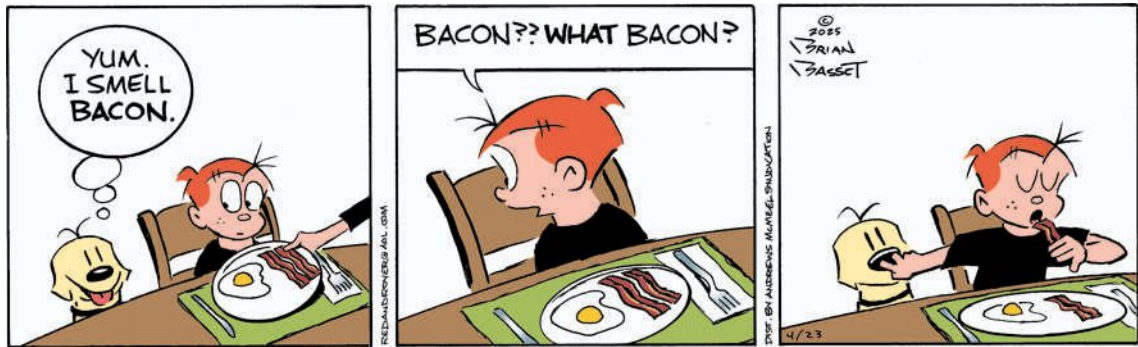
PICKLES

BRIAN CRANE



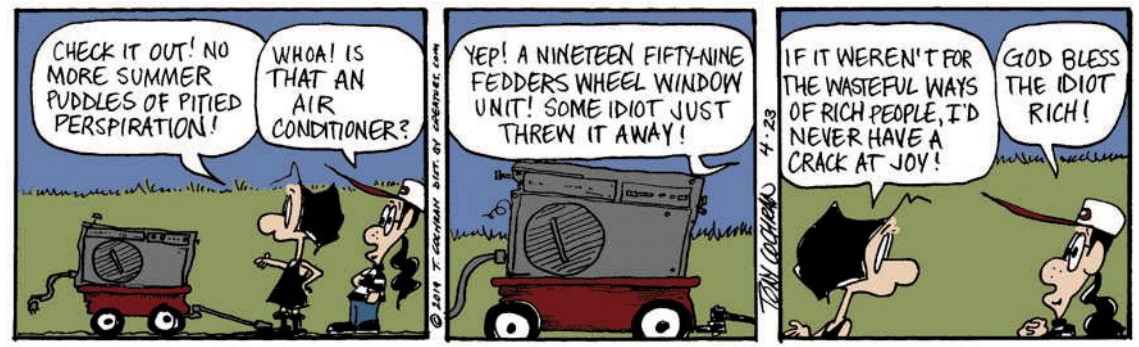
RED AND ROVER

BRIAN BASSET



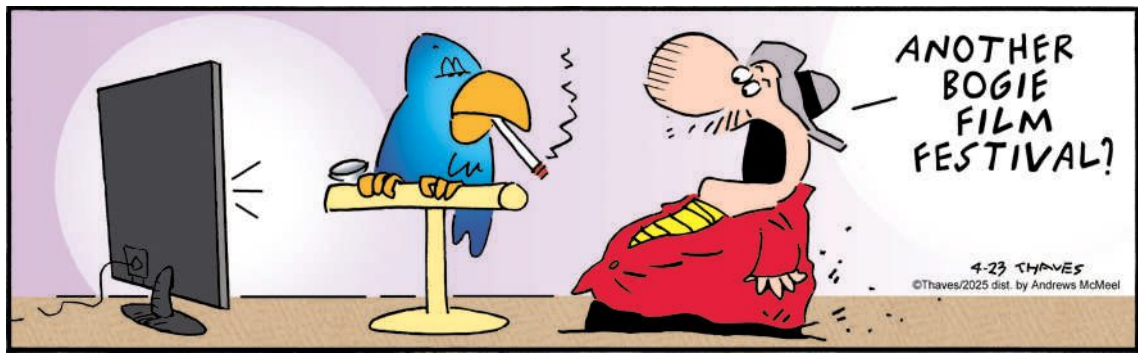
AGNES

TONY COCHRAN



FRANK AND ERNEST

TOM THAVES



WUMO

MIKAEL WULFF & ANDERS MORGENTHALER



CLASSIC PEANUTS

CHARLES SCHULZ



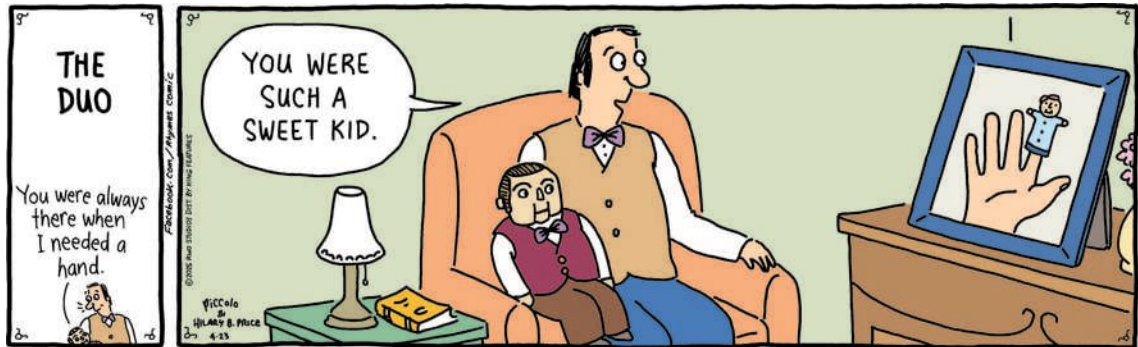
CRABGRASS

TAUHIID BONDIA



RHYMES WITH ORANGE

HILARY PRICE



MARK TRAIL

JULES RIVERA



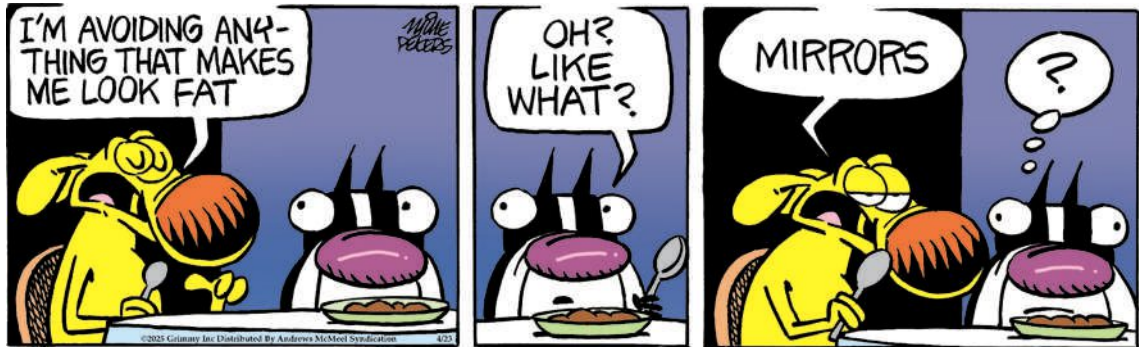
LIO

MARK TATULLI



MOTHER GOOSE & GRIMM

MIKE PETERS



HAGAR THE HORRIBLE

CHRIS BROWNE



BALDO

HECTOR CANTU & CARLOS CASTELLANOS



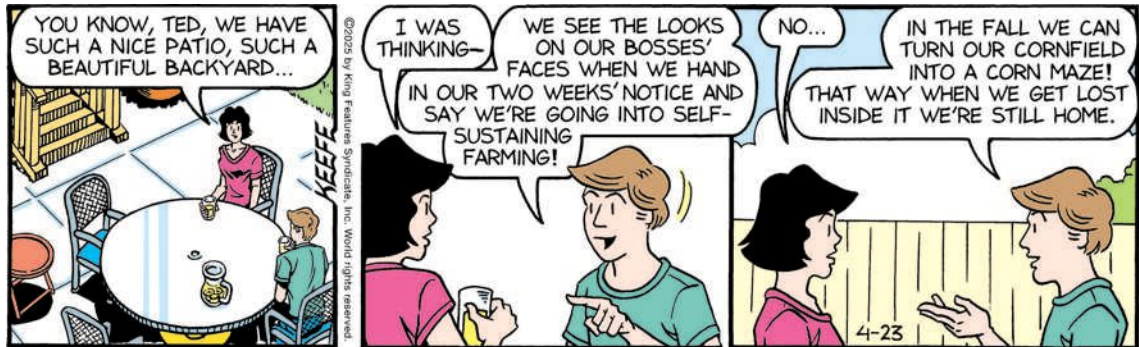
BLONDIE

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



MEDIA

Mike Patrick, the longtime play-by-play announcer for ESPN who had deep ties to the D.C. area, dies at 80. **D2**

STANLEY CUP PLAYOFFS

The Hurricanes get a stellar start from goalie Frederik Andersen to grab a 2-0 series lead over the Devils. **D2**

NBA PLAYOFFS

Another rout of the Grizzlies — this one not quite as dominant — pushes the Thunder to a 2-0 advantage. **D6**



GEOFF BURKE/IMAGN IMAGES

Nathaniel Lowe got the night off to a good start with his two-run, first-inning homer that scored James Wood, center, as the Nationals returned home with an easy win.

Parker and power prevail

BY SPENCER NUSBAUM

For the first time this season, the cleats on the mound in the eighth inning belonged to the Washington Nationals' starting pitcher. Mitchell Parker and his two red Skechers, one pushing off the rubber and the other landing about seven feet down the mound, carried the Nationals to a 7-0 win over the Baltimore Orioles on Tuesday — a night that, frankly, they didn't even need much carrying.

The dispatching began in a rather simple spot: Parker looked untouchable, allowing just one hit and two walks in eight scoreless innings, and the lineup was ablaze, knocking the sputtering Orioles around for 10 extra-base hits. These might have seemed like revelatory developments before the season. Perhaps they are becoming the new normal for the Nationals (10-13) — especially as it pertains to Parker.

With pitch No. 99 at Nationals Park, the left-hander got Jackson Holliday looking with a slider that touched the very top of the strike

NATIONALS 7, ORIOLES 0

Lefty baffles Baltimore, while big bats make his night easier

zone. Parker began his slow walk back to the dugout, took a big breath, removed his glove and looked up briefly to a standing ovation. Parker now boasts a 1.39 ERA, good for seventh in the majors among qualified starters.

"It's awesome," he said. "That's the first time I've gone that deep into a game. So it's definitely, definitely something to hold on to."

The 25-year-old was a relative unknown when he arrived in the majors in April 2024. A fifth-round draft pick in 2020, he had a knack for soft contact in the minors, but it was coupled with an uncomfortably high walk rate

that knocked him out of games early. Before his call-up, the Nationals weren't sure whether he was a starter or a reliever in their long-term plan.

"He worked his tail off to get here," Manager Dave Martinez said. "He had the stuff. The biggest thing with him was to be able to command the zone. ... You can't pitch up here if you're walking guys. He went and worked on it. He worked on it. And he did really well."

That uncertainty seems like a distant memory now. Parker has completed at least six innings in every outing this season. His strikeout rate remains low, but it hasn't mattered because hitters are making such feeble contact. They haven't slugged his high, rising fastball. They have grounded his splitter, curveball and slider into the grass or whiffed. And with runners on base, they haven't touched him.

With runners in scoring position, opposing hitters entered 3 for 18 against Parker. On Tuesday, he painted the edge of the strike

SEE NATIONALS ON D5

Orioles at Nationals | 6:45 p.m., MASN, MASN2

Peters sees 'very little certainty' after top 10

Commanders GM plans to be ready for anything in second draft at helm

BY NICKI JHABVALA

There's a general formula for the predraft news conferences held by team executives across the NFL. General managers are going to do whatever makes their team better. Often, they're open to anything. Almost always, they will rely on their scouts to fully vet players. They will undoubtedly look for the guys who fit what they're trying to do — you know, competitors who really love football — and if there is ever any doubt, they'll stay true to their draft board.

Cliché, yes. But for the Washington Commanders — who have the No. 29 pick in Thursday's first round, one of their five total picks

SEE COMMANDERS ON D5

NFL draft, first round

Thursday, 8 p.m., ABC, ESPN, NFL

For Hunter, possibilities and pitfalls are endless

BY ADAM KILGORE

Travis Hunter is both a simple NFL draft prospect and a subject of endless fascination within the league. His ambition overshadows his talent, which is immense. He will be chosen within the first four picks Thursday night, perhaps within the first two, and will immediately rank among one lucky franchise's most gifted players. What happens next? "Every team is having that discussion," Cleveland Browns Coach Kevin Stefanski said.

Hunter is determined to attempt a career without modern precedent. At Colorado, Hunter won the Heisman Trophy while playing nearly every snap at both wide receiver and cornerback. He has informed team after team that he wants to pull off the same feat in the NFL, so wedded to the idea that he recently told CBS Sports that "never playing football again" would be preferable.

Hunter's career will be an experiment. Every team at the top

SEE NFL DRAFT ON D5

Hockey's royal family chases another Stanley Cup

Capitals' general manager is part of the fourth generation of Patricks, who have dominated the NHL

BY DAVE SHEININ

Whatever gravity the sport of hockey had been exerting on the Patrick family for more than a century, holding its members in its orbit the way the sun does the planets — and rewarding their steadfastness with Stanley Cup titles, Hall of Fame berths, Olympic glory and an unmatched legacy as hockey's royal family — had begun to lose its celestial power in the latter half of the 2000s.

This was the fourth generation — the great-grandchildren of NHL pioneer Lester Patrick, the grandchildren of New York Rangers legends Lynn and Muzz, the sons of Craig and Dick and their brothers and sisters. They were Gen Xers and millennials, mostly high achievers, and the Patrick family mantra of letting the kids find their way to the sport organically, rather than by parental force, was reaching its logical conclusion:

The members of that younger generation were approaching exit

SEE PATRICK ON D3



NEW YORK TIMES/GETTY IMAGES

On the 1940 Stanley Cup title team, Lester Patrick, the Rangers' GM, joined sons Lynn, left, and Muzz.

Confident Thompson gets back in the groove

Goalie was his old self in his return from injury to beat Canadiens in OT

BY BAILEY JOHNSON

When Logan Thompson is at his best, he plays with a flair for the dramatic, using every save to send a message to those who have doubted him throughout his journey from playing Canadian college hockey to being an NHL starter.

Even before Thompson — who signed a six-year contract extension with the Washington Capitals in January — suffered an upper-body injury in the first period of a game at Carolina this month, that flair had gone out of his game. After he started his first season in Washington on a tear, racking up win after win and launching himself into the conversation for the Vezina Trophy,

Thompson cooled down.

Thompson's best monthly save percentage this season was the .947 he put up in January. It dropped to .878 in February, then climbed slightly to .883 in March. His only appearance in April, until Game 1 of the Stanley Cup playoffs against Montreal on Monday night, was the game in Raleigh, North Carolina, when he was injured.

A question that once felt unnecessary started to creep up around the Capitals as Thompson's injury lingered and goaltending partner Charlie Lindgren found his game in picking up the slack: Even if Thompson was healthy for Game 1, would he be the goaltender who led Washington out of the tunnel?

Capitals Coach Spencer Carbery was noncommittal in the days leading up to the first game

SEE CAPITALS ON D3

Game 2: Canadiens at Capitals 7 p.m., Monumental, ESPN
Washington leads series 1-0

THE DAY IN SPORTS

MEDIA Patrick, ESPN voice with local ties, dies

Mike Patrick, whose 36 years as a play-by-play announcer for ESPN included almost two decades as the voice of its Sunday night NFL games, died. He was 80.

The city of Clarksburg, West Virginia, where Patrick grew up, confirmed reports of his death Tuesday. According to ESPN, Patrick died in Fairfax County, where he had a residence.

Joined in the booth for many years by analysts **Joe Theismann** and **Paul Maguire**, Patrick called games for ESPN's "Sunday Night Football" from 1987 to 2005, and the three were on ABC's telecast of the Tennessee Titans' "Music City Miracle" playoff game in January 2000. "No flags on the play — it is a touchdown!" Patrick exclaimed as Tennessee players and fans celebrated a stunning victory over the visiting Buffalo Bills.

Patrick, who joined ESPN in 1982, also called college football and basketball games for the network. He handled ESPN's in-game coverage of the women's Final Four from 1996 to 2009, including Maryland's overtime defeat of Duke for the 2006 national title.

When Patrick began his broadcasting career, he changed his last name from Frankhouser, according to George Washington University, which he attended from 1962 to 1966.

In 1975, Patrick was hired by Washington station WJLA as a sports reporter and weekend anchor. He went on to do play-by-play for Maryland football and basketball and for preseason games for Washington's NFL team.

— *Des Bieler*

HOCKEY Players plead not guilty in sexual assault case

Five members of Canada's 2018 world junior hockey team pleaded not guilty Tuesday, and the jurors who will hear their sexual assault case were selected.

Dillon Dube, Carter Hart, Michael McLeod, Cal Foote and **Alex Formenton** were charged with sexual assault last year. The allegations are from June 2018 when they were in London, Ontario, for a Hockey Canada gala celebrating their gold medal win at that year's world junior tournament.

McLeod is facing an additional charge of being a party to the offense of sexual assault.

The players, all dressed in dark suits, entered their pleas one by one in a packed London courtroom as jury selection began. None is on an NHL roster or has an active contract with a team in the league.

By the end of the day, 14 jurors and two alternates were chosen.

The trial is expected to begin Wednesday.

SOCCER Man. City boosts hopes for Champions League

Pep Guardiola celebrated wildly as host Manchester City took a big step toward Champions League qualification with a 2-1 victory over Aston Villa in the English Premier League.

With clenched fists, the City manager roared with delight after **Matheus Nunes** struck deep into stoppage time at Etihad Stadium.



ADAM VAUGHAN/EPA-EFE/SHUTTERSTOCK

Rising above the fray

Goalkeeper Stefan Ortega corals the ball for Manchester City, which beat Aston Villa, 2-1, in an English Premier League clash.

SPOTLIGHT: OLYMPICS

Biles is noncommittal about 2028 L.A. Games

ASSOCIATED PRESS

PARIS — Simone Biles is unsure whether she will compete at the 2028 Los Angeles Olympics.

For now, the most decorated gymnast of all time has other priorities and is listening to her body, too.

"I'm really trying to enjoy life, to spend time with my husband [Chicago Bears safety Jonathan Owens], go support him at his games, live my life as a woman," she said in an interview with French sports daily L'Equipe published Tuesday. "I've accomplished so much in my sport. For me to come back, it would really have to excite me."

The 28-year-old American will be in Los Angeles for the Games but does not

yet know in what capacity.

"Whether on the apparatus or in the stands, I still don't know that," she told L'Equipe. "But 2028 seems so far away, and my body is aging. I felt it in Paris."

The American gymnast won three gold medals and a silver at the Paris Olympics, taking her career tally to seven Olympic golds and 11 medals overall.

But her body cracked from the strain.

"I went back to the village, I took the elevator, and my body literally collapsed. I was sick for 10 days," she said before recounting another experience. "The other day, we were sprinting in the garden with friends, I had aches and pains for three days. So, I honestly don't know. We'll see."

She praised her rival, Rebeca Andrade of Brazil, for recovering from injury and for "pushing me beyond my limits" but also said gymnastics no longer needs both of them.

"It only needs one of us, no? Especially since [Andrade] will not be alone," Biles said. "A young generation will knock at the door and everything will start again."

The interview took place before Monday's Laureus Awards in Madrid, where she was named sportswoman of the year.

Whatever she decides regarding her career, Biles will continue to speak about mental health.

"I am very proud of the work accomplished to reach this point," she said, "and I will continue to be the voice of the voiceless."

TELEVISION AND RADIO

MLB

1 p.m. **Philadelphia at New York Mets** » MLB Network
6:45 p.m. **Baltimore at Washington** » MASN, MASN2, WTEM (980 AM), WYYY (97.9 FM), WBSN (630 AM)
7 p.m. **Los Angeles Dodgers at Chicago Cubs** » MLB Network

STANLEY CUP PLAYOFFS — FIRST ROUND

7 p.m. **Game 2: Montreal at Washington** » Monumental Sports Network, ESPN, WJFK (106.7 FM)
9:30 p.m. **Game 3: Dallas at Colorado** » ESPN
10 p.m. **Game 2: Edmonton at Los Angeles** » TBS

NBA PLAYOFFS — FIRST ROUND

7 p.m. **Game 2: Orlando at Boston** » TNT
7:30 p.m. **Game 2: Miami at Cleveland** » NBA TV
9:30 p.m. **Game 2: Golden State at Houston** » TNT

SOCCER

3 p.m. **English Premier League: Crystal Palace at Arsenal** » USA Network
3:15 p.m. **Cup of Portugal semifinal, second leg: Tirsense at Benfica** » BeIN Sports
3:30 p.m. **Spanish La Liga: Real Madrid at Getafe** » ESPN2
6 p.m. **Copa Libertadores, group stage: Peñarol at Olimpia** » BeIN Sports

8:30 p.m. **Copa Libertadores, group stage: River Plate at Independiente del Valle** » BeIN Sports
8:30 p.m. **USL Championship: Colorado Springs at San Antonio** » CBS Sports Network
10 p.m. **Concacaf Champions Cup semifinal, first leg: Cruz Azul at Tigres UANL** » Fox Sports 1

TENNIS

5 a.m. **ATP/WTA: Madrid Open, early rounds** » Tennis Channel

HOCKEY — IIHF UNDER-18 MEN'S WORLD CHAMPIONSHIP

8 p.m. **Group stage: Czech Republic at United States** » NHL Network

COLLEGE BASEBALL

6 p.m. **Little Rock at Arkansas** » SEC Network

COLLEGE SOFTBALL

8 p.m. **Texas at Oklahoma State** » ESPNU

WOMEN'S COLLEGE LACROSSE — ACC TOURNAMENT

11 a.m. **Quarterfinal: Virginia Tech vs. North Carolina** » ACC Network
2 p.m. **Quarterfinal: Clemson vs. Duke** » ACC Network
5 p.m. **Quarterfinal: Virginia vs. Boston College** » ACC Network
8 p.m. **Quarterfinal: Syracuse vs. Stanford** » ACC Network

"I was so happy. I have to admit it," he said after a win that could help salvage a troubled season for his once-dominant team.

The late winner moved four-time defending league champion Manchester City up to third in the standings, with the top five securing a place in European club soccer's top competition. ...

French champion Paris Saint-Germain is within four games of finishing the French Ligue 1 season unbeaten following a 1-1 draw at Nantes.

It was only the sixth draw of the season for PSG (24-0-6), and the point moved it 23 points clear of second-place Marseille.

AUTO RACING

Legge says crash led to hate mail, threats

NASCAR driver **Katherine Legge** said she has been receiving "hate mail" and "death threats" from auto racing fans after she was involved in a crash that collected veteran driver **Kasey Kahne** during the Xfinity Series race last weekend at Rockingham Speedway in North Carolina.

Legge, who has started four Indy 500s but is a relative novice in stock cars, added during Tuesday's episode of her "Throttle Therapy" podcast, "The inappropriate social media comments I've received aren't just disturbing, they are unacceptable.

"Let me be very clear," the British driver said, "I'm here to race and I'm here to compete, and I won't tolerate any of these threats to my safety or to my dignity, whether that's on track or off of it."

Legge became the first woman in seven years to start a Cup Series race this year at Phoenix Raceway. But her debut in NASCAR's top series ended when Legge, who had already spun once, was involved in another spin and collected **Daniel Suarez**.

TENNIS

At Madrid Open, Osaka is ousted in first round

Naomi Osaka's clay-court season started with a loss in the first round of the Madrid Open against **Lucia Bronzetti**.

The four-time Grand Slam champion stumbled on match point as Bronzetti completed a 6-4, 2-6, 6-4 win before checking whether Osaka was okay as they approached the net for a post-match handshake.

The 55th-ranked Osaka was unseeded in Madrid for her first match in almost a month since reaching the fourth round of the Miami Open. Italy's Bronzetti will play fifth-seeded American **Madison Keys** in the second round.

COLLEGES

Cincinnati lineman, 18, dies unexpectedly

Cincinnati football player **Jeremiah Kelly** died unexpectedly at his residence, the athletic department announced.

The school did not disclose a cause of death, and the city of Cincinnati police department did not immediately return a message.

The 18-year-old freshman from Avon, Ohio, was a 6-foot-3, 320-pound offensive lineman. ...

Carrie Banks was fired as Omaha women's basketball coach after five straight losing seasons. She was 51-89 with the Mavericks.

— *From news services and staff reports*

NHL ROUNDUP

Martinook, Andersen lead the way as Carolina seizes 2-0 lead vs. New Jersey

HURRICANES 3, DEVILS 1

ASSOCIATED PRESS

Jordan Martinook and Frederik Andersen played with the steady veteran composure that comes only through game after game of postseason intensity.

It's a big reason the Carolina Hurricanes hold a 2-0 lead in a playoff series yet again.

Martinook saw an opening and pounced on his chance to break loose for what turned into the go-ahead shorthanded goal in the second period. And Andersen came up big in net all night, putting them at the forefront of Carolina's 3-1 win over the New Jersey Devils on Tuesday in Game 2 of their first-round series.

Shayne Gostisbehere also scored in the second for the Hurricanes, while Seth Jarvis added a

clinching empty-net breakaway goal in the final minute in Raleigh, North Carolina. That was enough for Carolina, which had a much tougher fight on its hands against shorthanded New Jersey than in a Game 1 romp.

Martinook, who also assisted on Jarvis's empty-netter, continues to thrive against the Devils in the postseason. Going back to a second-round win two years ago, Martinook has four goals and nine assists with at least one point in all seven of those games against New Jersey.

"I love playoffs. I feel like it brings the best out of me," Martinook said when asked about that success. "I don't know. Just, I love the emotion, the energy, of the games. It's the funnest time of the year for a reason."

Then there was Andersen, who stood up for 25 saves and didn't allow the Devils to find the back of the net for the final 56 minutes. That including a big stop on a shot



KARL B DEBLAKER/ASSOCIATED PRESS

"I love playoffs. I feel like it brings the best out of me," said Jordan Martinook, center, after scoring the go-ahead goal vs. the Devils.

by Nathan Bastian with about six minutes left.

"You see his demeanor," Hurricanes Coach Rod Brind'Amour said. "Whether he has a great game or a game he'd like to have back, you would never know. It's

just very, very calm. I think the way he plays in net is very calming, too."

Jesper Bratt scored New Jersey's lone goal, while Jacob Markstrom finished with 25 saves. The Devils were down defenseman

Luke Hughes and Brenden Dillon from Game 1 injuries but still got the determined effort they needed to stay in this one before Game 3 in Newark.

"I liked a lot about our game today," New Jersey Coach Sheldon Keefe said. "We showed attitude, we showed competitiveness, we showed care."

•**MAPLE LEAFS 3, SENATORS 2 (OT):** Max Domi scored at 3:09 of overtime as host Toronto survived a blown 2-0 lead to defeat Ottawa and grab a 2-0 lead in the Battle of Ontario.

The winger moved into the offensive zone in the extra period and ripped his first of the postseason upstairs past Linus Ullmark.

The Senators tied it on Adam Gaudette's deflection goal with 5:13 left in the third period. But Domi — whose father, Tie, played for the Maple Leafs in this rivalry two decades ago — beat Ullmark in overtime.

Morgan Rielly and John Tava-

res scored in the first period for Toronto.

Brady Tkachuk converted in the second for Ottawa, which hosts Game 3 on Thursday.

Islanders GM Lamoriello out

Lou Lamoriello is out as president and general manager of the New York Islanders after the team said the longtime NHL executive's contract was not being renewed.

Lamoriello, 82, spent the past seven years running the Islanders' hockey operations with a close connection to ownership. They missed the playoffs this season but qualified five times under Lamoriello's watch, including a trip to the Eastern Conference finals in the 2020 coronavirus bubble.

Lamoriello's old-school approach with everything from not sharing information to banning facial hair for players and coaches made him a rarity in modern hockey and arguably played a part in stagnating the franchise.

STANLEY CUP PLAYOFFS

Thompson is his old self, complete with swagger

CAPITALS FROM D1

of the series. Thompson looked healthy, was practicing in full with his teammates and was more of his typical jovial self around the dressing room, but Carbery wasn't letting anything slip.

"What [time] do they do warm-up at? 6:30? You'll find out then," Carbery said Monday morning when pressed for the third day in a row about who would serve as his starting netminder.

And as Washington lined up in the tunnel at Capital One Arena to take the ice, it was Thompson who stood at the front. He stepped onto the ice to a large cheer from those who were watching closely; the cheer grew exponentially when he was announced as the starter several minutes later.

In the end, Carbery said, it was an easy decision. The Capitals have trusted Thompson all year long; they trusted him again in their biggest game so far. He backstopped Washington to a 3-2 victory in overtime, making 33 saves.

"Coming back from the injury felt like he looked good the last couple of days. [He] felt good. Our goalie coach, Scott Murray, had a lot of confidence in him and the way he looked, and that's priority number one," Carbery said Monday night. "And the second point — because we also have Charlie Lindgren, who's a fantastic goalie and has had a good season as well — we just went, and I decided, that Logan has had a phenomenal

year and deserved to start Game 1 of the playoffs for us."

Thompson's flair was back from the beginning of the night. The French Canadian broadcast on TVA Sports captured him dancing to the music during warmups as he stretched and prepared. In the first period, on Montreal's first power play, Thompson reached his glove out to snag a one-timer from Patrik Laine — then kept raising his glove into the air until the puck was on display above his head.

When Alex Ovechkin scored his first of two goals, Thompson skated from his crease to the top of the faceoff circle so he could be part of the bench celebration. That's common for Thompson — he particularly joins in for goals scored by winger Aliaksei Protas, a close friend — but it indicated he was feeling back to normal.

"It's good. It was fun," Thompson said. "I missed being in the room and being around it. I missed a decent chunk of time. It sucked not being around."

"I thought he was great. Good saves early," center Dylan Strome said. "He seemed confident with it. That save I remember in the first period on [Nick] Suzuki on the two-on-one, it seems like a big save at the time. ... It was a huge save at the time to kind of keep our momentum going."

Thompson doesn't have an extensive track record in the playoffs. He was on Vegas's Stanley Cup-winning team in 2023, but a late-season injury sidelined him in the playoffs.



JOHN MCDONNELL/FOR THE WASHINGTON POST

Goaltender Logan Thompson made 33 saves on 35 shots as the Capitals edged the Canadiens in Game 1.

He then played four games for Vegas last year, winning his first two and losing the next two before the Golden Knights switched to Adin Hill for the last three games of the series.

That lack of track record brings with it some doubters of his ability to be a winning goalie in the playoffs. But Thompson has always been motivated by the doubters, and with his personality coming back, he looks ready to take on the challenge.

"He's been working hard, trying to get back," defenseman Matt Roy said. "I think it just goes back to the compete with our team. He's part of it. He's a gamer. We're confident with him in the net."

Fehervary will miss playoffs

The Capitals announced Tuesday morning that defenseman Martin Fehervary had surgery to repair the meniscus in his right knee and will miss the rest of the playoffs.

Fehervary suffered the injury against the New York Islanders on April 15; he missed a chunk of that game with what appeared to be a lower-body injury but returned to finish out the night.

"It's a massive loss for our team. Really feel for him," Carbery said. "My heart hurts for him because he's an unsung hero for our team. If you know the Washington Capitals and if you're around our team and if you watch

our team, he's someone that goes unnoticed, that the rest of the hockey world probably doesn't pay much attention to. But he's a big part of our team.

"He competes his butt off every single day, every single night. Lays it on the line. When you talk about sacrifice for your teammates, ask any one of our guys: Marty Fehervary is at the top of the list."

Fehervary, 25, averaged 19 minutes of ice time during the regular season and led the Capitals' defensemen with an average of 3:02 on the penalty kill. He finished second on the team in blocked shots with 150 in 81 games.

Caps GM eyes more glory for hockey's royal family

PATRICK FROM D1

velocity, pulling free of the gravity that drew their ancestors into hockey. The royal lineage was in danger of extinction.

And then, one day in 2008, Chris Patrick, 32 years old, Princeton- and University of Virginia-educated, a former eighth-round NHL draft pick who instead had pursued a successful career as an energy-commodities trader, called his father — Dick Patrick, son of Muzz and at the time the president of the Washington Capitals — and said, "Dad, I think I'm ready."

Seventeen years later, it is safe to say that not only did the Patrick legacy in the NHL endure but it is poised for another chapter of family glory. A fourth generation of Patricks — led by Chris, now, at 49, the general manager of the Capitals — is taking aim at guiding a franchise to a Stanley Cup. The Capitals, who earned the top seed in the Eastern Conference in Patrick's first season as GM, won Game 1 in their first-round matchup against the Montreal Canadiens on Monday.

Seven years ago, when the Capitals won the first Stanley Cup in franchise history, Dick, the team's chairman, and Chris, then the director of player personnel, became the sixth and seventh members of the family to have their names engraved on the Cup — an unparalleled legacy, tracing back to Lester Patrick in 1906, that predates even the formation of the NHL.

But should the Capitals pull it off this season, Chris would join an even more elite subset of Patricks: Only Lester, in 1940 with the Rangers, and Craig, with the Pittsburgh Penguins in 1991 and 1992, have won the Cup as GMs.

"I know how bad he wants it," said the man Chris calls Uncle Craig but who is actually his father's first cousin, "because I've been there. When you have a really good team, it's all you can think about."

Chris Patrick's hockey journey is one that both fits neatly within the larger narrative arc of the vast and storied Patrick family legacy and in other ways has transpired largely outside of it. Because of the name and the pedigree, it is only natural to draw a couple of conclusions about his path:

He was destined to be a hockey lifer.

And he got to where he is today because of his name.

The real story is much different.

Through the generations

The family lore was not so much passed down as absorbed, a sort of generational osmosis. Rather than sit the kids down and drill that history into them — how brothers Lester and Frank Patrick, in British Columbia shortly

after the turn of the last century, formed the Pacific Coast Hockey League and invented many of the innovations, including the blue line, the forward pass and numbered sweaters, that came to define the modern sport, before having a hand in the formation of the NHL itself — the parents would typically wait for them to start putting it all together on their own.

"I found a book on our bookshelf: 'The Patricks: Hockey's Royal Family,'" said Curtiss Patrick, son of Glenn, grandson of Lynn, second cousin of Chris. He left the sport in his 30s after a five-year minor league career that peaked in the American Hockey League. "And I said, 'Huh. That's my last name.' I picked it up and started reading everything about Lester and Frank, and Lynn and Muzz. I took it to my dad and said, 'What's going on here?' I knew my dad had played. But I didn't know anything about the larger family history. It was crazy. It was mind-boggling."

By then, the various branches of the family had spread across North America, largely because of hockey. Lester returned to British Columbia in his later years; he and brother Frank died within four weeks of each other in 1960. Lester's sons, Lynn and Muzz, would settle in St. Louis (where Lynn coached the Blues in the 1970s) and Connecticut and raise their families there. Lynn's son Craig would wind up in Pittsburgh and Muzz's son Dick in Washington.

But the occasional family reunions were massive, raucous affairs. When Chris was a hockey-obsessed kid, playing for the Little Caps and whatever other youth leagues he could find in a nascent D.C. youth hockey scene that had yet to experience its Alex Ovechkin-era explosion, the families of brothers Lynn and Muzz would rent a half dozen or so beachfront houses at the Outer Banks for a couple of weeks every summer and pack each one with Patricks large and small.

These were far from hockey-centric affairs — owing to the time of the year, a setting that proved resistant to ice and the central mission of providing an annual mental decompression for those involved in a high-pressure sport. But inevitably, some cold, frothy beverages would appear, and the stories would begin to flow. Two were almost certain to be retold at least once each summer:

How, during Game 2 of the 1928 Stanley Cup finals, Lester, at the time 44 years old and the coach and manager of the Rangers, was forced because of injuries to suit up as the team's goalie, a position he had never played regularly, and stopped 17 shots in an overtime victory.

And how, that same summer,



WASHINGTON CAPITALS

Chris and Dick Patrick are shown with the Stanley Cup in 2018. Seven members of the Patrick family have had their names on it.

Lester's adolescent sons, Lynn and Muzz, discovered the Stanley Cup itself stashed in the basement — back before the Cup had its own handlers and mores, not to mention a replica — and etched their names in its side with a rusty nail they had found. It would take 12 more years, when the brothers starred for the 1939-40 Rangers, for them to get their names on the Cup the traditional way.

The descendants of Lester and Frank were not pushed into the sport as much as they were shown an open door into it. Skates made their way onto tiny feet at an early age. And what youngster, given the opportunity to hang around NHL rinks amid NHL stars, wouldn't want to someday play professional hockey?

"Our dad never pushed us into hockey. Far from it," said Dean Patrick, a son of Lynn and brother of Craig who played collegiately but never professionally. "It was up to us to find our way to the rink. Our parents didn't take us."

The family legacy grew with each generation. Lester (1947) was inducted into the Hockey Hall of Fame as a "builder," and both the NHL's old Patrick Division and the Lester Patrick Trophy for "outstanding service to hockey" were named for him; brother Frank was enshrined in 1950. Lester's son Lynn got his Hall of Fame nod in 1980, the same year grandson Craig served as assistant coach and GM of the "Miracle on Ice" Team USA squad that won gold in Lake Placid, New York. After his two Stanley Cup titles as GM of the Penguins, Craig went into the Hall of Fame in 2001.

"They are one of if not the most significant families in hockey history," said historian Greg Nesteroff, who has documented the Patrick family's British Columbia roots. "As players, as coaches, as executives and as team owners — it's incomparable."

But by the fourth generation, the great-grandkids of Lester, the line appeared to be coming to an end. There were good hockey players among this generation — three Patricks, Curtiss and cousins C.J. and Ryan, the sons of Craig, all played at Penn State, for example — but none made it to the NHL, and none seemed inclined to follow the family foot-

path as lifers.

Chris's first cousin Steve veered sharply off that path following high school and is now the drummer for the Young Rising Sons, an acclaimed alt-pop band with 275,000 monthly listeners on Spotify. (Chris's sister, Liz, meanwhile, married Princeton classmate Chris Young, who won World Series titles as a pitcher with the Kansas City Royals in 2015 and as GM of the Texas Rangers in 2023.)

Chris Patrick, too, turned his back on the game and made his way to U-Va.'s MBA program, then a career in finance, working first for an investment bank, then a venture-capital firm and finally for Baltimore-based Constellation Energy. It's not that he spurned hockey despite being a Patrick — more like *because* of it.

"I was always very sensitive to the fact my name is Patrick and my dad is who he is. And at the time, Craig was GM of the Penguins," Chris Patrick said. "I just didn't know how it would look — coming in and getting a job in hockey right out of college. So I thought: 'I'll go get a job in the real world and see how that goes. And maybe hockey is done for me.'"

Arriving at a crossroads

Had the housing crisis of 2007-08 not cratered the U.S. economy, Chris might still be in the business world, rather than leading the Capitals into the Stanley Cup playoffs. As the recession deepened, Constellation saw its credit rating lowered, and Chris saw his trading group sold off in an effort to raise quick funds.

This was the final crossroads he had long imagined. At 32, he was ready to start a family with wife Kelley. "This was probably the last checkpoint along the way, where you could still make the move," he said. "You have to decide: Are you going to do this or not? ... I loved all the jobs I had out of hockey. I learned a ton. But it was never a passion for me. I just felt like my heart wasn't always in it."

George McPhee, the former longtime Capitals GM, had long ago told Chris that he would always have a job waiting for him in Washington if he ever decided to come back to hockey. "They ...

made it clear that they weren't looking for any favors," McPhee told The Post in 2019. "... But that one was easy. Chris is very, very bright. He had played the game. That was an easy hire because of his character. The time was right for him and for our organization."

When Dick Patrick, Chris's father and the team president at the time, informed owner Ted Leonsis of Chris's decision to come back to the game, Leonsis had envisioned a plum, cushy job for him, perhaps something in the executive suite.

"But Dick said: 'If he's going to do this, he's going to start at the bottom. He needs to learn from the ground up,'" Leonsis recalled.

And so, Chris came in as an entry-level scout, giving up a more-or-less 9-to-5 existence where he was home for dinner every night for a life as a road warrior, scouring backwater hockey towns for prospects, coming to know the ins and outs of every EconoLodge and Motel 6 from Hershey, Pennsylvania, to Guelph, Ontario. He also took a massive pay cut, from the high-six-figure salary he was earning as an energy trader to the low five figures as a scout.

"I went right back to the start again," Chris said. "It was a good thing I'd been working for 10 years before that. I'd built up enough savings to be able to give [hockey] a try and see how it played out."

Even with Chris in that humble role, he and his father were cognizant of nepotism accusations, so his path forward was slow and methodical.

"There were probably people wondering if he got his job because we're related," Dick Patrick said. "But in this sport, you're judged on performance."

And to no one's surprise, Chris proved himself right away, eventually moving up to pro scout, then director of player personnel.

Leonsis recalled a critical staff meeting in the summer of 2011 where the front office was discussing potential free agent targets. Chris lobbied hard for the team to sign a veteran forward who wasn't much of a goal scorer but who always seemed to raise his game in the biggest moments.

The player was Joel Ward, whom the Capitals, largely on Chris Patrick's recommendation, signed to a four-year, \$12 million deal that July. Nine months later, Ward scored the winning goal in overtime of Game 7 of the Capitals' first-round series against Boston, among the biggest goals in franchise history to that point.

"When we went to the next series, I saw Chris in the hallway, and I said, 'Is that what you meant by a big moment?'" Leonsis recalled. "Most people would gloat or want credit for it. He just kind of nodded. He's exactly like his father."

On the June night in Las Vegas in 2018 when the franchise won the Stanley Cup for the first time, Chris, the director of player personnel, found his father on the ice and wrapped him up in an enor-

Capitals vs. Canadiens

Capitals lead best-of-seven series 1-0

Monday: Washington 3, Montreal 2 (OT)

Wednesday: at Washington, 7, ESPN

Friday: at Montreal, 7, TNT

Sunday: at Montreal, 6:30, TBS

April 30*: at Washington, TBA

May 2*: at Montreal, TBA

May 4*: at Washington, TBA

** if necessary; all games also on Monumental Sports Network
Radio: WJFK (106.7 FM), WFED (1500 AM)*

Washington has replaced Fehervary with Alex Alexeyev, who was hit in the mouth with a high stick Monday night and required "significant dental work," Carbery said. Alexeyev is expected to play in Game 2 on Wednesday.

The other defensemen on the roster are Dylan McIlrath and Ethan Bear.

Protas continues skating

Protas, who was cut on the top of his left foot with a skate blade April 4, skated Tuesday morning for the third day in a row.

His skate Sunday was extremely limited and under close supervision from members of the medical staff. On Monday and Tuesday, Protas worked for about 15 minutes at a pace closer to his normal, though he remained under careful watch by the training staff.

Carbery said Monday morning that he was optimistic Protas could be available at some point in this series.

mous, tearful bear hug. Dick, the team chairman by this point, had owned a piece of the Capitals and worked in the organization since 1982, winning the Lester Patrick Award, named for his grandfather, in 2012. Leonsis, among others, wanted the Cup for Dick Patrick as much as he wanted it for himself.

But when they saw each other again a few weeks later — spending the day together in possession of Lord Stanley's cup itself, from which Chris's kids ate ice cream at a nearby parlor — Dick Patrick asked his son: "Were you in Vegas that night? I don't remember seeing you there." Seven years later, now the GM of the team, Chris fully understands the single-minded focus inherent to the pursuit of the Stanley Cup, and that might make one forget an emotion-packed hug.

"That's the playoffs. You get so preoccupied. You spend all day waiting for the next game," Chris said. "I don't blame him at all [for forgetting]. There was a lot going on."

Though seven Patricks have had their names engraved on the Cup, only five are there now, including Lester's, from 1906, on the inside of the bowl itself. The names of Lynn and Muzz were on a band that was eventually removed (and is now displayed at the Hockey Hall of Fame in Toronto) to make room for newer names.

The Outer Banks vacations are a thing of the past, and there aren't as many family reunions anymore — "Unfortunately, it's mostly weddings and funerals now," Chris said — but the fourth generation of Patricks has a solid foothold in the NHL.

Aside from Chris, his second cousin Taylor — daughter of Craig, granddaughter of Lynn — works as manager of amateur hockey development for the Colorado Avalanche. When the Avalanche won the Stanley Cup in 2022, she didn't get her name on the Cup, but she earned a championship ring.

And there is a fifth generation coming. Two of Chris's four daughters play youth hockey in the D.C. area, where, as in much of the country, girls' leagues are blossoming. Out in Pittsburgh, Craig has nine grandchildren, boys and girls, who all play.

"They've all said to me, 'Can I work in hockey someday?'" Chris said of his daughters. "And the answer is, 'Absolutely, yes.' If that's the path they want to follow, there will be an opportunity for them. ... Maybe one of them will be the first female GM to win a Stanley Cup."

Per Patrick tradition, none will be pushed to make hockey their careers. But it's in the bloodlines. It's in the history books on the family shelves.

And it's in the family stories that still get trotted out whenever and wherever the Patricks gather, like ghosts. Old, silver-haired Lester in his goalie pads. Mischievous little Lynn and Muzz, down in the basement with their rusty nail.

BASEBALL

National League

EAST	W	L	PCT	GB	L10	STR
New York	17	7	.708	—	8-2	W-6
Philadelphia	13	11	.542	4	4-6	L-3
Miami	11	12	.478	5½	5-5	W-3
Washington	10	13	.435	6½	4-6	W-1
Atlanta	9	14	.391	7½	6-4	L-1

Nationals 7, Orioles 0

ORIOLES	AB	R	H	BIBBS	AVG
Mullins cf.....	2	0	2	0	.290
Rutschman dh.....	3	0	0	1	0.200
Henderson ss.....	4	0	0	0	1.213
Mountcastle lb.....	4	0	0	0	1.229
O'Neill rf.....	4	0	0	0	1.230
Kierstead lf.....	3	0	0	0	1.245
Westburg 3b.....	3	0	0	0	0.187
Sánchez.....	3	0	0	0	0.120
Holliday 2b.....	2	0	0	1	2.213
TOTALS	28	0	1	0	4

NATIONALS	AB	R	H	BIBBS	AVG
Wood lf.....	5	2	3	0	0.1253
Lowie lb.....	4	1	1	2	0.3293
García 2b.....	4	1	3	0	0.225
Ruiz c.....	0	3	2	0	0.329
Bell dh.....	4	0	0	0	0.133
Crews rf.....	4	1	1	0	1.189
Tena 3b.....	4	1	3	0	0.286
J. Young cf.....	4	0	0	0	0.234
Núñez ss.....	4	0	0	0	2.154
TOTALS	37	7	14	6	0

BALTIMORE..... 000 000 000 — 0 1 1
WASHINGTON..... 210 021 10X — 7 14 0

E: Mullins (2), LOB: Baltimore 5, Washington 6. 2B: Wood (2), Ruiz (2), Tena (2), J. Young (2), 3B: Tena (1).
HR: Lowe (4), off Kremer; Crews (3), off Kremer. RBI: Lowe (2), García (6), Ruiz (2), Crews (5).

ORIOLES IP H R ER BB SO NP ERA
Kremer..... 5½ 11 6 5 0 41016.84
Bowman..... 1½ 2 1 1 0 2 302.45
Akin..... 1 1 0 0 0 1 105.27

NATIONALS IP H R ER BB SO NP ERA
Parker..... 8 1 0 0 2 4 991.39
Poche..... ½ 0 0 0 2 0 1915.0
Henry..... ¾ 0 0 0 2 100.00

WP: Parker (3-1); LP: Kremer (2-3). Inherited runners-scored: Bowman 1-0, Henry 2-0. WP: Kremer. T: 2:24. A: 29,504 (41,376).

HOW THEY SCORED

NATIONALS FIRST
James Wood doubles. Nathaniel Lowe homers, James Wood scores. Luis García grounds out. Keibert Ruiz doubles. Josh Bell pops out. Dylan Crews flies out.

NATIONALS 2, Orioles 0
NATIONALS SECOND
Jose Tena triples. Jacob Young grounds out. Jose Tena scores. Nathaniel Lowe strikes out swinging. James Wood singles. Nathaniel Lowe strikes out on a foul tip.

NATIONALS 3, Orioles 0
NATIONALS FIFTH
James Wood doubles. Nathaniel Lowe strikes out swinging. Luis García singles, advances to second. James Wood scores, throwing error by Cedric Mullins. Keibert Ruiz singles, Luis García scores. Josh Bell grounds out, Keibert Ruiz out at second.

NATIONALS 5, Orioles 0
NATIONALS SIXTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 6, Orioles 0
NATIONALS SEVENTH
Nathaniel Lowe strikes out swinging. Luis García singles. Keibert Ruiz doubles, Luis García scores. Josh Bell grounds out, Keibert Ruiz to third. Dylan Crews grounds out to shallow infield.

NATIONALS 7, Orioles 0
NATIONALS EIGHTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 8, Orioles 0
NATIONALS NINTH
Nathaniel Lowe strikes out swinging. Luis García singles. Keibert Ruiz doubles, Luis García scores. Josh Bell grounds out, Keibert Ruiz to third. Dylan Crews grounds out to shallow infield.

NATIONALS 9, Orioles 0
NATIONALS TENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 10, Orioles 0
NATIONALS ELEVENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 11, Orioles 0
NATIONALS TWELFTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 12, Orioles 0
NATIONALS THIRTEENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 13, Orioles 0
NATIONALS FOURTEENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 14, Orioles 0
NATIONALS FIFTEENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 15, Orioles 0
NATIONALS SIXTEENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 16, Orioles 0
NATIONALS SEVENTEENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 17, Orioles 0
NATIONALS EIGHTEENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 18, Orioles 0
NATIONALS NINETEENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 19, Orioles 0
NATIONALS TWENTIETH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 20, Orioles 0
NATIONALS TWENTY-FIRST
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 21, Orioles 0
NATIONALS TWENTY-SECOND
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 22, Orioles 0
NATIONALS TWENTY-THIRD
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 23, Orioles 0
NATIONALS TWENTY-FOURTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 24, Orioles 0
NATIONALS TWENTY-FIFTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 25, Orioles 0
NATIONALS TWENTY-SIXTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 26, Orioles 0
NATIONALS TWENTY-SEVENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 27, Orioles 0
NATIONALS TWENTY-EIGHTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 28, Orioles 0
NATIONALS TWENTY-NINTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 29, Orioles 0
NATIONALS THirtiETH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 30, Orioles 0
NATIONALS THirti-FIRST
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 31, Orioles 0
NATIONALS THirti-SECOND
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 32, Orioles 0
NATIONALS THirti-THIRD
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 33, Orioles 0
NATIONALS THirti-FOURTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 34, Orioles 0
NATIONALS THirti-FIFTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 35, Orioles 0
NATIONALS THirti-SIXTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 36, Orioles 0
NATIONALS THirti-SEVENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 37, Orioles 0
NATIONALS THirti-EIGHTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 38, Orioles 0
NATIONALS THirti-NINTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 39, Orioles 0
NATIONALS THirti-THIRTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

Guardians 3, Yankees 2

Tanner Bibee recovered from giving up a home run on his first pitch to work six innings, leading Cleveland over New York and extending its winning streak to five games.

Bibee was quickly tagged by Ben Rice but settled in. He allowed two runs and five hits.

YANKEES	AB	R	H	BIBBS	AVG
Rice dh.....	4	1	1	1	0.1286
Judge rf.....	4	1	0	0	0.411
Bellinger cf.....	4	0	0	0	0.2173
Goldschmidt 1b.....	3	0	1	0	1.371
Chisholm 2b.....	1	0	0	2	0.159
Volpe ss.....	3	0	0	0	1.209
Dominguez lf.....	4	0	0	0	0.219
Escarra c.....	2	0	0	0	0.143
Reyes ph.....	1	0	0	0	0.167
Weiss c.....	1	0	0	0	0.179
Cabrera 3b.....	4	0	0	0	1.281
TOTALS	31	2	6	2	4

GUARDIANS AB R H BIBBS AVG
Kwan lf..... 4 1 2 0 0.341
Jones rf..... 3 1 1 0 0.182
Arias ph-2b..... 1 0 0 0 0.271
Ramirez 3b..... 4 0 0 0 0.1263
Manzardo dh..... 4 1 1 1 0.1219
Santana 1b..... 4 0 0 0 0.2213
Naylor c..... 3 0 0 0 0.1192
Martinez cf..... 3 0 1 1 0.361
Schneemann 2b-rf..... 2 0 1 0 1.1235
Roche ss..... 3 0 0 0 0.237

NEW YORK..... 100 001 000 — 2 6 1
CLEVELAND..... 000 003 00X — 3 6 1

E: Chisholm (3), Roche (6), LOB: New York 7, Cleveland 6. 2B: Judge (7), Manzardo (3), HR: Rice (6), off Bibbee.

YANKEES IP H R ER BB SO ERA
Warren..... 5 3 2 2 1 54.79
Leiter..... ¾ 3 1 1 1 13.48
Hill..... 1½ 0 0 0 0.1528
Weaver..... 1 0 0 0 0.000

GUARDIANS IP H R ER BB SO ERA
Bibee..... 6 5 2 2 3 55.19
Herrin..... 1 0 0 0 0.2200
Gaddis..... 1 1 0 0 1.0000
Smith..... 1 0 0 0 0.0000

WP: Bibee (2-2); LP: Leiter (2-2); S: Smith (2). Inherited runners-scored: Leiter 2-2, Hill 5-4. WP: Leiter. T: 2:30. A: 21,549 (34,788).

HOW THEY SCORED
NATIONALS FIRST
James Wood doubles. Nathaniel Lowe homers, James Wood scores. Luis García grounds out. Keibert Ruiz doubles. Josh Bell pops out. Dylan Crews flies out.

NATIONALS 2, Orioles 0
NATIONALS SECOND
Jose Tena triples. Jacob Young grounds out. Jose Tena scores. Nathaniel Lowe strikes out swinging. James Wood singles. Nathaniel Lowe strikes out on a foul tip.

NATIONALS 3, Orioles 0
NATIONALS THIRD
James Wood doubles. Nathaniel Lowe strikes out swinging. Luis García singles, advances to second. James Wood scores, throwing error by Cedric Mullins. Keibert Ruiz singles, Luis García scores. Josh Bell grounds out, Keibert Ruiz out at second.

NATIONALS 4, Orioles 0
NATIONALS FOURTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 5, Orioles 0
NATIONALS FIFTH
James Wood doubles. Nathaniel Lowe strikes out swinging. Luis García singles. Keibert Ruiz doubles, Luis García scores. Josh Bell grounds out, Keibert Ruiz to third. Dylan Crews grounds out to shallow infield.

NATIONALS 6, Orioles 0
NATIONALS SIXTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 7, Orioles 0
NATIONALS SEVENTH
Nathaniel Lowe strikes out swinging. Luis García singles. Keibert Ruiz doubles, Luis García scores. Josh Bell grounds out, Keibert Ruiz to third. Dylan Crews grounds out to shallow infield.

NATIONALS 8, Orioles 0
NATIONALS EIGHTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 9, Orioles 0
NATIONALS NINTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 10, Orioles 0
NATIONALS TENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 11, Orioles 0
NATIONALS ELEVENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 12, Orioles 0
NATIONALS TWELFTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 13, Orioles 0
NATIONALS THIRTEENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 14, Orioles 0
NATIONALS FOURTEENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 15, Orioles 0
NATIONALS FIFTEENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 16, Orioles 0
NATIONALS SIXTEENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 17, Orioles 0
NATIONALS SEVENTEENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 18, Orioles 0
NATIONALS EIGHTEENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 19, Orioles 0
NATIONALS NINETEENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 20, Orioles 0
NATIONALS TWENTIETH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 21, Orioles 0
NATIONALS TWENTY-FIRST
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 22, Orioles 0
NATIONALS TWENTY-SECOND
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 23, Orioles 0
NATIONALS TWENTY-THIRD
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 24, Orioles 0
NATIONALS TWENTY-FOURTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 25, Orioles 0
NATIONALS TWENTY-FIFTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 26, Orioles 0
NATIONALS TWENTY-SIXTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 27, Orioles 0
NATIONALS TWENTY-SEVENTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 28, Orioles 0
NATIONALS TWENTY-EIGHTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 29, Orioles 0
NATIONALS TWENTY-NINTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 30, Orioles 0
NATIONALS THirtiETH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 31, Orioles 0
NATIONALS THirti-FIRST
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 32, Orioles 0
NATIONALS THirti-SECOND
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 33, Orioles 0
NATIONALS THirti-THIRD
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 34, Orioles 0
NATIONALS THirti-FOURTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 35, Orioles 0
NATIONALS THirti-FIFTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.

NATIONALS 36, Orioles 0
NATIONALS THirti-SIXTH
Dylan Crews homers. Jose Tena flies out. Jacob Young doubles. Nacim Nunez grounds out, Jacob Young to third. James Wood strikes out on a foul tip.



JASON MILLER/GETTY IMAGES

Slow start, fine finish

Guardians starter Tanner Bibee yielded a home run on the game's first pitch to the Yankees' Ben Rice on Tuesday night. Bibee then bounced back to pitch six innings as Cleveland won its fifth straight game, 3-2.

Red Sox 8, Mariners 3

Brayan Bello allowed one run over five innings in his season debut, Triston Casas hit a three-run homer in the seventh, and Boston topped Seattle for its sixth win in seven games.

Bello, who had been sidelined by a strained right shoulder, threw 97 pitches.

MARINERS	AB	R	H	BIBBS	AVG
Rodriguez cf.....	4	0	1	0	0.191
Polanco dh.....	4	1	1	1	1.339
Raleigh c.....	4	0	0	1	0.244
Arozarena lf.....	3	0	0	0	2.199
Raley rf.....	1	0	0	0	0.172
Solano ph-1b.....	2	0	0	0	0.094
Tellez 1b.....	2	0	0	0	0.149
Williamson ph-3b.....	1	1	1	0	0.250
Moore 2b-rf.....	3	1	0	1	1.300
Mastrobuoni 3b.....	1	0	0	1	1.276
Quero c.....	4	1	3	0	0.368
Sosa 2b.....	4	1	1	0	1.269
Crawford ss.....	4	2	0	0	0.231
TOTALS	31	6	3	6	5

RED SOX AB R H BIBBS AVG
Friedl cf..... 5 0 2 1 0.2300
McLain 2b..... 4 0 0 0 0.3196
De La Cruz ss..... 4 1 1 0 0.1242
Hays dh..... 3 0 0 0 1.371
Luz Jr. lf..... 2 0 0 0 1.316
Candelario 1b..... 3 0 0 0 1.125
Marke 3b..... 3 1 1 1 0.346
Fraleigh rf..... 4 0 0 0 1.253
Trevino cf..... 4 1 2 0 1.308

SEATTLE..... 100 002 000 — 3 6 1
BOSTON..... 101 020 40X — 8 11 0

E: Rivas (1), LOB: Seattle 9, Boston 10. 2B: Raleigh (5), Rodriguez (3), Bregman (2), Abreu (6), 3B: Duran (2), HR: Polanco (4), off Bello; Casas (2), off Thornton.

MARINERS IP H R ER BB SO ERA
Miller..... 4½ 5 4 4 4 44.21
Bazardo 1b..... 1½ 1 0 2 15.27
Thornton..... 1½ 3 1 0 0.3000
Lao..... 1½ 3 1 0 0.3000

RED SOX IP H R ER BB SO ERA
Bello..... 5 4 1 0 0 31.80
Wilson..... ½ 1 2 2 2 0.470
Weissert..... ½ 0 0 0 1 0.450
Whitlock..... 2 0 0 0 21.84
Jax..... 1 0 0 0 0.900
Hendrix..... 1 0 0 0 0.900</

Parker dominates the Orioles as the Nationals begin homestand with a big win

NATIONALS FROM D1

zone, rarely daring to dance too far down the middle or too far outside of it. He mustered just four strikeouts, but Baltimore still seemed hapless — almost nothing off the bat registered much of a sound. Cedric Mullins's third-inning single was all the Orioles (9-13) mustered.

“Just not trying to overthink the game,” Parker said. “Just taking it one pitch at a time and not trying to look in the past or predict the future.”

“I saw it from the first inning,” catcher Keibert Ruiz said. “He was doing everything, getting ahead in the count, making pitches to put them away. He was really good. I’m really happy for him.”

Parker wasn’t alone in his exploits. James Wood, who entered as one of the most productive hitters in baseball, doubled twice and had three of the game’s four hardest-hit balls.

Nathaniel Lowe slugged a two-run homer in the first inning to put the Nationals ahead and push his OPS closer to .900. In the sixth, Dylan Crews hit his third homer for a 6-0 edge as he begins to find his groove at the plate. Ruiz went 3 for 4 to bring his average up to .329; his seventh-inning double provided the final margin.

In other words: The players whom the Nationals are supposed to rely on did what they were supposed to do.

“You see your teammates out there getting extra-base hits and everything, it kind of gives you



GEOFF BURKE/IMAGN IMAGES

Nationals starter Mitchell Parker allowed just one hit and two walks in eight scoreless innings Tuesday vs. the Orioles, striking out four.

extra motivation to go out there and do your job,” José Tena (two doubles and a triple) said through an interpreter.

There has been a good bit of that early in the season. Washing-

ton entered this rivalry series with MLB’s 19th-best offense and its 14th-best starting pitching, even after a shaky road trip. That’s because foundational pieces, save for Luis García Jr., are

avoiding cold starts — and he singled twice and scored two times against Baltimore. The Nationals’ sub-.500 record, then, is a by-product of their bullpen, which has the highest ERA in

the majors.

But Tuesday, Parker gave the Nationals length that required only a single inning of relief. Lefty Colin Poche and righty Cole Henry finished the job.

Commanders are ready for anything in this draft

COMMANDERS FROM D1

— there’s some truth in those clichés.

“I think we put ourselves in a really good position to not force something,” GM Adam Peters said Tuesday during his annual draft look-ahead. “We really have a lot of players that we think we can take, whether we sit at 29, trade up or trade back.”

After a 12-5 season that solidified Jayden Daniels as Washington’s quarterback for the long term, the Commanders are now picking late in the first round, intending to bolster a roster that has many veterans filling starting roles.

The roster has plenty of shortcomings, including at edge rusher and cornerback, and plenty of areas that need depth.

And with so much that could happen with the picks ahead of them, the Commanders have to be prepared for almost any scenario

when their number is called.

“There’s guys that we know aren’t going to be there,” Peters said. “If they’re there, yeah, we’ll take them. But we’re fairly certain they’re not going to be there. This draft is interesting because there’s very little certainty after the first 10 picks or so — who’s going to go where and why, and what’s going to happen and all that. So we have to be ready for a lot of guys to fall to us or not fall to us.”

Peters has only a year of experience as an NFL GM. But he has plenty to draw from in his years in scouting and personnel. Going as far back as 2014, when he was the Denver Broncos’ assistant director of college scouting, Peters’s teams have always selected a player from a “premium” position — quarterback, offensive tackle, defensive line or cornerback — with their first pick. The only times his teams took a player at a different position in the first



JOHN MCDONNELL/FOR THE WASHINGTON POST

“I think we put ourselves in a really good position to not force something,” Commanders GM Adam Peters said of the team’s draft.

round were when they traded for another first-round pick. The San Francisco 49ers did that in 2017 and 2020, when they traded back into the first round to select linebacker Reuben Foster and wide receiver Brandon Aiyuk, respectively.

Does that mean Peters will bypass a quality wide receiver or running back if the team holds pat at No. 29 or moves up earlier

in the first round?

“I don’t think we have a philosophy of going premium positions in any round,” he said. “It’s really just trying to pick the best Commander that’s going to mean the most.”

And if that means cutting a deal with a division rival, as the Commanders did last year when they traded with the Philadelphia Eagles in the second round,

Commanders’ draft picks

Round 1, 29th overall
Round 2, 61st overall
Round 4, 128th overall
Round 6, 205th overall
Round 7, 245th overall

Peters is open to that, too. The deal involved six draft picks but essentially upgraded a third-round pick into a second rounder, while Philadelphia moved up in the second round to take cornerback Cooper DeJean. Washington used the picks to take cornerback Mike Sainristil (No. 50), tight end Ben Sinnott (No. 53) and safety/linebacker Dominique Hampton (No. 161).

“I don’t believe in being scared about trading with teams in your division,” Peters said. “If you feel the trade is a good value for you and you can get some good picks to help you get better, then we definitely consider it.”

To find that value, Peters and the Commanders’ personnel department will use the final hours before the draft to tinker with their board, which is “pretty much set,” he said Tuesday. They will run through various scenarios to streamline their decision-

making when they’re on the clock, and they’ll work the phones.

Input from many is considered, from Coach Dan Quinn to his coordinators and, in certain situations, even the players.

“Just like your evaluators, you kind of trust some more than the others,” Peters joked. “Not all [are] created equal.”

The challenge, of course, is making the right decision and picking the right players who can make a team better.

“We’re really refining our board and challenging ourselves on different scenarios, different things that may come up — you have two players that come up; who would you take and why? — and talking to the coaches,” Peters said. “How would this player fit? Does it fit your vision? ... And you make some phone calls, too — ‘Okay, do you want to [trade] up, do you want to come down?’ — just to get an idea of what’s going to be available for you so you’re not making all those decisions in real time with those 10 minutes you have. ...

“We’re in a position where we can take the best available and stay true to our board.”

To be a two-way player, Hunter has a ways to go

NFL DRAFT FROM D1

of the draft has considered how it would conduct it. The other 28 or so franchises are curious to see how it unfolds. “It’s going to be interesting to see how they do it, wherever he goes,” said Baltimore Ravens Coach John Harbaugh, whose team chooses late in the first round and who, like many league executives, was asked about Hunter during an offseason news conference. He added, “I assume we’ll be playing against him, so we’re about to find out.”

Hunter presents endless possibilities and obstacles. Along with the Heisman, Hunter won college football’s awards for best defensive player and best wide receiver. Most NFL evaluators agree he would be a top pick if he played only one position or the other. He brings challenges both welcome and vexing: How do you maximize his impact without risking injury? How do you placate his desires without overloading him? How do you wield a player unlike any the NFL has seen?

“It’s a little bit like [Shohei] Ohtani,” said Browns General Manager Andrew Berry, who with the second pick appears the best bet to draft Hunter. “Pitcher or hitter, he’s an outstanding player. You get a unicorn if you use him both ways.”

There have been NFL players — such as Hunter’s coach at Colorado, Hall of Fame cornerback Deion Sanders — who have dabbled on the side of the ball opposite their primary position or switched positions. There have been no every-down, two-way players in decades. One of the closest was Julian Edelman, who early in his New England Patriots career played wideout and cor-

nerback. His first assessment, when asked in a phone conversation about Hunter’s prospects: “It’s going to be tough.”

At the end of the 2011 season, Edelman played 27 snaps on offense and 27 snaps on defense in the AFC championship game. It’s likely no player has produced more on both sides of the ball in a more meaningful game in decades. It paled next to Hunter’s standard triple-digit snap counts at Colorado.

“That’s 40 plays, you know what I mean?” said Edelman, now the host of the “Games With Names” podcast. “When you’re playing 100, 120 plays, it gets tough. You’re not going against a kid from Louisiana Tech State University. You’re going against a guy that was the best player at his position every day.

“He’s a very special player. There’s no doubt he can go both ways. But it’s got to be smart, just so he can last physically and mentally so you don’t overload his plate — he’s still going to be a rookie. You’re going to learn a whole defensive scheme and learn the nuances of the defense, then learn all of the offense; that’s a lot for an individual.”

Edelman pointed out that he and Hunter are far from a clean comparison. Edelman was in his third season when the Patriots added cornerback to his portfolio. He played sparingly on offense, returned punts and did anything he could to earn a roster spot as a seventh-round pick. Hunter will walk into his franchise as a cornerstone.

“It’s going to be all on how he digests the system initially,” Edelman said. “It’s going to be very tough, but I think they could play him on defense and then give him



DAVID ZALUBOWSKI/ASSOCIATED PRESS

Travis Hunter, who starred at wide receiver and cornerback for Colorado, said he would rather quit than not play both in the pros.

a package, a couple packages here and there [on offense]. But I think it’s going to be pretty tough to do all year round for the whole game.”

The physical toll would be immense, Edelman said, but the most prohibitive aspect to playing both sides full time would be the “dividing of the meeting time.” An NFL player’s week is spent shuttling between meetings — the entire team, each side of the ball, position group. Each session is spent downloading specific plans and strategies that change each week depending on the opponent. Hunter can perform magical feats on the field. He can’t be in two places at once.

“To say that you’re going to be completely immersed in everything that there is to know on offense *and* everything there is to

know on defense, I don’t know if there’s enough hours in the day for a player to be able to do that and to have every detail locked down,” Harbaugh said. “He certainly could do it, I would think, on one side of the ball and then have some sort of a package on the other side of the ball.”

New York Giants General Manager Joe Schoen, who will make the third pick, said his team “would not be afraid to play him on both sides of the ball.” But he also acknowledged the steep challenge.

“What will have to be settled is the mental part of it,” Schoen said. “Because the offense is very hard to learn, and then the defense on a weekly basis, it’s not college anymore where, ‘Hey, these are our basic plays, this is our basic defense, and we’re go-

ing to go play cover-three against Kansas, we’re going to go play cover-three against Nebraska.’ There’s a lot more week-to-week matchup-type stuff that our coaches are doing. How much can you handle mentally where you can go out there and execute and they can trust you to do your job?”

Sanders has been adamant that Hunter — who caught 15 touchdown passes and made four interceptions last season — can repeat his two-way workload in the NFL. He brushed aside concerns about the physical toll by noting how much faster college offenses operate between plays. “Please, he’s going to go jogging after the darn game because he’s going to have all that energy, man,” Sanders told NFL Network. “He is built for this.”

Sanders said learning coverages would be “simplistic” for Hunter and his NFL team should therefore start his offseason by teaching him the offense at wide receiver.

“How you structure it, where you start him, is really important to figure out,” Stefanski said. “I could see both sides of it. I could see him as a wide receiver that moonlights as defensive back. The easier thing that you’ve seen over the years is a defensive back that gets a package of [offensive] plays.”

Most evaluators pegged Hunter’s role similarly: He could be a defensive back who learns a small set of offensive plays. Wide receiver, though, is a slightly more valuable position based on the NFL’s current pay scale. It may not seem as straightforward, but Edelman said Hunter could instead focus on wideout and play select snaps at defensive back, particularly near the goal line, where outside cornerbacks tend to play man-to-man coverage.

“You find a role on third down or in the red area where he comes in and he covers a guy: ‘Hey, you got this guy,’” Edelman said.

While Hunter’s rare skills add to his value, not every team is convinced it’s his best path. Playing him at two positions risks squandering his immense talent: Rather than excelling at one position, an extreme physical and mental toll could lead to lesser performance at two.

“There’s some things that he could improve on by concentrating on just one position,” said New England Coach Mike Vrabel, a linebacker during his playing career who moonlighted as a goal line tight end. “To improve, I think there would have to be a primary focus, just to be able to get some of the details that would be required at this league.”

“We would probably want to put him at one position,” Ravens General Manager Eric DeCosta said. “... Day 1, if he’s going to come in and start — which as a rookie, a high pick, you hope he does — where are we going to put him? ... We would talk about his skills but then really try to figure out, ‘Where is he going to play most of his football?’”

DeCosta acknowledged the Ravens are picking far too late to even consider drafting Hunter. The teams with a shot to land him, according to both Hunter and officials from the franchises, appear eager to let him test the two-way boundary. Berry said the Browns would view him primarily as a wideout but they wouldn’t put a “cap” on how much he could play defensive back. “Cornerback or receiver? The answer is yes,” Berry said.

Early Thursday night, Commissioner Roger Goodell will walk to the lectern and announce Hunter’s name. This month, a CBS Sports interviewer reminded Hunter that Goodell will include a positional label. Even in that moment, the uniqueness of Hunter’s ambition will surface.

“He better say wide receiver and DB,” Hunter said, and a smile spread on his face.

NBA ROUNDUP

Oklahoma City keeps up dominance of Memphis

THUNDER 118, GRIZZLIES 99

ASSOCIATED PRESS

Shai Gilgeous-Alexander had 27 points, and the host Oklahoma City Thunder dominated the Memphis Grizzlies, 118-99, on Tuesday night to take a 2-0 lead in their first-round NBA playoff series.

Jalen Williams added 24 points and Chet Holmgren had 20 points, 11 rebounds and five blocks for Oklahoma City, which delivered a strong follow-up to its record-setting 131-80 win Sunday in the series opener. The Thunder has won all six games against Memphis this season by double digits.

Jaren Jackson Jr. scored 26 points and Ja Morant added 23 for the Grizzlies, who will host Game 3 on Thursday.

Oklahoma City opened with a 9-0 run and held Memphis scoreless for the first 3½ minutes as the Grizzlies missed their first 10 shots.

Gilgeous-Alexander, who had been off for the first five quarters of the series, found his shot in the second quarter. He hit a pair of three-pointers 55 seconds apart to put the Thunder up 55-38.

Oklahoma City led 70-52 at the break after setting a franchise playoff record with 12 three-pointers in the first half.

Memphis started hot in the third and cut its deficit to single digits, but the Thunder took a 90-79 lead into the fourth.

Cason Wallace faked out Zach Edey, then went baseline for a one-handed jam that put Oklahoma City up 97-79 and brought the crowd to its feet.

The Thunder held the Grizzlies scoreless for nearly four minutes to start the fourth.

• **PACERS 123, BUCKS 115:** Pascal Siakam had 24 points and 11 rebounds and Tyrese Haliburton added 21 points and 12 assists to lead Indiana past Milwaukee in Indianapolis for a 2-0 series lead.

The Pacers lost three of four regular season games to the Bucks, but they have won five of the past six playoff games between the teams and never trailed in this one. The teams will meet for the 18th time in the last two seasons Friday, when Game 3 is played in Milwaukee.

Two-time MVP Giannis Antetokounmpo had 34 points, 18 rebounds and seven assists for the Bucks, and all-NBA guard Damian Lillard had 14 points in his first game back from deep

vein thrombosis in his right calf. Lillard was 4 for 13 from the field in 37 minutes, his first game action since March 18 and his first playoff game with Antetokounmpo, who heard a steady diet of countdowns on his free throws.

Bobby Portis Jr. added 28 points, including six three-pointers, and 12 rebounds for Milwaukee.

The game had a little bit of everything: a scuffle in front of the Indiana bench that led to double technical fouls, words between multiple players in the final minutes, players repeatedly hitting the floor, a little zone defense, a smattering of full-court pressure and, of course, plenty of points.

But the Pacers controlled the entire game after racing to a 31-16 lead in less than eight minutes. The Bucks used a late 13-0 run to get within 115-113 with 2:31 to go before Indiana closed it out with an 8-2 run to end the game.

Pritchard is top sixth man

Payton Pritchard came off the bench and changed games for the Boston Celtics this season.

He was the only player in the NBA with more than 1,000 points in games that he didn't start. He set the league record for three-pointers made by a backup. And the voters took notice of all that and more, picking the Celtics guard as the league's sixth man of the year this season.

Pritchard topped the Detroit Pistons' Malik Beasley and the Cleveland Cavaliers' Ty Jerome for the award. It's the fifth time a Celtics player won: Kevin McHale claimed it in 1984 and 1985, Bill Walton in 1986 and Malcolm Brogdon in 2023.

"This is definitely an honor," Pritchard said during TNT's broadcast when the results were revealed.

The sixth man of the year is the first of this season's NBA awards to be announced, with others to be scattered over the coming weeks. The awards are voted on by a global panel of 100 writers and broadcasters who cover the league.

• **TIMBERWOLVES:** Star Anthony Edwards was fined \$50,000 for directing inappropriate language and making an obscene gesture toward a fan during a playoff game against the Los Angeles Lakers, Byron Spruell, NBA president of league operations, said.

Edwards intervened when teammate Rudy Gobert was being heckled in the third quarter of the Minnesota's Game 1 win.

Independence becomes girls' soccer juggernaut

BY NICKY WOLCOTT

Since it opened in 2019, Independence has quickly grown into a girls' soccer powerhouse under Coach Ann Viernorn. The Tigers were Virginia Class 3 finalists during their first full season in 2021 and claimed the Class 5 championship in 2023.

Without a senior on the roster last year, the Ashburn school won 20 consecutive games before narrowly falling in the Class 5 semifinals. While the loss stung, the Tigers knew they would have a chance to make another run this season with an even stronger and tighter team.

After the roster was set, with the return of almost every key player and the addition of six talented freshmen, Viernorn felt this year's group could be one of the most dynamic and special she had ever coached.

"Our ability to control the ball, our collectiveness in the middle, our ability to play off each other, the composure of our back line — it was just like, 'Wow, it's going to be tough to stop all of them,'" Viernorn said.

No opponent has stopped the No. 1 Tigers yet. Independence has been dominant throughout a 9-0 start in which it has outscored opponents 60-1, including an 8-1 victory Monday at Stone Bridge.

Independence boasts talent across the pitch that has allowed it to control possession and dictate the tempo while committing numbers forward and creating a sturdy defensive foundation.

All-Met first-team selection Lili Lubic, a Delaware signee, leads the Tigers in goals (17) and assists (10) again this season, while fellow senior Jayden Fisher, an American signee, has played a key role on the wing, scoring 15 goals. While that duo has scored the

majority of Independence's goals, the Tigers have had 13 of 20 field players get on the score sheet.

"Not only is this probably one of the most talented teams, but it's probably one of the teams with the least amount of ego," Viernorn said. "They're not concerned about who finds the back of the net. They enjoy setting each other up for success."

Senior center back Kaila Steen, a Massachusetts signee, and senior goalkeeper Lillian Mitchell, a Villanova signee, lead a defense that has given up just one goal — a second-half tally Monday against Stone Bridge (5-2) that made the score 6-1.

"All three lines of our field really work together. I feel like there's no one person working alone — we're all building off of each other," Fisher said.

The Tigers' chemistry and experience were on display during Monday's dominant performance against a strong opponent — but their new pieces shined, too. Freshman Morgan Belloch earned a starting spot on the wing and added two goals to her tally of seven goals and 12 assists, and freshman Aubrey Tong also got on the score sheet late in the first half to make it 6-0.

"They gave us more depth on the team, and they brought a new spark," Lubic said of the freshmen. "Even at practice, they challenge us every time to work even harder."

After a strong season last spring, the Tigers believe they have better talent, depth and chemistry this year. The young program has high hopes of building on a commanding start and continuing its winning tradition.

"I feel like we had a great season last year," Fisher said, "and now we're just really working towards another great season."

HOCKEY

Stanley Cup playoffs

FIRST ROUND
Best of seven; x-if necessary

EASTERN CONFERENCE
CAPITALS LEAD CANADIENS, 1-0
Game 1: at Washington 3, Montreal 2 (OT)
Wednesday's game: Montreal at Washington, 7
Friday's game: Washington at Montreal, 7
Sunday's game: Washington at Montreal, 6:30
x-Wednesday, April 30: Montreal at Washington, TBD
x-Friday, May 2: Washington at Montreal, TBD
x-Sunday, May 4: Montreal at Washington, TBD

PANTHERS VS. LIGHTNING
Game 1: Florida at Tampa Bay, late
Thursday's game: Florida at Tampa Bay, 6:30
Saturday's game: Tampa Bay at Florida, 1
Monday's game: Tampa Bay at Florida, TBD
x-Wednesday, April 30: Florida at Tampa Bay, TBD
x-Friday, May 2: Tampa Bay at Tampa Bay, TBD
x-Saturday, May 3: Florida at Tampa Bay, TBD

MAPLE LEAFS LEAD SENATORS, 2-0
Game 1: at Toronto 6, Ottawa 2
Game 2: at Toronto 3, Ottawa 2 (OT)
Saturday's game: Toronto at Ottawa, 1
Tuesday's game: Toronto at Ottawa, TBD
x-Wednesday, April 30: Ottawa at Toronto, TBD
x-Friday, May 2: Toronto at Ottawa, TBD
x-Sunday, May 4: Ottawa at Toronto, TBD

HURRICANES LEAD DEVILS, 2-0
Game 1: at Carolina 5, New Jersey 1
Game 2: at Carolina 3, New Jersey 1
Friday's game: Carolina at New Jersey, 8
Sunday's game: Carolina at New Jersey, 3:30
x-Tuesday's game: New Jersey at Carolina, TBD
x-Thursday, May 1: Carolina at New Jersey, TBD
x-Saturday, May 3: New Jersey at Carolina, TBD

WESTERN CONFERENCE
JETS LEAD BLUES, 2-0
Game 1: at Winnipeg 5, St. Louis 3
Game 2: at Winnipeg 2, St. Louis 1
Thursday's game: Winnipeg at St. Louis, 9:30
Saturday's game: Winnipeg at St. Louis, 1
x-Wednesday, April 30: St. Louis at Winnipeg, TBD
x-Friday, May 2: Winnipeg at St. Louis, TBD
x-Sunday, May 4: St. Louis at Winnipeg, TBD

KINGS LEAD OILERS, 1-0
Game 1: at Los Angeles 6, Edmonton 5
Wednesday's game: Edmonton at Los Angeles, 10
Friday's game: Los Angeles at Edmonton, 10
Sunday's game: Los Angeles at Edmonton, 9:30
x-Tuesday's game: Edmonton at Los Angeles, TBD
x-Thursday, May 1: Los Angeles at Edmonton, TBD
x-Saturday, May 3: Edmonton at Los Angeles, TBD

GOLDEN KNIGHTS LEAD WILD, 1-0
Game 1: at Vegas 4, Minnesota 2
Game 2: Minnesota at Vegas, late
Thursday's game: Vegas at Minnesota, 9
Saturday's game: Vegas at Minnesota, 4
x-Tuesday's game: Minnesota at Vegas, TBD
x-Thursday, May 1: Vegas at Minnesota, TBD
x-Saturday, May 3: Minnesota at Vegas, TBD

AVANCE AND STARS TIED, 1-1
Game 1: Colorado 5, at Dallas 1
Game 2: at Dallas 4, Colorado 3 (OT)
Wednesday's game: Dallas at Colorado, 9:30
Saturday's game: Dallas at Colorado, 3:30
Monday's game: Colorado at Dallas, 9:30
x-Thursday, May 1: Dallas at Colorado, TBD
x-Saturday, May 3: Colorado at Dallas, TBD

Hurricanes 3, Devils 1

NEW JERSEY	.....	1	0	0	—	1
CAROLINA	.....	0	2	1	—	3

FIRST PERIOD
Scoring: 1, New Jersey, Bratt 1 (Hamilton, Haula), 3:51.

SECOND PERIOD
Scoring: 2, Carolina, Gostisbeherer 1 (Aho, Blake), 2:57.3; Carolina, Martinook 1 (Orlov), 5:54 (sh).

THIRD PERIOD
Scoring: 4, Carolina, Jarvis 1 (Martinook), 19:23 (en).

SHOTS ON GOAL
NEW JERSEY 9 9 8 = 26
CAROLINA 6 12 10 = 28
Power-play opportunities: New Jersey 0 of 3; Carolina 0 of 3. Goals: New Jersey, Markstrom 0-2-0 (27 shots-25 saves). Carolina, Andersen 2-0-0 (26-25). A: 18,910 (18,680). T: 2:31.

Maple Leafs 3, Senators 2 (OT)

OTTAWA	.....	0	1	1	0	—	2
TORONTO	.....	2	0	0	1	—	3

FIRST PERIOD
Scoring: 1, Toronto, Rielly 2 (Nylander, Tavares), 3:43.2; Toronto, Tavares 2 (Matthews, Marner), 8:20 (ps).

SECOND PERIOD
Scoring: 3, Ottawa, Tkachuk 1 (Chabot, Giroux), 15:41 (pp).

THIRD PERIOD
Scoring: 4, Ottawa, Gaudette 1 (Stutzle, Kleven), 14:47.

OVERTIME
Scoring: 5, Toronto, Domi 1 (Benoit), 3:09.

SHOTS ON GOAL
OTTAWA 10 13 4 = 28
TORONTO 12 10 11 = 33
Power-play opportunities: Ottawa 1 of 3; Toronto 1 of 1. Goals: Ottawa, Ullmark 0-2-0 (21 shots-18 saves). Toronto, Stolarz 2-0-0 (28-26). A: 19,333 (18,819). T: 2:59.

Kings 6, Oilers 5

Late Monday

EDMONTON	.....	0	1	4	—	5
LOS ANGELES	.....	2	2	2	—	6

FIRST PERIOD
Scoring: 1, Los Angeles, Kuzmenko 1 (Fiala, Kempe), 2:49 (pp). 2, Los Angeles, Byfield 1 (Anderson, Dougherty), 19:27.

SECOND PERIOD
Scoring: 3, Los Angeles, Kempe 1 (Kopitar, Kuzmenko), 14:47. 4, Los Angeles, Danault 1 (Byfield), 17:43. 5, Edmonton, Draisaitl 1 (Bouchard, McDavid), 19:54.

THIRD PERIOD
Scoring: 6, Edmonton, Janmark 1 (J.Skinner, Frederic), 2:19. 7, Los Angeles, Fiala 1 (Kempe, Kuzmenko), 4:59 (pp). 8, Edmonton, Perry 1 (McDavid, Bouchard), 7:43. 9, Edmonton, Hyman 1 (McDavid, Perry), 17:56. 10, Edmonton, McDavid 1 (Draisaitl, Bouchard), 18:32. 11, Los Angeles, Danault 2, 19:18.

SHOTS ON GOAL
EDMONTON 6 4 15 = 25
LOS ANGELES 8 9 13 = 30
Power-play opportunities: Edmonton 0 of 2; Los Angeles 2 of 5. Goals: Edmonton, Skinner 0-1-0 (30 shots-24 saves). Los Angeles, Kuemper 1-0-0 (25-20). A: 18,145 (18,230). T: 2:43.

Stars 4, Avalanche 3 (OT)

Late Monday

COLORADO	.....	1	2	0	0	—	3
DALLAS	.....	1	1	1	1	—	4

FIRST PERIOD
Scoring: 1, Colorado, MacKinnon 3 (Makar, Drouin), 8:48 (pp). 2, Dallas, Seguin 1 (Benn, Marchment), 19:36 (pp).

SECOND PERIOD
Scoring: 3, Dallas, Harley 1 (Back, Steel), 3:40. 4, Colorado, Drury 1 (Lindgren, O'Connor), 4:42. 5, Colorado, O'Connor 1 (Girard, Lehtonen), 19:27.

THIRD PERIOD
Scoring: 6, Dallas, Danovon 1 (Johnston), 10:13.

OVERTIME
Scoring: 7, Dallas, Blackwell 1 (Steel, Cecil), 17:46.

SHOTS ON GOAL
COLORADO 10 11 8 = 37
DALLAS 9 12 10 = 39
Power-play opportunities: Colorado 1 of 3; Dallas 1 of 4. Goals: Colorado, Blackwood 1-1-0 (39 shots-35 saves). Dallas, Oettinger 1-1-0 (37-34). A: 18,532 (18,532). T: 3:14.

TRANSACTIONS

MLB

Washington Nationals: Sent RHP Michael Soroka on a rehab assignment to Harrisburg (EL). Sent SS CJ Abrams to St. Paul (IL).
Baltimore Orioles: Recalled RHP Brandon Young from Triple-A Norfolk (IL). Placed RHP Cody Poteet on the 15-day IL, retroactive to April 21.
Boston Red Sox: Activated RHP Brayson Bello from the 15-day IL to the 60-day IL.
Cleveland Guardians: Placed CF Lane Thomas on the 10-day IL retroactive to April 20. Transferred RHP Trevor Stephan from the 15-day IL to the 60-day IL. Selected the contract of FS Will Wilson from Columbus (IL).
Detroit Tigers: Optioned RHP Keider Montero to Toledo (IL). Recalled RHP Chase Lee from Toledo.
Minnesota Twins: Sent RHP Michael Tonkin on a rehab assignment to St. Paul (IL).
New York Yankees: Agreed to terms with LHP Taylor Matzek on a Major League contract and selected him to the active roster. Designated RHP Yoendrys Gomez for assignment. Transferred the rehab assignment of RHP Clayton Beeter from Tampa (FSU) to Somerset (EL). Sent 3B DJ LeMahieu on a rehab assignment to Somerset.

PRO BASKETBALL

NBA playoffs

FIRST ROUND
Best of seven; x-if necessary

EASTERN CONFERENCE
PACERS LEAD BUCKS, 2-0
Game 1: at Indiana 117, Milwaukee 98
Game 2: at Indiana 123, Milwaukee 115
Friday's game: Indiana at Milwaukee, 8
Sunday's game: Indiana at Milwaukee, 9:30
x-Tuesday's game: Milwaukee at Indiana, TBD
x-Friday, May 2: Indiana at Milwaukee, TBD
x-Sunday, May 4: Milwaukee at Indiana, TBD

CELTICS LEAD MAGIC, 1-0
Game 1: at Boston 103, Orlando 86
Wednesday's game: Orlando at Boston, 7
Friday's game: Boston at Orlando, 7
Sunday's game: Boston at Orlando, TBD
x-Thursday, May 1: Boston at Orlando, TBD
x-Saturday, May 2: Orlando at Boston, TBD

CAVALIERS LEAD HEAT, 1-0
Game 1: at Cleveland 121, Miami 100
Wednesday's game: Miami at Cleveland, 7:30
Saturday's game: Cleveland at Miami, 1
Monday's game: Cleveland at Miami, TBD
x-Wednesday, April 30: Miami at Cleveland, TBD
x-Friday, May 2: Cleveland at Miami, TBD
x-Sunday, May 4: Miami at Cleveland, TBD

KNICKS AND PISTONS TIED, 1-1
Game 1: at New York 123, Detroit 112
Game 2: Detroit 110, at New York 94
Thursday's game: New York at Detroit, 7
Sunday's game: New York at Detroit, 1
Tuesday's game: Detroit at New York, TBD
x-Thursday, May 1: New York at Detroit, TBD
x-Saturday, May 3: Detroit at New York, TBD

WESTERN CONFERENCE
NUGETTS AND CLIPPERS TIED, 1-1
Game 1: at Denver 112, L.A. Clippers 110 (OT)
Game 2: L.A. Clippers 105, at Denver 102
Thursday's game: Denver at L.A. Clippers, 10
Saturday's game: Denver at L.A. Clippers, 6
Tuesday's game: L.A. Clippers at Denver, TBD
x-Thursday, May 1: Denver at L.A. Clippers, TBD
x-Saturday, May 3: L.A. Clippers at Denver, TBD

WARRIORS LEAD ROCKETS, 1-0
Game 1: Golden State 95, at Houston 85
Wednesday's game: Golden State at Houston, 9:30
Saturday's game: Houston at Golden State, 8:30
Monday's game: Houston at Golden State, 8:30
x-Wednesday, April 30: Golden State at Houston, TBD
x-Friday, May 2: Houston at Golden State, TBD
x-Sunday, May 4: Golden State at Houston, TBD

THUNDER LEADS GRIZZLIES, 2-0
Game 1: at Oklahoma 80, at Memphis 80
Game 2: at Oklahoma City 118, Memphis 99
Thursday's game: Oklahoma City at Memphis, 9:30
Saturday's game: Oklahoma City at Memphis, 3:30
x-Monday's game: Memphis at Oklahoma City, TBD
x-Thursday, May 1: Oklahoma City at Memphis, TBD
x-Saturday, May 3: Memphis at Oklahoma City, TBD

TIMBERWOLVES LEAD LAKERS, 1-0
Game 1: Minnesota 117, at L.A. Lakers 95
Game 2: Minnesota at L.A. Lakers, late
Friday's game: L.A. Lakers at Minnesota, 9:30
Sunday's game: L.A. Lakers at Minnesota, 3:30
x-Wednesday, April 30: Minnesota at L.A. Lakers, TBD
x-Friday, May 2: L.A. Lakers at Minnesota, TBD
x-Sunday, May 4: Minnesota at L.A. Lakers, TBD

Pacers 123, Bucks 115

Milwaukee	.....	30	30	27	28	—	115
Indiana	.....	40	28	31	24	—	123

MILWAUKEE MIN FG FT O-T A PF PTS
Antetokounmpo 39:37 14-20 6-10 7-18 7 2 34
Kuzma 31:00 5-10 2-2 2-3 1 12 12
Lopez 16:09 3-6 0-0 1-1 2 1 6
Lillard 36:58 4-13 4-5 0-3 7 4 14
Prince 19:25 2-4 0-0 0-4 1 2 8
Portis 31:51 11-19 0-1 1-12 1 2 28
Trent Jr. 29:31 1-4 1-1 0-1 1 2 4
Porter Jr. 15:03 0-0 0-0 0-1 3 2 0
Green 12:23 0-2 0-0 0-2 1 1 0
Sims 8:03 0-0 0-0 1-2 0 1 0
TOTALS 240 44-87 13-19 12-43 26 19 115

Percentages: FG .506, FT .684. 3-Point Goals: 14-35, 400 (Portis 6-11, Prince 2-3, Lopez 2-4, Lillard 2-8, Porter Jr. 1-2, Trent Jr. 1-3, Green 0-1, Kuzma 0-3). **Team Rebounds:** 7 (Turner 2, Bryant), **Turnovers:** 8 (Lopez 4, Antetokounmpo, Portis). **Turnovers:** 15 (Antetokounmpo 4, Porter Jr. 3, Lillard 2, Prince 2, Sims 2, Lopez, Trent Jr.). **Steals:** 3 (Prince 2, Trent Jr.). **Technical Fouls:** Trent Jr., 1-53 first; Portis, 1-22 fourth.

INDIANA MIN FG FT O-T A PF PTS
Nesmith 30:53 5-9 2-2 0-2 4 16 17
Siakam 34:31 8-10 6-6 2-11 4 24
Turner 32:57 6-10 2-2 0-2 1 3 15
Haliburton 35:01 8-19 2-2 1-5 12 21
Nembhard 34:05 6-10 2-2 0-3 6 17
Toppin 21:09 2-4 0-0 0-1 2 1 2
Mathurin 17:07 4-10 5-5 0-1 1 14
McConnell 16:16 3-8 0-0 3-5 4 0 10
Walker 10:38 1-4 0-0 0-4 1 3
Bryant 7:31 0-0 0-0 1-2 0 0 0
TOTALS 240 44-90 19-19 7-38 30 19 123

Percentages: FG .489, FT 1.000. 3-Point Goals: 14-35, 400 (Portis 6-11, Prince 2-3, Lopez 2-4, Lillard 2-8, Porter Jr. 1-2, Trent Jr. 1-3, Green 0-1, Kuzma 0-3). **Team Rebounds:** 7 (Turner 2, Bryant), **Turnovers:** 8 (Lopez 4, Antetokounmpo, Portis). **Turnovers:** 15 (Antetokounmpo 4, Porter Jr. 3, Lillard 2, Prince 2, Sims 2, Lopez, Trent Jr.). **Steals:** 3 (Prince 2, Trent Jr.). **Technical Fouls:** Trent Jr., 1-53 first; Portis, 1-22 fourth.

Thunder 118, Grizzlies 99

Memphis	.....	17	35	27	20	—	99
Oklahoma City	.....	32	38	20	28	—	118

MEMPHIS MIN FG FT O-T A PF PTS
Bane 37:09 7-17 3-3 2-12 4 2 19
Jackson Jr. 35:13 10-18 4-6 3-6 0 3 26
Edey 26:08 2-3 0-0 3-7 3 0 4
Morant 40:08 10-25 1-2 0-2 1 23
Pippen Jr. 31:13 4-12 3-3 0-4 1 3 13
Aldama 30:56 4-11 0-0 0-5 0 10
Kennard 17:52 2-4 0-0 0-3 2 1 4
Bagley III 11:24 0-1 0-0 0-1 0 2
Konchar 10:17 0-1 0-0 1-2 1 0 0
TOTALS 240 39-92 11-14 9-42 17 33 99

Percentages: FG .424, FT .786. 3-Point Goals: 10-31, 323 (Jackson Jr. 2-3, Aldama 2-6, Morant 2-6, Bane 2-7, Pippen Jr. 2-7, Kennard 0-1, Konchar 0-1). **Team Rebounds:** 15. **Team Turnovers:** 1. **Blocked Shots:** 5 (Edey 2, Bane, Kennard, Morant). **Turnovers:** 14 (Morant 5, Aldama 2, Bagley III 2, Kennard 2, Bane, Edey, Pippen Jr.). **Steals:** 3 (Morant 2, Bane). **Technical Fouls:** coach Tuomas Iisalo, 7-30 fourth.

OKLAHOMA CITY MIN FG FT O-T A PF PTS
Holmgren 33:16 6-14 5-6 2-11 0 1 20
Jal Williams 35:21 10-19 2-3 0-6 5 24
Hartenstein 26:45 3-7 0-0 3-10 3 0 6
Dort 32:37 3-9 0-0 3-9 0 5 6
Gilgeous-Alexander 38:11 10-29 4-4 3-8 5 27
Anderson 24:24 2-4 0-0 1-2 3 5
Caruso 22:25 5-10 0-0 1-4 3 13
Joe 16:29 2-6 2-2 3-4 2 7
Wiggins 7:26 4-6 0-1 0-0 0 8
Jay Williams 3:05 0-0 0-0 0-1 0 0 0
TOTALS 240 43-92 13-16 16-55 21 16 118

Percentages: FG .447, FT .813. 3-Point Goals: 15-45, 333 (Caruso 3-6, Holmgren 3-8, Gilgeous-Alexander 3-10, Jal Williams 2-6, Dort 2-7, Wallace 1-2, Joe 1-5, Wiggins 0-1). **Team Rebounds:** 6. **Team Turnovers:** None. **Blocked Shots:** 8 (Holmgren 3, Siakam 2, Bryant, Nembhard, Nesmith). **Steals:** 8 (Siakam 3, McConnell 2, Nesmith, Toppin, Turner). **Technical Fouls:** Mathurin, 1-53 first; Siakam, 1-22 fourth.

Clippers 105, Nuggets 102

Late Monday

L.A. CLIPPERS	25	30</
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Tech Jobs

815 Legal Notices

KMA Health Services, INC. is applying for a certificate of need to
establish a home health Agency with a special services targeted to:
• Maternal Health
• Postpartum mother & newborn assessment
• Medically fragile children (newborn to age 18)
• Women's Health & Wellness
• Mental Health
A letter of intent will be filed with the District of Columbia State Health
Planning and Development Agency (SHPDA). The facility will be located
at 7526 Eastern Avenue NW suite 109A Washington DC 20012 in
ward 4. For additional information contact the SHPDA at 202-442-5865

815 Legal Notices

NOTICE OF CIVIL ACTION INVOLVING INSURANCE COVERAGE
Washington, DC 20020
The case styled as HDI Global Specialty SE v. Stanton View Develop-
ments, LLC, et al., Case No. 1:24-cv-00965-SJ-S has been filed in the
United States District Court for the District of Columbia. This case re-
lates to coverage potentially available under insurance policies issued
by HDI Global Specialty SE to defendants Stanton View Developments
LLC and River East at Anacostia, LLC on the real property identified
below. The result of this case may affect the rights of anyone seeking
to collect insurance proceeds to satisfy a judgment against these de-
fendants. An order has been entered by the court in the above action
requiring HDI Global Specialty SE to run this notice in the Washington
Post for four (4) consecutive weeks and advise the court of compli-
ance no later than May 19, 2025. If Terri Wright and Brianna Walton do
not appear or plead before that date, the case may proceed as if
Terri Wright and Brianna Walton had been personally served with
original process. **TERRI WRIGHT AND BRIANNA WALTON, PLEASE
TAKE NOTICE THAT IF YOU DO NOT APPEAR OR PLEAD ON OR
BEFORE MAY 19, 2025, YOUR LEGAL RIGHTS MAY BE AFFECTED.**

840 Trustees Sale - DC

Law Offices of
Gebhardt & Smith LLP
One South Street, Suite 2200
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE
OF MIXED-USE PROPERTY

KNOWN AS
5808 GEORGIA AVENUE, NW, WASHINGTON, DC 20011

Under and by virtue of the power of sale contained in the Purchase Money Deed of Trust
and Security Agreement dated February 21, 2019 from 5808 Georgia LLC ("Trustor") to the
trustee named therein and recorded on February 22, 2019 at the DC Recorder of Deeds at
Document # 2019017957 ("Deed of Trust"), the holder of the indebtedness secured by said
Deed of Trust ("Noteholder") having subsequently appointed Michael D. Nord and Michael
C. Bolesta as Substitute Trustees ("Trustees") in the place of the trustee under the Deed
of Trust by a Deed of Appointment of Substitute Trustees recorded on January 29, 2025 at the
DC Recorder of Deeds at Document # 2025009959, 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 February 24, 2025 at the
DC Recorder of Deeds in accordance with DC 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 to be held at Alex Cooper Auctioneers, Inc., 4910 Massachusetts Avenue, NW,
Suite 100, Washington, DC 20016, on:

**Thursday, May 1, 2025
at 11:45 a.m.**

The Land is described as follows:

Part of Lot 19 in the subdivision made by James T. Levy of part of the tract of land called
"Peters Mill Seat, as per plat recorded in Liber County 11 at folio 69 of the Records of the
Office of the Surveyor for the District of Columbia and being bounded and described as
follows:

BEGINNING for the same at the intersection of the south side line of said lot with the westerly
line of Georgia Avenue as widened by proceedings in District Court Case No. 1110 in the
District Court of the United States for the District of Columbia, and running thence

Northerly along the westerly line of Georgia Avenue, 16 feet to the north line if said lot;
thence

Westerly along the said north line, 87.34 feet to the easterly line of a public alley condemned
and taken by proceedings in District Court Case No. 2068 in the aforesaid District Court
and shown on a plat recorded in Liber 96 at folio 200 in the said Surveyor's Office; thence

Southwesterly along the easterly line of said public alley, 16.87 feet to the south line of
said lot; thence

Easterly along said south line, 92.54 feet to the place of beginning.

840 Trustees Sale - DC

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 840 in
Square 2937

The improvements more commonly known as 5808 Georgia Avenue, NW, Washington, DC
20011

TERMS OF SALE: A deposit in the amount of Fifty Thousand Dollars (\$50,000.00), payable by
certified or cashier's check, will be required of the purchaser at the time and place of sale.
Within three (3) 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 rate of six
percent (6%) per annum from the date of sale to the date of settlement, shall be due
from the purchaser by wire transfer or certified check within thirty (30) 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
from 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 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 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.

Michael D. Nord and Michael C. Bolesta,
Substitute Trustees

For further information, please contact:
Michael D. Nord, Substitute Trustee
Michael C. Bolesta, Substitute Trustee
Gebhardt & Smith LLP
One South Street, Suite 2200
Baltimore, Maryland 21202
Tel: (410) 385-5072
or

Alex Cooper Auctioneers, Inc.
Paul R. Cooper
410-977-4707

ALEX COOPER
auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0206
www.alexcooper.com

Apr 21,23,25,28,30, 2025 0012489170

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

2000 GOLDEN MORNING DRIVE, UNIT #32
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated March 31, 2011, recorded in Liber 32556, Folio 166
among the Land Records of Prince George's County, MD,
with an original principal balance of \$296,293.00, 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

APRIL 29, 2025 AT 11:59 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 32, in Phase
18, pursuant to a Condominium Regime established by
and shown on a Plat entitled "Phase 18, The Villas at
Regent Park Condominium" and more fully described in the
aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in
an "as is" condition and subject to conditions, restrictions
and agreements of record affecting the same, if any, and
with no warranty of any kind.

Terms of Sale: A deposit of \$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, 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. 373214-1)

851 Prince Georges County

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER
auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Apr 9,16,23, 2025 0011249924

851 Prince Georges County

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Substitute Trustees

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Apr 16,23,30, 2025 0012490008

851 Prince Georges County

IN THE DISTRICT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND

Case No. 0502-0010886-2018

Woodstream Village Home Owners
Association, Inc.
Plaintiff,

v.

Tarloah Sayeh-Brathwaite
Defendant.

NOTICE OF SALE

Notice is hereby given this 26th
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Apr 9,16,23, 2025 0012489137

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D8 CLASSIFIED • NOTICES • Trustee Sales—MD

840	Trustees Sale - DC	840	Trustees Sale - DC	840	Trustees Sale - DC	840	Trustees Sale - DC
	SUBSTITUTE TRUSTEE'S SALE OF REAL PROPERTY 1214-1234 PENNSYLVANIA AVENUE, S.E. Washington, DC 20003 (SQUARE 1019 LOT 0055)						

In execution of the power of sale contained in that certain Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing from 1230 Pennsylvania Avenue LLC, as grantor, dated as of October 30, 2020 and duly recorded on November 2, 2020 as Instrument No. 2020132849 with the District of Columbia Recorder of Deeds (the "Recorder of Deeds"), in the maximum principal amount of \$23,000,000.00 (the "Deed of Trust"), encumbering all right title and interest of the grantors in and to the Property identified below, which Deed of Trust also constitutes a security agreement and creates a security interest in all the fixtures and personal property described in the Deed of Trust, as the Deed of Trust has heretofore been amended and assigned, a default having occurred in the indebtedness secured thereby, and the covenants contained therein, and following recording with the Recorder of Deeds on October 29, 2024 of a Deed of Appointment of Substitute Trustee as Instrument No. 2024101763, and mailing of a Notice of Foreclosure Sale of Real Property, which was recorded with the Recorder of Deeds on March 26, 2025 as Instrument No. 2025029880, and the recording with the Recorder of Deeds on March 26, 2025 of an Affidavit of Non-Residential Mortgage Foreclosure as Instrument No. 2025029877, and at the request of the party secured thereby (the "Noteholder"), the undersigned Substitute Trustee will offer for sale at public auction, within the offices of HARVEY WESEY AUCTIONEERS, LLC, 5335 Wisconsin Avenue, NW, 4th Floor, Washington, DC 20015 on

May 2, 2025 at 11:00 AM

the real and personal property described below (the "Property").

The Property being sold includes the following:

The leasehold interest in the land encumbered by the Deed of Trust, which land is described as follows:

Parcel 1: Lot Numbered Fifty-Five (55) in Square Numbered One Thousand Nineteen (1019) as per plat of subdivision made by Larry D. Quillian and recorded in Liber 184 at folio 44 in the Office of the Surveyor for the District of Columbia.

Parcel 2: TOGETHER WITH that perpetual, limited, non-exclusive easement for vehicular and pedestrian ingress and egress as set forth in that Reciprocal Easement Agreement dated April 21, 2018, and recorded August 15, 2018, among the land records of the District of Columbia as Instrument No. 2018081485.

Parcel 3: TOGETHER WITH that perpetual, limited, non-exclusive easement for vehicular and pedestrian ingress and egress as set forth in that Reciprocal Easement Agreement dated March 12, 2018, and recorded January 22, 2019, among the land records of the District of Columbia as Instrument No. 2019006990.

Parcel 4: TOGETHER WITH those perpetual easements as set forth in that Reciprocal Easement Agreement dated April 25, 2018, and recorded July 19, 2019, among the land records of the District of Columbia as Instrument No. 2019076638.

Property address of the building located on the land ("Building") is known as: 1214-1234 Pennsylvania Avenue, S.E., Washington, D.C., 20003.

All rights as ground tenant in and to the leasehold estate created by that certain Ground Lease dated May 5, 2016 as such Ground Lease is evidenced by that certain Memorandum of Ground Lease dated May 5, 2016 and recorded with the Recorder of Deeds on August 3, 2018 as Instrument No. 2018077682, and re-recorded April 31, 2020 as Instrument No. 2020043108, as such Ground Lease has heretofore been amended, modified and/or assigned (collectively the "Ground Lease");

The Building and all buildings, structures, and other improvements thereon, and all leases, rents, issues and profits, and other appurtenant rights (if any) associated with the ownership of the land or with the Ground Lease.

The sale is expressly made subject to all existing leases in effect with tenants of the Building, which leases shall survive and remain in effect in accordance with their terms.

Only the personal property subject to the operation and effect of the Deed of Trust and actually located at the real property at the time of sale will be sold and conveyed. The Substitute Trustee makes no representation or warranty as to the condition or identity of any such real property or personal property, nor will the Substitute Trustee deliver possession of any such personal property, it being the responsibility of the purchaser to identify and obtain possession of such personal property.

TERMS OF SALE: ALL CASH. To qualify as a bidder a deposit of \$2,000,000.00, by certified or cashier's check, must be displayed to the Substitute Trustee prior to the commencement of the sale by each bidder other than the Noteholder, any service acting on the Noteholder's behalf, or any subsidiary or affiliate of the Noteholder (each a "Lender Affiliated Party"). Any Lender Affiliated Party may apply the outstanding amount of the debt under the Note as a credit to its bid. The deposit, without interest, will be applied to the purchase price at closing.

Immediately after the strikdown of the bid, the purchaser shall be required to sign and deliver a contract of sale expanding upon the terms of this notice and incorporating verbal announcements, if any. Prior to the sale, the Substitute Trustee will make available for prospective bidders upon request a copy of the contract of sale.

The Property shall be sold in its "AS IS, WHERE IS" condition and without recourse, representation or warranty, express or implied, as to the nature, condition or description of the Property, equipment, fixtures, or improvements.

Conveyance of the Property shall be by the trustee's deed without warranty, and shall be subject to all recorded and unrecorded liens, encumbrances, security interests, easements, conditions, reservations, covenants, restrictions, leases, occupancy agreements, rights of way, rights of redemption of federal lienholders or encumbrances whether of record or not of record, and mechanics and materialmen's liens, to the extent any of the foregoing may lawfully apply to the Property being sold or any part thereof, and take priority over the liens and security interests of the Deed of Trust. The Property is sold subject to such state of facts that an accurate survey or physical inspection might disclose. The Property will be sold subject to the rights of any person(s) in possession of any or all of the Property as tenants under any recorded or unrecorded leases, if any.

Purchaser will take title to the Property subject to all taxes, public charges, assessments, water and sewer charges, and other utility charges, attaching as liens superior to the lien of the Deed of Trust, if any, and subject to all expenses of the Property, accrued before or after the sale, and all such expenses shall be the responsibility of the purchaser. At Noteholder's option, all leasing commissions, tenant improvements and any other expenses as determined by Noteholder in its sole discretion paid prior to the closing shall be prorated in a manner acceptable to Noteholder in its sole discretion.

Neither the Substitute Trustee nor any Lender Affiliated Party, nor their respective agents, successors or assigns make any representations or warranties, either expressed or implied with respect to the Property including, without limitation, recorded or unrecorded leases or other occupancy agreements, if any, operating and management agreements, if any, or use, physical conditions, structural integrity construction, workmanship, habitability, zoning, subdivision, fitness for a particular purpose or merchantability, or compliance with building codes, environmental ordinances or regulations or similar matters, or compliance with the Americans with Disabilities Act. The purchaser recognizes and agrees that any investigation, examination, or inspection of the Property being sold is within the control of the owner or other parties in possession and their agents and not within the control of the Substitute Trustee, or his successors or assigns, or any Lender Affiliated Party.

Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to the environmental condition of the Property or the compliance of the Property with federal, state, or local laws and regulations concerning the purchase or disposal of hazardous substances. Acceptance of the deed to the Property shall constitute a waiver of any claims against the Substitute Trustee or any of the Lender Affiliated Parties (collectively, "Releases"), concerning the environmental condition of the Property including, but not limited to, claims arising under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, and/or state or local law, ordinances or regulations. The purchaser waives any cause of action it may have against the Releasees, for any condition of the Property that may not comply with any federal, state or local law, regulation or ruling including, without limitation, any laws, regulations and rulings relating to environmental contamination or hazardous wastes. Such agreement and waiver of claims against the Releasees also shall provide that if, notwithstanding such agreement, a court of competent jurisdiction should permit such a claim to be made against any Releasees, such agreement shall serve as the overwhelming primary factor in any equitable apportionment of response costs or other liability. Nothing in this paragraph shall release, waive or preclude any claims the purchaser may have against any other person with respect to the Property.

Purchaser assumes the risk of loss or damage to the Property from the strikdown of the bid forward. Purchaser shall be responsible for obtaining physical possession of the Property.

Purchaser shall settle on or before thirty (30) days after the sale, unless such closing date is extended by agreement of the Substitute Trustee. TIME SHALL BE OF THE ESSENCE. The balance of the purchase price of the Property over and above the bidding deposit, with interest thereon at prime plus 2% per annum, from the date of sale through the date of receipt of the balance of the purchase price, will be due at closing by cashiers or certified check or by immediately available wire funds. Purchaser shall be responsible for payment of all settlement costs including, but not limited to, deed preparation and all recordation and transfer taxes and charges, settlement fees, title insurance premiums, survey costs, and all other costs incident to settlement. All rents, without pro-ration for the current month, collected to the day prior to closing shall remain the property of the Noteholder. All rents, without pro-ration for the current month, and any delinquent rents, collected on and after the day of closing shall be the property of the purchaser. Utilities associated with the Property shall be adjusted at closing as of the date of closing, with the meters read the day prior to closing, if possible.

If the successful bidder fails to complete settlement, the deposit shall be forfeited and applied to the costs of the sale, including trustees' fees, and the balance, if any, shall be delivered to the Noteholder to be applied against all amounts owed it under the note and Deed of Trust. There shall be no refunds. The Property shall thereupon be resold at the risk and the cost of the defaulting bidder. Such forfeiture of the deposit shall not limit any rights or remedies of the Substitute Trustee or the Noteholder with respect to any such default, and the defaulting purchaser shall be liable for all costs of re-sale of the Property (including attorneys' fees of the Noteholder and the Substitute Trustee), plus any amount by which the ultimate sale price for the Property is less than the defaulting purchaser's bid. After any such default and forfeiture, the Property may, at the discretion of the Substitute Trustee, be conveyed to the next highest bidder of the Property whose bid was acceptable to the Substitute Trustee. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the Property.

If the Substitute Trustee is unable to convey title as required herein, purchaser's sole remedy at law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect whatsoever.

The Substitute Trustee reserves the right, in his sole discretion, to reject any and all bids, to withdraw all or part of the Property from sale at any time before or at the auction, to modify the requirement for bidders' deposits, to extend the time to receive bids, to waive or modify the deposit requirement, to amend or supplement the terms of the sale by verbal announcement made by the Substitute Trustee at the sale, to recess the sale, to conduct other sales as the Substitute Trustee may determine in his discretion, and/or to extend the period of time for settlement.

Immediately upon conveyance and assignment by the Substitute Trustee of the Property to the purchaser or purchasers at foreclosure, all duties, liabilities and obligations of the Substitute Trustee, if any, with respect to the Property shall be extinguished.

Stuart S. Levin, Substitute Trustee

For Information contact:
Stephen G. Hauck, Esq.
Kelley Drye & Warren LLP
One Jefferson Road
Second Floor
Parsippany, New Jersey 07054
(973) 503-5900



Apr 17,18,21,23,25,28,30, 2025

0012490861

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The Washington Post

840	Trustees Sale - DC	840	Trustees Sale - DC
	MCNAMEE HOSEA, PA. 6404 Ivy Lane, Suite 820 Greenbelt, Maryland 20770 301.441.2420		

COURT APPOINTED TRUSTEES' FORECLOSURE SALE OF REAL PROPERTY

1601 NORTH PORTAL DRIVE, NW
WASHINGTON, DC 20012
(Square PAR, Suffix 0078, Lot 0076)

In execution of the Superior Court of the District of Columbia Civil Division ("Court") Order Granting Plaintiff's Motion for Summary Judgment and Decree for Sale of Real Property in Case #2023-CAB-005809, W.F. Chesley Companies, LLC v. The Butler Group, LLC, the undersigned Substitute Trustee will offer for sale at public auction within the offices of Alex Cooper Auctioneers, Inc., 4910 Massachusetts Avenue, NW #100, Washington, DC 20016, on

THURSDAY, MAY 15, 2025 AT 12:30 PM

THE ABOVE-DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully designated as Square PAR, Suffix 0078, Lot 0076 in a Deed of Trust and Security Agreement dated June 24, 2022 and recorded as Instrument No. 2022068736 among the D.C. Land Records, and described as follows:

All that piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same belonging, situate in the District of Columbia, described as follows, to wit:

Square: PAR, Suffix: 0078, Lot: 0076, and further described as part of a tract of land called "Fairland Manor", "Silver Spring", James Gift, being part of the tract of land conveyed by Blanche P. Punkett to Redwood Terrace Estates, Inc., by Deed dated January 7, 1953 and recorded in Liber 9881 at Folio 72 of the Land Records of the District of Columbia and described in accordance with a plot of computation dated February 9, 1954 and recorded in Survey Book 166 at page 456 in the Office of the Surveyor for the District of Columbia, as follows:

Beginning for the same at the intersection of the Northwestern line of North Portal Drive (60 feet wide) as dedicated and shown on plat recorded in Liber 95 at folio 2 in the office of the Surveyor for the District of Columbia with the West line of 16th Street (160 feet wide) and running thence along said line of North Portal Drive, South 46 Degrees 25' West 77 feet; thence North 43 Degrees 35' West 110 feet; thence North 2 Degrees 54' 10" West 60.25 feet; thence South 70 Degrees 51' East 142.61 feet to the said West line of 16th Street and thence with the West line of said Street South 0 Degrees 05' West 40 feet to the point of beginning; containing a calculated area of 10,850.20 square feet of land.

Subject to the 15 foot building restriction line as shown on said plat recorded in Liber 95 at folio 2 of said Surveyor's office and to the Agreement on said plat not to build outside said line except as permitted under the building regulations of the District of Columbia, and to the further Agreement thereon that said restricted area shall be subject to all the regulations, restrictions and conditions, as expressed in the Act of Congress on May 31, 1900 (31 Statutes at large, page 249).

Parcel Identification Number. SQUARE: PAR SUFFIX: 0078 LOT: 0076

The property is believed to consist of a 6 bedroom, 6.5 bath, single family home. Containing approximately 3,223 sq ft of above-grade living area, approximately 1,598 sq ft of below-grade living area and approximately one quarter of an acre lot.

The property will be sold by Substitute Trustees' Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.

TERMS OF SALE: A deposit of at least \$75,000 will be required at time of sale, in cashier's or certified check, or other form as Substitute Trustees may determine. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Substitute Trustees which shall be announced at sale. The balance of the purchase price to be paid in certified funds within thirty (30) days of final ratification of the sale by the Court. TIME IS OF THE ESSENCE. If Purchaser fails to settle within the aforesaid thirty (30) days of the ratification, the Purchaser agrees to pay the 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 default rate of 15.5% 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, and all public charges/assessments, payable at an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the Purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. Purchaser shall be responsible for all liens, public charges/assessments and other matters attaching to the property after the date of sale. If the Substitute Trustees are unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the Purchaser. The sale is subject to post sale audit by the noteholder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated, or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Substitute Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest.

Kevin M. Tracy, Aaron D. Neal
Substitute Trustees



Apr 16,23,30,May 7, 2025

0012490356

840	Trustees Sale - DC	840	Trustees Sale - DC
	Stinson LLP 1775 Pennsylvania Avenue, NW, Suite 800 Washington, DC 20006		

SUBSTITUTE TRUSTEE'S SALE OF MIXED-USE PROPERTY

KNOWN AS
5810-5812 GEORGIA AVENUE, NW
WASHINGTON, DC 20011

Under and by virtue of the power of sale contained in the Deed of Trust and Security Agreement dated October 16, 2015 from 5810 Georgia LLC ("Trustor") to the trustee named therein and recorded on October 20, 2015 at the DC Recorder of Deeds at Document #2015107019 ("Deed of Trust"), the holder of the indebtedness secured by said Deed of Trust ("Noteholder") having subsequently appointed Gaile S. Binder as Substitute Trustee ("Trustee") in the place of the trustee under the Deed of Trust by a Deed of Appointment of Substitute Trustees recorded on March 21, 2025 at the DC Recorder of Deeds at Document #2025028483, 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 March 21, 2025 at the DC Recorder of Deeds in accordance with DC Code § 42-815 and the applicable laws of the District of Columbia, the Trustee will offer for sale to the highest qualified bidder at a public auction to be held at Alex Cooper Auctioneers, Inc., 4910 Massachusetts Avenue, NW, Suite 100, Washington, DC 20016, on:

Thursday, May 1, 2025
at 11:30 a.m.

All of those certain lots or parcels of land, lying and being in the District of Columbia, and being more particularly described as Lot 0848 in Square 2937.

Property Address: 5810-5812 Georgia Avenue, N.W., Washington, D.C. 20011

PROPERTY DESCRIPTION:

Lot 0848 Square 2937 includes **5810 and 5812 Georgia Avenue, NW** which are believed to be multi-story buildings with a total lot size of approximately 0.06 acre.

TERMS OF SALE: The Property will be sold as an entirety only. A deposit in the amount of Fifty Thousand Dollars (\$20,000.00), 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 Trustee 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 current 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 thirty (30) calendar days from the date of sale, unless such closing deadline is extended in writing by the Trustee. 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 Trustee. 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 Trustee reserves 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 her 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 go to settlement and pay the entire purchase price as required herein, in addition to any other legal or equitable remedies available to the Trustee and the Noteholder, the Trustee 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 Trustee and/or the Noteholder, all costs and expenses of both sales, attorneys' fees, and any other damages sustained by the Trustee and/or the Noteholder, including, without limitation, all incidental damages. In the event a resale of the Property result 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 in 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 Trustee is 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 Trustee, 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.

Gaile S. Binder, Substitute Trustee

For further information, please contact:
Darrell W. Clark, Partner
Stinson LLP
1775 Pennsylvania Ave., NW, Suite 800
Washington, DC 20006
Tel: 202-728-3019
or
Alex Cooper Auctioneers, Inc.
Paul R. Cooper
410-977-4707



Apr 21,23,25,28,30, 2025

0012490730

EZ WEDNESDAY, APRIL 23, 2025

840	Trustees Sale - DC	840	Trustees Sale - DC
	Stinson LLP 1775 Pennsylvania Avenue, NW, Suite 800 Washington, DC 20006		

SUBSTITUTE TRUSTEE'S SALE OF VALUABLE MIXED-USE PROPERTY

KNOWN AS
5764-5806 GEORGIA AVENUE, NW
WASHINGTON, DC 20011

Under and by virtue of the power of sale contained in the Deed of Trust and Security Agreement dated June 30, 2015 from NDC-Emery Park JV LLC ("Trustor") to the trustee named therein and recorded on July 2, 2015 at the DC Recorder of Deeds at Document #2015066569 ("Deed of Trust"), the holder of the indebtedness secured by said Deed of Trust ("Noteholder") having subsequently appointed Gaile S. Binder as Substitute Trustee ("Trustee") in the place of the trustee under the Deed of Trust by a Deed of Appointment of Substitute Trustees recorded on March 21, 2025 at the DC Recorder of Deeds at Document #2025028486, 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 March 21, 2025 at the DC Recorder of Deeds in accordance with DC Code § 42-815 and the applicable laws of the District of Columbia, the Trustee will offer for sale to the highest qualified bidder at a public auction to be held at Alex Cooper Auctioneers, Inc., 4910 Massachusetts Avenue, NW, Suite 100, Washington, DC 20016, on:

Thursday, May 1, 2025
at 11:30 a.m.

All of those certain lots or parcels of land, lying and being in the District of Columbia, and being more particularly described as Lots 0809, 0841, 0842 and 0843 in Square 2937.

Property Address: 5764-5806 Georgia Avenue, NW, Washington, DC 20011.

PROPERTY DESCRIPTION:

Lot 0809 Square 2937 includes **5764 Georgia Avenue, NW** which is believed to be a 3-story building and **5766-5768 Georgia Avenue, NW** which is believed to be a single 2-story building with 2 separate addresses, rear parking and a total lot size of approximately 0.19 acre.

Lot 0841 Square 2937 includes **5806 Georgia Avenue, NW** which is believed to be land currently being used as a car lot with a total lot size of approximately 0.10 acre.

Lot 0842 Square 2937 includes **5804 Georgia Avenue, NW** which is believed to be a multi-story building with 3 units and a total lot size of approximately 0.08 acre.

Lot 0843 Square 2937 includes **5802 Georgia Avenue, NW** which is believed to be a multi-story building with a total lot size of approximately 0.10 acre.

TERMS OF SALE: The Property will be sold as an entirety only. A deposit in the amount of Fifty Thousand Dollars (\$50,000.00), 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 Trustee 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 current 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 thirty (30) calendar days from the date of sale, unless such closing deadline is extended in writing by the Trustee. 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 Trustee. 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 Trustee reserves 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 her 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 go to settlement and pay the entire purchase price as required herein, in addition to any other legal or equitable remedies available to the Trustee and the Noteholder, the Trustee 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 Trustee and/or the Noteholder, all costs and expenses of both sales, attorneys' fees, and any other damages sustained by the Trustee and/or the Noteholder, including, without limitation, all incidental damages. In the event a resale of the Property result 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 Trustee is 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 Trustee, 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.

Gaile S. Binder, Substitute Trustee

For further information, please contact:
Darrell W. Clark, Partner
Stinson LLP
1775 Pennsylvania Ave., NW, Suite 800
Washington, DC 20006
Tel: 202-728-3019
or
Alex Cooper Auctioneers, Inc.
Paul R. Cooper
410-977-4707



Apr 21,23,25,28,30, 2025

0012490731

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**

**7262 MAHOGANY DRIVE, UNIT #6
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated October 26, 2021, recorded in Liber 47582, Folio 311 among the Land Records of Prince George's County, MD, with an original principal balance of \$259,000.00, 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

MAY 13, 2025 AT 11:15 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 Number 6, in Building No. 9, Phase IX in the Condominium known as "HILL OAKS CONDOMINIUM" and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 364680-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees



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Apr 23,30,May 7, 2025

0012491152

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**

**3519 EVEREST DRIVE
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated April 23, 2015, recorded in Liber 37106, Folio 558 among the Land Records of Prince George's County, MD, with an original principal balance of \$184,504.00, 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

MAY 13, 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 \$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. 353957-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees



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Apr 23,30,May 7, 2025

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BWW Law Group, LLC
6003 Executive Blvd., Suite 101
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(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

**6101 HIL MAR DRIVE
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated February 2, 2021, recorded in Liber 45094, Folio 290 among the Land Records of Prince George's County, MD, with an original principal balance of \$245,471.00, 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

MAY 13, 2025 AT 11:11 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 \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 369870-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees



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Apr 23,30,May 7, 2025

0012491150

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Rockville, MD 20852
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

**1703 SAINT JAMES ROAD
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated February 13, 2020, recorded in Liber 43351, Folio 543 among the Land Records of Prince George's County, MD, with an original principal balance of \$461,990.00, 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

MAY 13, 2025 AT 11:13 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 \$45,000 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. 357547-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees



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Apr 23,30,May 7, 2025

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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**

**5713 LINCOLN AVENUE
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated July 1, 2008, recorded in Liber 30461, Folio 548 among the Land Records of Prince George's County, MD, with an original principal balance of \$185,000.00, 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

MAY 13, 2025 AT 11:07 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

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. 371845-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees



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Apr 23,30,May 7, 2025

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6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

**15806 APPLETON TERRACE
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated June 29, 2012, recorded in Liber 33818, Folio 491 among the Land Records of Prince George's County, MD, with an original principal balance of \$345,549.00, 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

MAY 13, 2025 AT 11:09 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 \$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. 192979-5)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees



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Apr 23,30,May 7, 2025

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6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON**

**13205 LENFANT DRIVE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated February 22, 2021, recorded in Liber 44998, Folio 233 among the Land Records of Prince George's County, MD, with an original principal balance of \$408,465.00, 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

MAY 13, 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.

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. 374169-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees



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Apr 23,30,May 7, 2025

0012491145

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**

**13010 GERRY ROAD
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Elizabeth M. Mudd dated May 25, 2023 and recorded in Liber 48910, folio 447 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

MAY 13, 2025 AT 11:23 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #18-2034973.

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 23-001796-MD-F-2.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees



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Apr 23,30,May 7, 2025

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McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**12802 CONTEE MANOR ROAD
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Emmett Hill and Felicia Hill, dated October 20, 2014 and recorded in Liber 36444, folio 488 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 Substa 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

MAY 13, 2025 AT 11:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling. The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$78,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for Prince George's County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and

D10 CLASSIFIED • NOTICES • Trustee Sales—MD

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SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

704 QUARRY AVENUE
CAPITOL HEIGHTS, MD 20743


Under a power of sale contained in a certain Deed of Trust from Jasper Lee Brown dated March 17, 2005 and recorded in Liber 21972, folio 208 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 13, 2025 AT 11:25 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #18-1957717.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-000956-MD-F-1.
The property will be sold subject to a 120 day right of redemption by the Internal Revenue Service.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees



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Apr 23,30,May 7, 202500124900595

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Bethesda, MD 20814
(301) 907-8000
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SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

8200 BERNARD DRIVE
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Rhonda A. Louis dated December 31, 2020 and recorded in Liber 44773, folio 232 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

MAY 6, 2025 AT 10:34 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 #09-0876904.
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 24-002656-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees



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Apr 16,23,30, 20250012490020

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SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

627 BIRCHLEAF AVENUE
CAPITOL HEIGHTS, MD 20743


Under a power of sale contained in a certain Deed of Trust from Harriet Howard dated December 15, 2006 and recorded in Liber 27193, folio 494 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

MAY 6, 2025 AT 10:32 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #18-2063055.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-002507-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees



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Apr 16,23,30, 20250012490019

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Bethesda, MD 20814
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SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

1324 INLAND DRIVE
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Gwendolyn M. Herring dated January 15, 2014 and recorded in Liber 35874, folio 43 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

MAY 6, 2025 AT 10:30 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 #06-0451948.
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 \$7,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 24-002978-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees



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Apr 16,23,30, 20250012490018

The Washington Post

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Rockville, MD 20852
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SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

6100 WESTCHESTER PARK DRIVE, UNIT #1517
COLLEGE PARK, MD 20740


Under a power of sale contained in a certain Deed of Trust dated November 7, 2006, recorded in Liber 33414, Folio 152 among the Land Records of Prince George's County, MD, with an original principal balance of \$280,000.00, 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

MAY 6, 2025 AT 10:45 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 number 1517/ Tier 1 in the Condominium known as "The Towers in Westchester Park Condominium, The 6100 Building" and more fully described in the aforesaid Deed of Trust. The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 345735-2)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



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Apr 16,23,30, 20250012490011

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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

6434 LANDING WAY
NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated October 29, 2004, recorded in Liber 20815, Folio 713 among the Land Records of Prince George's County, MD, with an original principal balance of \$275,364.00, 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

MAY 6, 2025 AT 10:49 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 160721-2)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



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Apr 16,23,30, 20250012490013

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SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

10914 FORESTGATE PLACE
GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated March 3, 2006, recorded in Liber 25530, Folio 740 among the Land Records of Prince George's County, MD, with an original principal balance of \$624,000.00, 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

MAY 6, 2025 AT 10:43 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 118851-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



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Apr 16,23,30, 20250012490010

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Bethesda, MD 20814
(301) 907-8000
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SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

17511 QUEEN ANNE BRIDGE ROAD
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Showtime Landscaping & Development LLC dated September 21, 2022 and recorded in Liber 48244, folio 387 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

APRIL 29, 2025 AT 11:41 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 #07-0694356.
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 24-003099-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees



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Apr 9,16,23, 20250012489266

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WEDNESDAY, APRIL 23, 2025

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Prince Georges County

Piel Law Firm, LLC
502 Washington Avenue, Suite 730
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE
RESIDENTIAL REAL PROPERTY

5448 WOODLAND BOULEVARD
OXON HILL, MARYLAND 20745

Under and by virtue of the power of sale contained in that certain Deed of Trust, Security Agreement and Assignment of Leases and Rents executed by 5448 Woodland Blvd Associates, LLC, and dated September 25, 2023, and recorded among the Land Records of Prince George's County, Maryland, at Liber 49276, folio 79 (the "Deed of Trust"), the holder of the indebtedness secured by the Deed of Trust ("Noteholder") having subsequently appointed Hunter C. Piel and Scott B. Wheat (collectively, the "Substitute Trustees") as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of Prince George's County, Maryland for the purposes therein contained, default having occurred under the terms of the Deed of Trust, the Substitute Trustees will offer for sale at public auction to the highest qualified bidder at the steps of the Circuit Court for Prince George's County, located at 14735 Main Street, Upper Marlboro, Maryland 20772, on:

Tuesday, April 29, 2025
at 11:20 a.m.

ALL OF THAT real property being situate in Prince George's County, Maryland, and the improvements thereon (collectively, the "Property"), in fee simple, being more particularly described in the Deed of Trust, and generally known 5448 Woodland Boulevard, Oxon Hill, Maryland 20745.

TERMS OF SALE: A deposit in the amount of Ten Thousand Dollars (\$10,000.00), payable in cash, certified check, or other form acceptable to the Substitute Trustees, in their sole and absolute discretion, will be required of the purchaser(s) at the time and place of sale. The deposit must be increased to 10% of the purchase price within two (2) business days, and delivered to the office of the Substitute Trustees in the same form as the initial deposit. The balance of the purchase price shall be due in cash or by certified check with interest on the unpaid balance of the purchase price at the rate of ten percent (10%) per annum from the date of sale and including the date of settlement. In the event the Noteholder, 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. Taxes, water charges, ground rent, if any, and all other municipal charges and liens owed against the Property shall be the sole responsibility of the purchaser(s) and shall be paid for by the purchaser(s) at settlement. In addition, all other charges, expenses and liens owed against the Property including, but not limited to, all condominium fees and expenses and public charges and assessments owed against the Property and payable on an annual basis, such as sanitary and metropolitan district charges, if any, shall also be the responsibility of the purchaser(s) and shall be paid by the purchaser(s) at settlement. The Substitute Trustees reserve the right to reject any and all bids, and to extend the time for settlement, if applicable. In the event taxes or other municipal charges owing on or with respect to the Property have been prepaid they shall be adjusted at settlement between the Substitute Trustees and the purchaser(s) to the date of the foreclosure sale.

The Property will be sold in an "AS IS" condition and without any warranties or representations, either express or implied, as to the nature, condition or description of the 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 purchaser(s) at the foreclosure sale shall assume the risk of loss for the above-referenced Property immediately after the sale takes place. It shall be the purchaser(s)' responsibility to obtain possession of the Property following ratification of the sale by the Circuit Court for Prince George's County, Maryland.

The Property will be sold subject to all of the following that are not extinguished as a matter of law by the foreclosure sale: all easements, conditions, liens, restrictions, rights of redemption, covenants, encumbrances, ground rents, ground leases, such state of facts that an accurate survey or physical inspection of the Property might disclose, and agreements of record affecting the same, if any.

The purchaser(s) shall pay all documentary stamps, state and local transfer taxes, recordation taxes and fees, title examination costs, attorney's fees, conveyance fees and all other incidental settlement costs. The purchaser(s) shall settle and comply with the sale terms within twenty (20) days following the final ratification of sale by the Circuit Court for Prince George's County, Maryland, unless said period is extended by the Substitute Trustees for good cause shown. Time is of the essence.

In the event the purchaser(s) fails to go to settlement as required, in addition to any other legal or equitable remedies available, the Substitute Trustees may, without further order of the court, declare the aforementioned deposit forfeited and resell the Property at the purchaser's sole risk and expense. In such event, the defaulting purchaser(s) shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of both sales, reasonable attorney's fees, all other charges due, and incidental damages. 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.

If the Substitute Trustees are unable to convey the Property as described above, the purchaser(s)' sole remedy at law or in equity shall be limited to the refund of the aforementioned deposit, without interest thereon. Upon refund of the deposit to the purchaser(s), the sale shall be void and of no effect, and the purchaser(s) shall have no further claim against the Substitute Trustees or the Noteholder.

The information contained herein was obtained from sources deemed to be reliable, but is offered for informational purposes only. The Auctioneer, the Noteholder and the Substitute Trustees do not make any representations or warranties with respect to the accuracy of this information.

Hunter C. Piel,
Scott B. Wheat
Substitute Trustees

For further information, contact:
Hunter C. Piel, Esquire
Piel Law Firm, LLC
502 Washington Avenue, Suite 730
Towson, Maryland 21204
(410) 849-4888



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SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

1115 BURKETON ROAD
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Alexander Serrette and Bessie Serrette dated November 14, 2013 and recorded in Liber 35882, folio 126 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

APRIL 29, 2025 AT 11:39 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #17-1868678. 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 22-002300-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

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Apr 9,16,23, 2025

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(301) 907-8000
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SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

7824 HANOVER PARKWAY, UNIT #101
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Karen M. Lee dated October 25, 2021 and recorded in Liber 46576, folio 21 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

APRIL 29, 2025 AT 11:37 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 numbered 432 in a horizontal property regime known as "Greenbriar Condominium - Phase II" and more fully described in the aforesaid Deed of Trust. Tax ID #21-2336329. 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 \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price 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 23-001127-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

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Apr 9,16,23, 2025

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Rockville, MD 20852
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SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

7007 MIGLIORI COURT
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated June 7, 2019, recorded in Liber 42280, Folio 92 among the Land Records of Prince George's County, MD, with an original principal balance of \$195,550.00, 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

APRIL 29, 2025 AT 12:09 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. The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 362245-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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Apr 9,16,23, 2025

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SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

1129 MARCY AVENUE
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Chantel Gray dated November 29, 2021 and recorded in Liber 46791, folio 149 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

APRIL 29, 2025 AT 11:35 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #12-1306802. The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/ herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-003241-MD-F-2.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

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Apr 9,16,23, 2025

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SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

8315 GIBBONS DRIVE
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated July 6, 2007, recorded in Liber 30819, Folio 116 among the Land Records of Prince George's County, MD, with an original principal balance of \$296,250.00, 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

APRIL 29, 2025 AT 12:01 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. 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 \$22,000 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. 200595-2)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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Apr 9,16,23, 2025

0012489245

BWW Law Group, LLC
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SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

10612 SIR BRENDAN AVENUE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated January 31, 2020, recorded in Liber 43201, Folio 116 among the Land Records of Prince George's County, MD, with an original principal balance of \$603,537.00, 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

APRIL 29, 2025 AT 12:03 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. 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 \$54,000 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. 362455-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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Apr 9,16,23, 2025

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Prince Georges County

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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

5945 ADDISON ROAD
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated May 29, 2015, recorded in Liber 37152, Folio 528 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,000.00, 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

APRIL 29, 2025 AT 11:53 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 \$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, 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. 361238-1)

Howard N. Bierman, Carrie M. Ward, et al.,
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Apr 9,16,23, 2025

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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

610 FIFTH STREET A/R/TA 610 5TH STREET
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated September 24, 2007, recorded in Liber 29316, Folio 173 among the Land Records of Prince George's County, MD, with an original principal balance of \$284,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 29, 2025 AT 11:55 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 344897-2)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

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Prince Georges County

Diamond Iotina LLC
1 Village Square, Suite 1510
Baltimore, Maryland 21210

SUBSTITUTE TRUSTEE'S SALE
COMMERCIAL OFFICE BUILDING

8905 Ballard Lane
CLINTON, MARYLAND 20735

(Civil Action Case No. C-16-CV-25-000289 in the Circuit Court for Prince George's County)

Under and by virtue of the power of sale contained in a certain Purchase Money Deed of Trust from Mpire Real Estate Holdings, LLC to Barbara A. Nixon and Mary Asbury, Trustees, dated May 27, 2022, and recorded June 23, 2022 in Liber 47845, folio 499 among the Land Records of Prince George's County, MD, the holder of the indebtedness secured by the Deed of Trust having appointed Cindy R. Diamond, 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

MAY 6, 2025 AT 11:15 AM

The land referred to herein is located in Prince George's County, Maryland and is described as follows:

Southerly 80' by the full depth of the Lots numbered Sixty-five (65) and sixty-six (66) in the subdivision known as "JAMES G. BALLARD'S SUBDIVISION" as per plat recorded in Plat Book B9.9, folio 28, beginning at the southeast corner of Lot numbered Sixty-six (66) and running S. 74 degrees 52' W. 2175' to an iron pipe, thence with the west line of Lot numbered Sixty-five (65), N. 14 Degrees 58' W. 80' to an iron pipe, thence through Lots 66 and 65, N. 74 degrees 52' E. 218.01' to an iron pipe, thence with the west side of Ballard Drive, S. 14 degrees 36' E. 80' to an iron pipe at the point of beginning containing 17,420 square feet.

The improvements there on being known as No. 8905 Ballard Lane, Clinton, MD 20735.

Tax ID #09-0884197.

The Property consists of a one-story office/retail building totaling 1,250 square feet (+/-) above-grade with a 768 square feet (+/-) detached garage and front and rear parking lots with south-side driveway access.

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 her 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 and to forfeit the Purchaser's deposit. 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 the 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 submitted to all matters known and unknown, in

851 Prince Georges County 851 Prince Georges County
TRUSTEE'S SALE
8739 Brae Brooke Drive, Lanham, MD 20706

Trustee's Sale of valuable fee simple property improved by premises known as 8739 Brae Brooke Drive, Lanham, MD 20706. By virtue of the power and authority contained in a Deed of Trust, dated August 26, 2011, and recorded in Liber 32932 at Page 578 among the land records of the County of Prince George's, in the original principal amount of \$155,846.00. 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 **April 29, 2025 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 21-2307247

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. 19-284662.

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



Apr 9,16,23, 2025 0012486875

TRUSTEE'S SALE
11500 Sequoia Ln, Beltsville, MD 20705

Trustee's Sale of valuable fee simple property improved by premises known as 11500 Sequoia Ln, Beltsville, MD 20705. By virtue of the power and authority contained in a Deed of Trust, dated May 28, 2011, and recorded in Liber 33071 at Page 250 among the land records of the County of Prince George's, in the original principal amount of \$100,000.00. 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 **May 13, 2025 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 01-0059923

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 23-295715.

William M. Savage, et al., Substitute Trustees.

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Charlotte, North Carolina 28216
(410) 769-9797



Apr 23,30,May 7, 2025 0012487327

TRUSTEE'S SALE
4008 Parkwood St, Brentwood, MD 20722

Trustee's Sale of valuable fee simple property improved by premises known as 4008 Parkwood St, Brentwood, MD 20722. By virtue of the power and authority contained in a Deed of Trust, dated March 15, 2006, and recorded in Liber 24687 at Page 484 among the land records of the County of Prince George's, in the original principal amount of \$252,000.00. 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 **April 29, 2025 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 02-0128694

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. 22-291720.

William M. Savage, et al., Substitute Trustees.

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Suite 400, Charlotte, North Carolina 28216
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Apr 9,16,23, 2025 0012487990

851 Prince Georges County 851 Prince Georges County
Law Offices of
Funk & Bolton, P.A.
100 Light Street, Suite 1400
Baltimore, Maryland 21202
SUBSTITUTE TRUSTEE'S SALE OF VALUABLE
IMPROVED COMMERCIAL REAL ESTATE PROPERTIES
(Known As)
4335 Northview Drive, Unit #23U
and
4339 Northview Drive, Unit #21U
Bowie, Maryland 20716

Under and by virtue of the power of sale contained in that certain Purchase Money Deed of Trust from Berkeley Kincaid, Ltd. ("Grantor") to Joanie Kreger, Trustee, dated July 31, 2020, and recorded among the Land Records of Prince George's County, Maryland, at Book 44006, page 73, (the "Deed of Trust"), the holder of the indebtedness secured by said Deed of Trust (the "Noteholder") having subsequently appointed Eric S. Schuster as Substitute Trustee in the place of the former trustee by instrument duly executed, acknowledged, and recorded among the Land Records of Prince George's County, Maryland, default having occurred under the terms of the Deed of Trust and at the request of the parties as secured thereby, the undersigned Substitute Trustee (the "Trustee") will offer for sale at public auction on the steps of the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Courthouse, Upper Marlboro, Maryland 20772 on:

May 6, 2025
at 11:00 a.m.

ALL OF THAT real property and the improvements thereon being situated in Prince George's County, Maryland (the "Properties") and being more particularly described as follows:

UNIT 23-U
Unit 23U of TOWN CENTER OFFICE CONDOMINIUM ("Condominium") according to the Declaration of Condominium thereof ("Declaration"), recorded in Liber 6847, folio 257, of the Land Records ("the "Land Records") of Prince George's County, Maryland, and as described in the Condominium Plat of the Condominium recorded in plat book 135, Plat 93 of the Land Records as amended by that certain First Amendment to Declaration of Condominium of Town Center Office Condominium recorded among the Land Records in Liber 6881, Folio 813, and as further amended by that certain Second Amendment to the Declaration of Condominium of Town Center Office Condominium recorded among the Land Records in Liber 6900, Folio 952.

Being located in the 7th Election District of said County.

and

UNIT 21-U
Unit 21-U in Building 1 of TOWN CENTER OFFICE CONDOMINIUM ("Condominium") according to the Declaration of Condominium thereof ("Declaration"), recorded in Liber 6847, folio 257, of the Land Records ("the "Land Records") of Prince George's County, Maryland, and as described in the Condominium Plat of the Condominium recorded in plat book 135, Plat 93 of the Land Records as amended by that certain First Amendment to Declaration of Condominium of Town Center Office Condominium recorded among the Land Records in Liber 6881, Folio 813, and as further amended by that certain Second Amendment to the Declaration of Condominium of Town Center Office Condominium recorded among the Land Records in Liber 6900, Folio 952.

The Properties are believed to contain the following:
a) Office condominium Unit #23U containing approximately 869 feet of net rentable area with Tax ID# 07-0747618 ("Parcel One"), and
b) Office condominium Unit #21U containing approximately 1408 feet of net rentable area with Tax ID# 07-0747592 ("Parcel Two").

TERMS OF SALE: Each of the two (2) Parcels shall be offered separately with the bids reserved. Thereafter the two (2) Parcels shall be offered as an entirety, with the sale being made in the manner producing the highest price. For: (a) Parcel One, a deposit payable by certified check or cashiers' check, in the amount of Twenty Thousand Dollars (\$20,000.00) will be required of the Purchaser at time and place of sale; (b) Parcel Two, a deposit payable by certified check or cashiers' check, in the amount of Thirty Thousand Dollars (\$30,000.00); and (c) a deposit of Fifty Thousand Dollars (\$50,000.00) for all two (2) Parcels as an entirety. The deposits must be increased to 10% of the purchase price within 2 business days after sale and delivered to the office of auctioneer in the same form as the initial deposits. The balance of the purchase price shall be due in cash or by certified check with interest on the unpaid balance of the purchase price at the rate provided in the Promissory Note executed in connection with the Deed of Trust from the date of sale to and including the date of settlement. In the event the Noteholder, 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.

Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be the responsibility of the purchaser(s) and shall be paid by the purchaser(s) at settlement. The cost of all documentary stamps, recordation taxes, document preparation, and transfer taxes is to be paid by the purchaser(s). The Trustee reserve the right to reject any and all bids and to extend the time for settlement, at their discretion.

The Properties will be sold in an "AS IS" condition and without any warranties or representations, either express or implied, as to the nature, condition, or description of the improvements. In addition, the Properties 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 with respect to the Properties, and subject to all matters and restrictions of record affecting the same, if any. The purchaser(s) at the foreclosure sale shall assume the risk of loss for the above-referenced Properties immediately after the sale takes place. It shall be the purchaser(s)' responsibility to obtain possession of the Properties following ratification of its sale by the Circuit Court for Prince George's County, Maryland, and conveyance of the Properties by the Trustee to the purchaser(s).

The Properties will be sold subject to all senior liens and encumbrances that are not extinguished by operation of law or by the foreclosure sale of the Properties and subject to all easements, conditions, restrictions, rights of redemption, covenants, such state of facts that an accurate survey or physical inspection of the Properties might disclose, and agreements of record affecting the Properties.

The purchaser(s) shall pay at settlement all state and local transfer taxes, documentary stamps, recordation taxes and fees, title examination costs, attorneys' fees, conveyance fees, and all other incidental settlement costs. The purchaser(s) shall settle and comply with the terms of sale within twenty (20) days following the final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said period is extended by the Trustee for good cause shown. Time is of the essence. Settlement shall be held at the offices of Funk & Bolton, P.A., 100 Light Street, Suite 1400, Baltimore, Maryland 21202.

In the event the purchaser(s) fail to go to settlement as required, in addition to any other legal or equitable remedies available to them, the Trustee may, without further order of the court, declare the aforementioned deposit forfeited and re-sell the Properties at the purchaser(s)' risk and expense. In such event, the defaulting purchaser(s) shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of both sales, reasonable attorneys' fees, all other charges due, and incidental damages. In the event the resale of the Properties 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 in any such excess amounts and shall not be entitled to any distribution whatsoever from the resale proceeds. 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.

If the Trustee are unable to convey the Properties as described above, the purchaser(s)' sole remedy at law or in equity shall be limited to the refund of the aforementioned deposit, without interest thereon. Upon refund of the deposit to the purchaser(s), the sale shall be void and of no effect, and the purchaser(s) shall have no further claim against the Trustee or the Noteholder.

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 Trustee do not make any representations or warranties with respect to the accuracy of this information.

Eric S. Schuster
Substitute Trustee

For Further Information, Contact:
Eric S. Schuster, Esquire
Funk & Bolton, P.A.
100 Light Street, Suite 1400
Baltimore, Maryland 21202
410.659.4983



Apr 16,23,30, 2025 0012487388

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1927 BELLARBOR CIRCLE, UNIT B
CROFTON, MD 21114

Under a power of sale contained in a certain Deed of Trust dated August 28, 2017, recorded in Liber 31335, Folio 261 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$164,957.00, 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

MAY 13, 2025 AT 9:23 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and described as Unit lettered "B" in Building numbered Fifty-one (51) in the horizontal Property Regime known as "Habitat 1, Section B" 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 \$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, 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. 340119-11)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508



Apr 23,30,May 7, 2025 0012491144

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

7664 PEPPERBOX LANE
PASADENA, MD 21122

Under a power of sale contained in a certain Deed of Trust dated April 7, 2006, recorded in Liber 17739, Folio 677 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$255,000.00, 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

MAY 13, 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 \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 371325-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508



Apr 23,30,May 7, 2025 0012491138

852 Anne Arundel County 852 Anne Arundel County
BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555
SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON
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

MAY 13, 2025 AT 9:21 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. 378225-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508



Apr 23,30,May 7, 2025 0012491142

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

8047 HIGH OAK ROAD
GLEN BURNIE, MD 21060

Under a power of sale contained in a certain Deed of Trust dated April 18, 2008, recorded in Liber 21111, Folio 476 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$369,751.00, 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

MAY 13, 2025 AT 9:19 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. 323128-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508



Apr 23,30,May 7, 2025 0012491140

850 Montgomery County
IN THE CIRCUIT COURT FOR
MONTGOMERY COUNTY,
MARYLAND
TEFFERA MEKONNEN
Plaintiff
vs.
GENET WELKEBA
Defendant
Family Law No. C-15-FM-22-005341
NOTICE OF SALE

NOTICE IS HEREBY given by the Circuit Court for Montgomery County, Maryland this 11th day of April, 2025, that the sale of the property mentioned in these proceedings, 23340 Brewers Tavern Way, Clarksburg, MD 20871, made and reported by the Sheriff for Montgomery County, Maryland, before the Court, and in these proceedings, unless cause to the contrary thereof shown on or before the 11th day of June, 2025, provided that a copy of this Notice be published in a newspaper of general circulation in this county, once in each of three successive weeks, before the 7th day of May, 2025. The sale was conducted on March 28, 2025 and was sold to the highest bidder for the sum of \$319,000.00.

Karen A. Bushell
Clerk, Circuit Court for
Montgomery County
Apr 16,23,30

WEDNESDAY, APRIL 23, 2025

EZ

852	Anne Arundel County	852	Anne Arundel County
	BWW Law Group, LLC 6003 Executive Blvd., Suite 101 Rockville, MD 20852 (301) 961-6555		
	SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON		
	8276 WB AND A ROAD SEVERN, MD 21144		

Under a power of sale contained in a certain Deed of Trust dated November 19, 2021, recorded in Liber 38167, Folio 430 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$262,300.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MAY 6, 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 \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 363988-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute TrusteesLICENSE NOS. A000113, A000176, A000177, A000193,
A000424, A000479, A000507, A000508908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Apr 16,23,30, 2025 0012490006

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****3018 SPICE BUSH ROAD
LAUREL, MD 20724**

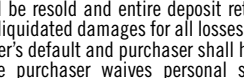
Under a power of sale contained in a certain Deed of Trust dated November 16, 2007, recorded in Liber 19708, Folio 440 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$349,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

MAY 13, 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 \$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. 371730-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute TrusteesLICENSE NOS. A000113, A000176, A000177, A000193,
A000424, A000479, A000507, A000508908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Apr 23,30,May 7, 2025 0012491137

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		
	8650 WILLOW LEAF LANE ODENTON, MD 21113		

APRIL 29, 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 described as Unit No. 8650, Building 6, Lot 6, as shown on the plat entitled "Planned Unit Development Phase Three, Unit 6 - Building #6 Condominium Plat Woodland Walk Condominium at Piney Orchard, a Triplex Dwelling Unit Condominium Subdivision" and more fully described in the aforesaid Deed of Trust. Tax ID #04-571-90098601.

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 amounts 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 23-000562-MD-F-2.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

LICENSE NOS. A000113, A000176, A000177, A000193,
A000424, A000479, A000507, A000508908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Apr 9,16,23, 2025 0012489261

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		
	140 OLEN DRIVE GLEN BURNIE, MD 21061		

Under a power of sale contained in a certain Deed of Trust from William M. 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

APRIL 29, 2025 AT 9:15 AM

ALL THAT LEASEHOLD 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 #05-605-02496000. The property will be sold subject to an annual ground rent of \$120.00, payable on the 2nd day of March and September. 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 amounts 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.

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

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852	Calvert County	853	Calvert County
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	SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON		
	10 STEVENS ROAD GLEN BURNIE, MD 21060		

Under a power of sale contained in a certain Deed of Trust dated July 28, 2008, recorded in Liber 20356, Folio 170 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$447,000.00, 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

APRIL 29, 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 \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 368725-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute TrusteesLICENSE NOS. A000113, A000176, A000177, A000193,
A000424, A000479, A000507, A000508908 York Road • Towson, MD 21204 • 410.828.4838
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Apr 9,16,23, 2025 0012489226

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		
	140 OLEN DRIVE GLEN BURNIE, MD 21061		

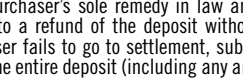
Under a power of sale contained in a certain Deed of Trust from William M. Andrews dated August 30, 2005 and recorded in Liber 16925, folio 662 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

APRIL 29, 2025 AT 9:15 AM

ALL THAT LEASEHOLD 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 #05-605-02496000. The property will be sold subject to an annual ground rent of \$120.00, payable on the 2nd day of March and September. 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 amounts 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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Apr 9,16,23, 2025 0012489260

852	Anne Arundel County	852	Anne Arundel County
	TRUSTEE'S SALE 1220 Hillcrest Rd, Odenton, MD 21113		
	Trustee's Sale of valuable fee simple property improved by premises known as 1220 Hillcrest Rd, Odenton, MD 21113. By virtue of the power and authority contained in a Deed of Trust, dated March 31, 2021, and recorded in Liber 36579 at Page 34 among the land records of the County of Anne Arundel, in the original principal amount of \$435,120.00. 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 April 29, 2025 at 4:00 PM, all that property described in said Deed of Trust including but not limited to:		
	Tax ID# 04-465-01816980		

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 23-293580.

William M. Savage, et al., Substitute Trustees.

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(410) 769-9797

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Apr 9,16,23, 2025 0012486873

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		
	426 SEAGULL LANE LUSBY, MD 20657		

Under a power of sale contained in a certain Deed of Trust dated August 31, 2021, recorded in Liber 6070, Folio 63 among the Land Records of Calvert County, MD, with an original principal balance of \$277,777.00, 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

MAY 6, 2025 AT 3:00 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. 369689-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees908 York Road • Towson, MD 21204 • 410.828.4838
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Apr 16,23,30, 2025 0012490017

Should
you eat it
or toss it?

Put your
knowledge
to the test.



Your appetite for reducing food waste
just might be tied to your risk tolerance

BY RACHAEL JACKSON
WITH ILLUSTRATIONS BY INES PAGNIEZ

Moldy cheese. Old yogurt. That pot of soup you left on the counter overnight. ¶ No one enjoys wasting food. It's like throwing away money, especially given the price of groceries right now. Not to mention that food waste, which amounts to millions of tons a year in the United States, squanders resources and is a significant driver of climate change. ¶ An overly cautious embrace of “when in doubt, throw it out” can lead to pitching perfectly fine food. But foodborne illnesses are scary, too. Widespread listeria outbreaks made national headlines in 2024, including one that was linked to 10 deaths. The Centers for Disease Control and Prevention estimates that about 1 in 6 Americans come down with a foodborne illness every year, with 128,000 people hospitalized and 3,000 dying. ¶ How do you know when a food just seems iffy and is actually fine or when it has become a biohazard? Understanding more about the inner workings of our food and microorganisms helps resolve the waste/safety tension. ¶ Test your knowledge with the quiz on Page E3. The scenarios and answers are based on interviews with scientists and other expert sources, and the quiz is calibrated for someone with, let's say, an average risk tolerance. Depending on your health status and food sensitivities, you may wish to exercise more caution. If you're aware of heightened risks and want to eat something anyway, well, you do you.

Take the quiz on **E3**

DINNER IN MINUTES

Instant Pot ropa vieja is hearty, saucy and ready in about half the time of the traditional stovetop dish. **E2**

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With Berries and Nuts **E3**

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*A sour taste
is what
makes these
drinks great*

Spirits

M. CARRIE
ALLAN

It's long baffled me how two of the most essential flavors — sour and salty — came to be associated

with bad moods. Tasting food, the only criticism I level more frequently than “this dish needs more acid” is “this dish needs more salt.” Each is essential, providing its own kind of brightening and binding, lifting and highlighting the flavors around it. Yet, with people, both “salty” and “sour” have evolved to describe anger or unpleasantness. It must be based on facial reactions: the pinched grimace of a person who has taken a bite of lemon echoing the pinched scowl of someone who wants to speak with a manager.

A sour person is someone to avoid. A sour in the cocktail world, though, is something to embrace.

You probably already are. Perusing all the drink recipes throughout Philip Greene's new book, “Sours: A History of the World's Most Storied Cocktail Style,” I was reminded that this is a category loaded with beloved classics, a drink dynasty whose legacy has been partially obscured by its most famous family members. Sure, the

SEE **SOURS** ON **E5**

RECIPE

Southside Cocktail **E5**

Tariffs could
make pure
vanilla even
more pricey

What to use instead
if the baking staple
becomes too expensive

BY BECKY KRystal

Tucked near the top of President Donald Trump's list of countries set to face “reciprocal” tariffs on exports to the United States was one that alarmed more than a few avid bakers: Madagascar. The island nation off the southeast coast of Africa is the source of an estimated 80 percent of the world's natural vanilla. While Trump this month announced a 90-day pause on those “reciprocal” tariffs, when the pause expires, exports from Madagascar are slated to be taxed at a rate of 47 percent. In this unsettled interim, exporters say they have seen a surge in rushed orders from American buyers.

Pure vanilla extract is probably already the most expensive ingredient in the average baker's pantry. And home cooks who are still smarting over the eye-popping price of eggs now have another cause for frustration.

While the debate over whether to splurge on pure vanilla is not a new one (and one that won't go away regardless of where the chips fall on tariffs), the possibility of a higher strain on our wallets might be enough to make committed bakers wonder: Is the real stuff actually worth it?

Even asking the question can SEE **VANILLA** ON **E6**

This Instant Pot ropa vieja is a faster version of the meaty Cuban classic



Aaron Hutcherson

DINNER IN MINUTES

Countless cooks have stories of learning family recipes at the apron strings of their parents, passing culinary traditions down from one generation to the next. That was not the case for food writer Kiera Wright-Ruiz.

“Even though I am first-generation American, that never existed for me, because I didn’t have my parents cooking my lunch for me,” she told me over a video call from her home in Tokyo. The child of a Korean mother and an Ecuadorian father, she grew up with various sets of guardians, including time in foster care, where learning to prepare family-favorite dishes wasn’t a priority.

Wright-Ruiz’s mixed ethnicity and occasional disconnection from family led her on a winding path to understanding her identity. With her debut cookbook, “My (Half) Latinx Kitchen,” she documents through vibrant recipes and beautifully written and, at times, incredibly vulnerable essays how being half can lead to being whole.

“I’m pushing the idea that you can be someone of a mixed background and still fully claim the ethnicity of whatever you are,” she said. “I feel like there’s more stories to be told that are in between sort of those margins. And I think mine is an example of that.”

Wright-Ruiz spent years trying to force herself into a box of what society told her it meant to be Latinx, she said. But, over time, she learned that Latinx people — and Latinx food — don’t “have to fit within that box at all. It can be all the million degrees in between.” Many of Wright-Ruiz’s caregivers were from various parts of Latin America, so “My (Half) Latinx Kitchen” is a love letter to the food of the diaspora and how she interprets it as her full self now.

One such recipe is ropa vieja, a classic Cuban dish (with Spanish origins) of shredded beef in a tomato-based sauce with bell peppers. Its name translates to “old clothes” because the shreds of meat are thought to resemble ripped clothing.

“I think it’s a dish that everybody loves,” Wright-Ruiz said. In fact, it was the recipe she chose to serve at a pop-up in Japan to promote the book and introduce people to Latin American food who may never have tried it before. “People from Eastern Europe, other parts of Asia — it made people feel nostalgic for these hearty, meaty, saucy dishes of their own country,” she said.

Ropa vieja recipes are varied. It can be made with different cuts of meat that can be cooked to a range of textures; the viscosity of the sauce can be soupy or thick; recipes omit the tomatoes completely; and even the way it’s prepared can change. (In “Gran Cocina Latina: The Food of Latin America” by Maricel E. Presilla, “A piece of meat first used to make soup is recycled, pulled into shreds like an old garment, and then braised in a savory sauce.” More modern versions typically sear the meat, braise it in liquid, then reduce that liquid into a sauce.)

The version Wright-Ruiz created is an amalgamation of many she’s eaten over the years, cherry-picking her favorite



PHOTOS BY SCOTT SUCHMAN; FOOD STYLING BY LISA CHERKASKY/BOTH FOR THE WASHINGTON POST

aspects, such as the brininess of olives, a sauce that’s “not too brothy” and finishing with a “kick of vinegar, because I feel like it really brightens the tomato.”

I took things a step further by adapting her recipe for the Instant Pot to cut down on the braising time and to make ropa vieja more weeknight-friendly. But in my unfamiliarity with the dish and lack of experience with multicookers, it took me more tries than usual to dial in the recipe to get the texture just right.

The challenge primarily lies in the cut of beef most often used in ropa vieja: flank steak. It’s lean and has long, thick muscle fibers that are typically thinly cut against the grain to reduce chewiness. But that toothsome quality is exactly what this dish is meant to possess.

My first attempt failed due to equipment failure, user error or a combination of the two, in which the appliance didn’t properly come to pressure. In my second try, the meat was tougher than I thought it should be. But I needed a better target. So I made Wright-Ruiz’s ropa vieja following the traditional stovetop method and prepared it alongside my Instant Pot version to compare the two. The traditional method is more



Ropa vieja translates to “old clothes” because the toothsome shreds of flank steak are thought to resemble ripped clothing.

savory, while the Instant Pot version is brighter, due to a different ratio of ingredients — but both are delicious. The biggest difference is that it took about 2 hours of braising time on the stovetop compared with 45 minutes of pressure cooking with the countertop appliance for the meat to achieve the proper texture.

“Once it’s easy to shred, I feel like that’s a good sign. I mean, I personally like it when there’s a little bit of texture to the meat still, because I feel like, if it goes too long, it kind of gets lost a little in the sauce,” Wright-Ruiz said. “You can tell you’re still eating

parts of a steak, but it shouldn’t require a knife.” All that’s left is to make a pot of rice to sop up the rich, tomatoey sauce speckled with briny olives.

Though it’s important to acknowledge the history of a recipe, any beloved dish will continue to evolve; cooks adapt and refashion the classic formula as cooking equipment progresses or access to ingredients changes, or to highlight what they love most about it.

“Like culture at large, [a recipe is] not stuck in time,” Wright-Ruiz said. Its evolution doesn’t negate its identity — nor that of a culture or a person.

Instant Pot Ropa Vieja

4 servings (makes about 4 cups)

Ropa vieja is a classic Cuban dish of shredded beef in a tomato-based sauce with bell peppers. This version is made in the Instant Pot to save on the braising time. (For a more traditional stovetop version, see Variations.) Turn it into a full meal with rice, black beans and fried sweet plantains.

Storage: Refrigerate for up to 4 days, or freeze for up to 3 months.
Active time: 30 mins; **Total time:** 1 hour 30 mins
Adapted from “My (Half) Latinx Kitchen” by Kiera Wright-Ruiz (Harvest, 2025).

Ingredients

- 1 tablespoon extra-virgin olive oil
- 1 large green bell pepper (9 ounces), stemmed, seeded and sliced 1/4-inch thick
- 1 large red bell pepper (9 ounces), stemmed, seeded and sliced 1/4-inch thick
- 1 large yellow bell pepper (9 ounces), stemmed, seeded and sliced 1/4-inch thick
- 1 medium yellow onion (9 ounces), halved and sliced 1/4-inch thick
- 6 garlic cloves, chopped
- 1 1/2 teaspoons freshly ground black pepper
- 3/4 teaspoon fine salt, plus more to taste
- 1/2 cup no-salt-added or low-sodium beef broth or stock
- 1/2 cup dry white wine, such as pinot grigio (see Substitutions)
- 1/3 cup (3 ounces) tomato paste
- 2 bay leaves
- 2 teaspoons ground cumin
- 1 1/2 teaspoons dried oregano
- 1 pound flank steak, halved
- 1/3 cup pimiento-stuffed Manzanilla olives, drained and halved crosswise
- 1 1/2 teaspoons distilled white vinegar
- 1/2 teaspoon granulated sugar

Steps

- Set a programmable multicooker (such as an Instant Pot) to SAUTE (HIGH). When it signals it’s ready, after about 2 minutes, add the oil. (If your model doesn’t have a signal, heat the oil until shimmering, then proceed.) Add the bell peppers, onion, garlic, pepper and salt, and cook, stirring occasionally, until the vegetables start to soften, about 7 minutes.
- Add the broth or stock, wine, tomato paste, bay leaves, cumin, and oregano, and stir to combine. Nestle the steak into the vegetables and liquid, making sure both halves are mostly submerged. Press CANCEL to turn off the heat.
- Lock the lid in place, and set the pressure-release knob to “sealing.” Select PRESSURE COOK (HIGH), and set the cook time to 45 minutes. (It takes about 10 minutes for the appliance to come to pressure before cooking begins.)
- Once the cooking cycle is finished, release the pressure manually by moving the pressure-release handle to “venting,” covering your hand with a towel and making sure to keep your hand and face away from the vent when the steam releases.
- Transfer the steak to a large plate. Set the multicooker to SAUTE (HIGH), bring to a simmer and cook, stirring occasionally, until the liquid reduces by about half to a thick, saucelike consistency, about 15 minutes. Meanwhile, shred the steak with two forks.
- Discard the bay leaves. Return the shredded steak to the multicooker. (The mixture should be saucy but not soupy. If it’s still too wet, continue to reduce the

liquid until it reaches the desired consistency.) Add the olives, vinegar and sugar, and stir to combine. Taste, and season with more salt, as desired. Serve warm.

Substitutions

- Extra-virgin olive oil >> regular olive oil or a neutral oil, such as canola or peanut.
- The specified mix of bell peppers >> any combination of bell peppers.
- Yellow onion >> any onion.
- White wine >> beef broth or stock.
- Flank steak >> skirt steak, brisket or chuck.
- Distilled white vinegar >> apple cider or white wine vinegar.
- Granulated sugar >> brown sugar, honey or agave.

Variations

- To make this on the stovetop: Pat the steak dry and sprinkle with salt and pepper on both sides. Place a Dutch oven over medium-high heat and heat 2 tablespoons extra-virgin olive oil until shimmering. Cook the steak until browned on both sides, about 3 minutes per side; remove the steak and set aside. To the same Dutch oven, add another 1 tablespoon extra-virgin oil, the bell peppers, onion and garlic, and cook, stirring frequently to avoid browning, until the onion starts to turn translucent and the mixture is fragrant, about 5 minutes. Add the tomato paste and cook, stirring frequently, until it darkens in color, about 2 minutes. Add 1 cup dry white wine, such as pinot grigio, and scrape up any brown bits stuck to the bottom of the pot. Add 4 cups no-salt-added or low-sodium beef broth or stock, the bay leaves, cumin, and oregano, and stir to combine.
- Return the steak, along with any accumulated juices, to the pot and bring to a boil. Reduce the heat so the liquid is at a simmer, partially cover and cook, adjusting the heat as needed to maintain a simmer and stirring occasionally, until the steak is tender and can easily be shredded, 1 hour 30 minutes to 2 hours. Transfer the steak to a large plate.
- Uncover the Dutch oven, increase the heat to bring the liquid to a boil, and cook, stirring frequently, until the liquid reduces by about half to a thick, saucelike consistency, about 15 minutes. Discard the bay leaves, return the shredded steak to the sauce and stir to combine. (The mixture should be saucy but not soupy. If it’s still too wet, continue to reduce the liquid until it reaches the desired consistency.) Stir in the olives, vinegar and sugar. Taste, and season with more salt, as desired. Serve warm.

Nutrition | Per serving (1 cup): 335 calories, 24g carbohydrates, 78mg cholesterol, 12g fat, 6g fiber, 29g protein, 4g saturated fat, 698mg sodium, 12g sugar

Recipe tested by Aaron Hutcherson; email questions to food@washpost.com

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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G. Daniela Galarza
EAT VORACIOUSLY

She is away. Her column will resume when she returns.



Test your food safety knowledge with this quiz

Check your answers on the next page. ➡

<p>QUESTION 1</p> <p>You pull a brick of aged cheddar cheese from the depths of your fridge. There’s something green and fuzzy on one corner. Do you ...</p> <p>(A) Eat the cheese.</p> <p>(B) Cut off the moldy area and eat the rest.</p> <p>(C) Cut off the moldy area and use the rest in a cooked dish.</p> <p>(D) Toss it.</p>	<p>QUESTION 2</p> <p>You discover a box of shelf-stable crackers stamped with a date that’s three months ago. The package doesn’t indicate if it’s a “use-by” or “best-by” date or something else. Should you ...</p> <p>(A) Smell, inspect, maybe even taste. If all checks out, eat.</p> <p>(B) Toss it.</p>	<p>QUESTION 3</p> <p>You make guacamole to go with dinner. After the meal, it still looks vibrant and green. You put the leftovers in the fridge. The following night, the guac looks grayish-brown and scummy. Do you ...</p> <p>(A) Eat it.</p> <p>(B) Scrape off the brown area. Eat the rest.</p> <p>(C) Toss it.</p>	<p>QUESTION 4</p> <p>Your preschooler brings a container of cut watermelon home from summer camp. It’s room temperature and may have been swimming around in his backpack since breakfast. It looks and smells fine. Do you ...</p> <p>(A) Serve it for dinner.</p> <p>(B) Serve it to healthy adults, but not the kids.</p> <p>(C) Toss it.</p>	<p>QUESTION 5</p> <p>You find an unopened yogurt that’s a month past its “best-by” date. Do you ...</p> <p>(A) As long as it looks and smells normal, eat it.</p> <p>(B) Cook with it, but don’t eat it.</p> <p>(C) Toss it.</p>
<p>QUESTION 6</p> <p>You bought a cut of beef a day or two ago. It’s on a tray wrapped in plastic. When you take it out of your fridge, you notice the beef no longer looks ruby red. Instead, it’s dull and brown in some areas. Do you ...</p> <p>(A) Inspect the meat. Proceed with your meal prep if its texture and odor are normal.</p> <p>(B) Cut around the brown patches and prepare the rest, as long as the texture and odor are normal.</p> <p>(C) Toss it.</p>	<p>QUESTION 7</p> <p>You stash a bag of potatoes in your pantry. When you finally get around to baked potato night, you find some are oddly soft. One may have leaked some liquid. But some are still firm and look normal. Do you ...</p> <p>(A) Cook and eat them.</p> <p>(B) Toss the obviously rotting potatoes. The ones that are still firm and look normal can be cleaned and cooked.</p> <p>(C) Toss them all.</p>	<p>QUESTION 8</p> <p>You make chicken soup for dinner. The next morning, you discover that the pot is still sitting on the stove and was not refrigerated overnight. Should you ...</p> <p>(A) Immediately put it in the fridge. As long as it still looks and smells fine, it’s fine.</p> <p>(B) Vigorously boil it for at least 10 minutes before serving.</p> <p>(C) Dump it. It’s been out of refrigeration for too long to be safe.</p>	<p>QUESTION 9</p> <p>You make chocolate chip cookie dough following your usual recipe, but you substitute pasteurized eggs for regular eggs so you can fearlessly lick the raw dough off the spoon.</p> <p>(A) Great idea. Pasteurized eggs make this safe.</p> <p>(B) Don’t do it. You still need to bake the dough before eating it.</p>	<p>QUESTION 10</p> <p>Your eggs are a month past the date on the carton. But eggs are expensive right now, and you really don’t want to throw them away. Do you ...</p> <p>(A) Eat them! They’re fine.</p> <p>(B) Crack them into a dish to make sure they look and smell okay before you prepare them.</p> <p>(C) Eat them, but make sure they’re fully cooked. (No runny yolks.)</p> <p>(D) Toss them.</p> <p>(E) B and C.</p>

Overnight vegan French toast starts the day off right



Ellie Krieger
NOURISH

I have documented proof of my adoration for breakfast bakes based on the recipes I have written over the years. There’s a lot to love. The bakes can be made ahead, which takes the pressure off in the morning, letting you relax and sip your coffee as the dish warms in the oven and fills your kitchen with the most enticing aroma. They easily feed a crowd or can cover you as a quick, reheatable breakfast for the weekday mornings. They may be made either sweet or savory and can showcase the most nourishing ingredients: fruit, vegetables, nuts and whole grains.

Nearly all of the breakfast bake recipes I’ve created in the past lean on the traditional milk and eggs as binders, which means those who cannot eat eggs or are vegan have been excluded from the party, but that’s about to change.

This berry-studded French toast bake delivers a creamy center that is dairy- and egg-free. While many vegan French toast

recipes rely on cornstarch added to plant milk for creaminess and binding capacity, I decided to take a more nutrient-dense route by blending soy milk — which I prefer because it’s high in protein, but any plant milk will work — with ground flaxseed, which has an egglike ability to bind and thicken, and cashews, which add a luxurious creaminess.

Pour that mixture with vanilla, orange zest and maple syrup, over cubed whole-grain bread and mixed berries in a baking dish, and let it soak in for a couple of hours or overnight. When you are ready to bake, sprinkle the top with chopped pecans and almonds (or any combination of nuts and seeds you like) and pop it in the oven.

The finished bake bursts with berries and crunchy nuts, warm, fragrant, crisp on the outside and delightfully custardy on the inside. It’s so good that you might want to double the recipe, whether for a relaxed weekend brunch or a week’s worth of breakfasts to start the day.

Krieger is a registered dietitian nutritionist, cookbook author, and cooking show and podcast host. Learn more at [elliekrieger.com](#).



TOM MCCORKLE; FOOD STYLING BY GINA NISTICO/BOTH FOR THE WASHINGTON POST

Vegan French Toast With Berries and Nuts

4 servings (makes about 6 cups)

This French toast bake is crisp on the outside and custardy on the inside. Instead of using the typical milk and eggs, this vegan version involves a creamy blend of nondairy milk, ground flaxseed and cashews. It’s an excellent opportunity to use up bread that’s past its prime.

Make ahead: The pudding needs to be assembled and refrigerated at least 2 hours and up to 12 hours before baking.

Storage: Refrigerate for up to 4 days. To reheat, cover with foil and place in a preheated 350-degree oven until warmed through, or microwave until warmed through.

Active time: 20 mins; **Total time:** 1 hour, plus at least 2 hours of chilling

From cookbook author and registered dietitian nutritionist Ellie Krieger.

Ingredients

- Neutral oil, such as canola or grapeseed, for the pan
- 6½ ounces (184 grams) day-old whole-grain crusty bread, such as a boule, cut into ¾-inch dice (5 cups)
- 1½ cups (375 grams) mixed fresh berries, such as blueberries, raspberries and quartered strawberries
- 1½ cups (360 milliliters) unsweetened soy or almond milk
- ⅓ cup (40 grams) raw cashews
- 3 tablespoons ground flaxseed
- 1 tablespoon maple syrup, plus more for serving
- 1 teaspoon vanilla extract
- 1 teaspoon finely grated orange zest (from 1 orange)
- ½ cup (40 grams) chopped unsalted pecans
- ⅓ cup (30 grams) sliced almonds

Steps

- Lightly brush an 8-inch square baking pan with oil. Place the bread and berries in the pan, toss to combine, then spread into an even layer.
- In a blender, combine the milk, cashews, flaxseed, maple syrup, vanilla and zest, and blend until smooth. Let the mixture rest until slightly thickened, about 5 minutes, then stir it well and pour over the bread and berries, spreading it around and moving the bread or berries as needed so

the liquid saturates the bread evenly. Cover, and refrigerate for at least 2 hours and up to 12 hours.

- When ready to bake, position a rack in the middle of the oven and preheat to 350 degrees.
- Sprinkle the top of the bread mixture with the pecans and almonds. Bake, uncovered, for 35 to 40 minutes, or until the French toast is set and the top is nicely browned. Let the bake sit for 5 to 10 minutes before serving, with additional maple syrup for drizzling.

Substitutions

- Whole-grain bread >> any crusty bread.
- Not vegan? >> Use regular milk (any fat level), 3 large eggs and honey.
- Pecans or almonds >> use just one type of nut, or sunflower or pumpkin seeds.
- Maple syrup >> agave or honey (if not vegan).
- Only have one type of berry? >> Use that.
- Soy or almond milk >> other non-dairy milk (excluding canned coconut milk).
- Cashews >> blanched almonds.

Nutrition | Per serving (1½ cups): 392 calories, 45g carbohydrates, 0mg cholesterol, 20g fat, 7g fiber, 12g protein, 2g saturated fat, 353mg sodium, 13g sugar

Recipe tested by Olga Massov; email questions to [food@washpost.com](#)



➔ Answers from previous page.

QUESTION 1

B

Cut off the moldy area and eat the rest.

When it comes to mold on hard cheeses, the Agriculture Department advises cutting off the fuzzy area with a 1-inch margin to account for below-surface growth that might not be visible. If your soft cheese (brie, cottage cheese or goat cheese, for example) is hosting uninvited mold, however, the agency says you should throw it away entirely; mold more easily penetrates high-moisture foods.

QUESTION 2

A

Smell, inspect, maybe even taste. If all checks out, eat.

Date labels generally are not federally regulated. When it comes to shelf-stable goods such as crackers, quality, not safety, is at stake. Manufacturers use their discretion and deploy a range of phrases, or sometimes no phrase at all, next to the date. Dry, shelf-stable crackers may eventually taste stale or rancid but won't suddenly become unsafe, and could still taste great for a while after the date passes. Just use your senses.

QUESTION 3

B

Scrape off the brown area. Eat the rest.

The top of the guacamole may look gross, but it's not a food safety issue. Compounds in the avocado reacted with oxygen in the air, creating that grayish-brown color. Oxygen will struggle to reach below the surface, so you can scrape off the discolored layer. (Or you can sample it. I've found the severity can vary, and sometimes it looks bad and tastes fine.) To prevent this, store your guacamole in a way that minimizes exposed surface area and/or squirt lemon juice on top.

QUESTION 4

C

Toss it.

Once you cut into fruit, you break open cells, making moisture and nutrients available to any lurking bacteria. Low temperatures slow microbial growth, which is why cut fruit should be refrigerated. Additionally, melon is a less-acidic fruit, making it easier for bacteria to dig into.

Don Schaffner, a Rutgers University food microbiologist, said the watermelon might look and smell fine. But, he said, after the fruit was left out for the day, especially a hot summer day, "if there were pathogens there, then they could be multiplying up to levels that are very likely to cause you to get sick." While he advises against serving it to anyone, those with less developed or weaker immune systems are particularly vulnerable.

QUESTION 5

A

As long as it looks and smells normal, eat it.

While date label phrases generally aren't federally regulated, manufacturers typically write "best by" to indicate how long they'll guarantee quality, not as a bright line about food safety. As dairy products go, yogurt is rather robust; its natural acidity keeps problematic bacteria at bay. You may notice it tastes more tart as it ages.

If you're still unsure, use your senses. If the yogurt's appearance, scent and texture are normal, it should be fine.

QUESTION 6

A

Inspect the meat. Proceed with your meal prep if its texture and odor are normal.

After slaughter, raw beef goes from maroon to red in minutes and then from red to brown in days; oxygen exposure triggers a cascade of color-changing biochemical reactions unrelated to food safety. Vacuum-packaged cuts retain a purplish hue for a long time, but oxygen easily slips through the plastic you typically find wrapped around butcher counter beef trays. So a brown color indicates older beef, but not necessarily spoiled beef.

"Lots of things can speed up or slow down the oxidation reaction that changes meat from red to brown," Janeal Yancey, a meat scientist at the University of Arkansas, explained in an email. For example, low levels of oxygen (which can occur under stuck-on labels) can speed the color change along.

As long as the meat isn't slimy or emitting a foul odor and otherwise seems normal, it should be fine. Just cook it soon. It's nearing the end of its shelf life.

QUESTION 7

B

Toss the obviously rotting potatoes. The ones that are still firm and look normal can be cleaned and cooked.

Very soft and leaky potatoes could have succumbed to bacteria or been damaged by too-cold temperatures. (This could have happened before you bought them.) They won't taste good, and you'll want to discard them. But if some of their roommates are still firm and look and smell normal, give them a good scrub and prepare as usual. Cook the remaining potatoes soon. Their shelf life could be limited.

QUESTION 8

C

Dump it. It's been out of refrigeration for too long to be safe.

It breaks my heart to urge throwing away a pot of soup. But here's the thing: This soup has spent many hours in the bacteria-friendly "danger zone" of 40 to 140 degrees Fahrenheit. While trace amounts of certain bacteria are a normal part of our environment and typically leave us alone, if they reproduce enough — which they could do enthusiastically in a moist, warm, nutrient-loaded soup — your odds of gastrointestinal distress go up dramatically. If active pathogens are present, boiling will kill them, but some bacteria leave behind illness-causing, heat-resistant toxins.

Another twist: Some bacteria survive boiling as spores and then "wake up" and get to work as the soup cools into the danger zone. Schaffner noted that this all happens while the soup still looks, smells and tastes normal.

"Does that mean that every time somebody leaves soup out overnight and eats it the next morning, they're going to get sick? No," Schaffner said, pointing out the many variables at play. "But it would be often enough that I wouldn't feel safe recommending it."

QUESTION 9

B

Don't do it. You still need to bake the dough before eating it.

Using pasteurized eggs diminishes the risks from raw eggs, but raw flour is also hazardous, because germs can contaminate wheat grains in the field or after harvest, according to the CDC. Disease-causing bacteria can survive bleaching, grinding and other grain-processing treatments. Commercial cookie dough products designed to be eaten raw are typically made with heat-treated flour.

Is it possible to eat this cookie dough without incident? Of course. Flour can be contaminated, but not all flour is contaminated. So eating it raw is rolling the dice.

QUESTION 10

E

B and C.

According to the Agriculture Department, eggs should be good for three to five weeks after you bring them home, assuming you're keeping them in a fridge set to 40 degrees Fahrenheit or slightly lower.

Ken Anderson, a poultry scientist at North Carolina State University, said they can easily last longer. "I've done research projects where we kept eggs for 12 weeks and they were still Grade A," he said.

Regardless of your eggs' age, Anderson suggests cracking them into a bowl to inspect them before putting them in a pot, pan or mixing bowl. "If it doesn't look right, don't eat it," he said.

Schaffner said eggs' natural defenses eventually weaken as they age. But, he said, any additional risk goes away if you fully cook the eggs.

Choosing between salted and unsalted butter, using up tortilla chips, and more

Q&A

AARON HUTCHERSON AND BECKY KRystal

Each Wednesday at noon, Post food writer Aaron Hutcherson and recipes editor Becky Krystal answer questions and provide practical cooking advice in a chat with readers at washingtonpost.com/community. Here are edited excerpts. Recipes whose names are capitalized can be found at our Recipes landing page at washingtonpost.com/recipes.

Q: Is there any difference, aside from the obvious taste of salt, between using salted or unsalted butter in a recipe?

A: Most recipes call for unsalted butter. The risk of using salted butter instead is that, if the recipe calls for additional salt, it could end up being too much in the end.

— Aaron Hutcherson

A: Cook's Illustrated offers a few other reasons unsalted butter is preferable, including that salt content can vary by brand, so converting to using salted butter can be tricky and give you inconsistent results. Salted butter also typically contains more water, which can affect the texture of baked goods, and it foams more in browning, making it harder to monitor the color and keep the milk solids from burning.

— Becky Krystal

Q: Does cornstarch have an expiration date after which it no longer thickens? How long can you keep it?

A: When stored properly (in a cool, dry place, free of moisture), it can last indefinitely.

— A.H.

Q: How long do baked goods



JUSTIN TSUCALAS; FOOD STYLING BY NICHOLE BRYANT/BOTH FOR THE WASHINGTON POST

If you're trying to use up stale tortilla chips, look no further than The Post's recipe for Chilaquiles, available at wapo.st/recipes.

like brownies keep in the freezer?

A: In theory, they should last indefinitely — as in they won't go bad there. For the best flavor, I'd aim to eat within 1 to 3 months.

— B.K.

Q: Tortilla chips seem to only come in larger bags than my husband and I can use, and we always end up throwing part of a bag away because they are stale. Any advice for keeping them fresh or reviving them, or do you have a recipe to make a small batch from corn tortillas?

A: To keep them fresher longer, keep them as tightly closed in the original bag as you can. Those bags are designed to keep them crisp, so you don't necessarily need to remove the chips from them. You could take the extra step of putting the bag in an airtight container, too. Try

reviving them for a few minutes in a 350-degree oven until crisp and aromatic. If you just want to use them up in their less-than-ideal state, they'd be fine in Tex-Mex Migas; Chilaquiles; and Tortilla Chip Muffins With Honey Butter, or even in or on tortilla soup. Our Green Chilaquiles recipe has a pretty simple method for home-baked tortilla chips.

— B.K.

Q: What's the best way to store mushrooms? I recently had mushrooms start to smell bad within a few days.

A: According to the Kitchn, a breathable paper bag with towels (and not in the crisper drawer — on the bottom shelf of the fridge) is the best way to store mushrooms. A mesh produce bag is probably a fine alternative to a paper bag.

— A.H.

‘Sour’ cocktails are more varied (and familiar) than you might think

SOURS FROM E1

whiskey sour and the amaretto sour are up front about it, but other family members go incognito. We know that Nic Cage is really a Coppola, that Angelina Jolie was born a Voight, that horror-novel prince Joe Hill is descended from the King. But does everyone clinking their cosmopolitans and Collinses, getting their Last Words in, mixing up their margaritas and mai tais and mojitos, know that these drinks are part of the vast extended Sour family?

This is Greene's fifth cocktail book, and, in researching the sour category, he saw similarities to what he'd explored in his earlier book while deconstructing the Manhattan, when he'd recognized that the drink was "a three-part platform — spirit, vermouth, or some fortified or aromatized wine, and bitters," a format that has now been tinkered with endlessly.

The sour, he says, is another classic trinity: At its simplest, it's a ratio of strong (the base spirit), sweet (sugar, syrup or liqueur) and sour (citrus juice, typically lime or lemon). "And how many drinks have come out of that platform?" he says. "The basic sours, the sparkling sours, like the Tom Collins and the whole Collins family, all the tiki drinks, the fizzes — so many drinks have been spawned from those three."

I asked him whether these drinks might need a rebranding. After all, the cocktails known as sours are far more than just tart. They're little tightrope acts — beautifully balanced.

The term was a subject of discussion when it came to the title of his book, Greene says. The original title was going to be "Sweet, Strong, Sour," he says, but the publishers decided to call it just "Sours."

"And I thought, 'Okay, it is a little risky,' but more and more people like sour beer and kombucha," he says. "People have come to understand that sour isn't just like, 'Why would I suck on a lemon?' Once you recognize that 'sour' is just a name that's been in use for 175 years, ... then it's like, let's dig in."

One of the most perfect examples of the simple sour is the daiquiri, which, aside from ice, is nothing more than rum, sugar and lime juice. But because of that simplicity, every ingredient matters — the choice of rum, the form of the sugar, how much time has passed since the juice was squeezed — and the proportions are critical to get right. It's why many cocktail cognoscenti treat the daiquiri as their test drink when they visit a new watering hole, ordering the classic sour to take the measure of the bar and the person standing behind it. The daiquiri's closest cousin, the gimlet, is a similarly exacting sour with gin as its base; the margarita, with its little touch of triple sec, falls into a sour subcategory known as a daisy. (Daisies are sours in which the sweetener is orange liqueur.)

Greene digs into all of these taxonomies in the book: the simple sour vs. the New Orleans sour; the sparkling sour and the Collins, the fizz, the mule, the Crusta, the sling, the fix and the swizzle. And he pairs the education with recipes that translate theory into delicious practice. You'll learn so many drinks, so many names. Just take it slow, or you won't be able to pronounce them by the end.

(Given all the classic citrus drinks that turn out to be sours or variations of sours, I started wondering whether there was any drink with citrus in it that *isn't* some sort of sour. One that I've concluded doesn't qualify is the Cement Mixer, the recipe for which was probably unearthed in the same archaeological dig where the figure of the demon Pazuzu was discovered in "The Exorcist." A shot of Irish cream liqueur and lime juice — yes, it curdles — it doesn't fit the sour mold, unless there's a Sickly Sour subcategory Greene failed to mention. It's also not fit for human consumption. But I digress.)

The roots of all these individual glasses of tangy deliciousness, Greene's book makes clear, are a larger receptacle: the punch bowl, in which the elements of strong, sweet and sour long swirled. Punch was well-established by the mid-17th century, a communal drink, and, when it was served, everyone understood that you were going to hang out until the bowl was empty. But "as we got into the Industrial

Southside Cocktail

1 serving (makes 1 drink)

This classic gin sour, bright with lemon and lime juices and herbal with fresh mint, makes an ideal cocktail for the warmer months. It may even convert the most confirmed gin haters, according to cocktail writer Philip Greene.

Make ahead: The simple syrup needs to be prepared and chilled at least 1 hour in advance.

Storage: Refrigerate the simple syrup for up to 2 months.

Active time: 5 mins; **Total time:** 10 mins, plus 1 hour for chilling, if making simple syrup

Adapted from "Sours: A History of the World's Most Storied Cocktail Style" by Philip Greene (Union Square & Co., 2025).

Ingredients

For the simple syrup

- 1 cup granulated sugar
- 1 cup water

For the drink

- Ice
- 2 ounces London dry gin
- ½ ounce simple syrup
- ½ ounce fresh lemon juice
- ½ ounce fresh lime juice
- 6 fresh mint leaves plus 1 mint sprig, for garnish

Steps

- Make the simple syrup: In a small (1- to 2-quart) pot over medium-high heat, combine the sugar and water, stirring to dissolve the sugar, and bring to a boil. Remove from the heat, let cool until warm, then transfer to a lidded jar or bottle and refrigerate until completely chilled, about 1 hour. You should have about 1½ cups.
- Make the drink: Chill a coupe glass in the freezer for 5 minutes.
- When ready to serve, fill a cocktail shaker halfway with ice, then add the gin, simple syrup, lemon and lime juices, and mint leaves. Shake hard to chill, dilute and crush the mint, about 20 seconds, then double-strain (pour from the strainer lid of a cocktail shaker through a fine-mesh sieve) into the chilled coupe. Slap the mint sprig between your palms to release the aromatics, then fluff it up, garnish the drink and serve.

Variations

- To convert this to a Southside Fizz, serve the drink over ice in a highball glass, top off with club soda or seltzer, and garnish with the mint sprig.
- If you don't have simple syrup on hand, use 1 tablespoon confectioners' sugar when combining the ingredients, then shake and double-strain into a chilled coupe.

Nutrition | Per serving: 193 calories, 12g carbohydrates, 0mg cholesterol, 0g fat, 0g fiber, 0g protein, 0g saturated fat, 2mg sodium, 10g sugar

Recipe tested by M. Carrie Allan; email questions to food@washpost.com

Revolution, as people wanted individualized drinks where they could have one and go, you saw the cocktail," Greene says. "It was logical for people to say, 'We like punch, let's make it on a smaller scale.' And that's where sours started to appear. The first time we saw them in writing was in the 1850s, but I'm sure they were out there before that, maybe just not called sours."

The rise of the individual cocktail was the rise of a different kind of drinking culture than we had in the days of the communal punch bowl, Greene says. The cocktail is to punch as a game of pickup basketball is to a round of golf. It's accepted that "you can go shoot hoops with your buddies and then you gotta go," Greene says. "But no one goes out and plays six holes of golf."

Whether you're making a large-format punch for a crowd or just kicking back with your own personal sour after work, it's an "easy category to master if you understand ratios," Greene says. "It can give you ideas to fuel your imagination and innovation when you want to try something at home."

Or, if you're not feeling like experimenting, stick with one of the many classics in the book. Greene is particularly partial to both the bright, minty Southside and the Bee's Knees, both of which he cites as examples of drinks that may persuade committed gin haters to give the spirit another look. "If you serve the Southside to somebody who says, 'I can't drink gin, I had a bad night in college drinking gin,' it can change their mind."

A drink that changes minds! Who could be sour — or salty — about that?



SCOTT SUCHMAN; FOOD STYLING BY LISA CHERKASKY/BOTH FOR THE WASHINGTON POST

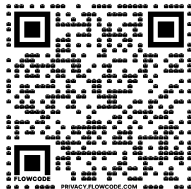
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Does imitation vanilla live up to the pure stuff?

VANILLA FROM E1

feel like a betrayal to someone like me, who is more than willing to invest in ingredients when they matter most. But the truth is, imitation vanilla has long been a staple in pantries — and store-bought items. “About 90% of the vanilla flavoring consumed in the United States is artificial,” according to Harold McGee in “On Food and Cooking.”

So maybe it's time to stop treating imitation vanilla like a dirty little secret. Chef and cookbook author Christina Tosi, founder of the Milk Bar bakery empire, certainly thinks so.

“The word ‘imitation’ has a negative connotation,” says Tosi, who has not been shy about professing her affection for the alternative stuff. In many families, such as Tosi’s, imitation vanilla was the only vanilla they bought for years. Grocery stores have not always stocked pure vanilla, and not everyone could afford it, meaning plenty of people were first accustomed to imitation. “That’s what we think of as nostalgia,” Tosi says. When it comes to flavor preference, “I can guarantee you, 10 out of 10, that people are going to say, ‘I want this stuff.’”

“Imitation vanilla sometimes tastes better than real vanilla” is one of the “truth bombs” pastry chef Paola Velez shares in her debut cookbook, “Bodega Bakes.” “Don’t @ me, just try it,” she writes. “If you still have a problem with this statement, then your complaint is with God. It’s above me.”

The production of pure vanilla extract is a time-consuming and laborious process, starting with harvesting, curing and drying the pods of the vanilla orchid, McGee says. To make the extract itself, a combination of water and alcohol is passed over chopped vanilla beans for several days before the liquid is aged for further flavor development.

Imitation vanilla is produced rather differently, through “a chemical process that starts with a substance called guaiacol,” Hannah Crowley writes at America’s Test Kitchen. “Guaiacol can be manufactured from components of clove oil, wood pulp, or other sources, but most of the world’s supply is derived from petroleum.” (These sources are one of the main sticking points for imitation vanilla skeptics.) The end result is synthetic vanillin, which is chemically identical to the predominant flavor component that you find in natural vanilla.

To round out the flavor, imitation vanilla may contain other natural and artificial ingredients, including caramel color, sugar, and cocoa and tea “extractives,” along with the water and alcohol you see in pure vanilla extract. As I found with the bottles I bought, the blend can vary among brands, so read the labels. Tosi recommends picking a brand where alcohol is listed toward the beginning of the ingredients (ingredients are listed in descending order of amount), as the aroma- and flavor-producing compounds are

more effectively carried in alcohol than water. If caramel color and sugar are the first ingredients listed, you may want to look elsewhere.

Imitation vanilla owes its flavor primarily to synthetic vanillin, while vanilla beans boast more than 200 other volatile compounds, leading to a “full, complex, subtle flavor,” McGee writes.

But when it comes to most home bakers — and home-baked goods — does that really matter? I decided to put it to the test and see whether Tosi’s assertion about imitation vanilla held true.

I gathered three vanilla contenders: Costco’s Kirkland Pure Vanilla Extract (\$0.88 per ounce), my longtime standby when I haven’t been flush enough to splurge on a very high-end brand, such as Heilala; McCormick Premium Vanilla Flavor (\$0.73 per ounce), a popular imitation vanilla; and, based on Velez’s advice in her book, a Mexican brand, in this case Molina (\$0.20 per ounce; a blend of natural and imitation vanilla). As a wild card, I threw almond extract into the mix.

To replicate one of the most typical scenarios in which a home baker might reach for vanilla, I made one batch of dough of the classic Nestlé Toll House chocolate chip cookies and divided it four ways, flavoring each with one of the contenders. My only departure was to slightly increase the amount of extract/flavoring per batch. The math on the original recipe would have meant using 1/2 teaspoon of each, but I bumped it up a bit to 3/4 teaspoon. (After all, who hasn’t splashed in a little extra vanilla?)

The results of the blind taste test: Five tasters picked the cookies with McCormick’s imitation vanilla as their favorite, two the Kirkland pure vanilla. Alas, the almond extract and Molina received no votes. “Balanced flavor with vanilla flavor that comes through but doesn’t overpower,” said one taster of the McCormick cookies. “Reminds me of the non-fancy chocolate chip cookies I made as a kid (before all the recipes got so complicated),” said another. Of the Kirkland vanilla cookies, tasters generally found less to comment on. “Not a particularly noticeable vanilla taste,” wrote one. “Butter and sugar predominant. No other prominent tastes for me,” commented a different taster.

Just because I like to be thorough, I decided to conduct one more test with a wider audience, pitting the McCormick imitation vanilla against the Simply Organic pure Madagascar vanilla extract (\$4.12 per ounce), the only natural option at our nearby market and, coincidentally, America’s Test Kitchen’s favorite pure vanilla. Again, our tasters preferred the imitation vanilla to the real stuff, though by a slightly narrower margin, 16 to 12. Comments on the imitation vanilla: “deeper/richer flavor,” “more complex flavor overall, and smells better,” and “a hint more of salt or vanilla.” On the pure vanilla: “very buttery, not much vanilla flavor [if at all],”



SCOTT SUCHMAN; FOOD STYLING BY LISA CHERKASKY/BOTH FOR THE WASHINGTON POST

TOP: An array of vanilla options, including beans, pure vanilla extract (store-bought and homemade) and imitation vanilla. LEFT: The Simply Organic pure Madagascar vanilla extract is America’s Test Kitchen’s favorite pure vanilla.



JUSTIN TSUCALAS; FOOD STYLING BY LISA CHERKASKY/BOTH FOR THE WASHINGTON POST

“pretty much perfect” and “maybe a little saltier,” with another taster also commenting on the predominance of the butter.

For their part, in an across-the-board test, the tasters at America’s Test Kitchen favored imitation vanilla over pure extract, both uncooked, in samples of frosting and pudding, as well as in a head-to-head tasting that pitted their top imitation vanilla against their top pure vanilla. “For the most part, our tasters could not tell the difference between real and fake vanilla flavor,” Crowley adds.

Not convinced? That’s okay. What you spend your money on is between you and your wallet. Whether you’re looking to limit your use of pure vanilla to save money or find other (non-imitation) alternatives, here are a few more tips.

Buy in bulk

Whether purchasing a larger bottle through a wholesale club such as Costco or BJs, a restaurant supply store or website, or other mainstream or specialty retailer, going the bulk route can save you money. For example: Compare the

Kirkland pure vanilla, priced at \$13.99 for 16 ounces (the aforementioned \$0.88 per ounce), with what a bottle of McCormick’s pure vanilla would be at my local grocery store, \$7.49 for 2 ounces (\$3.75 per ounce, at the current sale price). Reduce the cost even more by splitting it with a few other people.

Save pure vanilla for when it matters most

Vanilla goes into a lot of baked goods and desserts, but it’s often not the sole, or even primary, flavor. If you want to ration your stash of vanilla, prioritize it in such recipes as vanilla ice cream, pudding, pastry cream, crème brûlée or a simple sugar cookie. (Vanilla beans or vanilla bean paste would shine in these situations as well.) When there are plenty of other strong supporting players, such as chocolate and spices, imitation vanilla may work just as well. If you have splurged on beans for a vanilla-forward treat, stretch them even further, Tosi says. Save the spent pods and bury them in granulated sugar. The infused sugar is another opportunity to bring the sweet, delicate flavors of vanilla to whatever you’re making.

Make your own vanilla extract

Homemade vanilla extract is fairly simple to assemble. You’ll need to invest in plump vanilla beans and a decent-quality spirit, such as vodka, as assistant recipes editor Olga Massov wrote a few years ago. Still, given the volume of what you end up with (about 3 cups of extract) compared with the price per ounce of store-bought, especially those labeled pure Madagascar, the math can work in your favor. Again, consider sharing the cost with friends, even if one person is in charge of

procuring and babysitting the extract as it infuses. If you end up with more spent beans along the way, simply add them to the bottle.

Try another extract, essence or alcohol

In some situations, you can replace the vanilla entirely or supplement imitation with more ingredients to replicate its depth of flavor. While perhaps not the best fit in a chocolate chip cookie, as we learned, consider almond extract as a swap in other desserts (being mindful of nut allergies, of course). It tends to come across stronger, so use less than the amount of vanilla called for; ditto other floral options, such as orange blossom water and rose water. Another possibility: bourbon or whiskey, especially because vanillin is formed during the manufacturing of the wood barrels used to age the liquor.

Experiment with other flavorful ingredients

Limitation can breed creativity, Tosi says, so she encourages home bakers to find other ways to capture (or replace) the warm, rich and caramel undertones of pure vanilla if it’s no longer in your budget. Nutty brown butter is a great start. Milk powder is another go-to ingredient for Tosi, and you can coax even more depth out of it by toasting it very briefly in a dry skillet or the oven until it’s light golden brown. Malted milk powder — that milkshake staple — is another way to go. Such natural sweeteners as dates, figs and maple syrup can also bring hints of vanilla, Tosi says. And even if you’re not interested in almond extract, toasted almonds, especially folded into a cookie or sprinkled on a cake, are packed with flavor.

The Popeyes pickle menu is late to the party, but it was well worth the wait

BY TIM CARMAN

At some point in my research into pickle-flavored, pickle-glazed and otherwise pickle-centered foodstuffs, I stumbled across a candy dubbed, quite prosaically, sour pickle balls. The product would seem to trade on not just our bottomless appetite for sharp, briny snacks but also on the name of America’s fastest-growing recreational sport.

Shameless as they may be, sour pickle balls don’t fare too well with those who have actually purchased the candy. “Hands down the NASTIEST thing I have ever put it my mouth,” one verified buyer wrote.

I don’t mean to pick on poor sour pickle balls. I suspect they already lead a life of quiet desperation, knowing their existence is entirely predicated on the country’s fugitive whims. Sour pickle balls knew they had but one shot at making a name for themselves in the fleeting economy of trend/ niche products — and they blew it.

As the mountain of pickle-flavored snacks — or even funky-flavored pickles — piles up at our feet, I’m reminded by how neatly many of these products fall into two broad categories: those that are delicious, and those that are, to borrow a phrase, nasty.

Most of Popeyes’s new pickle menu belongs to the former,

though I feel as if I need to affix an asterisk to this statement.

Introduced on April 1, the fast-food chain’s pickle menu was no joke. Its handful of pucker-inducing products — sandwich, lemonade, fried pickle chips, wings with sauce — goes where many others have gone before. As a reminder, here’s a brief list of the forebears (and I haven’t even begun scraping the bottom of the pickle barrel): pickle pizza, pickle cotton candy, dill pickle chips, dill pickle Virginia peanuts, pickle cupcakes, spicy pickle vodka, dill-pickle-flavored ice cream, pickle sandwich, pickle corn dog, strawberry-Kool-Aid-flavored pickles, candied-flavored pickle chips, Flamin’ Hot dill pickle Cheetos, wicked pickle marshmallows and, of course, Dua Lipa’s pickle-and-jalapeño Diet Coke.

Then there’s this thing called “glickles,” which I clicked on despite fearing it was NSFW. Everything that glitters is not gold.

In that carefree summer of 2019 — only months before a virus turned our world upside down — Popeyes introduced a chicken sandwich that upended the fast-food industry, leading to shortages and hastily arranged copycats that couldn’t measure up to the new masterpiece found at Louisiana Kitchens across the country. Feeling flush with its success, Popeyes went on a bender, releas-



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The Popeyes pickle menu includes a sandwich, lemonade, fried pickle chips and wings.

ing a variety of limited-time offerings, perhaps hoping to catch the same lightning in a bottle. It never did. Its truffle chicken sandwich and fried flounder sandwich, among others, barely dented our consciousness, an admittedly difficult thing to do when the phone in our hands is always ping-ponging about the latest novelty/tragedy/lunacy in the public realm.

The pickle menu at Popeyes, however, has pierced the noise of daily life, if only until May 5, when it is set to end. J. Kenji López-Alt, the cookbook author and self-proclaimed “pickle lover,” called the menu “shockingly good, like some

of the best fast-food I’ve ever had.” Chefs have been praising it, too, including one who DM’d me with a phrase that I can’t print. It was a spicy alternative of “stuff is good.” Reviewers have mostly gushed over the briny offerings.

I’ve tried the menu multiple times now, and each time I’m struck by the pickle sauce concocted for the occasion. It’s spicy, sweet, dilly and acidic, a combination that strikes a neat balance between Popeyes tradition and Popeyes gimmickry. But the sauce is also gritty. I mean, *gritty* gritty. Like the kind of grit that lingers on poorly washed spinach. When you

swipe a finger through the mixture, its spices — garlic, onion, ancho chile peppers, according to a Popeyes flack — sit on the tongue like sand. Perhaps that’s not surprising. The sauce, I suspect, was not designed for straight consumption. It’s meant to burrow itself to the cracks and crevices of Popeyes’s famous chicken coating.

The sauce really pops with the wings, whether bone-in or their boneless brethren, that chicken breast comic relief from the Great Recession. Sauce clings to the craggy surfaces, delivering alternating waves of heat and acid, the kind that tingles the lips and, on

occasion, sends electrical currents down your jawline. The dill flavor is pronounced, but the sweetness isn’t far behind, serving as a kind of mediator among warring ingredients. Many of these sensations can be lost, or muted, in the pickle-glazed sandwich, sometimes because the sauce (replacing the traditional slathering of mayo) has been applied sparingly or because the brioche bun runs too much interference. If you can pull it off, ask the counter employee for a side of pickle sauce to add to your sandwich as needed.

The pickle chips are not sauced, but coated in a batter that has, on two occasions, arrived thick, pale and underfried, leaving a floury aftertaste. One Popeyes location, however, fried them to a golden crisp, which allowed the specimen buried within the shell to express its essential brininess. The chips come with a container of ranch dipping sauce, a condiment that may be superfluous depending on your desire to mess with the bready interplay between batter and pickle. I prefer to slam them straight, at least when they’re done right.

To my surprise, the real showstopper here is the pickle lemonade, available frozen or simply chilled with ice. Go with the latter. The drink rides an invisible line, pulling together tart, sweet and briny flavors so seamlessly that you couldn’t remove one ingredient without the whole thing collapsing. If there is one item that I’d argue for permanent Popeyes menu inclusion, it’s this beauty, especially as the days grow longer and the temperatures hotter. The pickle lemonade is pure refreshment.