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Democracy Dies in Darkness

TUESDAY, SEPTEMBER 8, 2026 · $4

Election results shake up Germany

Nationalists' big win sounds alarm for Europe's mainstream politicians

BY MAEGAN VAZQUEZ AND MARY ILYUSHINA

BERLIN — Safely inside the cordon of chain-link fences covered in campaign posters outside the Alternative for Germany's Berlin headquarters, a crowd of supporters had gathered with beer and bratwurst to await — and celebrate — the results of the biggest election night in the nationalist, anti-immigrant party's history.

The angry chants of protesters beyond the fences were drowned out by TV news coverage of projections from the eastern state of Saxony-Anhalt, where the party, known as the AfD, instantly posted a huge, insurmountable lead with more than 40 percent of the vote.

"We have achieved exactly what we wanted. We have made history," Ulrich Siegmund, a 35-year-old former salesman turned social media star who led the AfD's campaign, declared in a victory speech at the party's headquarters in Magdeburg, the state capital. The result, he added, would "shake all of Germany."

And not just Germany. In Berlin, Brussels and capitals across Europe and the Western world, the meteoric rise and first-place finish of the AfD, a party labeled "extremist" by German intelligence, sent tremors through establishment political circles — suggesting that politics once derided as far-right had moved decisively into the mainstream of the electorate in a state of more than 2 million people.

The AfD on Sunday fell short of winning the outright majority in the Saxony-Anhalt parliament, which would have brought an ex-

SEE **GERMANY** ON **A14**

SOFIE HECHT/FOR THE WASHINGTON POST

The First Presbyterian Child Development Center, one of the most highly regarded day care centers in New Mexico, on Thursday.

New Mexico's free child care plan has rocky start

First-in-the-nation experiment faces demand, cost issues

BY ANNIE GOWEN

SANTA FE — A year after New Mexico launched free child care for all families, Dakota Rivera still can't find a place to send her kids.

The mom of two was ecstatic when the state's Democratic governor, Michelle Lujan Grisham, announced last September that New Mexico would expand its day care assistance program to any family who wanted it.

But Rivera lives in a city with an acute shortage of child care centers. She still spends her days piecing together care with help from family members, canvassing social media and searching for babysitters.

She's on 10 different waiting lists.

"I think the systems that they put in are great, sure, but it's just not there yet," Rivera said, as she tried to answer work emails while holding her 8-month-old daughter, who was cooing and waving a plastic giraffe. "In five years, maybe. For parents trying to do it now, it's impossible."

When Lujan Grisham first announced the program in a state with a majority-female legislature, it was widely praised as a historic step to address an issue that consumes the lives of parents everywhere — and their incomes. Costs for caring for an infant can often exceed a year's rent, according to the U.S. Department of Labor.

But the groundbreaking program, in part funded by the state's sizable oil and gas revenue, has had a rocky debut.

The number of children who have enrolled has skyrocketed, far outpacing the capacity of day care centers in the state. Lujan Grisham has had to grapple with legal challenges, including a whistleblower case from the program's chief financial officer, who says she was fired after flagging an $83 million budget deficit.

Critics have raised concerns that annual costs could balloon to more than $800 million — nearly $400 million more than when the program debuted. State legislative analysts have also found that newly eligible, higher-income families may be squeezing out some of the lowest-income recipients. The state's GOP leaders dubbed the program "Nannies for Millionaires."

The stakes could not be higher as more Americans say raising children is too expensive and as political leaders look to New Mexico as they try to address overwhelming child care needs. Vermont and Connecticut already have smaller-scale programs, and New York Mayor Zohran Mamdani (D) is rolling out free day care for thousands of the city's 2-year-olds — a move that has also had a bumpy start.

Sara Mickelson, an early-childhood policy expert and former deputy Cabinet secretary for New Mexico's Early Childhood Education and Care Department (ECECD), said the state got two big things right when rolling out its plan: the money and the vision. But a subsidy doesn't help parents if there is no program to take it, she said.

"Families there are still calling around and finding no openings," she said.

Lujan Grisham has acknowledged the challenges, telling MSNBC, "We're building a rocket ship as we fly it." The governor said in an interview with The Washington Post that she sees

SEE **DAYCARE** ON **A8**

GOP's no-tax stance tested

SOCIAL SECURITY FUNDS RUNNING DRY

Some Republicans say it's time to raise taxes

BY STEVE THOMPSON

For decades, Washington has replayed the same fight over taming the soaring national debt: Democrats cite a need for more taxes. Republicans refuse. And anyone who suggests cutting the biggest source of spending — federal retirement benefits — gets attacked.

But a coming crisis in Social Security appears to be pushing at least a few Republicans off the GOP's long-standing pledge never to raise taxes.

This summer, Sen. Bernie Moreno (R-Ohio) joined Sen. Elizabeth Warren (D-Massachusetts) in proposing to raise the payroll tax cap so people with higher incomes pay more into the program. Now the idea is emerging as an acceptable fix among other GOP lawmakers, including Rep. Tom Cole, the influential chair of the House Appropriations Committee.

"We've got too many people who say, 'Well, we have to stay within the current income level or stay at the current tax rate,'" Cole (Oklahoma) said in an interview. "I'm willing to look at the tax rate. I am willing to raise the amount of income through tax."

The rare GOP concessions on taxes come as lawmakers begin to confront a Social Security shortfall so large and so imminent that the party's traditional demand for curtailing benefits

SEE **SOCIAL SECURITY** ON **A2**

Democrats' novel ploy to win Calif. House seat

Progressive candidate Villegas is latest hope to finally unseat Valadao

BY DAN MERICA

For years, Democrats have been hell-bent on ousting Rep. David G. Valadao, putting up a series of more mainstream candidates to break the Republican's hold on a district that sweeps across California's verdant San Joaquin Valley.

A State Assembly member. The son of a union icon. A Senate chief of staff. All lost — and all reflected the belief that the way to defeat the entrenched Republican was to tack to the center and appeal to the district's swing voters.

Democrats are — reluctantly — trying something new this year.

Randy Villegas, an unabashedly progressive professor, has cast his defeat of an establishment Democrat in the primary as not only a victory for progressives but also a loss for the conventional wisdom around what it takes to win in a district long controlled by Republicans. House Democrats' main campaign arm endorsed 18 Democrats in primary contests this year. Villegas's primary opponent Jasmeet Bains was among them, making Villegas one of only three candidates who prevailed despite the party's efforts to defeat him.

"There are a lot of assumptions about me, about this race, about our communities that I think have been proven wrong," Villegas told The Washington Post in Bakersfield, California, this summer after headlining an event on cuts to the social safety net. "This isn't a fight about left versus right. It's really us versus them."

Villegas's win sets up an interesting political test of the viability of progressive politics in a district that President Donald Trump won in 2024. The test comes as the Democratic Party grapples with calls for more antiestablishment, often progressive, candidates to shake up the party's entrenched power and defeat Republicans. But it also represents a risky bet for the party in a district that nonpartisan prognosticators rate as a pure toss-up.

One reason Valadao is seen as vulnerable is his 2025 vote for the One Big Beautiful Bill,

SEE **DEMOCRATS** ON **A6**

Making a massive handover of history

Peter Bergen spent years reporting on al-Qaeda. For the 25th anniversary of 9/11, he is donating more than 150,000 pages of documents to Georgetown University

JABIN BOTSFORD/THE WASHINGTON POST

Peter Bergen, 63, a CNN national security analyst, had practical and personal reasons for donating his collection to Georgetown.

BY SCOTT NOVER

Peter Bergen has a unique collection, not stamps or coins or baseball cards but something altogether more lurid: a comprehensive trove detailing the rise of al-Qaeda.

Bergen, 63, a journalist who has covered national security for CNN since the 1990s, produced the network's 1997 interview with Osama bin Laden — bin Laden's first television interview — and has been one of the foremost chroniclers of the U.S. war on terror.

In the process, Bergen has amassed stacks of papers, photographs, recordings and artifacts.

For the 25th anniversary of the attacks on Sept. 11, 2001 — planned and executed by al-Qaeda — Bergen is donating his archive to Georgetown University's library so it can be a resource for scholars, students and the public.

"I believe in history as being useful for people to try to understand," Bergen said. "Not that history repeats itself, but it does have a rhyme or two."

Georgetown is getting 150,000 pages of printed and digital files — documentation from a lifetime of scouring the Middle East.

SEE **ARCHIVE** ON **A9**

Ohio's toxic race for governor turns violent

BY KAREN TUMULTY, SAMMY WESTFALL, AARON SCHAFFER AND CATE CADELL

TOLEDO — An alleged attack on Democratic gubernatorial candidate Amy Acton remained under investigation Monday but the aftermath of the weekend incident made one thing clear: Acton's closer-than-expected race against Republican Vivek Ramaswamy in Ohio has become extraordinarily toxic.

The Ohio State Highway Patrol said troopers on Acton's protective detail "intercepted" 38-year-old Patrick M. Havas as he forced his way toward Acton in a local Democratic Party tent at the Canfield Fair, which bills itself as Ohio's largest county fair. Authorities said he was carrying two pistols and a Taser.

Acton was unharmed, but the alleged assailant knocked over multiple fairgoers in the tent, witnesses and authorities said. Havas was transported to the Mahoning County Jail, where he was booked and charged with disorderly conduct and two

SEE **ACTON** ON **A12**

IN THE NEWS

D.C. schools sued A father claims District officials downplayed a 2024 incident where a teacher slapped his 6-year-old son, a special education student, in the face. **B11**

AI in the classroom Tips for parents on how to navigate artificial intelligence at your child's school this year. **A3**

THE NATION

Two vehicles were struck in a deadly plane crash Sunday at Miami International Airport, the NTSB said. A5

In a social media post, the president suggested renaming New Mexico as "New America." A7

THE WORLD

"Self-defense brigades" formed to fight Haiti's gangs. Now, as a U.S.-backed, U.N.-authorized force attempts to restore security, the groups are an obstacle to peace. A13

THE ECONOMY

The United States is not the only country grappling with the potentially destabilizing consequences of soaring government debt. A15

A trade war is not helping U.S. tourism groups that are hoping to win back Canadian visitors. A16

STYLE

Stella Lefty is a pop-country breakout star — and a billionaire's daughter. Cue the "nepo baby" blowback. B1

SPORTS

Jayden Daniels's health is among the five biggest storylines to watch for the Commanders this season. B6

THE REGION

Delivery robots are popular in many places. In the District, however, reactions have varied, from praise to indifference to disdain. B11

U-Md. is threatening to take legal action against a Colorado cannabis company, Terps USA, over its logo. B11

BUSINESS NEWS.....A15
COMICS.....B3
OBITUARIES.....B12
OPINION PAGES.....A17
TELEVISION.....B5
WORLD NEWS.....A13

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NATHAN HOWARD/REUTERS

Sen. Bernie Moreno (R-Ohio) on Aug. 7. Moreno joined Sen. Elizabeth Warren (D-Massachusetts) in proposing to raise the payroll tax cap so people with higher incomes pay more into the program.

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Even some in GOP see need for raising taxes

SOCIAL SECURITY FROM A1

is unlikely to suffice. In just six years, millions of Social Security recipients will absorb a 22 percent cut in benefits unless lawmakers provide an immediate infusion of nearly $500 billion.

"Twenty or thirty years ago," when the shortfall was far in the future, "you could come up with a straight-faced solution" that solved the problem entirely by cutting future benefits, said Charles Blahous, a senior research strategist at George Mason University's Mercatus Center who served from 2010 to 2015 as the Republican public trustee for Social Security.

Now the problem is so big and urgent, Blahous said, "I don't think you can look at it with a straight face and not do all of the above."

Grover Norquist, founder of Americans for Tax Reform and the longtime enforcer of Republican anti-tax orthodoxy, dismissed the crack in party discipline, arguing that Republicans should stick to demanding spending cuts. Otherwise, he said, they risk infuriating voters already angry about the high cost of living.

"When Republicans say no to tax increases, they win. When they say yes to tax increases, they lose," Norquist said. "They don't get spending cuts — at all. And, they get smeared in the next election."

But Cole, at least, said he thinks the political blowback from Social Security benefit cuts would be far worse than a comprehensive solution that includes raising taxes.

"I love Grover. But … you've got to deal with Social Security," Cole said. "And believe me, you'll have a lot bigger problem if it goes bankrupt than you'll have keeping it whole, because people will feel cheated."

Created during the Great Depression, Social Security provides monthly cash benefits to more than 70 million Americans. It is the single largest program in the $7.4 trillion federal budget, paying out $1.7 trillion this year, according to the nonpartisan Congressional Budget Office. (Medicare is a close second at $1.3 trillion.)

The program is funded by a payroll tax on wages up to a "cap" of $184,500 a year, with workers and employers each paying 6.2 percent. Workers who pay into the system can receive monthly checks as early as age 62, though the full retirement age is 67.

For years, annual tax collections exceeded the cost of benefits, allowing the program to amass a surplus known as the Social Security trust fund. As the baby boom generation retired, however, the math flipped: Social Security now pays out far more than it collects and is draining the trust fund to make up the difference.

The trust fund is projected to run dry in 2032. At that point, Social Security would have to rely solely on incoming tax collections — meaning monthly checks would shrink by $440 on average unless Congress acts, according to the Bipartisan Policy Center, a Washington think tank.

Closing the shortfall would require $459 billion in cuts or fresh revenue in 2033 alone, according to BPC — and the sum would grow larger every year.

That relentless math persuaded Moreno, an ex-car dealership owner who rode into office with President Donald Trump's endorsement in 2024, to break ranks with his party on tax hikes. In his proposal with Warren, Moreno calls for eliminating the payroll tax cap so highly compensated workers pay the tax on their entire income.

"Why should a middle-class nurse pay a larger share of her paycheck than a wealthy corporate lawyer?" Moreno and Warren wrote in an op-ed for the New York Times, noting that one recent poll found that 62 percent of Republicans support lifting the cap. "This is doubly unfair in an economy in which top earners' wages, over time, have pulled far ahead of those of the average worker."

Moreno declined an interview request. His spokesperson Reagan McCarthy said in an email: "Sen. Moreno promised Ohioans he would fight for them in DC and make sure they get the benefits they were promised and that's exactly why he's leading this effort."

Removing the cap without increasing benefits for high-earning workers would close more than half the program's shortfall, according to the Committee for a Responsible Federal Budget, a nonpartisan group focused on deficit reduction. Blahous and others have cautioned against that approach, saying it would sever the connection between contributions and benefits that makes Social Security different from — and more popular than — other social welfare programs.

Uncapping the payroll tax alone would push the top marginal federal tax rate over 50 percent, according to the Manhattan Institute, a conservative think tank.

Some Democrats would go further. Sen. Sheldon Whitehouse (D-Rhode Island) argues not only for lifting the payroll cap but also for taxing the investment income of wealthy households and closing a loophole that lets business owners shrink their personal tax bills.

That proposal, which would fall entirely on the backs of the wealthy, would raise enough cash to fully fund Social Security for at least 75 years, according to a 2023 estimate by the program's chief actuary.

The historic link between contributions and benefits makes changing Social Security politically perilous. That's why many in Congress want negotiations to be outsourced to a bipartisan commission or advisory board.

Cole has introduced one of several proposals to form such a panel. He argues that more tax revenue, including from raising the payroll tax cap, "ought to certainly be on the table" alongside adjustments that would reduce future spending, such as raising the retirement age.

A third GOP lawmaker, Rep. Lloyd K. Smucker of Pennsylvania, has also said he sees more tax revenue as part of a Social Security fix. "You'll probably have to do something on the payroll half of the money being paid into the system," Smucker told Roll Call last week.

Smucker said lawmakers should also consider means testing, so benefits are reduced for the wealthy while low-income retirees are protected. Smucker's office did not respond to requests for comment.

Though raising taxes is unpopular among Republicans, it has long been part of bipartisan plans to solve the Social Security puzzle. In 1983, President Ronald Reagan, a Republican, and House speaker Tip O'Neill, a Democrat, saved the program from its last bout with insolvency, agreeing to a mix of solutions that included increasing payroll taxes and gradually raising the retirement age.

In 2005, the late Sen. Lindsey Graham (R-South Carolina) argued for raising the payroll cap and trimming benefits. Weeks later, President George W. Bush said he was open to a "variety of options," though his plan to curtail future benefits for all but low-income retirees and divert some tax dollars to new private retirement accounts was dismissed by Congress.

And in 2010, several Republicans on a commission formed by President Barack Obama voted in favor of a debt-reduction plan that included raising the payroll cap, raising the retirement age to 69 and trimming benefits for wealthy retirees. The plan offered by the so-called Bowles-Simpson commission never received a vote in Congress.

Sen. Mike Crapo (R-Idaho) was among the commission's yes votes. Crapo now serves as chairman of the powerful Senate Finance Committee, which has jurisdiction over both taxes and Social Security.

At a committee hearing last month, Crapo said the Bowles-Simpson plan "has informed subsequent Social Security solvency discussions." His office did not respond to questions about his current position on tax hikes.

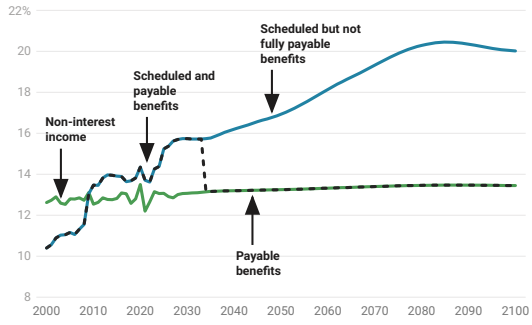
Another hallmark of Social Security reform has been deep involvement by the White House. Cole said he has urged Trump to take on the hard work of fixing the program, calling it a potential "crowning achievement." Since Trump is not running for office again, he could "do it with no political risk," Cole said, adding, "I think he'll get enormous political credit for it."

But while Trump has warned Republicans not to cut "a single penny from Medicare or Social Security," he has not said how he would raise the vast sums needed to bolster the programs' deteriorating finances.

White House spokesperson Liz Huston did not respond to questions about fixing the program, saying via email only that "there will be zero reductions to Social Security payments" under Trump's leadership.

Social Security's costs will keep outrunning its income

When Social Security's combined retirement, survivor and disability trust fund runs out, benefits cannot be fully paid unless Congress takes action.



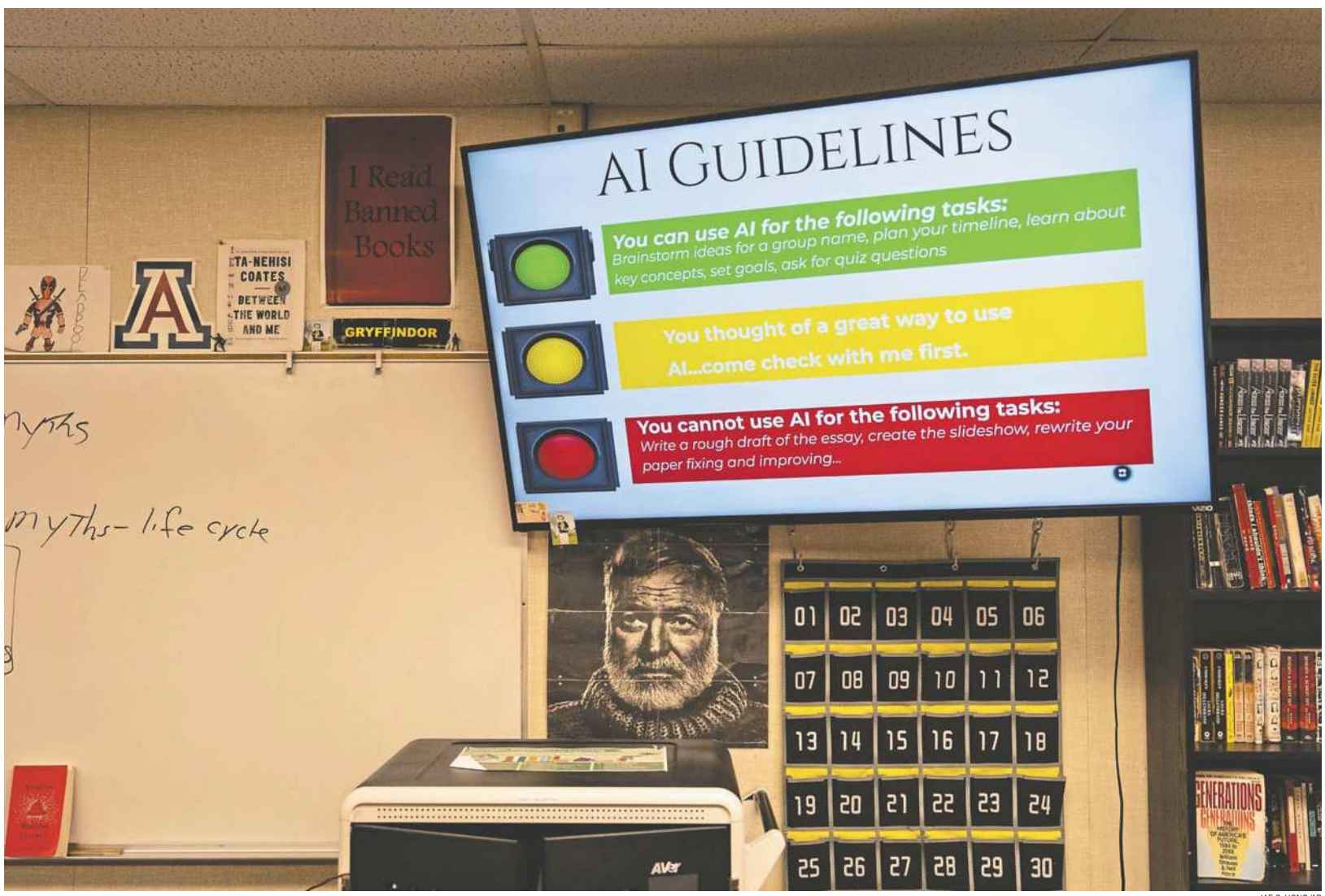
Income and costs are shown as a percentage of the total wages taxed by Social Security. Chart is from Figure II.D2, OASDI Income, Cost, and Expenditures as a Percentage of Taxable Payroll

Source: Social Security Trustees' 2026 Annual Report

FINN GOMEZ/GETTY IMAGES

Rep. Tom Cole (R-Oklahoma) and other lawmakers are mulling ways to fund Social Security — even if it means raising taxes.

THE NATION



JAE C. HONG/AP

A screen displays guidelines for using artificial intelligence above a portrait of Ernest Hemingway in an English class at a California high school. The expansion of AI in schools has raised concerns.

AI has gone back to school, too. Here's what parents should know.

Tips from school leaders, researchers and technology experts on how to navigate artificial intelligence at your child's school this year

BY LAUREN LUMPKIN

There's a good chance artificial intelligence is being used in your child's classroom this year. And it might be newly accessible for younger students through the online platform they use to submit assignments and communicate with their teachers.

The expansion of AI in schools has raised concerns about data privacy, children outsourcing critical thinking to machines and whether the virtual platforms on which students spend hours weekly are doing what they promise — even as the technology also boosts efficiency and can help tailor some instruction in helpful ways.

About 60 percent of teachers report using AI to grade papers, develop lesson plans, write emails to families and more, according to a 2025 Walton Family Foundation and Gallup survey. Nearly 70 percent of teens are using it, largely for schoolwork, a Common Sense Media survey published in August found. In younger grades, students are learning from AI-powered math and reading tutors.

But there is little consensus about how AI should be used in schools. Just a handful of states require the teaching of AI literacy or have passed laws setting data privacy requirements specifically for children using AI tools.

"It's like the wild, wild west out there," said Jeff Riley, executive director of Day of AI, a digital literacy nonprofit. "Finding that balance between what's fair and what's foul is something that we as a country haven't done a good job of figuring out."

Here are some tips — from school leaders, researchers, and technology experts — for navigating AI at your child's school this year.

Ask what AI is doing, not just whether it's being used

Some experts suggest seeking specifics from teachers and principals on how the technology is being deployed. This can help families understand if schools are working to reduce risks associated with AI, such as learning loss and weakened human connections.

Parents should ask which AI tools are being used and why, said Ayisha Irfan, founder of Augmented Intelligence Advisory, which works with school districts on AI literacy. The educational technology movement has infused classrooms with hundreds of digital tools to help students learn better, but parents should be skeptical.

"No educational outcome has ever happened randomly because of a policy," Irfan said. She suggested that families ask how school leaders know the tools work and how the software helps students achieve their learning goals.

Parents should also be aware of the potential benefits of AI for individualized learning. Heidi Sipe, superintendent of the Umatilla School District in Oregon, said it has helped teachers cut down on administrative tasks, leaving more time for teaching, and some teachers have used it to modify lessons for children with disabilities.

In New York, literacy coach Selina Yu Ye worked with a first-grade teacher who used Microsoft Copilot to create a graphic for a reading lesson and translate parts of it into Spanish.

"We've seen so much potential, particularly on the educator side," Ye said. At the same time, she cautioned that AI can make mistakes — she's seen it botch a translation. "Teachers really have to make professional judgments."

Some districts set students up with AI-powered tutoring apps. In Savannah-Chatham County schools in Georgia, some students with disabilities used an AI tutor that listened to children read aloud, screened for dyslexia and flagged areas for improvement.

In City Schools of Decatur, middle-schoolers have used AI to come up with different ways to solve a math problem, said superintendent Gyimah Whitaker.

"It's helping brainstorm multiple ways to solve a problem and, at the same time, teaching them another way" to work through problems, she said. The district is also testing an AI-powered program designed to help high-schoolers study for exams.

"Everyone is grappling with how to use it and how to leverage it," she said.

Understand data privacy policies

School systems are rolling out new restrictions and policies on AI as classes resume. These rules are important for understanding which uses of AI are allowed and how student data is treated.

One question families can ask is whether the tool their child is using is district-approved, meaning it's been properly vetted, said Pete Just, AI project director at the Consortium for School Networking, which represents education technology professionals. Sometimes teachers find online applications on their own and, thinking they are safe, input student data into platforms that might not be secure.

"That's dangerous," Just said. "School districts need to be transparent and do a good job helping their teachers understand, through professional development, what is and isn't allowed."

Some states — including Indiana and Rhode Island — have passed laws focused specifically on AI and cybersecurity. Others have outlined how AI may be used, such as a Nevada law that prohibits schools from using AI to do the jobs of school counselors, psychologists and social workers. In Illinois, state officials expanded the definition of cyberbullying to include deepfakes, or AI-generated media that falsely depicts a person engaged in an activity without their consent.

Experts said parents should ask their school systems whether they have vetted the AI tools their district is using, and who can see student information entered into it. They should also ask what happens to students' data if the district's contract with a platform ends, Just said.

Still, schools have little control over big tech companies.

Google Classroom, a platform teachers use to assign work and communicate with students, recently opened its Gemini chatbot feature to students of all ages. The feature had been restricted to users 18 and older.

Through a new tab in Google Classroom, Gemini will allow students to seek AI help with assignments, as well as generate quizzes, write study guides and more, according to a Google blog post about the change. More than 150 million students and teachers around the world use Google Classroom, the company's website says.

A Google spokesperson said the feature was "preannounced" in June to give school districts notice of the changes. Students will see the feature only if administrators have already turned Gemini features on, and it can be disabled at any time.

"The Gemini in Classroom tab allows students to engage with Gemini in a way that is grounded in their course materials and vetted with pedagogy and safety experts," a spokesperson said in a statement.

But the change did not leave schools with much time before the new academic year to go through their normal processes for vetting new technology, Education Week reported.

"To just flip a switch without having given teachers the chance to come up with their own understanding ... doesn't keep students and teachers and parents at the center of their child's education," Irfan said.

Know where learning ends, and cheating begins

Academic integrity is high on educators' list of concerns this year.

Of the students who say they use AI to get answers to schoolwork, a quarter use the chatbot-generated answer as-is, according to the Common Sense Media survey. More than 30 percent of teens get an answer, then rewrite it to sound like them.

Some classrooms have turned to oral exams and written assignments to curb cheating. Districts are also using screen recording software to track what students do on school-issued devices, as well as browser blockers that prevent children from opening new windows during exams.

But even those programs have drawbacks. Sipe, the Oregon superintendent, said last year a student was accused of cheating after a screen recording tool captured her pasting a large chunk of text into a Google Doc. Pasting like that can be an indication that a student has lifted an answer from a chatbot.

In this case, though, the student didn't have a computer at home, so she typed her essay on her phone, Sipe said. The student then pasted the text from her phone into her computer at school.

If a student is suspected of stealing answers, Sipe said adults should first ask the child to show how they completed the task. "We should be very cautious about throwing the cheating word around."

Other experts suggested parents ask their school systems when AI can be used for schoolwork, and when it is prohibited. They can also ask whether students have an option for challenging accusations of cheating.

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Hurt worker rescued during White House construction

He was part of a team removing scaffolding outside the North Portico

BY DAN DIAMOND

Emergency personnel responded Monday afternoon to a worker who they said was hurt and needed to be rescued while taking down scaffolding outside the White House's North Portico.

Dispatchers for the D.C. Fire and EMS department called for a "high-angle rescue" at the White House, according to publicly available audio recordings. A high-angle rescue is a specialized operation in which emergency workers respond to a person who may be elevated.

Emergency personnel climbed a ladder outside the White House to get to the scaffolding and transported the worker to an ambulance via a stretcher and a basket. The ambulance subsequently went to a hospital, according to emergency personnel.

MATT KAMINSKY/SIPA USA/AP

Emergency personnel rescue a worker at the White House. The man had a non-life-threatening injury, officials said.

The D.C. Fire and EMS department said the patient was an adult male construction worker who had a non-life-threatening injury.

The White House did not immediately respond to questions about the worker's status.

Workers have spent several days removing drapes and scaffolding shrouding the White House's iconic North Portico, as President Donald Trump prepares to show off his renovation work when Chinese President Xi Jinping visits the White House later this month.

Teams of workers had been working under the shrouds for two months to repair the North Portico's tall, white columns, as well as fortifying the portico's entrance to the White House.

Administration officials have previously said Trump has personally driven the project.

"President Trump comes out to greet a world leader. He sees door dings in the pillars and says, 'Look at all this stuff. It needs to be repaired,'" Interior Secretary Doug Burgum said in July on "The Katie Miller Podcast."

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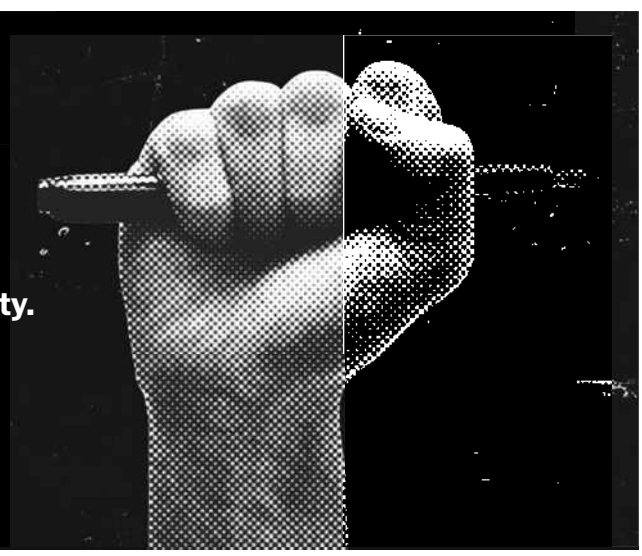

Van carrying 7 people among vehicles crushed by plane in Miami

NTSB chair said a probe will scrutinize airport safety systems

BY CATE CADELL

A van for a local Miami cleaning services company carrying seven people was among two vehicles struck in the deadly airplane crash at Miami International Airport on Sunday after an Amazon-branded cargo plane overran a runway and erupted in flames, according to the National Transportation Safety Board.

The 2012 white Ford Econoline van was beyond the end of the runway when the plane shot off the tarmac and crushed the vehicle, before leaving the airport grounds and striking a small Toyota SUV traveling on Miami's NW 67th Avenue, NTSB Chair Jennifer Homendy said at a media briefing in Miami on Monday.

The incident, which resulted in five deaths and another five injured, is under scrutiny as part of an expanding investigation into why the aircraft was unable to stop. At least one survivor was trapped under vehicle wreckage and had to be extricated by emergency services.

"I want to … extend our deepest condolences to the families who lost loved ones in this terrible tragedy and to the families of those who suffered serious or minor injuries. We can only imagine all that you're going through," Homendy said.

The aircraft ran 1,300 feet beyond the end of the runway at around 2 p.m. Sunday following a routine flight from San Juan, Puerto Rico, to Miami. Homendy said the van was "torn apart" in a collision that "certainly must be devastating."

Videos of the incident show plumes of black smoke and flames billowing from the aircraft as it was quickly swarmed by emergency personnel.

Homendy declined to comment on the condition of the crash survivors but said all victims of the incident were in the two vehicles struck by the plane.

CHANDAN KHANNA/AFP/GETTY IMAGES

The aircraft ran 1,300 feet beyond the end of the runway on Sunday following the flight from San Juan, Puerto Rico, to Miami.

Asked whether the NTSB had communicated with the pilot and co-pilot, the only two people aboard the plane, she said they had not yet been spoken to but that investigators were in the process of scheduling interviews.

The owner of the van, Professional Ocean Services Corp., is a cleaning firm that, according to its website, has a 15-year history of servicing aircraft, including interior cleaning and refurbishment. The company did not respond to a request for comment on Monday.

It was not immediately clear how many of those traveling in the van were killed and whether there were further casualties in the second vehicle struck. The aircraft eventually came to a halt after it collided with a perimeter fence near a parking lot.

Homendy added that recovery operations were continuing and recovery of victims would take precedence over investigative work, which was also being hampered by large amounts of fuel at the site.

The runway in question has a safety area of around 1,000 feet but did not have an additional Engineered Materials Arresting System, or EMAS, which a crushable-material bed designed to slow an overrunning aircraft.

Homendy said the lack of an EMAS would be a focus of a thorough investigation which would also include intense scrutiny of the pilots, aircraft and safety standards of Amazon and its contract partner among other factors.

EMAS systems are designed to stop aircraft traveling at 70 knots or less. It is not yet clear how fast the airplane was moving when it left the runway or whether an EMAS or other safety measures would have been effective. Homendy said EMAS is currently installed at about 72 airports around the country.

"Whether that would have helped prevent this tragedy and should the EMAS be everywhere at every airport, that will be a key part of our investigation," she said.

The Boeing 767-300, operated as an Amazon cargo flight, had departed San Juan just after 11:30 a.m. Publicly available flight data shows the aircraft had a routine day, beginning in Cincinnati before making a round trip from Miami to San Juan, with only minor deviations to avoid weather on the return flight.

Amazon earlier confirmed that the plane was contracted as part of a business relationship between Amazon and 21 Air LLC, a Miami-based carrier that operates a fleet of charter cargo planes. (Amazon Executive Chairman Jeff Bezos owns The Washington Post.)

Homendy said that the relationship between the carrier and Amazon would be one of the focuses of the investigation. "We're going to want to see what that relationship is, who does what [and] what safety provisions might be in any sort of contracts," she said.

An Amazon spokeswoman said the company is working closely with local authorities and officials and intends to cooperate fully with any investigation.

"We're heartbroken to learn that five people lost their lives in today's incident at Miami International Airport," Amazon spokeswoman Kelly Nantel said in a statement on Sunday.

The NTSB typically releases a brief preliminary report on airplane crashes within weeks, while final reports determining the cause can take months or, in some cases, years. Those investigations consider a range of factors, including the condition of the aircraft, the pilots' actions, weather and other potential contributing factors.

Homendy said they intend to release further information on flight data relating to the crash this week.

The affected runway remains closed and is expected to stay closed for at least another 19 hours, according to notices to airmen, or NOTAMs, which provide pilots with information about airport conditions and restrictions.

An FAA notice updated Monday afternoon said the airport remained under a Traffic Management Program because of a disabled aircraft affecting runways and taxiways. The airport was operating at reduced capacity, with flights destined for Miami experiencing average delays of more than five hours, it said.

ROBYN BECK/AFP/GETTY IMAGES

A dairy farm in Porterville, California, in the agriculture-heavy Central Valley, where antiestablishment candidate Randy Villegas is attempting to unseat Rep. David G. Valadao.

Democrats shift left to defeat a battleground Republican

DEMOCRATS FROM **A1**

which cut about $1 trillion from Medicaid and food assistance for millions of Americans. While the vote has put scores of Republicans on the defensive, it has been particularly potent against Valadao. Sixty-four percent of the residents in his district are Medicaid recipients, a higher proportion than for any other district held by a House Republican. Twenty-six percent receive federal food assistance.

'People say he is too progressive'

Rosie Kidwell, a voter in Valadao's district, attended the Democrat's event outside the Kern County Public Services Building in Bakersfield and discussed with Villegas the impact of food stamp cuts on her aging parents. She said she had previously voted for Valadao — "I believed in him," she recalled — but now plans to support Villegas despite acknowledging concerns that he may be too progressive.

"We need to educate" voters, Kidwell said. "People say he is too progressive. They need to learn how he will change things, how he will be good for our community."

"I believe in what he has to say. I know where he is coming from," Kidwell said, adding that she connected with his working-class upbringing in the district.

Flanked by the Diablo Range to the west and the Sierra Nevada to the east, California's 22nd Congressional District is a valley of hundreds of farms that produce everything from fruits and tree nuts to dairy and cattle. Nicknamed the "Food Basket of the World," the region gave rise to the American farmworkers movement and is home to some of the nation's largest agricultural corporations. That dominance has shaped the district's politics, making issues such as tariffs, water rights and labor laws particularly potent.

On paper, Valadao's resilience is a political oddity. The district is one of the most Latino in the nation, and Democrats enjoy a double-digit registration advantage. But Republicans have held a foothold in the region for years, powered by a motivated base and Democratic-leaning voters willing to split their ticket. Valadao, for example, took back the area in 2020 by less than a percentage point while Joe Biden carried the district by double digits. And Democrats were equally hopeful they could defeat the Republican in 2024 before he won reelection by seven percentage points.

"What happened in 2024 was you had one party, the Democrats, who were saying the economy is great," Villegas said.

> *"We need to educate [voters]. People say he is too progressive. They need to learn how he will change things, how he will be good for our community."*
>
> **Rosie Kidwell,** who said she had previously voted for David G. Valadao but now plans to support Randy Villegas

"Meanwhile, you had somebody like Trump, as much of a grifter as he is, who was talking about how the system is rigged against people, and who was speaking and tapping into some of the economic anxieties that people, including Latinos in my district, were facing."

Establishment Democrats, he argued, own that loss.

"We can't just offer people not Trump or not Valadao," he said. "We actually have to offer people something to believe in and something to fight for."

Villegas, who co-owns his family's auto repair shop, has not shied away from his progressive politics. He supports Medicare-for-all, universal child care and has been an outspoken critic of Israel, which he labels a "genocidal regime" because of its actions in Gaza. Republicans have used these views to call him a "socialist," and his Democratic opponent in the primary labeled him "radical Randy." But Villegas argued that voters don't "give a shit about these labels around progressivism or populism or moderate or conservative."

That stridency has given Republicans confidence. The GOP-backed Congressional Leadership Fund helped elevate Villegas during the primary, reflecting a belief that they would rather run against a progressive. But in a sign that Republicans know this race could be tight, the group also plans to spend close to $8 million on ads backing Valadao.

That's because the Republican has lost before — and his district got slightly more Democratic as part of California's redistricting that was enacted by voters in 2025. Although the Republican first went to Congress in 2013, he lost his reelection to Democrat TJ Cox during the 2018 midterms, a wave year when Democrats swept into control of the House two years after Trump was first elected.

Though the Republican would later defeat Cox in 2020, party operatives in California and nationally know that the 2026 midterms, two years after Trump's 2024 win, could resemble the year Valadao lost.

Villegas shrugs off attempts to paint him as a 'radical'

Christian Martinez, a spokesperson for the National Republican Congressional Committee, said Villegas is "lying to Central Valley families because he would rather protect benefits for criminal illegal immigrants than preserve Medicaid for those most in need."

"That's the difference," Martinez said. "Valadao is protecting the vulnerable, while Villegas is defending the radical."

Valadao, who declined multiple requests for comment on this article, was born and raised in Hanford, California, an agricultural hub in the district. His family owns two dairy farms, according to his congressional biography, and grows almonds, corn and wheat to feed their dairy cows — a background that has helped him connect with voters in the heavily agricultural district. He attended College of the Sequoias, a community college where Villegas teaches political science, and spent two years in the State Assembly before running to represent the Central Valley in Congress in 2012.

The Democratic establishment has come around on Villegas. House Democrats' campaign arm added the progressive to the same program they used to try to defeat him days after the primary this summer. And data from AdImpact, an ad-tracking firm, finds that House Majority PAC, the primary Democratic super PAC tasked with taking control of the House, plans to spend more than $8 million on ads in the district.

The outside group told The Post it will begin its television ad campaign in the district on Tuesday. CJ Warnke, a spokesperson for the group, said its campaign will focus on how Valadao "voted to raise costs and how Randy Villegas will make their lives more affordable."

"We're all in to elect Randy Villegas," said Anna Elsasser, a spokesperson for the Democratic Congressional Campaign Committee, who hit Valadao as "vulnerable" after he voted for the Medicaid cuts.

"The contrast couldn't be clearer," said Elsasser, "and that's why this must-win seat is primed to flip."

JENNA SCHOENEFELD/FOR THE WASHINGTON POST

Valadao at his farm in Hanford, in 2024, located in the district he represents.

MYUNG J. CHUN/LOS ANGELES TIMES/GETTY IMAGES

Villegas, running against Valadao to represent the 22nd District, campaigns in May in Bakersfield.

Trump suggests a new name for New Mexico: 'New America'

BY DAN DIAMOND

President Donald Trump on Sunday suggested renaming New Mexico as "New America," an idea he floated amid dozens of other social media posts that included memes of the president, insults for his rivals and messages that Democrats said were distasteful.

"Many people suggested changing the name of New Mexico, one of the great vote cheating states of all time, to NEW AMERICA," Trump wrote in one Truth Social post, accompanied by an AI-crafted video of him changing a roadside billboard and dancing. "So much more prestigious and beautiful for the people of that potentially incredible State. Wow, I Love It!!!"

Another post showed a map of New Mexico with "Mexico" crossed out and replaced by "America."

Trump on Monday morning added seven more posts of maps that similarly labeled New Mexico as "New America."

The president's posts about renaming New Mexico appeared to be the latest manifestation of his second-term campaign to rebrand parts of the United States that share names with foreign countries. Trump last year ordered that the Gulf of Mexico be renamed the "Gulf of America," and last month he ordered that Lake Ontario be renamed "Lake America" as part of a standoff with Canada.

While Trump can use executive authority to rename bodies of water and other geographic features, he lacks authority to rename New Mexico or other states. That would likely require action by the state and Congress. The president could instruct government agencies to refer to New Mexico under a new name.

It was not immediately clear what prompted Trump's posts about renaming New Mexico.

Reached by phone Sunday night, Greg Cunningham, a Republican who is running for Congress in New Mexico's 2nd District, declined to comment on the president's posts. On Monday his campaign released a statement attacking Democrats for "trying to distract voters from their awful record by focusing on what the President is posting on social media."

JABIN BOTSFORD/THE WASHINGTON POST

A poster at the White House in 2025. President Donald Trump last year ordered that the Gulf of Mexico be renamed the "Gulf of America."

ANDREW HARNIK/GETTY IMAGES

Trump, who recently ordered that Lake Ontario be renamed "Lake America," on Sunday called for the state of New Mexico to be renamed "New America." His posts appeared to be the latest manifestation of his campaign to rebrand parts of the United States that share names with foreign countries.

The White House and the Republican Party of New Mexico did not respond to questions about Trump's posts.

Democratic lawmakers in New Mexico, who hold the governor's office and all five of the state's seats in Congress, immediately denounced Trump's posts.

"New Mexico's name is not up for debate," Rep. Melanie Stansbury wrote in a text message, adding: "Why is the President spending his time making memes and harassing the people of our state — while inflation is through the roof, gas prices are sky high, people cannot afford food, healthcare, and housing, and he has dragged our country into an illegal war in the Middle East that has claimed the lives of American service members, wounded hundreds of soldiers, and killed thousands of civilians?"

Trump's posts about renaming New Mexico came amid a flurry of more than 60 other posts on Sunday that included taunts of political rivals and surreal images of Trump appearing to be in dystopian settings.

"Give them nightmares," read the message on one post, with Trump surrounded by robots as fires burned in the background.

Trump also posted an image of himself as wrestler Hulk Hogan; an image of his head in place of Iran; several images of himself with the nation's first president, George Washington, including hosting Washington in the Oval Office; and a cartoon taunting Canadian Prime Minister Mark Carney as "governor," alluding to Trump's assertion that Canada should be a U.S. state.

Trump also returned to familiar territory, reposting a ranking of presidents that placed himself at the top, touting his planned White House ballroom and threatening attacks on Iran. One post appeared to lay claim to the moon, with the message "the moon is ours" accompanied by an American flag.

The White House did not respond to questions about what prompted Trump's flurry of posts, some of which were amplified by administration accounts and political allies.

"On the decks of the sinking Titanic, they sang 'Nearer My God To Thee.' I wonder what they'll sing while this ship is sinking," Sen. Mike Lee (R-Utah) posted while sharing Trump's post of a sinking ship dubbed the "Dumocratic Party."

Trump continued his posting spree Monday morning with two-dozen more posts that mocked rivals, shared memes and celebrated his presidency.

"Happy Labor Day to all, including the Radical Left Lunatics, Communists, and Dumocrats who will do anything possible to destroy our Country," Trump wrote, in a message amplified by the White House. "These Deranged People, after fighting for 10 years, should finally acknowledge that your Favorite President (ME!), knows how to WIN!"

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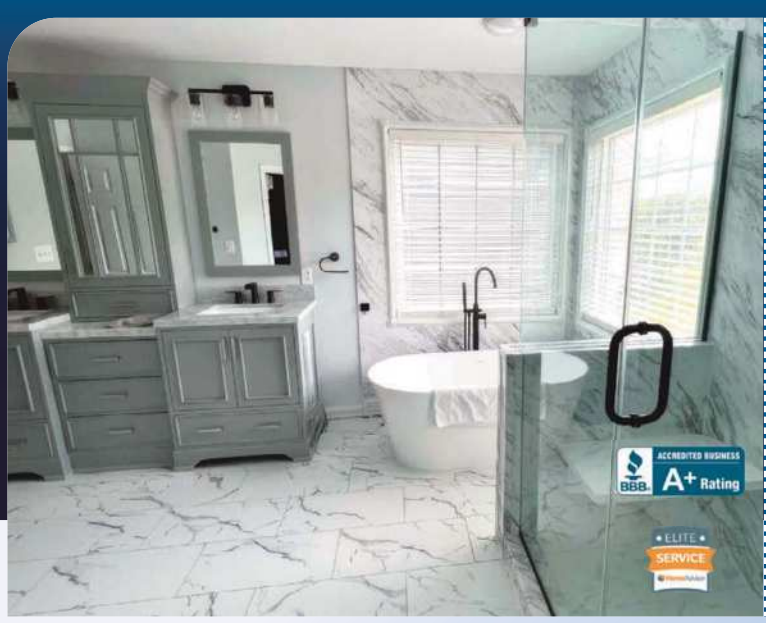

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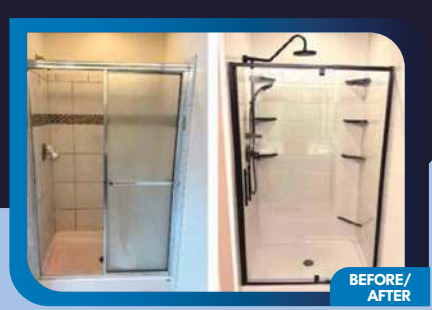

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New Mexico struggles to meet promise of free child care

DAYCARE FROM A1

the plan as a "game changer" for her state and a blueprint for the rest of America.

She said the program would need more than $1 billion from the state's early-childhood fund over the next five years, $300 million more than the legislature initially allocated.

"No one said it was an inexpensive enterprise, and likely it shouldn't be," she said. "It should be something that invests in child well-being and development, and that's what we're doing."

A report Tuesday from ECECD touted its successes, citing "dramatic gains" in child care enrollment, growth in higher-quality care and wages for workers topping $19 an hour, $3 more than the national median.

"We've stabilized and really strengthened the child care sector in New Mexico in ways that are critical. It's critical that families have choices, and these choices reflect the kind of care they need," said Elizabeth Groginsky, the ECECD Cabinet secretary. But, she said, "there's more work to be done."

'This felt too good to be true'

The move to universal child care was the culmination of a decade-long journey for advocates in New Mexico, a poor, majority-minority state of 2 million whose fourth-graders rank last in both reading and math, according to the biennial National Assessment of Educational Progress, the "nation's report card."

In 2020, the state legislature created a trust fund with about $300 million in oil and gas revenue to support early-childhood education and care, a pot that has since ballooned to about $11 billion.

New Mexico expanded income limits for the child care assistance program three times. In 2022, more middle-class families became eligible in a change that allowed 80 percent of families in the state to participate.

Last September, Lujan Grisham took the final step, announcing that New Mexico would be the first to open its subsidized day care to any family, a move estimated to save families $13,000 a year per child.

"That was always the vision," she said at the time. "It took us this long to realize it, but by golly, we did."

The announcement was met with applause and cheers, but behind the scenes, state legislators — who said they had not been informed that the program would become universal — were confounded, along with some members of the department's own staff.

"We were all shocked," said state Sen. George Muñoz, a Democrat and chairman of the Senate Finance Committee. "Nobody knew about it until the day it was in the paper. All of a sudden we were all calling each other, saying, 'Where did this come from?' 'Did anybody from the governor's office talk to you about it?' Nope, we were all in the dark."

Word of the expansion moved quickly through the young moms groups of Santa Fe, a picturesque city that is not always easy on parents with its high cost of living and long waiting lists for day care that can stretch for years.

Meghan Montelibano Gorman, 33, a mother of two and a marketing consultant who runs an Instagram account called "Santa Fam," moved with her husband back to Santa Fe in 2022 from Denver to be closer to family.

She initially tried to work full time doing marketing for the Santa Fe New Mexican newspaper. But managing a full-time job and the health of her older son Charlie, who has breathing and speech issues, quickly took a toll. She recalled acing a presentation one day, but the elation she felt was sliced with guilt because she had to move Charlie's speech therapy to do it. Even if they had been able to get a spot for day care, it would have gobbled up most of her $35,000 annual salary.

"It was untenable," she said. "Something had to give and it was me. I broke through that process."

With the support of her husband, an engineer, she left her job to start her own marketing company. Creating her own flexible hours, she cared for her son and second child, Max, now 2, with help from family members.

She said her life changed for the better when they were able to enroll both kids in universal day care this summer before Charlie moved into prekindergarten. She was able to pay off Charlie's medical bills and triple her income.

"I was in shock this was happening," she said of the new state program. "Happy, of course, ecstatic. I had been so in the trenches — with the scheduling, the negotiations, wiggling into shapes I didn't fit into to make our life fit — this felt too good to be true."

Now, she said, "I've reclaimed some of my joy because I'm not stressing out all the time." She later invited program organizers to her Santa Fam parent meetup to help spread the word.

Capacity challenges

Enrollment has soared to 47,000 from 32,000 since the launch, but so have the costs.

In February, the legislature passed a bill formalizing the program. Only afterward did lawmakers learn from the Lujan Grisham administration that it already faced a $60 million budget shortfall, Muñoz said.

The legislature's finance committee said in a report last year that the program could soon cost the state almost $849 million annually, a roughly $400 million increase from the fiscal year 2026 payouts. The governor disputed that finding, saying that the legislature's analysts did not factor in those who would remain in private care.

Ismael Torres, the committee's chief economist, warned in a committee hearing last month that such a spike could put the trust fund that helps pay for the program in jeopardy.

Jacob Candelaria, a former Democratic state senator, is representing two former New Mexico Early Childhood Education and Care Department staffers who said they were penalized after raising red flags about the finances. He also represented a trio of Republicans who challenged the program in court and lost.

He said Lujan Grisham, who is term-limited and will leave office this year, has embraced universal child care as her legacy issue and a "stepping stone" to the national stage in 2028. She was eyed as a potential running mate for both former president Joe Biden and Kamala Harris, and this year successfully pushed to have New Mexico become the fourth state to vote in the 2028 presidential primary — a prime slot.

"Whatever the governor has planned for the next steps of her career, this universal child care narrative is a central piece of it," Candelaria said. "My clients have had the unfortunate luck of getting in the way."

The governor said she expects the whistleblower lawsuits to fail like the GOP suit did. She also expects the issue of child care to be a topic during the presidential debates in 2028, she said.

"You're going to have this as a signature issue about where the country goes," the governor said. "We need a universal approach supporting families who need care."

Asked whether she expected to be on the presidential stage herself, she said, "I hope I'm in the ears of people on the stages, because I know we need this."

The state has worked to address the capacity issues by offering low-interest loans to providers and attempting to speed up approvals. New Mexico was short an estimated 15,000 day care slots when the program was launched and added 6,700 since then, an ECECD spokesman said.

Anne Liley, the director of the First Presbyterian Child Development Center in Santa Fe, said the majority of families at the center now use the universal system instead of paying privately. Most are families with two working parents whose incomes are just above the previous limit of $106,600.

"It's been huge for them," she said. "When both people are working, trying to get by, and you have two children, half your income is going to child care."

More than 400 children are on her center's waiting list, so she's looking for a new space that would allow her to add about 85 infants and toddlers, a critical need. She's still trying to find the

SEE DAYCARE ON A9

PHOTOS BY SOFIE HECHT/FOR THE WASHINGTON POST

Meghan Montelibano Gorman with her two children, ages 2 and 4, in Santa Fe. She said her life changed for the better when both kids were enrolled in universal day care.

Children take part in an activity at First Presbyterian Child Development Center in Santa Fe.

"You're going to have this as a signature issue about where the country goes. We need a universal approach supporting families who need care."

Michelle Lujan Grisham (D), governor of New Mexico

Children's artwork is displayed at the center. More than 400 children are on the center's waiting list.

A caregiver reads to children at the First Presbyterian Child Development Center.

DAYCARE FROM **A8**

right building, which is difficult in Santa Fe with its many historical structures, she said.

Critics ha8ve said allowing families who made more than $106,600 (for a family of three) last year to use the universal system has squeezed out low-income families who desperately need care. Sometimes, they are seasonal workers who leave and then return, only to find a wealthier family has taken their slot, analysts said.

The program serves 3,700 families who make above that amount, according to the ECECD report this month.

"If you're making that kind of money, you really don't need this," said state Rep. Mark Duncan, a Republican. "Are we keeping kids who really need it out because they didn't get there first? That's my concern."

Lujan Grisham said they did away with income requirements because the state is "building for an equitable system."

"You don't make it for poor people, you don't make it for middle class and you don't make it for billionaires, you make it for everybody," she said. "We're really leaning into the developmental well-being aspect and family stability."

When James Krantz, a tech executive, and his wife Caitlin, who owns a marketing company, had their son a little over a year ago, they too found lengthy day care waiting lists in Santa Fe. He said the state is now paying for their babysitter after the couple made the argument that "universal child care" should include private in-home care.

"Doesn't universal apply to everybody?" he asked. Having the full-time sitter has been "magical" for the couple, who can work with somebody "to closely align with how we want to raise our child."

Muñoz said that going forward the department needs to focus its efforts on "at-risk kids, low-income kids and special-needs children … to really deliver on the transformational investment the state is making."

When Rivera, 29, a legal assistant, gave birth to her son three years ago, she looked at the cost of day care and was "stunned" by the price tag — more than $20,000 a year. She and her husband, a technician, cobbled together a complicated schedule: She does her work from home, and other family members are enlisted to help. She makes an online calendar to keep everyone on task.

"I'm constantly overwhelmed by the process," she said. "My kids are seventh-generation New Mexicans. To feel like we're not welcome anywhere when the family has been here so long is so frustrating."

She and her husband have completely "lost hope" on finding help for this school year and are looking to 2027 for relief. Maybe she can find a preschool for her son and a day care for her daughter then.

SOFIE HECHT/FOR THE WASHINGTON POST

New Mexico's finance committee said in a report last year that the state's free child care program could soon cost it almost $849 million annually, a roughly $400 million increase from the fiscal year 2026 payouts. The governor disputed that finding.

Bergen giving massive archive to Georgetown University

ARCHIVE FROM **A1**

And then there are some special items.

Bergen holds a super-rare paper copy of a fatwa issued by Omar Abdel-Rahman (known as the "blind sheikh"), whom he's called the "spiritual guide" of the September 11 attacks. Abdel-Rahman issued the theological order while incarcerated in the United States and had it relayed by his lawyer. It was then distributed to attendees at what Bergen called "the one and only al-Qaeda press conference" in Afghanistan in 1998.

"Kill them in the sea, on land, and in the air," it read. Bergen did not attend the press conference, but obtained the card with an Arabic message from an attendee afterward. He said the fatwa gave religious permission to al-Qaeda's members to kill Americans and set the stage for the 2001 attacks.

The other crown jewel of the collection is a complete run of al-Jihad magazine, a publication that started in 1984 — before al-Qaeda was even formed — and was sold around the world, even in Brooklyn. Eventually it became what Bergen called the "in-flight magazine of al-Qaeda."

"When I teach about it, I say that it's like the Vanity Fair of terrorist publications," said Bruce Hoffman, a leading terrorism scholar and professor at Georgetown's School of Foreign Service. "It was glossy, it was colorful, it had arresting prose, really dramatic photographs."

Hoffman, who helped connect Bergen with librarians at Georgetown, said the collection is one of a kind. And it's especially important, he said, for students who are too young to remember September 11. "It makes history come alive, in essence, when you can look at these archival materials and trace this trajectory, this lineage that led to 9/11," Hoffman said. "You can understand how earth-shattering it was."

Bergen first traveled to the Middle East in 1983 when he was 20 years old. A student at Oxford University, Bergen and two friends journeyed to Pakistan to film a documentary about Afghan refugees.

He worked for ABC News before moving to CNN in 1990. After the 1993 World Trade Center bombing, Bergen went to his bosses at CNN and said he wanted to investigate what was happening in Afghanistan since the bombers trained there.

It was not until 1996 that he even heard the name Osama bin Laden: "He was trying to keep a low profile," Bergen said. "He was an unindicted co-conspirator in the 1993 Trade Center attacks, which is code for, 'we don't know what this guy did.' … He was in the ether. He was a name that came up." That year, a State Department analysis first identified bin Laden as a financier of radical Islamist groups.

By 1997, a CNN team that included Bergen and correspondent Peter Arnett secured an interview with bin Laden. They agreed to be taken from their hotel in Jalalabad blindfolded to an unknown location in Afghanistan in one vehicle, then another, and then another — all under the cover of darkness — to meet bin Laden and interview him. Bergen was never scared, he said, because he was focused on the job and not the potential danger.

The photos, interview notes, and tapes from that day are part of the archive now in Georgetown's care.

Bergen wears many hats these days: He's a CNN national security analyst, author of a new book called "All the Presidents' Wars," a vice president at the think tank New America, and is a professor at Arizona State University.

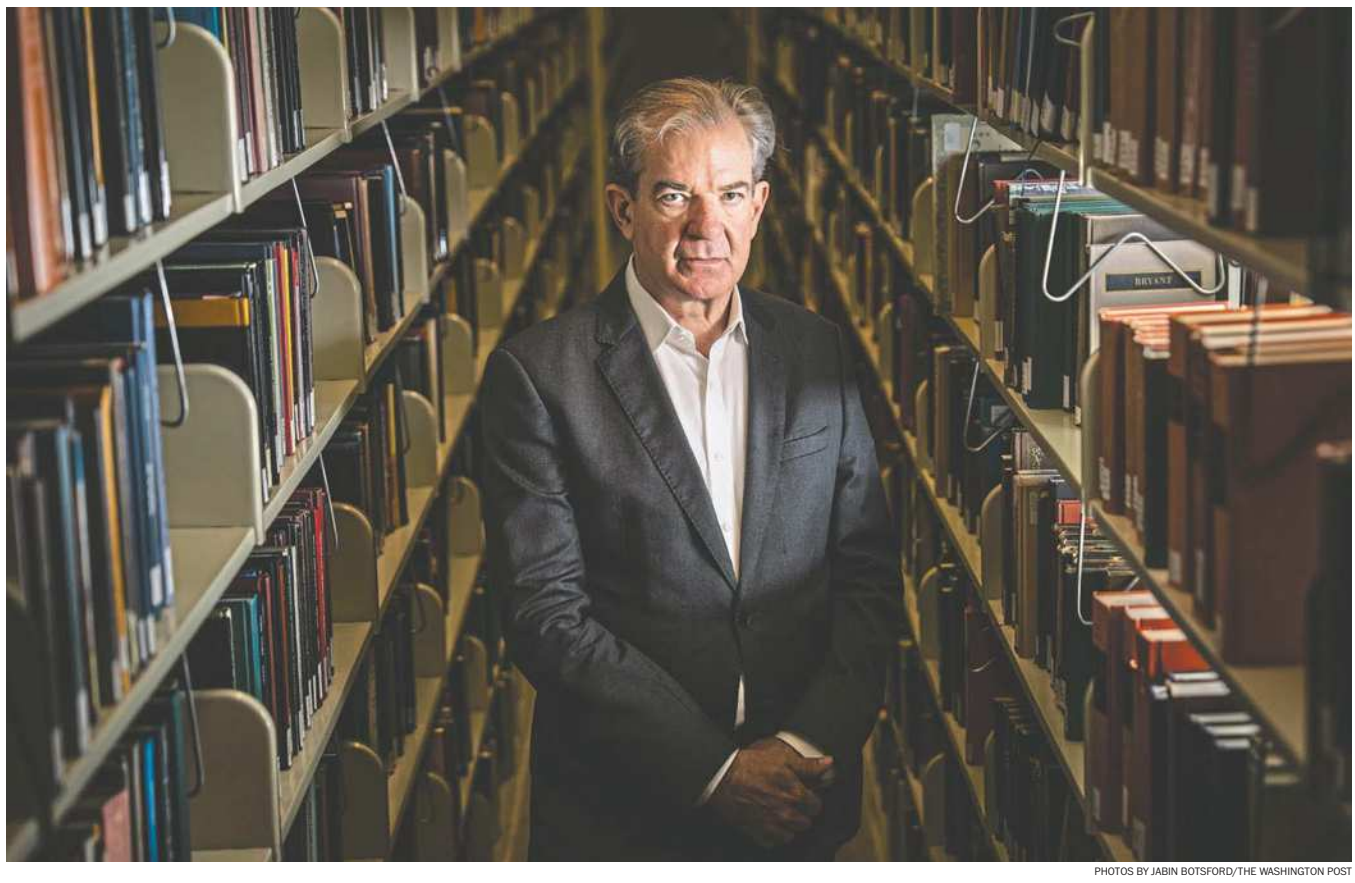
Despite his other academic affiliation, he felt that the collection belonged at Georgetown. Not only is it in Washington, a hub for researchers, and has a leading terrorism studies program, but there's a personal reason, too: His mother was one of the first female students at the Georgetown School of Foreign Service.

Allan Stypeck, the owner of Second Story Books in Washington's Dupont Circle neighborhood, appraised the collection.

Stypeck, who is an accredited book and manuscript appraiser and whose projects include Henry Kissinger's estate, said Bergen's collection is the "most comprehensive" from a counterterrorism journalist that he has seen. Bergen declined to share the appraisal value, but Stypeck said he "stunned" Bergen with the value of certain items in the collection.

Ryan Stevenson, who worked with Stypeck on the appraisal, said the comprehensiveness of the collection is what makes it so special.

"The real value of the collection is what it means in its totality and what it's going to mean for a future researcher to be able to not just find one document that they're looking for, but to see [how] these social networks actually were interacting with each other in real time," he said. "You have the [individual] gems, but the real gem is the collection."



PHOTOS BY JABIN BOTSFORD/THE WASHINGTON POST

Peter Bergen has been one of the foremost chroniclers of the U.S. war on terror. He produced CNN's 1997 interview with Osama bin Laden, bin Laden's first TV interview.

Bergen shows some of his collection of professional papers, documents and photos while speaking to a reporter at the Georgetown University Lauinger Library on July 8. He is donating his massive archive of material to the school to mark the 25th anniversary of 9/11.

"I believe in history as being useful for people to try to understand," Bergen said. "Not that history repeats itself, but it does have a rhyme or two."

THOMAS SIMONETTI/FOR THE WASHINGTON POST

Park visitors hike beside the Rio Grande in Big Bend National Park in Texas. Simple habits such as washing hands before meals and after using the bathroom are easy ways to stay healthy outdoors.

These lessons from 'The Oregon Trail' could help you

The old computer game that's suddenly in vogue again offers some practical advice for adventure travel

BY ELAINE RENO
The Conversation

If you grew up in the United States in the 1980s or '90s, chances are you remember The Oregon Trail. For many like me, it was our first computer game and introduction to wilderness survival. We hunted buffalo, forded rivers, broke wagon wheels and, of course, learned about dysentery, all while hoping our group would make it to Oregon City alive.

Lately, the game has found a second life. Social media posts brimming with nostalgia, online memes and updated versions of the game have introduced The Oregon Trail to a new generation while reminding millennials just how unforgiving that grainy computer screen journey could be.

As a physician who specializes in emergency and wilderness medicine, I started thinking about how much of what the game taught me about wilderness survival still applies today.

Modern hikers and campers have access to tools the pioneers could never have imagined. Still, more lessons from The Oregon Trail hold up than you might think.

KATHERINE HENSEL/NATIONAL PARK SERVICE/AP

People being evacuated by helicopter after flash flooding in Grand Canyon National Park. A hiking group was caught without cell service.

Clean water is crucial

The Oregon Trail game made dysentery famous for an entire generation. Fortunately, advances in sanitation, hand hygiene and antibiotics have made large outbreaks like those that wagon trains and military camps experienced more than a century ago much less common, at least in the United States.

That doesn't mean gastrointestinal illnesses have disappeared. Traveler's diarrhea and cholera are still an important cause of illness around the world. Untreated water, poor hand hygiene and contaminated food can still derail any trip.

Simple habits such as purifying drinking water, washing hands before meals and after using the bathroom, and practicing good camp hygiene remain some of the easiest ways to stay healthy outdoors.

Water purification is important with wilderness travel in the U.S. and in many areas of the world. There are many easy and cost-effective ways to purify water, such as boiling, filtration and treating with chemical disinfectants. Each method has its benefits and downsides.

Boiling is often the most accessible method. While it can kill bacteria, viruses and parasites, it will not remove water contaminants such as heavy metals, including lead and arsenic, or industrial contamination such as pesticides. Consider boiling your water for at least one to three minutes, depending on your altitude, to purify it. Water filtration is an easy option for backpackers but is less effective at removing viruses.

Beware of rivers and oceans

You may no longer have to ford the river with oxen, but rivers, lakes and other bodies of water present unique hazards that outdoor adventure enthusiasts can overlook.

Moving water can be more dangerous than people realize. Even the best swimmers can drown in riptides.

Cross bodies of water only when absolutely necessary. Avoid any water crossings after a recent downpour, since the water level often rises and the current can be faster and stronger. Submerged objects — rocks, fallen trees and other debris — as well as changing weather, flash flooding and strong currents can make crossing more dangerous.

If possible, use a Coast Guard-approved life jacket when you're crossing water or on a boat.

Prepare to go the distance

It's not just a broken wagon axle that can send a trip sideways. One thing The Oregon Trail captured well is how distance changes everything. A sprained ankle in a city usually means an inconvenient trip home or to the doctor, but that same injury five miles from the trailhead may mean that someone will need to carry you. The same is true for other common illnesses and injuries, such as dehydration, heat exhaustion, infections or even blisters.

Preparation is about packing a first-aid kit and thinking ahead. Ask yourself what you would do if your hike took twice as long as expected or if you unexpectedly had to spend the night outside. Research your route and carry more food and water than you think you'll need. Check the weather and be prepared for it to change, with extra clothing and options for rain.

No one tackled the Oregon Trail alone, because it meant you would not survive. There is a lesson here for those who might pursue solo travel and solo mountaineering.

Traveling alone means that a minor injury such as a sprained ankle could mean crawling to the trailhead to call for help or waiting until you are identified as missing. If you cannot find someone to travel with you, provide an itinerary and travel location to a trusted person. Make sure they know when you should be returning and plan to check in. If you do not return as expected, they can call for help.

Respect wild animals

Wildlife still poses a threat across the country. While there may be fewer bison than previously seen on the Oregon Trail, animals in nature deserve respect.

No selfie is worth being attacked by a brown bear. If you see a dangerous wild animal, avoid approaching it and immediately leave the area. More broadly, don't attempt to get close to any wildlife, no matter how calm or asleep the animal appears to be.

Venomous snakes are present throughout much of the U.S. and continue to cause significant injury and death around the world. If someone is bitten, please don't try to cut the wound or suck out the venom. Instead, keep the person calm, minimize unnecessary movement, and focus on getting them to professional medical care. Antivenom is available in most U.S. hospitals.

LAUREN CISNEROS/AP

An adult bison. Wild animals pose a threat and should be respected.

Even smaller and more docile animals such as deer and squirrels should not be fed. It is dangerous for an animal to get used to receiving food from humans. Additionally, animals carry diseases, such as rabies and leptospirosis, that can be fatal.

Technology is not a plan

One of the biggest differences between today's outdoor adventures and those of the Oregon Trail is our ability to communicate.

Cellphones, GPS apps and emergency beacons have made it possible to call for help from places that were once completely isolated. However, while those devices are incredibly valuable, they shouldn't encourage you to take bigger risks, as help may be far away and slow to arrive.

And sometimes even when these devices work, other factors can interfere. Members of a hiking group caught in recent floods that swept through the Grand Canyon lacked phone service during much of their trip, and when the Garmin alert signal finally connected, their location was now out of range.

Travelers can use a smartphone with GPS capacity to avoid getting lost, but downloading any needed maps for offline use can help prevent lack of service from derailing your trip.

Additionally, an unlocked smartphone that isn't restricted to one carrier is a great way to store and communicate critical data, such as travel plans and copies of your medical history.

Every environment has risks

The Oregon Trail travelers worried about river crossings, disease and harsh weather. Today's hikers face different challenges depending on where they are.

Desert hikers may struggle with extreme heat and dehydration. Mountain travelers face rapidly changing weather, lightning and high altitude. And coastal explorers can face problems such as riptides, waves, cliffs and unexpected rocky surfaces.

Altitude illness is often unpredictable and can sneak up on you. Acute mountain sickness symptoms start within two to 12 hours from ascent, typically worsening during or after the first night. Common symptoms include headache, fatigue, nausea or problems with sleep. Any confusion, difficulty walking, shortness of breath or coughing up significant phlegm should prompt an immediate descent.

There are commonly used prescription medications to help prevent and treat altitude illness. The mountain will always be waiting for your next attempt.

Plan ahead

Part of what made The Oregon Trail game memorable is that every decision mattered. Success often depended less on luck than on planning ahead, and that lesson still applies.

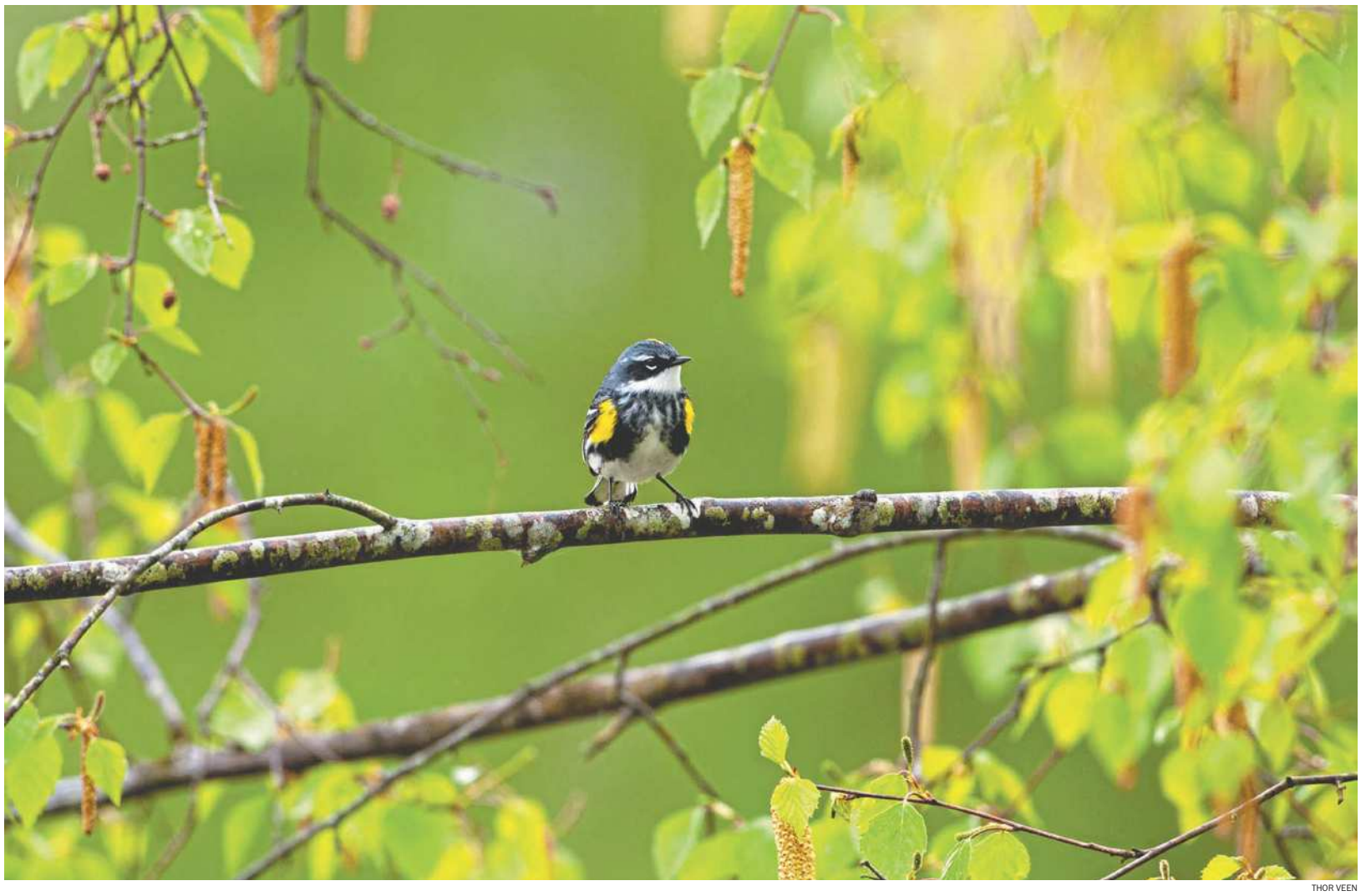
When people ask me what one emergency medicine skill everyone should know before heading outdoors, my answer is usually preparation. Thoughtful planning prevents far more emergencies than any single piece of equipment.

For people who spend a lot of time outdoors, I also recommend taking a wilderness first aid course. These courses teach practical skills to provide medical care in a wilderness environment.

Nature is no less powerful or unforgiving than it was on the Oregon Trail, and treating it with respect is essential. Combining advances in modern medicine with thoughtful preparation helps stack the odds in your favor so that, just as every Oregon Trail player hoped, everyone in the party makes it to the end.

Elaine Reno, MD, is an Associate Professor of Emergency Medicine-Wilderness and Environmental Medicine, University of Colorado Anschutz.

This article was produced in collaboration with The Conversation, a nonprofit news organization.



THOR VEEN

A tracker must be light enough to not weigh down a warbler. Researchers began tracking the movements of migrating birds in the late 1960s using radio telemetry.

I put a tiny backpack on a warbler. It revealed an epic migration.

Cutting-edge tracking is illuminating the migratory journeys of warblers and dozens of other species at a scale not previously possible for small birds

BY STEPHANIE SZARMACH
The Conversation

Squinting through my binoculars, I scanned the dense branches of a black spruce, trying my best to catch a glimpse of the thin legs of a small black, white and yellow songbird. I was on the hunt for a yellow-rumped warbler — a bird affectionately called "butter-butt" by birdwatchers after the distinctive buttery-yellow patch of feathers above its tail.

Once I spotted a flash of red on one of the bird's legs, I knew that this individual was special — in fact, it was one that I already knew well. That's because I had placed identifying bands on it the previous year as part of my PhD research, and it was carrying a very important piece of new technology.

I played the high-pitched "warble" of its song through a speaker placed below a mist net of fine, nearly invisible mesh. Thinking another male had intruded on his territory, the bird quickly descended. My tactic worked — he got caught in the net. As I gently removed him, I breathed a sigh of relief as I saw the Tic Tac-sized device sitting on his back.

Over the past year, this warbler carried a multi-sensor geolocator backpack throughout his migratory journey, recording the long trek from his breeding grounds in Anchorage to a yet-unknown winter refuge and back again. Working with my PhD adviser, evolutionary biologist David Toews, I deployed dozens of these cutting-edge tags to illuminate the migratory journeys of these high-latitude-breeding warblers at a scale not previously possible for small birds.

Now after a year of waiting, I finally had the data in hand.

How can scientists track small birds?

Researchers began tracking the movements of migrating birds in the late 1960s using radio telemetry, a technique that requires tagged birds to be physically followed with receiver equipment — sometimes aided by a small aircraft.

Then, as GPS became more widely available in the early 2000s, satellite tags let researchers track birds remotely with high accuracy. However, GPS transmitters are hefty — even just the battery that powers them is too heavy to be carried by the majority of small migratory songbirds, which often weigh less than a spoonful of sugar.

To address this problem, researchers developed ingenious little light-level geolocators. These miniature tags minimize weight by containing only a tiny battery, clock, computer chip and light sensor. They store data internally rather than transmitting it — hence my need to recapture tagged birds a year later. Researchers infer a bird's locations from the timing of sunrise and sunset, which vary predictably across the globe and throughout the year.

Light-level geolocators have opened new windows into the migrations of small birds but also have limitations: Their estimated locations can err by hundreds of miles, and this uncertainty becomes impractically high near the spring and fall equinoxes, when day length is the same worldwide.

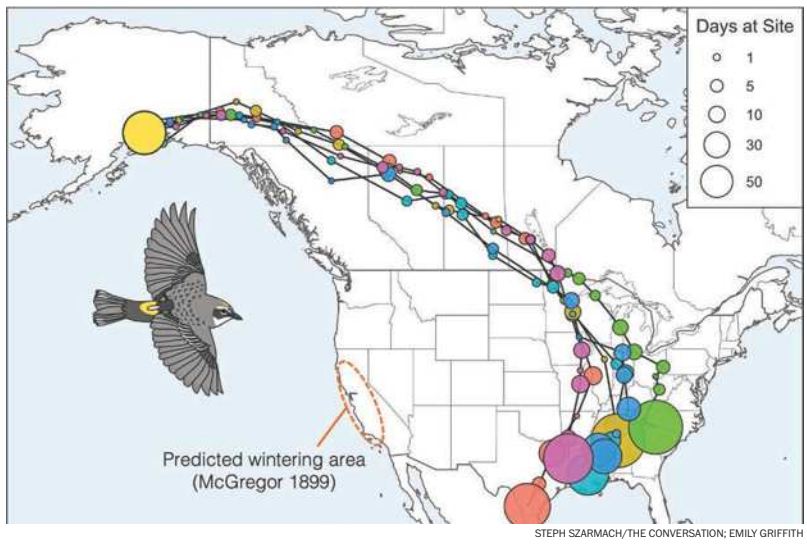
More recently, researchers developed a newer method of geolocation that uses atmospheric pressure to circumvent these limitations. When a bird ascends during a migratory flight, a barometric geolocator records a steep drop in air pressure, capturing the timing of departure and arrival at every stop along a bird's migration route. In between flights, the pressure the tag records reflects the elevation at the bird's position.

Knowing the bird's elevation helps to narrow down possible locations, which researchers can then refine further by comparing the change in pressure over time recorded by the tag to global weather data using the computer program GeoPressureR. The unique pattern of rises and falls in pressure acts as a kind of pressure fingerprint for a specific location. Including light and wind data in the model of the bird's movements can increase precision even more.

New tech answers an old question

We used these new multi-sensor backpacks to study the migration patterns of myrtle warblers — the northern subspecies of yellow-rumped warbler — which breed across North America's boreal forest. Myrtle warblers in the northeast are known to winter along the Atlantic and Gulf Coasts, but where northwestern populations migrate has been more of a mystery. In 1899, ornithologist Richard McGregor observed myrtle warblers wintering in coastal California, and hypothesized that these individuals might breed in Alaska and British Columbia.

Using these new tags allowed us to test whether warblers breeding in Anchorage actually followed the shortest migration route to winter in California. To our surprise — and probably to McGregor's, as well, if he were still alive — we found that all the birds we tracked traveled east across the boreal forest of Canada before shifting south to the Gulf Coast — certainly not the Pacific Coast route we expected.



STEPH SZARMACH/THE CONVERSATION; EMILY GRIFFITH

Fall migration routes followed by six myrtle warblers from Anchorage. The size of each point indicates how many days the bird spent at that location.

JOHANNA BEAM

The author holding a yellow-rumped warbler that was banded as part of the geolocator study.

All told, this 6,800-mile round-trip journey was much longer than we anticipated for a species commonly considered a short- or medium-distance migrant.

Why take such a circuitous route?

The long, seemingly suboptimal route taken by our Alaskan myrtle warblers is actually mirrored by some other songbird species tracked from northwestern North America, such as blackpoll warblers and Swainson's thrushes.

Part of this pattern may relate back to the glaciations that isolated ancient populations of birds millions of years ago. The thinking goes that as these glaciers spread, they squashed the ranges of formerly northern species into the south. Then, as the glaciers slowly receded, the forests gradually re-expanded.

As more land opened up, birds moved further north and west into that habitat. Each season some birds went a little further, as the forest available in their northern breeding grounds expanded. For migratory species such as myrtle warblers, the further north and west their breeding range expanded, the longer the migration to their southern wintering ground became.

Scientists think migration routes are genetically encoded. The birds' genes may have traced this expansion front, like Hansel and Gretel putting down breadcrumbs as they journeyed deeper and deeper into the forest. Today's migration routes still trace that incrementally expanded path, even though the glaciers that shaped the original boundaries are long gone.

We're still not sure exactly where the California-wintering myrtle warblers are breeding. We suspect that a small proportion of the Anchorage-breeding birds may migrate to California but that most of them travel from more distant, unstudied regions of Alaska or Yukon. Future research, potentially tagging myrtle warblers directly on the California wintering grounds, will shed more light on this population and why certain individuals follow a different migration route.

Barometric geolocation provides new data

Today, this new geolocation approach improves scientists' ability to study the migrations of small birds and supports more effective conservation actions across the course of the entire year. More precise location estimates help researchers identify key stopover and wintering sites to protect and better understand the threats birds face throughout their journeys. These geolocators also reveal the altitude of migratory flights, which is important for understanding the risk of birds colliding with buildings or wind turbines.

Because these new tags capture pressure data for every migratory flight, they're especially valuable for studying migration timing. Researchers have combined data from over 50 bird species to understand at what time of day or night different birds migrate. Now, as a postdoctoral researcher at the Smithsonian Migratory Bird Center, I am integrating multi-sensor geolocator data with satellite imagery to investigate how arrival and departure decisions throughout a bird's migratory journey relate to seasonal changes in plant growth.

Scientists have now tracked dozens of bird species with multi-sensor geolocators, and that number increases every year. Each mapped migratory journey improves our understanding of how small birds migrate, what factors shape their movements and how best to protect them.

Stephanie Szarmach is a postdoctoral fellow at the National Zoo and Conservation Biology Institute Migratory Bird Center of the Smithsonian Institution.

This article was produced in collaboration with the Conversation, a nonprofit news organization.

Ohio authorities: Alleged Acton assailant was carrying two pistols and a Taser

ACTON FROM A1

counts of assault.

The Mahoning County Sheriff's Office on Monday said it was seeking cellphone footage of the incident. The sheriff's office did not respond to requests for updated information on Monday. The Ohio State Highway Patrol, which is conducting an investigation into the incident with the sheriff's office, did not respond to requests for comment Monday.

Acton, known statewide for directing the state's early response to the covid-19 pandemic alongside Ohio's Republican governor Mike DeWine, is locked in a high-profile race with Ramaswamy, the billionaire entrepreneur.

As news of the incident began to spread, right-wing influencers, led by provocateur Laura Loomer, were already claiming on social media that it had been a hoax.

The event at the fair unfolded as the country is gripped by spasms of violence against political leaders of both parties, including President Donald Trump, who has survived three known assassination plots dating back to his 2024 presidential campaign.

Prominent politicians of both parties denounced the incident. Among them was DeWine, in whose administration Acton served as Health Department director. DeWine spoke with her by phone after the incident.

"Violence or the threat of violence at political or public events is always unacceptable," DeWine said in a statement.

As health director under DeWine, Acton had both admirers and detractors. One of the most controversial orders she carried out in the early days of the pandemic closed down mass gatherings — including fairs and festivals.

Ramaswamy unsuccessfully sought the Republican nomination against Trump in 2024 and then worked in his administration helping Elon Musk lead Department of Government Efficiency (DOGE) efforts to upend the federal government. He left that post to run for governor, winning an early endorsement from Trump that cleared the way for him to win the GOP primary.

ANDREW DOLPH/USA TODAY NETWORK

Amy Acton, in straw hat, the Democratic gubernatorial candidate in Ohio, marches with, from left, Kim A. Thomas, mayor of Richmond Heights; Annette M. Blackwell, mayor of Maple Heights; and Ohio Supreme Court Justice Jennifer Brunner at a parade in Cleveland on Monday.

Though Ohio was considered a quintessential swing state as recently as a decade ago, no Democrat has been elected its governor in two decades, and no party nominee has won statewide since Sen. Sherrod Brown in 2018. Brown lost reelection in 2024 and is running this year against Sen. Jon Husted (R) to get his old job back.

The contests for governor and senator, which recent polling indicates are toss-ups, have put Ohio in the national spotlight. Spending on political ads is expected to top three-quarters of a billion dollars, the highest statewide total ever.

Ramaswamy's campaign issued a statement Sunday condemning political threats and violence, but it noted only "a security incident" at the fair, where he had also campaigned earlier in the day, and did not mention Acton by name.

In an appearance here Monday, he said he was "very grateful that Dr. Acton and her family are doing well. That's the most important thing, and we're truly happy and relieved to hear that."

But when asked whether he discounted Loomer's contention that it was a hoax, Ramaswamy said: "I have no idea what, any online commentaries you're talking about. I read the sheriff's statement last night, and I take the sheriff's statement at his word."

Mahoning County Sheriff Jerry Greene, who has endorsed Ramaswamy, downplayed the seriousness of the incident. When asked by a New York Times reporter about the suspect's intent in pushing toward Acton, Greene said: "I think it was to ask her a couple of questions. He was just, you know, pretty aggressive about it."

Witnesses told The Washington Post they did not hear the man say anything as he approached Acton.

In his stump speech, Ramaswamy regularly brands Acton a socialist, a label she rejects. "I'm running against a woman who would be, God forbid, the first socialist governor this state has ever seen in our history," he said Sunday in an appearance at the Great Geauga County Fair in Burton.

One ad run by the Ramaswamy campaign featured a Republican activist blaming Acton for isolating her late mother during the pandemic. A records-check by the Cincinnati Enquirer found the mother lived in Kentucky and died weeks after Ohio ended its stay-at-home order.

His rhetoric has taken darker turns. In an address last month to the Buckeye Firearms Association Patriot Fest in Hilliard, Ohio, he said: "The Second Amendment was made for times such as these, was made for generations like the one that I live in today. Socialism is back in America with a vengeance."

On Monday, Ramaswamy noted that in declining to debate him, Acton's campaign issued "a pretty caustic statement." It called Ramaswamy "a scam artist who spreads baseless lies about her and her family."

Repeating his call for debates, Ramaswamy said, "I'm not going to take that personally. I want to start with a fresh slate and say again, 'let's try this again.'"

THE WORLD

Formed to fight Haiti's gangs, they now sow terror

As a U.S.-backed, U.N.-authorized force attempts to restore security, 'self-defense brigades' pose a unique challenge

BY WIDLORE MÉRANCOURT

ODELYN JOSEPH/AP

A resident of Cité Soleil demands that police fight the gangs that control the neighborhood in Port-au-Prince in May.

CLARENS SIFFROY/AFP/GETTY IMAGES

Haitians register to vote in the upcoming election in the capital in July. The United States and its allies are trying to root out Haiti's gangs.

PORT-AU-PRINCE, HAITI — Like many in Haiti's Artibonite region, the 26-year-old woman once viewed the Coalition as protectors.

A powerful group of murky origins, one of many of this country's "self-defense brigades," the Coalition emerged three years ago to fight back against the criminals who were preying on communities such as hers. As a U.S.-backed, U.N.-authorized force attempts to restore security here, some of the brigades have enjoyed support from Haiti's interim leaders.

But in January, the woman says, four Coalition members, two of them armed, pulled up on two motorcycles and took her to an abandoned hotel in Terre Noire. There, according to the woman and human rights advocates familiar with her case, she was surrounded by men wielding AK-47-style rifles. A Coalition leader known as Woody, she says, ordered them to sexually assault her.

In the months since, the woman says, she has identified her attackers to police, endured threats and watched videos of the assault circulate online. They continue to operate freely.

She now sees little distinction between the brigadiers and the criminals they claim to be fighting. "Both do the same things," she told The Washington Post. "Soon, people won't be able to tolerate them anymore. The brigades have become gangs themselves." (The Post does not identify victims of sexual assault without their consent.)

As the United States and its allies try to root out Haiti's gangs, the Coalition and other vigilante groups are presenting a unique challenge. Some brigadiers wear uniforms, receive funding from the Justice Ministry and enjoy support from the Haitian National Police. Some are accused of robbery, extortion, trafficking drugs and weapons, abduction, sexual assault and murder.

The State Department described the U.S. role in Haiti as "helping to shape conditions conducive to safe elections" by supporting the international force and the Haitian National Police.

"The Haitian government is actively building its formal security forces, including another 7,000 military and police forces," said a State Department official, who spoke on the condition of anonymity under rules set by the administration. "The Haitian government intends these institutions to come online during the GSF's mission to allow them to secure their own nation."

"For more details on how they choose to build their national security," the spokesperson referred The Post to the Haitian government.

Neither the office of Haitian Prime Minister Alix Didier Fils-Aimé, the Justice Ministry nor the Haitian National Police responded to requests for comment.

"Self-defense groups and spontaneous mobs remained a driver of violence and human rights abuses," U.N. Secretary General António Guterres reported to the U.N. Security Council in July. In Artibonite and Ouest departments from mid-April to mid-July, Guterres said, at least 87 people "were brutally killed by members of the local population or self-defense groups — including being beaten to death with sticks, machetes or stones and, in some cases, having their bodies subsequently set on fire."

The brigades, a recurring feature of the Haitian security landscape, have proliferated in response to the rise of heavily armed gangs since the 2021 assassination of President Jovenel Moïse. The gangs, armed with weapons largely smuggled from the United States, control 90 percent of Port-au-Prince, the United Nations estimates, and are spreading through the countryside. Masked criminals who outgun the underequipped Haitian National Police have shut down airports and seaports, closed major roads, and disrupted the transport of fuel and food.

At least 1,408 people were killed in gang-related violence in April, May and June, the U.N. Integrated Office in Haiti reported, and at least 326 were subjected to sexual violence. More than 1.4 million people have been forced from their homes, according to the International Organization for Migration. In one massacre alone last month, authorities say, at least 47 people were killed and 52 were kidnapped in Kenscoff, a contested farming town southeast of the capital.

More than five years after Moïse was killed, the presidency remains vacant; the National Assembly has been empty since the last senators' terms expired in 2023.

That year, President Joe Biden's administration led the creation of the U.N.-authorized Multinational Security Support mission to support the Haitian police improve security so the country could hold its first national elections since 2016. President Donald Trump's administration guided its upgrade last year to a Gang Suppression Force, with double the authorized strength and more aggressive rules of engagement.

The force has been staffed primarily by Kenyans first and now Chadians. The U.S. has provided planning, logistics and funding, support totaling more than $970 million.

Results have been limited. Since the force deployed in 2024, the gangs have expanded their territory, and killings and kidnappings have increased. Officials have scheduled a first round of presidential and legislative elections for December. As of Friday, more than 500,000 voters had registered, Jacques Desrosiers, president of Haiti's Provisional Electoral Council, told The Washington Post.

The State Department described the U.S. role in Haiti as "helping to shape conditions conducive to safe elections" by supporting the international force and the Haitian National Police.

A spokesman for the Gang Suppression Force described the self-defense brigades as a response to the government's "limited capacity to provide adequate security in certain areas." By improving security and strengthening state institutions, spokesman Igor Rugwiza said, the force is working to create conditions in which such groups "are no longer necessary."

"Restoring the State's monopoly on the legitimate use of force remains a core objective of the mission," he said.

But no one expects the brigades to disband on their own. "Conflict always reconfigures the power dynamics," said Jessica Hsu, a Haiti-based researcher. "If there are no alternatives that feel aligned, legitimate and/or enable them to feel appreciated, resumption of life in these communities will be nearly impossible."

Haiti's National Commission for Disarmament, Dismantlement and Reintegration is discussing the brigadiers' future with police and military leaders, commission official Ilionor Louis said. Those who are not implicated in killings, fraud or other criminal offenses could be eligible for integration into legitimate forces, he said. Those suspected of crimes should face justice.

Several of the armed gangs that now menace Haiti were themselves once neighborhood self-defense groups. The relationship between gangs and vigilantes remains fluid.

Gangs operating in Sarthe and Terre Noire, for example, received support from brigades amid escalating clashes in the Plaine du Cul-de-Sac north of Port-au-Prince, Guterres told the Security Council.

The Croix-Fer brigade near Belladère, on Haiti's border with the Dominican Republic, is suspected of involvement in drug trafficking, according to U.N. official familiar with security conditions. The group, whose name is French for "Iron Cross," exerts considerable influence over weapons- and narcotics-trafficking routes in the area, said the official, who spoke on the condition of anonymity because he was not authorized to discuss the subject publicly.

Security officials have linked a brigade operating in the Port-au-Prince neighborhood of Solino to kidnapping, the official said.

In prolonged security crises, he said, the pattern is familiar: "When communities turn to vigilantes because the state cannot protect them, those groups often become another source of abuse."

As conditions have worsened, political scientist Robert Muggah said, the brigades and gangs have joined an arms race.

"There continues to be very high demand for firearms among gangs, self-defense groups, private security companies, the Brigade for the Security of Protected Areas and ordinary civilians," said Muggah, co-founder of the Rio de Janeiro-based Igarapé Institute.

"The growth of all these armed constituencies is mutually reinforcing," he said. "As gangs acquire military-style rifles, community defenders seek greater firepower, which in turn intensifies gang demand and increases the likelihood that police weapons, commercial imports and trafficked ammunition will be diverted."

Some Haitians rely on the brigades for protection, Guterres acknowledged. But their growing role in providing security and exercising social control while generating revenue through "extortion, racketeering and protection arrangements," he warned, was blurring the distinctions among self-defense groups, local governments and gangs, contributing to "insecurity, impunity and the erosion of public authority."

The disarmament commission is studying the challenge through two units. Louis, a sociologist, heads a unit focusing on prevention and reintegration. The other focuses on disarmament, dismantlement and demobilization.

The commission, founded in 2019 and relaunched in recent months, faces significant constraints, Louis said. It lacks a permanent headquarters and struggles with shortages of staff, equipment and office furniture. Still, it maintains a hotline for gang members interested in abandoning crime, is seeking facilities to receive them and has established 11 educational camps for young people.

Before any long-term solution can be implemented, Louis said, authorities must first conduct a comprehensive assessment of the brigades now operating in Haiti.

As many as four such groups operate in Artibonite, activists there say. The Organization of Cooperating Haitian Women of Verrettes receives up to 10 complaints of rape each month, according to Juanita Exantus, one of its leaders. In several cases, she said, the alleged rapists are brigadiers.

"The brigadiers have turned themselves into vigilante enforcers," Exantus said. "They beat residents. The level of violence in the commune has also increased because of them."

From January through July, the Platform of Women Organized for the Development of Artibonite assisted 29 rape survivors who alleged they were assaulted by brigadiers and other self-defense groups, coordinator Louisette Vertilus said. Most of the victims were minors, she said.

She described the case of a 17-year-old student in L'Estère. In February, brigadiers allegedly demanded that the girl's parents bring her to them. When they refused, Vertilus said, an armed man went to their home and took her away. Four brigadiers raped her, the girl reported.

"We are exhausted," Vertilus said. "The region has no future with these brigadiers. They should be disarmed and brought before the courts."

Alternative for Germany caps meteoric rise with big win

GERMANY FROM **A1**

tremist party to power in Germany for the first time since World War II. But the political trend AfD represents is evident not just in the former East Germany but also France, where Marine Le Pen, a mainstay of nationalist, anti-immigrant politics, is polling at the top of a crowded field in next year's presidential election.

As the results in Germany rolled in Sunday night, President Donald Trump, whose MAGA movement has built strong ties to the AfD, made clear that he was watching, posting an image on Truth Social that showed the AfD far ahead of other parties, including Chancellor Friedrich Merz's Christian Democratic Union (CDU), which finished a distant second with just 17.1 percent.

The outcome hit hard at the chancellery in Berlin.

"This has shaken us," Merz told reporters on Monday afternoon. "It has shaken me personally, and I have to admit this is the most difficult electoral defeat for the CDU that the party has suffered in a very, very long time."

Merz sought to reassure Germans that the country's institutions were stable, but also said the that the CDU "cannot simply return to business as usual" and urged "sweeping" national reforms.

A lot of credit for the AfD's strong performance is directed at Siegmund.

"We have a very young main candidate who is very enthusiastic, and the people love him a little bit — like JFK's image, the young JFK or Charlie Kirk," said Christian Buchholz, an AfD politician who previously served in Berlin's state parliament. "He makes for really fantastic publicity for us, and so we expect a boost, support and good pictures, and of course a lot of votes."

Even without an absolute majority, the AfD in theory could still end up controlling the state government should cracks emerge in a pledge by other parties not to join a coalition with the AfD, which for years has been accused of xenophobia, antisemitism and Islamophobia.

In and of itself, the possibility of the AfD seizing power marks a seismic shift in Germany. Since the last state election, in 2021, the AfD more than doubled its support — an outcome attributed to Siegmund and other party leaders, who largely bypassed traditional media and embraced social media platforms like TikTok to speak directly to voters.

Historical grievances and long-standing economic challenges in the former East Germany helped the AfD gain traction among voters who feel alienated by traditional politicians. This included deep fatigue with Merz's CDU, which has led the state government since 2002.

Across the Atlantic, some politicians on the right also celebrated the AfD's success.

Republicans in Congress, including Sen. Mike Lee (Utah) and Rep. Anna Paulina Luna (Florida), congratulated the AfD for its win. They also discouraged the German government from banning the party or its leaders.

MATTHIAS SCHRADER/AP

Top candidate Ulrich Siegmund celebrates at an election party of the Alternative for Germany party after the Saxony-Anhalt state elections on Sunday.

"Germany's chancellor is treating a major opposition party as something to be walled off from democratic competition," Lee posted. "Is he really that blind to the German stereotype he's feeding?"

Trump's MAGA movement has widely embraced the AfD. AfD members of the Bundestag — Germany's federal parliament — visited the United States to meet with Republicans last year and also attended a New York gala for young Republicans. State Department officials have also met with party members.

One factor that has complicated the growing alliance, however, has been the U.S.-led war against Iran, which is deeply unpopular among Germans.

While campaigning in the state election, Siegmund largely refrained from discussing U.S. connections. But some AfD members in Berlin said they believe that the state-level win could lead to stronger U.S. ties.

"As our party gets stronger," said Ronald Glaeser, a Bundestag member and spokesman for AfD for Berlin, "every foreign government will turn to AfD since we are an important factor in German politics."

Eric Langenbacher, the director of the Society, Culture & Politics Program at the American German Institute, said he anticipates Trump's allies "will feel vindicated" by Sunday's outcome.

And though Langenbacher cautioned against reading too much into Sunday's outcome, he said it could serve as a barometer of AfD's national appeal.

"We shouldn't overinterpret any of these results. But this, unlike many other elections, is something that can be interpreted because it's going to matter if the AFD does really well," Langenbacher said. "It's going to matter for the momentum of the national party."

The AfD's national co-leader, Alice Weidel, on Monday rejoiced in what she called "a dream result" for the party and urged other parties to reconsider their attempt at maintaining a firewall, which she described as "failed concept." Speaking at a news conference, Weidel said other parties should respect voters' wishes and help the AfD form a government in the state.

Weidel, her co-chair, Tino Chrupalla, and Siegmund all lashed out at Merz. "No chancellor before him was as unpopular," Weidel said, adding that Germans had "lost trust" in federal politics.

During the campaign, Siegmund quickly boosted the AfD's public image.

While the party had long leaned on anger-laden slogans like "enough is enough," Siegmund projected an approachable, social-media friendly persona, and ran on a more upbeat campaign slogan: Alles ist möglich — Everything is possible.

He was born in 1990, just a few weeks after German reunification, when the formerly communist East was reunited with the capitalist West, and grew up in Tangermünde, a small, picturesque town in Saxony-Anhalt, against the backdrop of the region's struggles.

Many East Germans remain disgruntled over lasting economic gaps compared with the West and a deep-rooted sense that they are second-class citizens.

Siegmund became a millennial face for the party, decades younger than the average member of CDU, which was his first political affiliation. He joined the party, then led by Angela Merkel, in the early 2010s, before later switching to the AfD.

He rose to prominence during the covid-19 pandemic, using social media to rally against lockdowns and mask mandates, which he called "crazy," quickly gathering a loyal supporter base. He then carried that image into his campaign, posting endless TikTok clips of himself riding motorcycles with supporters across the state, footage later edited into sleek, cinematic campaign trailers, and turning campaign events into celebrity-like meet-and-greets, handing out hugs, signing autographs and posing for selfies with supporters who lined up for hours.

What happens next in Saxony-Anhalt remains uncertain.

Siegmund has said he has ruled out a minority government. But AfD leaders have signaled openness to coalition negotiations and suggested that other parties might accept an AfD minority government.

Saxony-Anhalt's incumbent Minister-President Sven Schulze conceded defeat on Monday and said his party, the CDU, no longer has "a mandate to govern."

"We are in the opposition," said Schulze, who will remain as Saxony-Anhalt's caretaker premier until a new government is formed.

State governments in Germany have broad powers over domestic security, education and culture. And the AfD has said it wants to drastically overhaul Saxony-Anhalt's policies related to education and immigration.

Its platform includes allowing home schooling, and Siegmund has described "a deportation offensive" — to remove irregular migrants — as one of his top priorities. A frequent antagonist of mainstream news media, Siegmund has also said he wants to withdraw the state from a regional public broadcaster.

If other parties ultimately decide to work with the AfD in Saxony-Anhalt, it would represent a break in the so-called "firewall" that establishment political forces have used to keep extremist parties out of power since the end of World War II. That also could have major implications for Germany, which is scheduled to hold its next federal elections in 2029.

A national vote could happen sooner if Merz's coalition collapses. Whenever a vote occurs, AfD leaders say it will present another decisive moment for the party, allowing it to demonstrate rising strength across the entire country.

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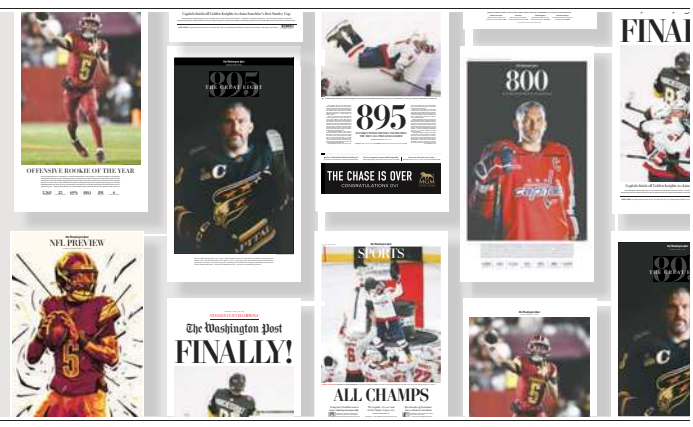

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ECONOMY & BUSINESS

Bond markets' big warning isn't just a U.S. problem

Historic government debt fuels global sell-off of government bonds

BY RILEY BEGGIN

ALLISON JOYCE/AFP/GETTY IMAGES

Treasury Secretary Scott Bessent arrives to talk to the press last week at a meeting of the Group of 20 finance ministers in Asheville, North Carolina.

Climbing borrowing costs have become a headache for Treasury Secretary Scott Bessent. But the United States is not the only country grappling with the potentially destabilizing consequences of soaring government debt.

Last week, 10-year U.S. Treasury bond yields hit their highest point since January 2025, while Japan's 10-year bond reached its highest point in 30 years. German and French bond yields climbed to levels last seen in 2011 and 2008, respectively, while the United Kingdom's 30-year bond hit levels not seen since 1998.

In each country, one commonality driving higher borrowing costs is loads of IOUs.

"All the countries have large and rising deficits and debts. All have affordability challenges. All have populations concerned about that," said Rebecca Patterson, a senior fellow at the Council on Foreign Relations, a nonpartisan think tank.

Bond yields reflect the interest rate investors demand when buying and holding government debt, which is issued in the U.S. as Treasury bonds. Treasury yields act as reference points for rates throughout the economy, so higher bond yields can mean higher interest rates for businesses and consumers buying cars and holding mortgages.

Today's rising yields reflect multiple factors: Expectations that long-term inflation will persist, caused in part by higher energy costs from President Donald Trump's war in Iran. The huge demand for cash by private-sector artificial intelligence projects, which compete with the government for investors. And unrestrained government spending with few plans in sight to reduce budget deficits that, in the United States at least, have reached historic proportions.

Those factors all make government bonds less appealing, causing investors to demand higher returns.

The world's major economies accumulate debt because they are spending more than they raise in revenue. In the United States, federal debt as a percentage of gross domestic product stands at 122 percent. That has more than doubled since 2000, driven by spending on wars, the 2008 financial crisis, the coronavirus pandemic and several rounds of major tax cuts.

Yields were higher in 2000 but those higher rates applied to a national debt equal to just 55 percent of the overall economy.

That means interest payments were also much smaller: just over 2 percent of GDP in 2000 compared to more than 3.2 percent — and rising — today. This year, interest payments will exceed $1 trillion, more than spending on Medicaid or national defense, according to the nonpartisan Committee for a Responsible Federal Budget.

"Any increase in bond rates has profound consequences on the federal budget," said CRFB President Maya MacGuineas. Because interest payments already are so large, she said "even small uptakes in the cost of borrowing lead to large increases in interest payments."

Last month, Bessent sought to slow the rise in Treasury yields by doubling the size of a planned buyback of government debt, which caused yields to drop temporarily. But they quickly bounced back. He also intervened to support the struggling Japanese yen to help the largest foreign holder of U.S. debt, avoid selling Treasurys.

Last month, Federal Reserve Chair Kevin Warsh stressed the need to wrangle with persistent inflation, which has outpaced the Fed's 2 percent target for more than five years. Investors widely interpreted Warsh's speech in Jackson Hole, Wyoming, to mean that a rate hike is ahead.

Higher interest rates could help stem the 10- and 30-year Treasury sell-off by signaling to investors that the Fed is serious about slowing long-term inflation, though it would boost yields on short-term bonds.

Trump, however, continues to publicly push the new Fed chairman to lower interest rates. In a social media post Friday celebrating strong August job numbers, Trump said he would stop trading with any country that has a trade deficit with the United States if the Fed doesn't lower interest rates.

"Lower the interest rates because the U.S.A. is a much stronger credit than it was just a short time ago," Trump wrote on his Truth Social platform. "The Fed Board, with its great new leader, must get smart — BE PATRIOTS for a change."

The conflicting messages create "a potentially volatile situation" for Treasury markets, said Maurice Obstfeld, a senior fellow at the Peterson Institute for International Economics, a nonpartisan research organization.

"A lot depends on the Fed. That's a major factor," he said. "Will the Fed stand up to the president and do the right thing?"

Bessent argued at the Group of 20 summit of global finance ministers last week that U.S. economic growth is "reaccelerating," noting that inflation expectations are down from earlier this year, private sector spending is up, and that corporate profits have risen. He argued that the Trump administration's campaign to roll back federal regulations and cut taxes on business provide a model for other countries to solve their debt challenges.

"The world is awash in debt," Bessent said as the summit began. "The only way for us to get out of this is to grow our way out of this."

So far, however, Trump's tax cuts and other policies have added to the debt. His One Big Beautiful Bill Act is projected to require $4.7 trillion in additional borrowing over the next decade, on top of a debt that currently stands at $40 trillion.

Without action to reduce budget deficits — this year alone, the U.S. is expected to spend $2 trillion more than it takes in — higher interest rates are likely to continue to plague the U.S. and other high-debt economies, multiple analysts said, adding that economic growth alone is unlikely to solve the problem.

"In general, a responsible government doesn't count on that," said Marcello Estevão, chief economist at the Institute of International Finance, a trade group for the global financial services industry.

Eventually, he said, the U.S. will have to take painful action to avoid a default that could upend the world economy: Cut spending on the big entitlement programs — Medicare, Medicaid and Social Security — or raise taxes.

"There is a fiscal adjustment coming," Estevão said. "Of course it's hard. Brazil did a reform, India did a reform. And they had to deal with the politics of it."

Bessent has said he is working on a "fiscal consolidation" plan with the director of the White House Office of Management and Budget, Russell Vought, that will be ready "in the coming weeks or months."

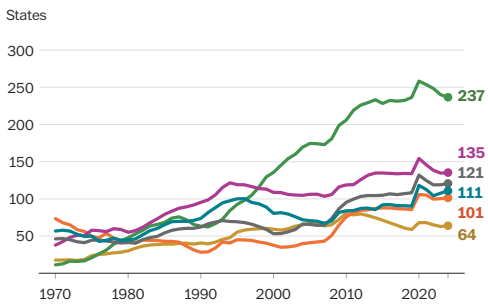
MacGuineas said she is less optimistic that U.S. policymakers will act before facing a serious fiscal crisis.

"Dealing with the national debt is not easy," she said. "It takes leadership and it takes political courage and it takes some willingness to compromise. Those are discouragingly not at the forefront of politics right now."

Rachel Lerman and David Lynch contributed to this report.

General government debt as a percent of GDP

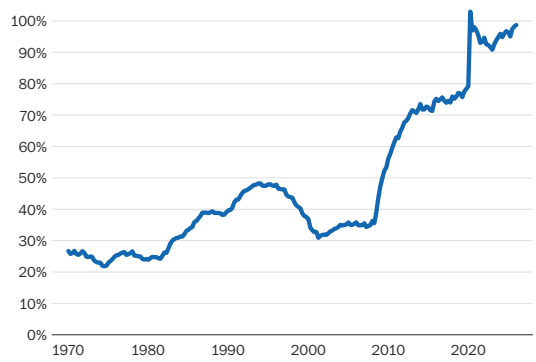
Governments in many leading economies have spent more than they've been able to produce.



Source: International Monetary Fund

Federal debt held by the public, as a share of the economy

Debt held by the public as a percentage of GDP, quarterly, since 1970. As of Q1 2026, the ratio stood at 98.7%.



Source: Federal Reserve Bank of St. Louis (FRED), series FYGFGDQ188S

"All the countries have large and rising deficits and debts. All have affordability challenges. All have populations concerned about that."

Rebecca Patterson, a senior fellow at the Council on Foreign Relations, a nonpartisan think tank

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MIKE HOUSEHOLDER/AP

Renaldo Agostino, a City Council member in Windsor, Ontario, looks at the Detroit skyline across the Detroit River on Aug. 24. A trade war between the U.S. and Canada is affecting tourism.

U.S. tourism groups want to win Canadian visitors back

BY RIO YAMAT
Associated Press

LAS VEGAS — Appeals from American tourism organizations seemed to be everywhere Josh Loewen looked over the last year. Billboards and banners proclaimed a state or city's love for Canada. Online and social media ads offered special deals for travelers from north of the border.

As a Vancouver, British Columbia, resident and marketing executive himself, Loewen said he understands the conciliatory overtures. The number of Canadians traveling to the United States plunged after President Donald Trump returned to office with remarks about making Canada the 51st state. An acrimonious trade war between the two countries now is threatening to reinforce the informal boycott just as it appeared to be easing slightly.

"It's such a big ask right now," Loewen, 45, said of the U.S. tourism industry's attempts to woo Canadians like him back before a new president occupies the White House. "It's just a wasted effort."

Relations between the U.S. and Canadian governments have deteriorated sharply since their trade negotiations collapsed last month. Trump imposed import taxes of up to 50 percent on a range of Canadian products. Canada's government responded in kind. Trump ordered the U.S. government to change the name of border-spanning Lake Ontario to Lake America. Canadian Prime Minister Mark Carney dismissed insults from members of Trump's Cabinet as childish and undignified.

The bilateral rift has not stopped state and local tourism officials and popular destinations like Graceland from trying to persuade Canadian visitors to return.

New York state launched a "NY Loves Canada" promotion this summer, offering discounts at hotels, restaurants and attractions. Some downtown Las Vegas hotels are treating the Canadian dollar as equivalent to the U.S. dollar to give Canadian visitors more value for their money. Las Vegas tourism officials went to Canada last month to meet with travel advisers, tour operators and airline representatives.

"We're here to make sure you know that we care about Canada," Steve Hill, president of the Las Vegas Convention and Visitors Authority, said while in Vancouver.

The outreach is happening at the national level, too. Brand USA, the U.S. tourism industry's marketing organization, is bringing its Travel Week trade-event series to Canada for the first time in October, expanding and rebranding an earlier program known as Canada Connect.

Canada traditionally sent more overnight international visitors to the United States than any other country. Amid last year's consumer-led backlash, both same-day trips and longer stays nose-dived residents made 25 percent fewer return border crossings and spent about $2.4 billion less on travel to the U.S. in 2025 than they had the year before, according to Canada's national statistical agency, Statistics Canada.

The retreat coincided with other headwinds, including a weaker Canadian dollar that made traveling to the U.S. more expensive and rising prices for airfares and hotels. Canadian air travel to the U.S. started declining in September 2023, Statistics Canada data shows.

But the abrupt pullback in stateside travel that accompanied Trump's second presidency and extended into this year signaled "a persistent shift away from the United States by Canadian residents in their travel preferences," agency analysts said in a July report.

Tentative signs of improvement emerged in May, June and July, when border crossings picked up slightly, the agency reported. The latter two months coincided with the 2026 World Cup, which the U.S., Canada and Mexico co-hosted. Canada's national soccer team competed during the tournament's early weeks, giving some Canadians a reason to head south. Carney attended the final match in New Jersey alongside Trump.

Trips by car accounted for most of the uptick in cross-border traffic, while air travel to the U.S. fell from year-earlier levels in every month through June, Statistics Canada said. The U.S. National Travel and Tourism Office estimates that during the first six months of 2026, Canadians made even fewer overnight visits, which typically generate more tourism spending, than they did during the same period last year.

A day after the World Cup ended, Trump announced that tariffs on $20 billion worth of Canadian goods would take effect in 30 days. The White House said the tariffs were intended to address U.S. complaints over Canadian barriers to American-made automobiles, alcohol and dairy.

"You went from this really high, exciting moment for the U.S. in terms of international attention, to the next week, it's negative again," said Deborah Friedland, a hospitality consultant at financial services firm Eisner Advisory Group. "It's one step forward and two steps back."

With the summer now winding down, some of the U.S. destinations most dependent on Canadian visitors are heading into their most important season. Large numbers of Canadian snowbirds typically flock to warm-weather locations in Florida, Arizona and California when temperatures drop at home, making the coming months a test of whether the grassroots boycott will extend into another winter.

"I'd be surprised if we're talking a year from now and all of a sudden you see this huge uptick in Canadian travel over the winter months," Friedland said.

Not all tourism officials are worried. Jennifer Adams, tourism director for the Destin-Fort Walton Beach area in Florida's Panhandle, said she never panicked when headlines about Canadians shunning travel to the U.S. first appeared last year.

"I felt our message was strong," she said, adding that, "the thing for us is to let the Canadian family know that they are welcomed here and we are committed to giving them a great experience when they get here."

Florida saw a 7 percent decline in Canadian visitors in 2025 compared with the previous year, according to state marketing organization Visit Florida. Sister organization Visit California, citing data from global research and consulting company Tourism Economics, estimated that Canadian visitation to the Golden State fell 20 percent.

Loewen, the Vancouver marketing executive, said his family loved visiting the United States. He, his wife and their two children often traveled to San Diego; Portland, Oregon; and Seattle. This year, they chose Mexico instead.

The reluctance, Loewen said, has little to do with whether the U.S. can offer a good vacation. It's about whether Canadians want to spend their money there while tensions between their country and the U.S. remain so high. Loewen said his family hasn't stepped foot in the U.S. since Trump's inauguration and does not plan to until there is a new president.

Eileen March, a life coach from Calgary, Alberta, said she made a similar decision. Trump's threats to make Canada the 51st state and his trade policies were part of it, as was a broader sense of no longer feeling safe or welcome in the United States, March said.

"As time has worn on, I was beginning to waver," she said. The latest round of tariffs "reinforced my initial decision to not travel in the U.S. at all while he is in office." She refuses even to book flights with layovers in the U.S.

March, 41, knows that staying away for four years is a long time. She is prepared to go even longer.

"I think that'll really depend on who is elected next, their values and the relationship they attempt to foster or repair with Canada," she said.

AMBER BAESLER/AP

Fed Chair Kevin Warsh, center, talks to Bank of England governor Andrew Bailey, right, and Bank of Canada governor Tiff Macklem at the annual Jackson Hole Economic Policy Symposium on Aug. 28.

ADRIAN KRAUS/AP

People watch the sun set over Lake Ontario on Aug. 25. President Donald Trump recently ordered the U.S. government to change the name of the body of water to Lake America.

TUESDAY OPINION

This novel may or may not be about Natalie Portman. Does it matter?

BY VALERIE STIVERS

The actress Natalie Portman has always seemed like a person who wants to brand herself as smart and bookish — a trait that appears to have gotten her into trouble, if it is true that she allowed the author Rachel Cusk to write a book about her. Portman has read many Rachel Cusk books. She picked "Parade," published in 2024, for her Instagram book club in June. In 2022, she hosted a discussion with Cusk about her 11th novel, "Second Place," and picked it for the book club as well. Yet no one in her right mind who understood Rachel Cusk's work would allow the author to write about her — at least, no one with a sense of self-preservation and a public image to protect.

Cusk is brilliant, but her skill has always been in reducing the human to the product of cold existential forces: the violent struggle between men and women; the wounds left by abuse; the emptiness at the heart of identity. In other words, a Cusk book about you is never going to be flattering.

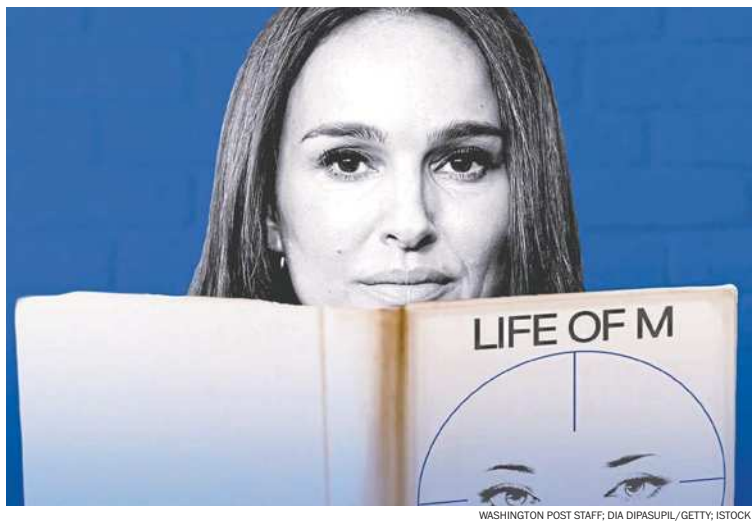
Chatter in New York literary circles this summer was that Cusk's novel "Life of M," which was published Aug. 25, is based on Cusk's relationship with Portman. The novel is about a famous actress, M, and a nameless writer friend's project to chronicle her. M's biography is similar to Portman's. The actress's dissatisfaction and betrayal over the finished product, as recorded in the book, are also said to be true to life. If so, it is ironic in the extreme, since the impossibility of identity itself — and thus of anything being "true to life" — is the book's central theme, a fact that says more about Cusk than it ever could about Portman.

The author character points this out to the angry actress, but to no avail.

Since the book's publication, anonymous sources close to Portman have denied that she and the writer were ever friends, and Cusk has declined to comment on whether she and Portman discussed the book. One source said Portman finds the book "annoying."

"Life of M" begins: "A little while ago, I told the actor M that I was thinking of writing her autobiography. She liked the idea. She's a good sport." The narrator-author explains that she met M in a bookstore (M is "interested in books") and that "in addition to being a film star, she was the model for a major brand, and her image looked out everywhere, from shop windows and hoardings and the rain-streaked perspex of bus shelters."

Portman, famously, pulled back from acting to attend Harvard from 1999 to 2003, following her casting in the Star Wars franchise. She runs a book club and often posts book selfies on Instagram — with a coy eye peeking around the cover of whatever she is reading — so she is clearly "interested in books." She is a global brand ambassador for Christian Dior and has been the face of the Miss Dior perfume since 2011; she is one of the few actresses whose face still is everywhere. The two characters live in an unnamed European capital with a central river, which could be Paris, where both Cusk and Portman reside.



WASHINGTON POST STAFF; DIA DIPASUPIL/GETTY; ISTOCK

The narrator tells us, directly after an allusion to a book about a woman who was sexually abused when she was young, that M became famous as a child, and that "the script of her first film originally included several scenes in which the child was shown wanting or inviting sexual interaction with the central male character." The scenes were cut after M's mother objected, Cusk writes.

Portman, famously, was catapulted to stardom by her turn in the 1994 Luc Besson film "Léon: The Professional," filmed when she was 11 and 12 years old. The plot is about Portman's character's Lolita-like (though unconsummated) relationship with an adult hit man, Léon, played by Jean Reno. Portman's mother demanded that more explicitly sexual material be cut from the script. Nonetheless, Portman is lavishly sexualized in the movie, and she has called her adult relationship to the film "complicated." She has also revealed that she was harassed after its success, a traumatizing experience shared by M.

There is more. M claims that the narrator-author has made her "identifiable," yet filled the book "with things she herself didn't recognize." M says the book is full of factual errors. She has not been to the places the author describes or done the things the author says she has. "It isn't you," the narrator-author replies. "It isn't anyone." The portrait in the book is what anyone could have written, based on M's publicly available work and biography.

Cusk is a slippery and layered writer and has long trafficked in the roles and archetypes that plague even ordinary mortals. The exploration of a character who is explicitly playing herself, or is trying to but has no real self underneath — as she characterizes M's existence — would naturally be attractive to her. In the author's cosmology, it is a universal condition of the haute bourgeoisie. And a character whose "self" is an object or commodity also has a rich appeal. Cusk has always seen people as vessels; M's container is more valuable than most.

The resulting book is a feat, outwardly simpler and more direct than "Parade," with its multiple plotlines and experimental structure, but also more crystalline and just as complex beneath the surface. Cusk is at her best with aphorism and insight, always a strength of her work. For readers who have yet to fall in love with Cusk, this might be the place to start.

It doesn't hurt that the book also brims with juicy revelations about M's psychology. It feels like readers are catching a glimpse of Portman. "M had told me that starring in a film as a child had immediately brought her childhood to an end," the narrator-author recounts. This event, with its undercurrents of sexual abuse, is primal violence of a kind the author also believes she has suffered, a violence that detaches both women from reality and their own identities. It becomes the actress's healing quest "not to create, but to try to make her life seem more normal." M occasionally picks up her children from school in the nanny's stead; she goes to parties and talks to non-famous people; she reads the news, as if it will teach her how to be human.

M wants to be real, but for her "there was nowhere to go back to. There was no dream country where the original self might one day be found."

To anyone other than Cusk, it might seem cruel to dash M's dreams of normality and selfhood. But a darker, more fascinating portrait of celebrity emerges, in which M is both victim and perpetrator. She lives in a cold, palatial house that is "like a big doll's house, with her as a doll inside it." She attends meetings in gloriously expensive rooms, takes vacations in equally luxurious faux farmhouses and goes to a spa that is a "stern and celestial oasis in the sky." Everywhere doors are magically opened for her, conveniences are arranged, and she is served by people with "specialized roles" there "to do M's bidding." Cusk's penchant for satire of this nature — especially the embedded satire of the movie star with pretensions to reading — seems not to have pleased the real-life Portman.

And M wants to live this way. She is secretly irritated when ugliness and inconvenience intrude. When a visiting relative is hit by a car, and M has to supervise the recovery, it is not an opportunity for compassion and connection, but "an episode of primal confusion." She finds listening to friends talk about themselves in cafes a little challenging, and so on. Still, the reader feels sorry for her, as the extent of her alienation sinks in.

It is one of Cusk's regular narrative innovations to include in her works sections told in a choral "we" voice. Here, the "we" may represent the narrator and other writers, but it also may speak for her and M, the pair of friends. In one of these sections, the narrator speculates that "we" have lost the capacity to love — something about "our" separation from reality prevents it. In a beautiful, terrifying passage, she writes about "our" longest love relationship, which ended in a "meticulous and detailed" hatred that appeared "to form a total condemnation of our character. … The hate felt like the stone or the pit that was left when all the fruit of love had been eaten."

Cusk tends to land in such places: hatred, somehow, instead of love. The cold intellectualism with which she approaches the human seems to naturally produce this result. As an artist, she has never spared herself the bitter fruit of her own creation — including in several memoirs. M should not have expected anything else from the narrator. And if the result of the two women's friendship is a very strong Cusk book indeed, everyone should be happy — including, if her art appreciation is real, Natalie Portman.

Valerie Stivers is a senior editor for UnHerd, from which this article was adapted.

Why my charter school network, Success Academy, is suing New York

BY EVA MOSKOWITZ

Parents deserve to know how well high schools are preparing their students for college-level work. That's why U.S. News & World Report is a great tool. For years, it has publicized students' performance on Advanced Placement exams as part of its widely followed national high school rankings. This year, however, New York's Education Department prevented the site from accessing this data on the state's schools. Families and colleges, among others, are now left in the dark.

I care about that decision because students at Success Academy, the network of public charter schools I lead, perform extraordinarily well on those tests. We value each AP exam as an independent benchmark and require our students to sit for at least 18 of them to graduate. The results have been remarkable. Although our students are admitted by lottery and generally come from low-income families, 95 percent of graduates this year passed at least three AP exams, and 60 percent passed at least seven. Fewer than 25 percent of high school students nationally, by contrast, pass at least one by the time they graduate.

The state has censored AP reporting on the grounds of privacy, claiming that it "takes its responsibility to protect student data seriously." But as a U.S. News press release affirmed last week, the notion that the site ever requested "protected, individual student-level data" is "categorically false." U.S. News reports only aggregate data, which is why publication has been permitted in prior years.

New York also claims that U.S. News shouldn't be allowed to use student data for a "commercial" product. But the only sense in which the rankings are commercial is that U.S. News, like virtually all major outlets, is a for-profit enterprise. Its webpage isn't even behind a paywall.

The implications of the state's argument are astonishing. If accepted, government could restrict any number of stories based on student data, including articles in this publication about how 12th-grade math and reading scores on the National Assessment of Educational Progress have recently hit their lowest levels in decades. Such information is protected speech, and when it comes to AP tests, Success Academy wants to share it. Suppressing one of the strongest objective indicators of our academic environment injures our schools' reputations and deprives our students of the recognition they deserve. When AP results were counted last year, for instance, one of our high schools was ranked 11th in New York. This year, thanks to the state's policy, the school fell to 196th.

Why would New York engage in such a flagrant First Amendment violation? One reasonable interpretation: The public education sector is desperate to avoid accountability for its failures.

New York's approach to its Regents examinations is instructive. For years, students had to pass five of those tests to graduate from high school. When scores became abysmal, the state simply made it easier and easier to avoid massive failure rates. Until the late 1990s, earning a 65 on the basic algebra Regents exam required getting 65 out of 100 raw points correct. Now to pass with a 65, students need only 29 out of 82 raw points, or about 35 percent. Despite that generous curve, 44 percent of tested students failed two years ago.

Worse, the response of the state's largest teachers union hasn't been to elevate standards but to lobby against the requirement that students pass Regents exams to graduate. It won. That change will take effect for those who begin high school in the 2027-28 school year. The union has aspired for "more teaching, less testing," but it seems really to prize less oversight.

Objective standardized tests are one of the few ways parents and policymakers can determine how well schools are actually educating their children. They are therefore precious tools for holding teachers accountable, which has become increasingly uncomfortable for the union as the performance gap between charter and district schools has grown wider. At Success Academy, 91 percent of our students test proficient in English and 96 percent in math, compared with about 50 percent and 57 percent of their district-school peers, respectively. The proficiency rate of our Black and Hispanic students in math is more than twice as high.

> *The public education sector is desperate to avoid accountability for its failures.*

When educators neglect sound measures of student performance, reporting AP results becomes more important. Those exams are rigorous and consistent, and they're administered across the country. It isn't surprising that New York's teachers union would be hostile toward accountability, but it is scandalous that its Education Department, whose allegiance should be to our state's children and their parents, is now going along with it.

For this reason, Success Academy has brought a lawsuit against Education Commissioner Betty Rosa in federal court. We've done so to vindicate not only our right to make our results known, but also the rights of parents and policymakers to have accurate, objective data about our state's schools. Parents can't demand excellence if government prevents them from seeing it.

Eva Moskowitz is the founder and CEO of Success Academy Charter Schools.

FRED GREAVES/REUTERS

A drone view of the Digital Realty data center in Oakland, California, on July 18.

The AI boom isn't like other bubbles

BY MATTHEW LYNN

Have you heard? We are living through a rerun of the great railroad mania of the 19th century. Or the electrification boom of the 1920s. Or the dot-com bubble of the early 2000s. It has become fashionable for analysts to compare the huge sums of money artificial intelligence companies are spending on infrastructure to the rollouts of earlier transformative technologies. But the AI frenzy may be one of a kind.

Comparisons to the past aren't inherently wrong. If humanity can't learn from history, there isn't much point in studying it. And technology booms of ages past hold some striking parallels. The United States is spending roughly 2 percent of its gross domestic product on building AI infrastructure. The data is murky, but that is of the same order of magnitude as the railroad bubble at its peak. Likewise, electrification and the beginning of the internet sparked manias of similar sizes.

Even the Bank for International Settlements, the typically sober central bank for other central banks, has pointed out some of the similarities between this episode and earlier investment crazes. The U.S. has been through this cycle before, which should signal how this one will end. Right?

The trouble is, certain elements of this boom are unprecedented. First, the AI build-out is almost entirely American, with some competition from China. Most of the earlier investment booms were global. Railroads were pioneered in Britain, and nearly every developed country in the world was laying down tracks as fast as it could. Likewise, plenty of nations installed electricity infrastructure at the same time as the U.S. (Indeed, the first electric streetlights were in Newcastle in the north of England.) With the AI boom, the risk is almost entirely concentrated in one country and one financial system.

Second, the AI boom is happening at lightning speed. It took four decades from the opening of America's first passenger rail line, the Baltimore and Ohio Railroad, in 1830 to the completion of the first transcontinental railroad in 1869. It was a slow process, with plenty of time for entrepreneurs to figure out their business models, for banks to control their balance sheets and for the government to think about regulation. By contrast, the AI build-out has happened over less than five years. If AI companies and investors are making mistakes — and they almost certainly are — no one has any time to discover them, let alone fix them.

Finally, earlier booms created far more jobs than they destroyed. At the railroad industry's peak in 1916, it employed 1.6 million people. Sure, it was a bad time to be in the stagecoach business, and the demand for saddles was starting to wobble. But overall, no one was writing about the "railroad jobs apocalypse" in the way people are about the AI boom. The job loss hasn't happened yet, but Goldman Sachs estimates AI could displace nearly a tenth of the U.S. workforce.

Next to that prediction, parallels to past market crashes are reassuring. The history books say that while there was a lot of froth around railroads, electricity and the internet, they were also important technologies that ended up making a lot of money and creating a far more productive economy. There may have been some losses, and a few banks may have crashed. But, heck, that's capitalism for you, and it all ended up for the best, despite the bumps along the way. It is a fundamentally reassuring story.

Yet it isn't true about AI. The U.S. has never seen a boom like this one before. The global economy has no real experience with so much money being invested in just a single country, at such speed and scale, and with the potential to destroy so many well-paid, secure jobs. True, it may end well. Let's hope so. Just don't look to history for evidence that it will.

Matthew Lynn is a financial columnist and author. He writes for the Daily Telegraph and the Spectator in London.

OPINION

The Washington Post
AN INDEPENDENT NEWSPAPER

EDITORIALS

Hollywood loves to hate Trump. But it loves money more.

Hollywood has not made its views on President Donald Trump a secret, devoting its award shows to mocking him and making movies to criticize him. But Trump can't spurn the glitz and glamour, and the movie industry will put aside its political convictions in favor of its true North Star: money.

Trump recently announced support for a federal tax credit for film production to encourage making more movies in America. This comes after his call last year for tariffs on foreign movies, which hasn't happened because it isn't possible.

The credits would amount to between 15 and 25 percent of production costs or labor costs. Details are being negotiated. These aren't deductions, which reduce taxable income, but rather subsidies from the government, issued through the tax code.

The Screen Actors Guild-American Federation of Television and Radio Artists is a major union pushing for this giveaway. Trump was a member until 2021, when he resigned and the union banned him from rejoining.

Actor Sean Astin has been the president of SAG-AFTRA since 2025. A lifelong Democrat, he campaigned for Hillary Clinton and Kamala Harris. When Trump threatened to cut federal funding for California after wildfires in 2019, Astin directed an obscenity at the president online and described him as a "disgusting monster."

Close readers might notice the subtle change in tone now that Trump could distribute taxpayer largesse to Astin's industry: "President Trump's vocal and determined leadership in calling for federal production incentives is exactly what the entertainment industry needs," the "Goonies" and "Lord of the Rings" star said in a statement on Tuesday.

Sen. Adam Schiff (D-California) built his national profile on fighting Trump, and Gov. Gavin Newsom (D-California) is one of the leading contenders to succeed Trump as president. Both support raising federal taxes on the rich. But now they're in league with ultra-wealthy studio owners, such as David Ellison, as they implore Trump to pass self-serving tax breaks. "I am in strong agreement with the President," Schiff tweeted.

Trump claims the idea for tax credits arose from a conversation with actor Jon Voight, but this effort to expand corporate welfare is hardly new. Newsom asked Trump to pass $7.5 billion of tax credits for Hollywood last year, and it has been one of Astin's top priorities when lobbying lawmakers in Washington.

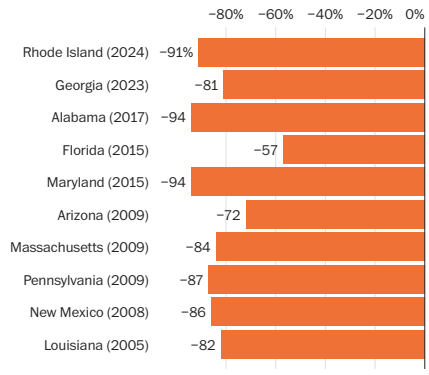
If the federal government creates a film tax credit, it would be replicating costly and ineffective local policies at scale. More than 40 states have offered tax incentives for movie production at some point, but over a dozen have repealed them after their manifest failure.

States don't make back in tax revenue or economic growth the money they spend on the credits. In Georgia, the government receives only 19 cents for every dollar it spends on credits. Studios have so little need for them that they sell them to other taxpayers. Some production facilities sit empty.

Perhaps the only redeeming quality of a federal tax incentive would be wiping out the wasteful state-level credits. But the proposal under discussion would stack the federal tax credit *on top* of any state credits, compounding the error. (Amazon, whose executive chairman, Jeff Bezos, owns The Post, profits from state tax credits.)

Film tax credits are terrible investments

Nonpartisan, independent state government agencies' estimates of the return on investment for film tax credits



Source: Mackinac Center for Public Policy

The truth is that the tax code is not a significant cause of film production moving overseas. California is paying $21 million in credits for the reboot of "Baywatch" to be filmed in the state. Amid high costs, complex union contracts, and state and local regulations restricting how beach space can be used, the show's producers still had to negotiate with elected officials to keep the filming in California even after receiving the payout.

At any moment, a nonunion set can "flip" to become unionized. Hiring one union member, even unknowingly, can cause union work and compensation rules to apply to the entire production. Once a set flips, the rules apply retroactively, which could mean repaying people for work they already did. Union representatives are trained to visit and report nonunion film sets and tell workers to walk off the set if the producers don't agree to a union contract.

As California has become pricier, travel has become cheaper. It might have made financial sense 50 years ago to construct a simulation of a foreign locale in California rather than go there. Now, it's often easier to go there, and as other countries have become richer, they have developed experienced film production crews. These are long-running economic trends that have little to do with government subsidies at home or abroad.

Hollywood should remember that with government money comes the potential for government control. It's easy to imagine Trump saying tax credits should apply only for movies that are sufficiently "patriotic" in his eyes or threatening to remove the credits for "woke" films. An industry that prides itself on speaking truth to power is now begging for government help — that's a plot twist moviemakers may come to regret.

The nuclear energy renaissance is a global phenomenon

The bipartisan embrace of nuclear power in the United States, driven primarily by the spike in demand for reliable and clean energy, has been nothing short of remarkable. But the renaissance is more than an American phenomenon: It is happening across the globe, including in countries that soured on the technology years ago.

On Aug. 26, a council chaired by Japanese Prime Minister Sanae Takaichi adopted a policy package seeking "maximal use" of nuclear power. The plan was the culmination of a shift dating to 2022, when officials recognized nuclear as essential to achieving the island country's carbon emissions goals. More recently, in light of rising oil prices caused by the Iran war, Takaichi emphasized the importance of nuclear power as an alternative energy source.

Those developments are particularly significant, given the 2011 meltdown at the Fukushima nuclear plant. That disaster, the result of a tsunami that breached the sea wall and knocked out the plant's electrical power, quickly turned the public against nuclear power.

In Fukushima's aftermath, the government temporarily shut down all of Japan's 54 reactors, slashing total energy production by a third. In September 2012, Japan adopted a strategy to reduce its need for nuclear energy as well as fossil fuels.

The foreseeable energy crunch that followed has compelled the country to slowly reverse course. As prime minister, Shinzo Abe established a regulatory body to improve safety, and by August 2015, Japan restarted its first reactor under the new rules. Meanwhile, opposition has gradually softened; last year, 42 percent of the Japanese public indicated support for continuing to use nuclear power, compared with 35 percent who didn't.

KIM KYUNG-HOON/AFP/GETTY IMAGES

Japanese Prime Minister Sanae Takaichi in Tokyo on Wednesday.

Japan is far from alone. South Korea, which announced plans to phase out nuclear energy in 2017, backtracked in 2022 and is now looking to build two new large reactors over the next decade and pursue smaller reactor technology.

In Europe, Italy's lower house of Parliament approved a bill in June to reintroduce nuclear energy. The country began phasing it out after the 1986 Chernobyl accident, and polls following the Fukushima disaster indicated that 94 percent of Italian voters opposed construction of new reactors. Yet that opposition has rapidly melted away.

Similar stories can be found in Switzerland, where voters will soon vote on the government's plan to lift a moratorium on new nuclear plants, and in Sweden, which shifted its energy strategy to welcome nuclear in 2023. Even Germany's fierce resistance to the energy source is starting to soften; last year, Berlin abandoned its opposition to recognizing nuclear power as equivalent to renewables in European Union climate policy.

This transformation is partly due to the allure of advanced nuclear designs that promise to produce less waste and use natural forces, such as gravity and convection, to automatically shut down reactors if something goes wrong. But the trend is also the result of necessity: As energy needs skyrocket, nations are finally realizing they cannot afford to shun any power source for ideological reasons.

MICHAEL RAMIREZ

LETTERS TO THE EDITOR

Confederate statues divided Americans from the start

The Aug. 29 Metro article "Remaining Confederate statues removed from Virginia's Capitol" did not highlight the particular historical significance of the statue of Gen. Thomas J. "Stonewall" Jackson.

The monument was tangible evidence of upper-class British support for the Confederacy. Jackson was admired by wealthy British supporters of the Confederacy during the Civil War, including Alexander Beresford-Hope, who spearheaded efforts to raise money in Britain for a statue of the general after his death in May 1863. Carved on the base were the words: "Presented by English gentlemen as a tribute of admiration for the soldier and patriot Thomas J. Jackson."

At the dedication ceremony, Gov. James Kemper lauded Jackson's British friends for their tribute and looked forward to the day when "the equal honor and equal liberties" of each side in the late war "shall be acknowledged, vindicated, and maintained by both." Confederate veterans marched in the day's parade, and members of the famous Stonewall Brigade proudly carried a rebel flag.

Not everyone was happy about the Jackson statue. Many Northerners, just 10 years on from subduing the Southern insurrection against the U.S. government, were unconvinced that Jackson merited a statue. The Chicago Inter Ocean, the newspaper of choice for many midwestern Union veterans, berated what it sarcastically called "the noble patriots" of Richmond for turning out to celebrate "a monument to perpetuate the unholy memory of Stonewall Jackson."

Post readers will have their own views about the wisdom of removing Confederate statues, but no one should suppose that tributes to the Lost Cause were uncontroversial at their inception.

Robert J. Cook, *Sheffield, England*
The writer is a professor emeritus of American history at Sussex University and the author of "Civil War Memories: Contesting the Past in the United States Since 1865."

Remember the Maryland 400

Andrew O'Shaughnessy's Aug. 28 op-ed, "The moment the revolution was nearly lost," was about the Battle of Brooklyn, but it didn't mention the Maryland 400.

It is true that, as O'Shaughnessy noted, George Washington didn't know about or defend against the British attack through Jamaica Pass. He was outmaneuvered and outnumbered and soundly defeated. It was indeed a very near thing for the American cause.

But it was "the 400" — actually, no more than 270 Maryland soldiers — under the command of Mordecai Gist, who held what Washington called the Old Line at a bottleneck between British forces swarming from three directions. They maintained steady volley fire, which is what gave the rest of the Continental Army the chance to get away. Watching from nearby, directing the evacuation made possible by the soldiers' sacrifice, Washington remarked: "Good God, what brave fellows I must this day lose."

Some 256 Marylanders were known to have been killed or captured, and only a few made it back to Washington's army — but that there was still an army was largely their doing.

It's also why Maryland is called the Old Line State.

Paul Donnelly, *Hyattesville*

Are we really talking less?

Regarding the Sept. 4 news article "We're talking less than we used to, worrying scientists":

I have also noticed the change in verbal interactions. I find that the frequency with which strangers greet each other, even with just a smile and a "hi" while walking through the neighborhood or in a park, has greatly decreased.

Certainly a lot has to do with iPhones and ordering kiosks, self-service checkouts, etc. But I believe the restrictions from the covid pandemic may still be in play as well — even for people outside Gen Z.

For a long period, instead of looking at a passerby and at least nodding, people not only had their faces covered but also made sure to distance themselves when passing.

I mostly noticed this while walking my small dog. It's not a scary dog; it's one that people used to stop and pet, or comment on, or just smile at. Even as the masks came off, the habit of politely steering clear of others seems to have remained.

Harise Poland-Wright, *Silver Spring*

There are nuanced social differences to how people choose to communicate. The choice of words, the formality of the syntax, the use of abbreviations, the expression of emotion through body language or emoji: These all change based on which communication method is used. Sending a text message uses language differently than leaving a voice message, or writing a formal email or letter, or talking to a barista at a coffee shop, or speaking during a presentation. The use of language is more complicated than just talking out loud.

Larry Louie, *Plano, Texas*

Letter submissions

Send letters to letters@washpost.com. Submissions must be exclusive to The Post and should include the writer's address and day and evening telephone numbers. Letters are subject to editing and abridgment. Please do not send letters as attachments. Because of the volume of material we receive, we are unable to acknowledge submissions; writers whose letters are under consideration for publication will be contacted.

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OPINION

RONNY HARTMANN

Members and supporters of the Alternative for Germany party celebrate in Magdeburg, Germany, on Sept. 6.

The AfD is exploiting Germany's fear of change

BY YASCHA MOUNK

The Alternative for Germany has just achieved the best result of any far-right party in the country's postwar history. In regional elections in Saxony-Anhalt, a state in eastern Germany, the party more than doubled its share of the vote and is projected to take about 44 percent, likely just short of an absolute majority.

The result could produce a political deadlock in the state. It would take an extremely broad coalition of all other parties represented in the state parliament to keep the far right out of office. Since these parties range from the far left to the center right, the best-case scenario now is a dysfunctional and incoherent government, known among local political journalists as a "Frankenstein coalition." The worst case is that one of these parties defects, allowing the AfD to take power.

So why did German voters — who have in recent decades proved to be much more moderate than their neighbors — embrace such a radical party?

There are many partial explanations. The country's economy is in terrible shape. The industries in which Germany has traditionally excelled, such as car manufacturing, no longer lead the world in cutting-edge technology. The German tech sector is in an even more lamentable state. While China and the United States battle for supremacy in robotics and artificial intelligence, German companies have fallen behind even European neighbors such as France.

Social cohesion in the country is also at perilously low levels. When a huge wave of immigrants arrived in 2015, Chancellor Angela Merkel famously reassured her country that "we can do this." But a decade later, the rate of labor market participation among recent immigrants remains lower than that of native-born Germans, while the rate of dependency on welfare benefits is much higher. Perceptions of public safety have notably deteriorated. Individuals who have no legal right to remain in the country have perpetrated a series of bloody terrorist attacks.

In the memorable formulation of political scientist Constanze Stelzenmüller, Germany has long outsourced its security needs to the U.S., its supply of cheap energy to Russia and the sources of its economic growth to China. All three elements of that model are now in tatters. President Donald Trump is putting pressure on European nations to look after their own defense. Russian President Vladimir Putin's invasion of Ukraine and his increasingly overt aggression against other European nations show how shortsighted generations of German leaders were to entrust their energy security to Russia. And with China producing increasingly sophisticated goods, the country has gone from being one of Germany's best customers to posing the biggest threat to the survival of its vaunted manufacturing sector.

Figuring out how to replace this model would be a tall order under any circumstances. But the truly striking thing is that Germany is barely even trying. Leading politicians are consumed by infighting and for the most part appear oblivious to the gravity of the crisis. Meanwhile, German journalists and intellectuals are quick to lament the country's sorry state but surprisingly unwilling to imagine a genuine alternative.

The reason for this failure of imagination is rooted in German history. In the first half of the 20th century, Germany rapidly cycled through a series of failed social, economic and political models, each proving more brittle and unstable than the last. The result was an unmitigated disaster — for the world, of course, but also for the country itself.

After 1945, Germany finally stumbled upon a model that worked. The devastation of World War II cured the country of nostalgia. Occupation by France, Britain and the U.S. forced West Germany to adopt democratic institutions. The political class that founded the Federal Republic proved surprisingly public-spirited. And the economic boom that soon took hold across most parts of Western Europe gave the new institutions a deep stock of legitimacy.

In the postwar period, large swaths of the German political and intellectual class took a simple lesson from the contrast between the country's disastrous past and its successful present: Anybody who sought radical change was being irresponsible. Konrad Adenauer, the dominating political figure of those years, won reelection on a simple slogan: "Keine Experimente" (no experiments). Those words, in some ways, became the founding credo of postwar Germany; even today, they deeply inflect the mindset of its elites.

That mindset served the country well for the better part of a century. It helped to banish the extremists that had thrived in so many previous periods of Germany's history. It allowed the country to temper the upheavals of the 1960s better than many of its neighbors. It allowed leaders from Willy Brandt to Helmut Kohl to earn the international trust that made reunification possible. And when some part of the model started to show a few signs of wear and tear, or broader circumstances changed in some small way, it allowed German leaders to respond with moderate reforms.

But now that Germany is in need of much more radical change, that same mindset is proving to be the biggest impediment. As long as the country's political and intellectual leaders remain convinced that anybody who wants to change major elements of the country's model is deeply irresponsible, it will remain impossible to have a productive debate about Germany's future. Building new economic and societal foundations for a democracy that can retain some sense of stability under radically changed circumstances will require exactly what Adenauer warned against: a willingness to engage in experiments.

Elements of the party that now leads national polls by a wide margin are obsessed with the idea that Germany must unlearn the lessons of World War II. One of the AfD's more moderate leaders has said, "Hitler and the Nazis are merely a speck of bird poop in 1,000 years of successful German history." The real change in historical consciousness that the country needs is rather different. To build a new model for the coming decades, Germany needs to unlearn the lessons it took from the postwar period: To defend the values that have defined the country since World War II, it must be willing to embrace disruptive change.

Yascha Mounk is a professor of the practice of international affairs at Johns Hopkins and the founder of Persuasion.

MAX BOOT

Putin is probing NATO. He keeps finding mush, not steel.

The Bolshevik leader Vladimir Lenin probably did not utter the maxim often attributed to him: "Probe with bayonets. If you encounter mush, proceed; if you encounter steel, withdraw." But it's an accurate description of Russian President Vladimir Putin's methodology.

A former KGB man, Putin began his long reign in 1999 by launching a war with Chechnya in retaliation for apartment bombings in Russia that he blamed on Chechen terrorists, but that may have been carried out by Russia's FSB intelligence service. In 2008, Putin invaded Georgia; Russia still occupies about 20 percent of that country. In 2014, Putin grabbed Crimea from Ukraine and launched a proxy war in eastern Ukraine. In the course of that operation, Putin's forces shot down a Malaysian airliner, killing 298 people. Seeing his aggression meet mush rather than steel, Putin must have felt emboldened. He launched an all-out invasion of Ukraine in 2022.

The Russian assault on Ukraine has backfired because of stout Ukrainian resistance with support from the West. Putin, who has gotten plenty of help of his own from China, North Korea and Iran, blames Ukraine's supporters for prolonging the war. Last week, he called Western nations "sharks of imperialism" and vowed: "If anyone tries to drag us down the food chain, to gobble us up or devour us, they might get punched in the teeth."

It is no coincidence, comrade, that Russian covert attacks on Europe are rapidly escalating. Russian drones are increasingly wandering into European airspace. Some of those incursions may be accidental, but Germany's top general warned last month that the Russians are mapping European air defenses and probing for weaknesses. Russia is also carrying out sabotage operations across Europe. In 2024, Russian agents were suspected of trying to assassinate the head of German defense giant Rheinmetall and trying to blow up DHL cargo planes with package bombs.

Getting more mush in response, Putin has only accelerated his attacks. Last week, German authorities blamed Russia for attempted attacks in early August on aircraft at Leipzig/Halle Airport using explosive-laden drones. The Kremlin is also believed to be responsible for numerous other attacks in the past month, including arson at defense plants in Bulgaria, Italy, Estonia, Slovakia and Poland. This is known as "hybrid" or "gray-zone" warfare, but a more accurate description is state-sponsored terrorism.

AXEL SCHMIDT/REUTERS

Investigating a failed drone attack at Leipzig/Halle Airport in Germany, on Aug. 5.

NATO needs a steely response to deter Putin from stepping up his attacks on Europe. Germany announced that it would close a Russian consulate in Bonn and a Russian cultural center in Berlin. That won't deter Putin in the slightest.

At least the Europeans are willing to call out the Russians by name. The United States is not willing to do even that much. Matthew G. Whitaker, the U.S. ambassador to NATO, wrote on X that "the United States stands in solidarity with Germany and all Allies in the face of efforts to cause harm and chaos on NATO territory," without specifying where those efforts originate.

Trump has been entirely silent on the subject, but everything he says and does sends the wrong signal to the Kremlin. He just said that Canada is harder to deal with than China or Russia, and he invited the Russian finance minister to attend the Group of 20 summit last week for the first time since 2022.

On Saturday, Trump's envoys, Steve Witkoff and Jared Kushner, had a chummy meeting with Putin in the Kremlin before going to Kyiv for the first time. Witkoff told the Butcher of Bucha that "when we retire we'll have all these incredible stories and incredible memories and yours will be right at the top of it all."

This comes after Trump created a transatlantic crisis earlier this year by threatening to attack Greenland. He later blamed the Europeans for his failure to reopen the Strait of Hormuz. Throughout his second term, Trump has sharply scaled back U.S. support for Ukraine. He appeared to pivot at the NATO summit in July when he promised to allow Kyiv to manufacture its own Patriot air-defense missiles, but he has since backtracked. CIA Director John Ratcliffe went to Moscow last month to warn Putin away from escalating in the war with Ukraine, but Trump's mixed messages undermine any such warning.

Despite Trump's claims that Europe is taking advantage of U.S. generosity, the Europeans have already provided more total aid to Ukraine and continue to promise even more. Britain and France have recently agreed to give Ukraine a license to build its own SCALP cruise missiles.

Yet both Europe and America remain curiously reluctant to provide Ukraine with $300 billion in frozen Russian funds. Sending that money to Kyiv would be the strongest signal from the West that Russia's terrorist assault on Europe is unacceptable.

The top priority for Ukraine now is to improve its air defenses against a growing threat from Russian ballistic missiles and jet-powered drones.

Unfortunately, Trump has wasted precious Patriots in a needless war with Iran, and even if Ukraine receives a license to manufacture them, it will take years. An impending Italian delivery of SAMP/T New Generation air-defense systems should help. It would also help, as noted by my Post colleague Marc Thiessen, if South Korea were to agree to sell its M-SAM II missile-defense batteries to Ukraine. Both Europe and America need to pressure Seoul into providing this lifesaving aid before more Ukrainian civilians die in Russian missile attacks.

Meanwhile, on offense, the Trump administration needs to pressure Elon Musk to allow Ukraine to use his Starlink internet satellite system to better target its drones against ballistic missile launchers in Russian territory.

In sum, the West needs to raise the cost of Putin's aggression. If the response remains mushy, there is good cause to worry about Russia expanding its attacks — for example, by targeting the Baltic republics — and thereby provoking a full-blown war with NATO.

Congress doesn't need more party discipline. It needs less.

BY STEVEN PEARLSTEIN

House Democrats and their leaders are in a lather because two of their caucus's most centrist members had the temerity not to put the party — and party unity — ahead of the interests of their constituents. Imagine!

The "defectors," Reps. Jared Golden of Maine and Marie Gluesenkamp Perez of Washington, defied party norms and provided the votes needed to pass a rule that allowed Republican leaders to put a package of bills on the House floor. The package included two legislatively meaningless but politically charged resolutions meant to jam Democrats over socialism and anti-Israel activities on college campuses — the kind of partisan gamesmanship that now consumes the congressional workweek. The package also included a bipartisan bill to delay implementation of whale protection regulations that threaten the livelihoods of Northeast lobstermen like those in Golden's district.

Members of the House majority are expected to vote for such rules and members of the minority against. But in recent years, far-right Republicans have repeatedly brought the House to a standstill by refusing to go along until GOP leaders agreed to change the underlying legislation to their liking. When a few Republicans threatened to do so again this week, Golden and Gluesenkamp Perez, in a clever bit of old-fashioned horse-trading, provided the necessary votes because the whale bill was included in the package.

Democrats were furious for several reasons.

The first was that two of the bills — the ones having to do with socialism and Israel — were brought up simply to force vulnerable party members to cast politically risky votes weeks before the midterms.

Moreover, Golden's whale bill was strenuously opposed by environmental groups whose members are big Democratic donors.

But perhaps most significant is that with their party likely to regain the majority this fall, House Democratic leaders Hakeem Jeffries and Katherine Clark are desperate to prevent their rank and file from even thinking about the kind of renegade tactics that the House Freedom Caucus has used so effectively. Given this fixation on party discipline, some sort of punishment for Golden and Gluesenkamp Perez is inevitable.

Leaders of both parties, however, have nobody but themselves to blame for such acts of defiance. Over the past 30 years, members of their caucuses have been increasingly shut out of the legislative process.

There was a time when members could be reasonably confident that if they did their homework and built bipartisan support, their bills and amendments could get a hearing and a vote in committee and a vote on the House floor. And in return for that freedom to represent their constituents as they saw fit, members agreed to let party leaders manage a complex legislative process by loyally voting the party line on rules and other procedural issues, even if they disagreed on the underlying policies.

A hyper-partisan mindset now dominates the thinking in both parties.

But that implicit bargain no longer exists.

These days, party leaders are determined not to allow any legislation to be considered by committee or brought to the House floor that might expose division within the caucus, undermining the unity needed to crush an opposition party that poses an existential threat to America. Or legislation that might require vulnerable members to choose between the party's more radical base needed to win primaries and the more centrist voters needed to win general elections. Or legislation that might offend special-interest groups or major campaign donors. Or bipartisan compromise that might give members of the other party the opportunity to claim credit for legislation most voters support. (Golden's whale bill, for example, was co-sponsored by New York Republican Mike Lawler, who tops the Democrats' target list this cycle.)

This hyper-partisan mindset now dominates the thinking in both parties. It is the mindset that has robbed members of the independence and initiative needed to do their jobs representing their constituents. And it is the mindset that has prevented Congress from even discussing, let alone resolving, the most urgent issues facing the country, creating a vacuum that an autocratic president and activist Supreme Court have been all too willing to fill.

What ails Congress — what ails American democracy — is surely not too little party unity and discipline but too much of it. It is the problem, not the solution. What the country needs — what Democrats who want the opportunity to govern need — is more members like Golden and Gluesenkamp Perez with the independence and courage to stand up to party leaders, take seriously their jobs as legislators and engage in the kind of bipartisan dealmaking that, in an evenly and bitterly divided country, is necessary to get anything done.

Party leaders who demand blind loyalty aren't leaders — they're bullies. Real leaders win respect and loyalty by returning that respect and loyalty. And the way leaders do that is not by guaranteeing members legislative outcomes they demand but by giving them a genuine opportunity to propose, debate, amend, vote on and pass legislation that's important to them and their constituents. That's the best way, the only way, to fix Congress and save American democracy.

Oh, in case you're wondering, Golden's whale bill passed the House by a vote of 219-196.

Steven Pearlstein, a former Post columnist, is the Robinson professor of public affairs at George Mason University and director of the Fixing Congress initiative at the University of Pennsylvania.

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SPORTS
Jayden Daniels's health is among the Commanders' biggest storylines. **B6**

METRO
A look at the days — and struggles — of the District's food-delivery robots. **B11**

The Washington Post
Style

TUESDAY, SEPTEMBER 8, 2026

EZ RE

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'The Pitt,' 'Widow's Bay' win Emmys

Rob Reiner gets posthumous acting award in ceremony ahead of the main show

BY ANDREW DALTON
Associated Press

LOS ANGELES — "Widow's Bay" ran away with eight early Emmys for its debut season Sunday at a ceremony eight days before the main awards show and telecast, while "The Pitt" had a strong second-year showing with four of its own and Rob Reiner posthumously won an acting Emmy nearly nine months after his killing.

"DTF St. Louis" won big with six awards in the limited-series categories, with co-stars and veteran actors David Harbour and Linda Cardellini both becoming first-time Emmy winners.

"Widow's Bay," the Apple TV horror comedy with Matthew Rhys as the mayor of a small New England town dealing with a centuries-old curse, won categories including cinematography, sound, music and production design.

Betty Gilpin won best guest actress in a comedy for her role on the show, and read a rapid-fire comic poem as her acceptance speech. It included the lines "our business is stupid, but actors are the bomb" and "let's all lean more toward Sam Shepard and less toward Sam Altman."

HBO Max's day-in-the-life medical series "The Pitt" — the year's top nominee with 25 and the reigning best drama winner for its first season — had wins Sunday in categories including prosthetic makeup and best guest actor in a drama for 73-year-old first-time nominee Ernest Harden Jr.

Harden, who won for portraying the last day of Louie Cloverfield, the emergency room's constant presence and constantly struggling alcoholic on "The Pitt," wept when his name was called.

"I am just on cloud 25," he said backstage at the Peacock Theater in Los Angeles. "I'm not saying it's a complete surprise because 'The Pitt' is such a powerful show to come from, but just to get it in your hands is unreal."

Harden's first speaking role was in the 1975 Robert Redford-Faye Dunaway thriller "Three Days of the Condor" and he had a three-season role on the sitcom "The Jeffersons" in the 1970s, but has acted for decades without awards recognition.

Singer-songwriter Andrew Bird and Gavin Brivik won for original music and lyrics for a song they wrote about the character.

"It's not a music-heavy show," Bird said backstage. "But they gave us a beautiful moment with a character that we love."

The Television Academy hands out well over 100 prime-time Emmys, and most of them are being presented this weekend in a pair of ceremonies. They were previously known as the Creative Arts Emmys but have now been rebranded as simply the first two nights of the 78th Emmy Awards.

The weekend's awards primarily go to behind-the-scenes crew members, but they include the guest-acting awards that tend to go to bigger names. And the shows' star power got a boost when five categories normally on the main telecast were bumped to the earlier weekend,

SEE **EARLY EMMYS** ON **B2**

PHIL MCCARTEN/INVISION FOR THE TELEVISION ACADEMY/AP

"DTF St. Louis" actress Linda Cardellini won the Emmy for best supporting actress in a limited series.

The song 'Boston' by the daughter of a billionaire entrepreneur blew up on TikTok — and sparked an internet pile-on

ARTURO HOLMES/GETTY IMAGES

Stella Lefty performs with Wyatt Flores in April at the Stagecoach Festival in Indio, California. Lefty, the daughter of Groupon co-founder Eric Lefkofsky, became a rising star after building a following on social media. Some online comments attribute her success to privilege.

A chorus of 'nepo baby' follows Stella Lefty

BY EMILY YAHR

Last week, the Grand Ole Opry posted a wholesome video to Instagram: New country-pop singer Stella Lefty, making her debut at the renowned Nashville venue, sitting backstage with two young patients from St. Jude Children's Research Hospital. (St. Jude frequently partners with country music affiliates.) All three smiled as they sang along to Lefty's breakout hit, "Boston"; Lefty held one girl's hand while the other clutched a stuffed animal to her chest.

The comments were vicious.

"She shouldn't be allowed on the opry stage."

"The opry is dead."

"Billionaire dad makes one song a hit and suddenly you can play at the Opry?"

"Stella Thefty gets to play at THE Grand Ole Opry?.....I at least hope she thanks Noah Kahan during her set for ripping off his song."

"Are we just all supposed to pretend like this is legit lol."

While it might be startling to see such a negative comment section for a video featuring child cancer patients, this is just a typical day on the internet for Lefty. The 24-year-old musician, who released her first album last month, has one of the biggest smashes of the year with the peppy "Boston," currently No. 2 on the Billboard Hot 100 songs chart — and has also sparked some of the most intense online vitriol in recent memory. Virtually every social media platform (including on Lefty's own accounts) is filled with critical comments and posts, ranging from artistic criticism to personal attacks slamming Lefty's music and existence.

"Billionaire dad makes one song a hit and suddenly you can play at the Opry?"

"Are we just all supposed to pretend like this is legit lol."

Several issues are at play here, but the two that have caused the most consternation: Lefty, born Stella Lefkofsky, is the daughter of Groupon co-founder Eric Lefkofsky. He's worth an estimated $5.5 billion and is the founder of Tempus, an artificial-intelligence-driven health care company — and in a time when many are struggling to afford everyday life, people have little tolerance for billionaire privilege. One of the most viral posts about Lefty compares her to another singer from a wealthy family: "Out of curiosity I checked out her Wiki and she is a level of Nepo Baby that makes Gracie Abrams look like an orphan." (Gracie Abrams is the daughter of filmmaker J.J. Abrams.)

Then there's "Boston," the song that took Lefty from popular TikTok singer to bona fide rising star, and its similarities

SEE **LEFTY** ON **B2**

"Country music fans are protective of the connection we have with artists. And we appreciate grit and hard work. You should have to earn it, like so many others."

Some of the comments on the Grand Ole Opry's Instagram post about Stella Lefty

Nashville artists and industry people have spoken in defense of Stella Lefty

LEFTY FROM **B1**

to Noah Kahan's 2022 hit "Stick Season." Lefty gave Kahan a writing credit before the song was released.

Throw in the fact that Lefty has now entered the country music world — "Boston" is near the top of the country radio charts; she performed at CMA Fest and Stagecoach — and that's guaranteed to rile up even more listeners. Country fans are often suspicious of newcomers who don't fit their definition of genre authenticity, and to plenty of observers, Lefty's city roots (she grew up just outside Chicago and lives in Los Angeles) and wealth are disqualifying. Plus, her path to success involved blowing up on TikTok, not spending years playing bars and festivals and making connections in the Nashville songwriting community.

"Country music fans are protective of the connection we have with artists. And we appreciate grit and hard work," read another comment under the Opry video. "You should have to earn it, like so many others."

Upon seeing these critiques, several Nashville singers and high-profile industry names had enough and started defending Lefty on the Opry's post. (Lefty's representatives declined to comment for this article.)

"Y'all in the comments continue to not honor the people the actual opry house opens its arms to. it's about celebration of all kinds of country music…new, old, traditional, current, however you wanna say it," wrote country star Kelsea Ballerini. "It's all important, and it should all be able to be shared in our safest and most sacred stage in country music." Shane Profitt also chimed in: "She can't help who her dad is and hell I wish mine was a billionaire and I think we all do whether we admit it or not. What that dad can't do with the money is what she's doing in this video."

"Success isn't based on money, or every act I manage would be in arenas and stadiums because I would just buy it," wrote Chris Kappy, Luke Combs's manager. "That's the problem with all of your arguments and stupid comments."

TIBRINA HOBSON/GETTY IMAGES

Stella Lefty performing in Nashville last week. Tickets for her upcoming tour are already sold-out.

Country radio host and TV personality Bobby Bones had a similar breaking point last month, shortly after he interviewed Lefty for his podcast "The BobbyCast." His comments were inundated with people ridiculing her and calling her a nepo baby, the internet's catchall phrase when a celebrity has rich and/or famous parents.

"I'm going to look at the camera and say this: Stella Lefty is not someone who is using nepotism to her advantage. Just because your parents are rich does not mean there's nepotism involved. You also can't force somebody's music to connect with folks," Bones said on his podcast in August. "Say whatever you want, but all the people in my comments going 'nepo baby, nepo baby': You're all morons."

'You can't buy that kind of crowd'

This has been a common pushback from the outnumbered Lefty defenders. Of course, they say, rich families can give singers untold advantages in a very competitive industry, such as funding marketing costs or an expensive legal team. Ultimately, though, you can't pay people to like your music.

Jordy Cray, a content creator who covers country music and pop culture, attended Lefty's June concert at CMA Fest in Nashville, a crowd that quickly reached maximum capacity. The audience went wild, a jarring contrast with those online who see the hype and say that Lefty — who announced a 2027 headlining tour that has already sold out — is an "industry plant" or that her father bought her career.

"Every single person there knew every word to her songs. Rich father or not, you can't buy that kind of crowd or manufacture a genuine connection with fans," Cray told The Washington Post. He has been listening to Lefty's music on TikTok for a long time and thinks a big reason she's drawn a fan base is that she pays close attention to social media, and understands what music is clicking with her followers.

Cray suspects that there's some selective outrage going on, given how many new artists come from money or have powerful connections — and women country singers are easy targets for online rage. "I don't think anyone would even be having this conversation if she were a man," he said, pointing to the recent praise that 22-year-old Magnus Ferrell (son of actor Will Ferrell) has received as he's launched a music career.

But he also believes that Lefty, who has largely shied away from addressing the specifics of her family's money, could temper a lot of discussion if she directly addressed her privilege: "I think that will benefit her in the long run," he said, adding, "People really do resonate with her music."

Comparisons to Kahan

Even before "Boston" blew up, Lefty had lots of fans online. As she has described in interviews, she liked playing guitar and singing growing up, but it never occurred to her that could be a career. She went to Tulane University in New Orleans, and after seeing her mother and her friend get diagnosed with cancer, she decided to major in public health. During college, around 2020, she started posting performance videos on TikTok — cover songs and originals — and attracted millions of views. Music executives started reaching out, and one persuaded her to move to Los Angeles after she graduated.

She started taking trips to Nashville to write songs and landed a record deal with Atlantic's country music imprint. Her first viral success was "Thinking 'Bout You," which she wrote with her close collaborator, Grace Enger, and Sadie Jean. "Boston," as Lefty explains it, was pure happenstance: In February, she had some time to kill before her boyfriend, country singer Vincent Mason, picked her up for a date. So she sat down at a piano and a chorus spilled out: "On a train back to Boston and we're jumpin' the gun / and I'm tellin' you baby, this the part where I'd run / But I like it when you're nice, like it when you're nice to me."

She posted the clip and her TikTok followers begged for more lyrics. By March, Lefty had penned the rest with multiple co-writers. The song, currently hovering around 190 million streams on Spotify, rocketed up the Billboard Hot 100. As with any cultural phenomenon, there was scrutiny, such as mockery of the lyrics (with jokes about how she must have meant a "private jet" back to Boston) and skepticism of her country credentials (why does she have a slight twang?) — but particularly with the familiar sounds of "Stick Season."

In August, she sat for a profile with Vanity Fair and described the sequence of events: She posted the song on TikTok and fans first noted the echoes of "Stick Season"; Kahan's representatives eventually reached out, and Lefty and her team decided to give a co-writing credit to Kahan before the song's release. "When I was writing the song, I wasn't thinking about Noah Kahan. I was literally thinking about nothing at all," Lefty told the magazine. Immediately, social media users contrasted that quote with clips of Lefty previously covering "Stick Season" many times over the years.

Then, around when Lefty's debut album "Long Way Home" was released last month, listeners discovered she had interpolated the Chicks' 1998 hit "There's Your Trouble" in "Summer You Were Mine," also crediting the original songwriters. Soon, some started speculating that her song "Why Wouldn't We" sounded like Blake Shelton's 2017 single "I'll Name the Dogs."

Now, the phrase "Stella Thefty" regularly pops up online along with variations of "wish I had billions of dollars to steal music," with her defenders countering that musicians regularly draw inspiration from other songs, and at the end of the day, there are only so many chord progressions.

As the discourse persists on the internet, "Boston" continues to be a terrestrial radio hit. Randy Chase, the executive vice president of programming at Summit-Media, programs six country radio stations across America. He first heard a clip of "Boston" on TikTok and added the song to his stations before the label started pushing it as a single. Radio stations regularly do callout research to gather listener opinions, and he said that "Boston" is currently the highest-testing song across all of his country stations.

"I think people are relating to her music because of the lyrics," he said, adding that "Boston" is about being with someone who makes you feel like you have something to lose, and that inspires listeners to reflect on their own relationships.

Chase doesn't think that the Kahan comparisons are the driving force behind the song's success; he has seen other artists who have wealth that "makes Stella Lefty's family look like they're poor" try and fail to break through with their music, even with massive marketing budgets. From his perspective, the online backlash can't tamp down genuine enthusiasm for the song.

"You've got to connect. At the end of the day, there's a consumer sitting out there in their car or in their bedroom," he said. "And if you don't connect with them and they go 'That's me!' — it's over."

Prenup called for 50-50 split. Now that he's earning less, he wants it changed.

Carolyn Hax

Dear Carolyn: My husband and I have been married for 16 years. Early in our relationship, he asked me to sign a prenup because he was 12 years older and earned significantly more than I did. Throughout most of our marriage, despite that income disparity, we split almost all our household expenses, holidays and other shared costs close to 50-50. Although he earned much more, that was the financial philosophy he believed was fair, and I worked hard to meet my share even when it stretched my finances.

Looking back, however, I realize the imbalance wasn't only financial. I celebrated his milestones because I wanted him to feel loved and valued, yet my 40th birthday was an afterthought. Even on birthdays, I was made to feel guilty for ordering a dessert or a nightcap because they were considered "too indulgent." These moments may sound small in isolation, but together they left me feeling that generosity — both emotional and financial — flowed largely in one direction.

Now our circumstances have reversed. I've accepted a new role that will significantly increase my income while my husband has lost his job. Although healthy and capable of continuing his career, he has decided to retire at 56. He now wants to revisit our financial arrangements because I will be the higher earner.

It feels as though the principles that governed our marriage only applied while they benefited him. Is it reasonable for this lack of mutual generosity — both emotional and financial — to make me question whether I want to remain in the marriage?

Am I allowing years of accumulated hurt to make me ungenerous now, or is my reaction about feeling that the marriage really lacked reciprocity all along?

— *Struggling*

ILLUSTRATION BY NICK GALIFIANAKIS/FOR THE WASHINGTON POST

Struggling: Aren't those the same thing? Whether it's "years of accumulated hurt" or a logical aha moment about the unfair system, it's still 16 years of mistreatment that have changed your view of your husband.

You agreed to abide by his financial philosophy, sure. You thought you were being a good and supportive spouse.

If anything, though, that makes the arrangement even worse, because it suggests he exploited your vision of love and marriage to squeeze more cash out of his. Ugh.

You have had years now to get to know your husband and his ways, plus your "new role" suggests you've grown professionally over these years. You're older, wiser and you have more power. It's into this context that he lobbed his request to "revisit our financial arrangements" — in other words, dropped the flaming bag of proof that his financial philosophy never had a thing to do with fairness, or else he'd just leave it intact.

So here's my question for you: Does it matter whether it's your heart, your soul or your BS detector that's alerting you to a serious fairness problem?

Maybe that's moot because they all are.

I won't tell you what to do about your marriage. Too personal. I will say to recognize your inclination toward self-doubt and prepare yourself to override it. To heed your alarms, and trust what you know and feel about the past 16 years.

Also, tell the truth to your husband: about the even split for expenses even when it stretched you thin, the afterthought birthdays, the dessert-shaming, all of it. And that his appeal for change comes only when he's lost his advantage from the old way? Huh.

You see the whole arc of it now, from your position of accrued experience and strength, so draw the picture for him. I suspect his response when he sees it for himself — or his reaction — will clarify what you need to do next.

Write to Carolyn Hax at *tellme@washpost.com*. Get her newsletter delivered to your inbox each morning at *wapo.st/gethax*.

Join the discussion live at noon Fridays at *washingtonpost.com/live-chats*.

Highlights from the early Emmys ceremonies will be telecast this weekend

EARLY EMMYS FROM **B1**

among them best supporting actor in a limited series, won by Harbour in his third nomination, and best supporting actress in a limited series, won by Linda Cardellini in her fourth nomination in an elite TV career that included roles on "Freaks and Geeks" and "Mad Men."

"Thank you to everybody who along the way through the years helped me get to this moment of a real dream come true," Cardellini said from the stage, through tears.

At a ceremony that otherwise moved at a blazing-fast clip with a breezy mood, a long, thoughtful ovation came when Reiner was announced as best guest actor in a comedy for his work on "The Bear." Reiner's friend and fellow "Bear" guest star Jamie Lee Curtis was among those in the crowd paying him tribute.

Reiner was killed along with his wife Michele Singer Reiner in December, and their son, who has pleaded not guilty, has been charged with stabbing them to death. His win came about 50 years after winning two Emmy Awards for his acting on "All in the Family."

PHIL MCCARTEN/INVISION FOR THE TELEVISION ACADEMY/AP

Ernest Harden Jr. accepts an Emmy for guest actor at Sunday's ceremony in Los Angeles.

"I'm not saying it's a complete surprise because 'The Pitt' is such a powerful show to come from, but just to get it in your hands is unreal."

Ernest Harden Jr., Emmy winner in the guest actor category for "The Pitt"

Saturday and Sunday's ceremonies will be edited together to air Sept. 12 on FXX and stream on Hulu the following day. The prime-time Sept. 14 ceremony, hosted by Mariska Hargitay, will air live on NBC and stream live on Peacock.

Both "Widow's Bay" and "The Pitt" can add up to six more Emmys to their totals on that final night.

"Pluribus," another Apple TV Emmy rookie from "Breaking Bad" creator Vince Gilligan that could challenge "The Pitt" in the top drama categories, won four trophies Sunday night including editing, production design and sound mixing.

Shailene Woodley won best guest actress in a drama for her role on "Paradise." It was her first Emmy.

"Spider-Noir," the Nicolas Cage series which was canceled after one season last week by Prime Video, won five Emmys including visual effects and stunts.

Hargitay was among this weekend's winners, getting two Emmys for the documentary she directed about her mother, Jayne Mansfield, "My Mom Jayne," to go with the best actress in a drama Emmy she won in 2006 for "Law & Order: Special Victims Unit."

And Bad Bunny won his first career Emmy Award for his Super Bowl halftime show, which took seven trophies at the first of the weekend's ceremonies on Saturday.

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

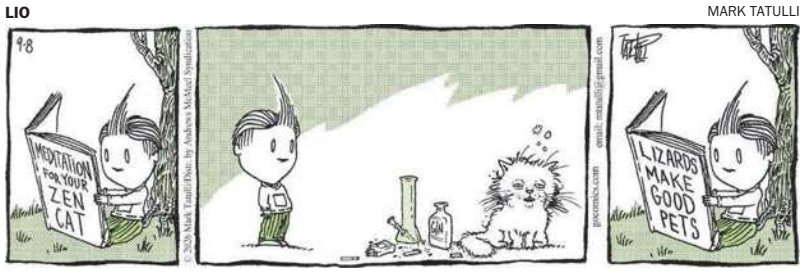
CLASSIC PEANUTS CHARLES SCHULZ

CRABGRASS TAUHID BONDIA

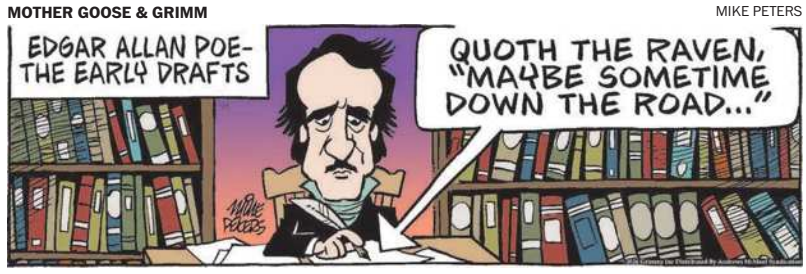
RHYMES WITH ORANGE HILARY PRICE

MARK TRAIL JULES RIVERA

LIO MARK TATULLI



MOTHER GOOSE & GRIMM MIKE PETERS



HAGAR THE HORRIBLE CHRIS BROWNE

BALDO HECTOR CANTU & CARLOS CASTELLANOS

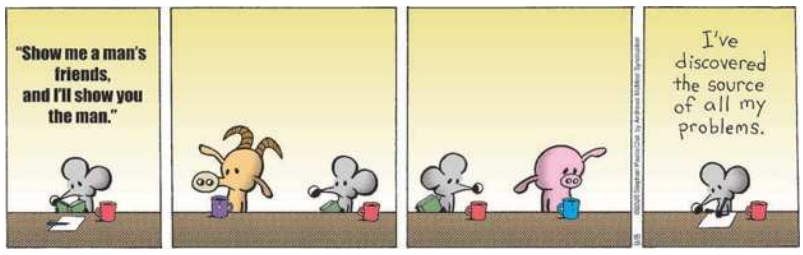
BLONDIE DEAN YOUNG & JOHN MARSHALL

SALLY FORTH FRANCESCO MARCIULIANO & JIM KEEFE

BREWSTER ROCKIT: SPACE GUY! TIM RICKARD

SHERMAN'S LAGOON JIM TOOMEY

PEARLS BEFORE SWINE STEPHAN PASTIS



CURTIS RAY BILLINGSLEY

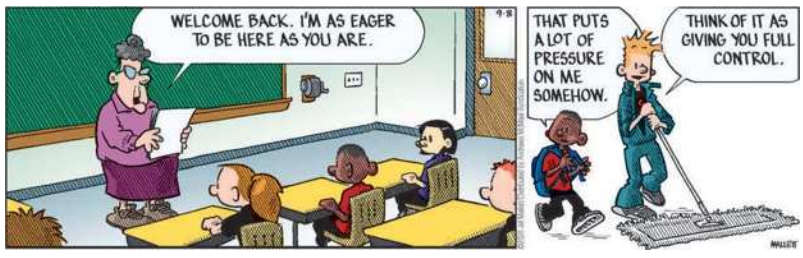
MUTTS PATRICK McDONNELL

ZITS JERRY SCOTT & JIM BORGMAN

HEART OF THE CITY STEENZ

JUDGE PARKER FRANCESCO MARCIULIANO & MIKE MANLEY

FRAZZ JEF MALLETT



SIX CHIX BANNERMAN, XUNISE, KONAR, LAWTON, PATRINOS & PIRO

GARFIELD JIM DAVIS

BARNEY AND CLYDE WEINGARTENS & CLARK

DUSTIN STEVE KELLEY & JEFF PARKER

FLASH GORDON DAN SCHKADE

PRICKLY CITY MARSHALL RAMSEY

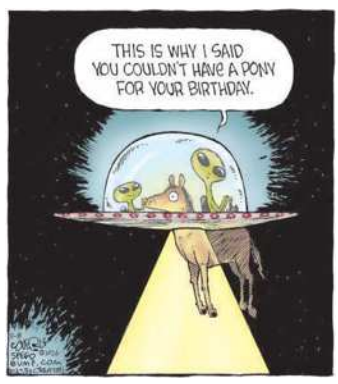
LOOSE PARTS DAVE BLAZEK

NON SEQUITUR WILEY

BABY BLUES RICK KIRKMAN & JERRY SCOTT

WALLACE THE BRAVE WILL HENRY

SPEED BUMP DAVE COVERLY



DENNIS THE MENACE H. KETCHAM

ON THE FASTRACK BILL HOLBROOK

FAMILY CIRCUS BIL KEANE

REPLY ALL LITE DONNA A. LEWIS

BEETLE BAILEY GREG, BRIAN & NEAL WALKER

TELEVISION

9/8/26	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00
4.1 WRC (NBC)	♦ **NBCNe..**	♦ News4..	♦ **America's Got Talent** (Live)				♦ **Got Talent** (Live)		♦ **NEWS..**
4.2 WRC (IND)	King	King	King	King	Two Men	Two Men	Two Men	Two Men	George
5.1 WTTG (Fox)	♦ **Fox 5**	♦ **TMZ**	♦ **Kitchen Nightmares**				♦ **Fox 5 at 10**		♦ **Fox 5**
7.1 WJLA (ABC)	♦ Wheel	♦ Jeopardy!	♦ **Jeopardy!** (SF)		♦ R.J. Decker		♦ R.J. Decker		♦ **News**
9.1 WUSA (CBS)	♦ Inside	♦ **ET**	♦ NCIS		♦ NCIS: Origins		♦ NCIS: Origins		♦ **9 News**
14.1 WFDC (UNI)	♦ **Rosa**		♦ **Tan cerca**		♦ **Tierra de amor y**		♦ **Corazón de oro**		♦ Noticias
20.1 WDCA (MNTV)	♦ Family	♦ Family	♦ **Fox 5 News**		♦ Fox 5 Live Zone		♦ Chicago P.D.		♦ Chicago
22.1 WMPT (PBS)	♦ Farm	♦ Outdoors	♦ Finding Your Roots		♦ Experience		♦ Frontline		♦ **Amanp..**
26.1 WETA (PBS)	♦ **PBS News Hour**		♦ Finding Your Roots		♦ Experience		♦ Frontline		♦ **Amanp..**
32.1 WHUT (PBS)	♦ Sacred	♦ Hometo..	♦ Earth's Sacred		♦ Nature		♦ The Lost Salmon		♦ BBCNe..
50.1 WDCW (CW)	♦ Friends	♦ Friends	♦ **WWE NXT** September 8th 2026 (Live)				♦ **DC News Now**		♦ Seinfeld
66.1 WPXW (ION)	(:55) ♦ Chicago Fire		♦ Chicago Fire		♦ Chicago Fire		♦ Chicago Fire		♦ Chicago
A&E	Squatters	Squatters	Squatters	Squatters	Squatters	Squatters	Squatters	Squatters	Squatters
AMC	(5:30) Movie: Major League II ★ (1994)		Movie: Coming to America ★★★ (1988) An African prince arrives in New York to find a bride.					Movie: Trading Places ★★★ (1983)	
Animal Planet	North Woods Law		North Woods Law		North Woods Law		North Woods Law		North-Law
BET	Celebrity Family Feud		Celebrity Family Feud		**As. Living**	**Ms. Pat**	ComicView	Ms. Pat	Martin
Bravo	The Real Housewives of New York City		**The Real Housewives of New York City** (SP)			The Real Housewives of New York City		The Real Housewives of Orange County	
Cartoon Network	Burgers	Burgers	Burgers	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy	Rick Morty
CNN	**E. B. OutFront** (Live)		**Cooper 360** (Live)		**The Source** (Live)		**CNN News.** (Live)		**Laura**
Comedy Central	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy	**DailyShow**
Discovery	In the Eye		In the Eye		In the Eye		In the Eye		In the Eye
Disney	ZOMBIES	Zombies	Kiff	Kiff	Kiff	Kiff	Vampirina	Place	Ladybug
E!	How I Met	How I Met	How I Met	How I Met	How I Met	How I Met	**Cocktail**	How I Met	How I Met
ESPN	**2026 US Open Tennis** Men's & Women's Quarterfinals (Live)								**SportCtr** (Live)
ESPN2	NFL Live		30 for 30 The '85 Bears				30 for 30 Four Falls of Buffalo		
Food Network	BeatBobby	BeatBobby	**Bobby's Triple Threat**		**Bobby Flay's The Lin**		Bobby's Triple Threat		Bobby's
Fox News	**Ingraham** (Live)		**Jesse Watters** (Live)		**Hannity** (Live)		**Gutfeld!**		**Fox News**
Freeform	(5:50) Movie: The Incredibles ★★★ (2004)			(:25) Movie: Incredibles 2 ★★★ (2018) Elastigirl battles a mad cybercriminal called Screenslaver.					The 700 Club
FX	(6:00) Movie: Black Panther ★★★ (2018)				**The Drop: A Snowfall Saga** (P)		(:20) Movie: Captain America: The Winter Soldier ★★★ (2014)		
Hallmark	(6:00) Movie: Love on the Danube: Love So...		Movie: Autumn at Apple Hill (2024) A woman inherits an inn from her grandparents.				Golden Girls	Golden Girls	Golden Girls
Hallmark M&M	(6:00) Curious Caterer Mysteries		Curious Caterer Mysteries				Murder, She Wrote		Murder ...
HBO	(5:25) Movie: U...	(:25) Conan O'	(:10) Lanterns		(:05) Movie: Pearl ★★★ (2022)			(:50) Movie: X ★★★ (2022)	
HGTV	Love It or List It		**Love It or List It**		**Extreme Buyers Club**		**House**	House	House
History	Proof-There		Proof-There		**Proof-There**		(:05) **Proof-There**		(:05) Proof
Lifetime	Castle		Castle		Castle		(:05) Castle		(:05) Castle
MASN	(6:30) **MLB Baseball**				**O's Xtra**	SportsWrap		Wall to Wall Baseball	
Monumental	DC	Politics	Mystics Classic Games			Politics	Hometown	Caps	BeyondT..
MSNBC	**The Weeknight** (Live)		**All in With Chr.** (Live)		**The Briefing** (Live)		**Last Word** (Live)		**The 11th**
MTV	Caught in Act		**Caught in Act**		Caught in Act		Caught in Act		Unfaithful
Nat'l Geographic	Okl Bomb		Okl Bomb		Okl Bomb		JFK: One Day		JFK
Nickelodeon	Friends	Friends	Friends	Friends	Friends	Friends	Big Bang	Big Bang	Big Bang
NWSN	**Vargas Report**		**Cuomo**		**On Balance**		**Katie Pavlich**		**JesseWeb**
Paramount	(6:00) Movie: Top Gun: Maverick ★★★ (2022)				(:10) Movie: The Day After Tomorrow ★★ (2004) Global warming leads to worldwide natural disasters.				
Paramount+Sho	(6:25) Movie: The Dutchman (2025)		Movie: The Dark Tower ★★ (2017)			(:35) Movie: Edge of Tomorrow ★★★ (2014)			
Syfy	(4:00) Movie: H...	(:40) Movie: The Hunger Games: Mockingjay, Part 1 ★★★ (2014)					Movie: The Hunger Games: Mockingjay, Part 2 ★★★ (2015)		
TBS	(6:30) **Baseball** Houston Astros at Philadelphia Phillies					**MLBClose**	Office	Office	Office
TCM	(6:00) Movie: The Way We Were (1973)		Movie: The Mark of Zorro ★★★ (1940)			(:45) Movie: The Black Swan ★★★ (1942)			(:15) Movie: E...
TLC	1000-lb Roomies		**1000-lb Sisters**		**1000-lb Sisters**		**1000-lb Roomies**		90 Day
TNT	(6:00) Movie: Jurassic World: Fallen Kingdom ★★ (2018)			Movie: Batman Begins ★★★ (2005) Bruce Wayne becomes Gotham City's Dark Knight.					(:15) Movie: ...
Travel	Portals to Hell		Portals to Hell		Portals to Hell		Portals to Hell		Portals
TruTV	(6:30) **Baseball** Houston Astros at Philadelphia Phillies					**MLBClose**	Super Bowl XXVII		SuperBowl
TV Land	Raymond	Raymond	Raymond	Raymond	(:20) Raymond		Raymond	Raymond	King
TV One	CosbySh..	CosbySh..	Lv Single	Lv Single	Lv Single	Lv Single	Lv Single	Lv Single	Lv Single
USA Network	Law & Order: SVU		Law & Order: SVU		Law & Order: SVU		Law & Order: SVU		Law-SVU
VH1	Chris	Chris	Movie: Coach Carter ★★★ (2005)						Movie
WNC8	The Aging Brain		Fed Gov	7News at..	**SportsTalk**	**WorldNe..**	**WJLNe..**	Recharge	**National**

LEGEND: Bold indicates new or live programs ♦ High Definition
Movie Ratings (from TMS) ★★★★ Excellent ★★★ Good ★★ Fair ★ Poor No stars: not rated

SUDOKU

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.

				3	4			
7			6	9	2	4		
4	3				8	1		9
	2					6	1	
8		6		1		7		2
	9	7					5	
9		1	2				8	6
		4	3	6	1			7
			9	8				

9/8

DIFFICULTY RATING: ★★☆☆☆

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PREVIOUS SUDOKU SOLUTION

2	4	1	5	3	9	8	7	6
8	7	3	2	6	4	9	5	1
6	9	5	8	7	1	3	4	2
4	1	8	3	2	7	5	6	9
9	2	6	4	8	5	1	3	7
5	3	7	9	1	6	4	2	8
3	5	2	6	9	8	7	1	4
1	6	9	7	4	3	2	8	5
7	8	4	1	5	2	6	9	3

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SCRABBLEGRAMS

SCRABBLE GRAMS

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A1	A1	I1	L1	D2	L1	B3		RACK 1
O1	O1	T1	W4	H4	B3	S1		RACK 2
E1	I1	O1	U1	Q10	L1	B3	Double Word Score	RACK 3
E1	I1	O1	G2	N1	R1	F4	1st Letter Triple	RACK 4

PAR SCORE 155-195 FOUR RACK TOTAL
BEST SCORE 229 TIME LIMIT: 20 MIN

DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. "Blanks" used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. SOLUTION TOMORROW

For more information on tournaments and clubs, email NASPA - North American SCRABBLE Players Association info@scrabbleplayers.org. Visit our website - www.scrabbleplayers.org. For puzzle inquiries contact scrgrams@gmail.com

09-08

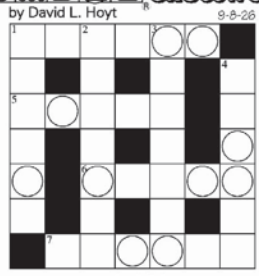
PREVIOUS SCRABBLEGRAMS SOLUTION

P3	R1	E1	M3	I1	U1	M3	RACK 1 =	89
B3	I1	O1	T1	Y4	P3	E1	RACK 2 =	64
C4	A1	T1	N1	I1	P3		RACK 3 =	10
O1	R1	O1	Q10	U1	I1	S1	RACK 4 =	71

PAR SCORE 155-195 TOTAL 234

JUMBLE CROSSWORDS

by David L. Hoyt 9-8-26



ACROSS

CLUE	ANSWER
1. Vast grassy plain	EPEPST
5. Blunder	RROER
6. Path	RTLIA
7. Secret plan	CSEHEM

DOWN

CLUE	ANSWER
1. Foul odor	HETNSC
2. Unpredictable	EAITRCR
3. Crisp cotton fabric	PACLREE
4. Develop	LVEVEO

CLUE: The first mass-produced ____ was the Sikorsky R-4 (1942).

BONUS

How to play: Complete the crossword puzzle by looking at the clues and unscrambling the answers. When the puzzle is complete, unscramble the circled letters to solve the BONUS.

ANSWERS: 1A-Steppe 5A-Error 6A-Path 7A-Scheme 1D-Stench 2D-Erratic 3D-Fretwork 4D-Evolve 5-Letter Word: Bonus

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Send comments to DLHoyt@HoytInteractiveMedia.com

HOROSCOPE

BIRTHDAY | SEPTEMBER 8: You are determined and have strong convictions. You're dynamic, confident and organized. This year is the completion of a cycle. Take inventory of your life. Let go of people, places and things that hold you back. Do some internal and external housecleaning. Relax and commune with nature.

Moon Alert: There are no restrictions to shopping or important decisions today. The Moon is in Leo.

ARIES
(March 21-April 19)
You are the artisan of the zodiac, and today is a creative and productive day! Socialize, enjoy sports events and the company of kids. It's the perfect day to hone a technique and improve your creative skills. You rock!

TAURUS
(April 20-May 20)
This is a great day to improve your home or expand it somehow. Or you might explore ideas about a different home. Listen to the advice of someone older or more experienced. Look for ways to improve family connections, because you can.

GEMINI
(May 21-June 20)
This is an excellent day for financial decisions and discussions about speculation and investments. Admittedly, something might look too good to be true. Be aware of this. Nevertheless, someone in power, a boss or an older advisor might share some wisdom with you.

CANCER
(June 21-July 22)
Someone might ask for your help today because you appear benevolent and sympathetic, especially to those in need. On the other hand, some will see you as glamorous, in a powerful, seductive way. Whatever the case, you have a chance to make a difference today. Look for it.

LEO
(July 23-Aug. 22)
This is an amazing day because the Moon is in your sign lined up with lucky Jupiter! This is why you feel generous, optimistic and sociable! Be aware that today you will get what you give. (It's important to know this.) Explore opportunities in publishing, the media, higher education and the law.

VIRGO
(Aug. 23-Sept. 22)
This is a feel-good day for you! The Sun and your ruler Mercury are in your sign boosting your confidence and communication skills. You can attract money to you. You also might feel competitive with a friend or a group. Basically, a warm feeling in your tummy makes you a winner today.

LIBRA
(Sept. 23-Oct. 22)
Conflicting energies are in the air today. Because you might want to be low-key and private, you might choose to work alone or stay at home. However, your public is calling! This is a great day to schmooze with friends, groups and organizations. How you handle this is your call.

SCORPIO
(Oct. 23-Nov. 21)
You make a wonderful impression on parents, bosses and VIPs today. They see you as wise, generous and successful. (Great! Appearances are everything.) Enjoy this great press. Talk to friends and groups. This is a solid day to make goals for the future.

SAGITTARIUS
(Nov. 22-Dec. 21)
This is a winning day for you! The Sun at the top of your chart makes you look great in the eyes of others. Furthermore, opportunities to travel and expand your world through further education, medicine, the law or publishing are abundant! Lucky you!

CAPRICORN
(Dec. 22-Jan. 19)
Discussions about inheritances and how to divide or share something will go well today. In fact, you'll be laughing all the way to the bank. Meanwhile, travel plans and chances to explore publishing, the media, medicine and the law are excellent. Doors will open for you today.

AQUARIUS
(Jan. 20-Feb. 18)
In one way, you have to go more than halfway when dealing with others today. (It is what it is.) Nevertheless, this is a productive day for you! You can get a lot done. Travel will beckon. Partners and friends will be behind you 100%.

PISCES
(Feb. 19-March 20)
We know that this year you have a chance to improve your job or get a better job. With this in mind, today is one of the best days for you to pursue opportunities to do this! Work-related travel will delight some of you. Be ready to act.

— Georgia Nicols

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BRIDGE

N-S VULNERABLE

NORTH
♠ A J 7 3
♥ 4
♦ 10 5 3
♣ 8 6 5 3 2

WEST
♠ 5
♥ J 8 7 5
♦ Q 9 7 6 2
♣ K Q J

EAST
♠ Q 10 4
♥ Q 10 9 6 3
♦ K 8 4
♣ 10 9

SOUTH (D)
♠ K 9 8 6 2
♥ A K 2
♦ A J
♣ A 7 4

The bidding:

SOUTH	WEST	NORTH	EAST
1 ♠	Pass	2 ♠	Pass
4 ♠	All Pass		

Opening lead — ♣ K

Question: Grace's mom has five daughters: ChaCha, CheChe, ChiChi, ChoCho and ...

If you answered ChuChu, you may be the type of person who would play today's four spades the same way as the actual declarer.

When West led the king of clubs, South grabbed the ace. He next took the A-K of trumps. When West discarded a diamond, South led a club, and West won with the jack and shifted to a diamond: three, king, ace. When declarer conceded another club, West cashed his queen of diamonds, and East's queen of trumps won the setting trick.

South could succeed if he resisted playing impulsively: He must let West's king win the first club. If West leads a second club, South takes the ace, cashes his high trumps and loses a club, setting up a club in dummy to pitch his jack of diamonds.

If instead West shifts to a diamond at Trick Two, South captures East's king and returns the jack. Dummy's 10 furnishes a club discard.

The fifth daughter, of course, is Grace.

DAILY QUESTION

You hold:
♠ A J 7 3 ♥ 4
♦ 10 5 3 ♣ 8 6 5 3 2

Neither side vulnerable. Your partner opens one spade, and the next player doubles. What do you say?

ANSWER: You should bid the limit of your hand immediately, both to inform your partner and to make it harder for the opponents to come in. Bid three spades. Your jump-raise over the double is weak and preemptive. If you had a good hand, you would have options, perhaps including a redouble.

— Frank Stewart

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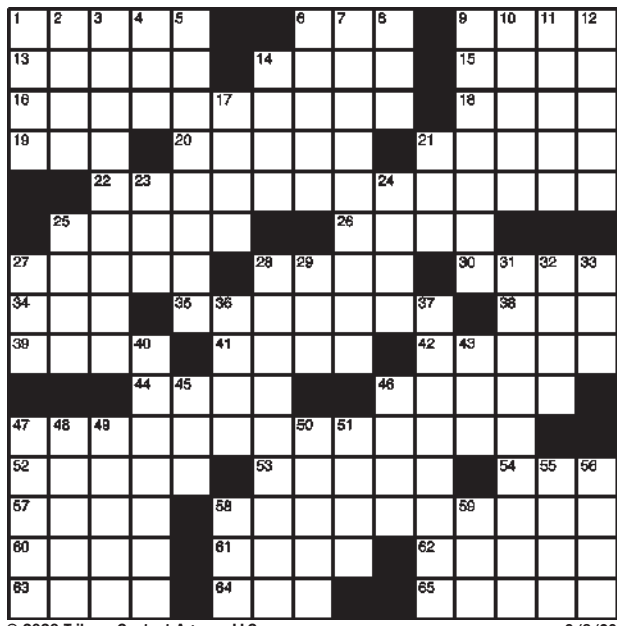
LA TIMES CROSSWORD

By Zhouqin Burnikel



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ACROSS
1 Outings with a significant other
6 Ancestry test sample
9 Reach across
13 NCAA hoops powerhouse
14 Paid players
15 __ Zor-El: Supergirl
16 Mall kiosk for pictures
18 Soothes, as a sprain
19 Dragon roll option
20 Places for posters
21 Tuckered out
22 Night out before tying the knot
25 Artichoke core
26 Dudes
27 Mild, medium or hot dip
28 Greek god with arrows
30 Symbol on Chile's flag
34 Mango center
35 Refuse to patronize
38 In the style of
39 "What's more ..."
41 Cabbage unit
42 __ salts: footbath additive
44 Gator relative
46 Totally steamed
47 Court marking that's 15 feet from the backboard
52 Chowder server
53 Ahead of schedule
54 "Impractical Jokers" network
57 Cornstarch brand
58 Tries, or what one does at 16-, 22-, and 47-Across
60 Swimming event
61 "Yes, exactly!"
62 Knightley of "Atonement"
63 Drops a fly ball, say
64 "People Puzzler" channel
65 Map feature

DOWN
1 Bamboozle
2 Dull pain
3 Accessories worn at construction sites
4 Doc who treats rhinitis
5 Crustacean found in cold northern oceans
6 Dryly humorous
7 Mediocre at best
8 Tandoor residue
9 Ticket for access to the slopes
10 Indiana basketball player
11 "Why __ you ready?"
12 Extremely mean
14 Flag holder
17 Bank of Thailand coin
21 Undercover agent
23 Small batteries
24 Coating on a junkyard car
25 Hard precipitation
27 Mineral bath place
28 Skin care products that treat fine lines
29 Color TV pioneer
31 "Have a little bite!"
32 Succulent that grows pups
33 Horned sheep
36 "Pick me! Pick me!"
37 Dish marinated in soy sauce and mirin
40 Spotted rainforest cats
43 Stovetop vessel
45 Driver's path: Abbr.
46 Misfortunes
47 Moth magnet
48 Harder to find
49 Lawn care device
50 Like some whiskey barrels
51 Small brown bird
55 Snoozefest
56 "Right away!"
58 Identify on social media
59 Rep.'s colleague

MONDAY'S LA TIMES SOLUTION

H	O	O	T			C	Y	A	N			C	A	T
A	D	H	O	C		L	A	V	A		T	O	D	O
L	E	M	O	N	W	E	D	G	E		A	T	I	T
			K	N	E	A	D			S	L	I	D	E
E	S	P	N		T	R	A	F	F	I	C	J	A	M
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DANIEL KUCIN JR./AP

Quarterback Jayden Daniels missed 10 games last season because of injuries. For the Commanders to return to playoff contention, he will need to remain healthy.

Big changes, big results?

The Commanders want to put last year's letdown behind them. Here's what to look for.

BY TASHAN REED

The Washington Commanders did an about-face in the wrong direction last year. In their second season under General Manager Adam Peters and Coach Dan Quinn, they went from 12-5 to 5-12. All the injuries gave them a baked-in excuse, but an honest assessment revealed major changes were needed to the roster and coaching staff.

The Commanders accomplished that in the offseason, but now it's time to see whether they made the right moves. Here are five storylines to watch as Washington prepares to kick off its season against the Eagles on Sunday in Philadelphia.

Can Daniels preserve his body?

Daniels missed 10 games last year because of various injuries, with the most significant being a dislocated elbow. While some of the plays where he got hurt were unavoidable, he clearly could have better protected himself. Too often, he attempted to keep a play alive as a passer or fight for extra yards as a runner and exposed himself to unnecessary hits.

"It kind of just left a bitter taste in my mouth," Daniels said in July when asked about his injuries. "You just attack it with a different mindset, different approach to things."

It's always difficult to evaluate how quarterbacks perform in that area during training camp because they aren't taking hits. And Daniels's sample size in the preseason was too small — he played just three snaps — to draw conclusions. That will make the season opener the first opportunity to see Daniels's decision-making with his body.

Can the offensive line protect him?

Even if Daniels is avoiding risky plays, he will be under duress this year if the O-line isn't up to par. His best blocker — left tackle Laremy Tunsil — will miss most, if not all, of the season with a torn triceps. Daniels is also working with a new center in Nick Allegretti, who sat out most of training camp with a calf strain and doesn't have much experience at the position. Plus, left guard Chris Paul had a shaky camp. To cap things off, the depth along the interior offensive line is questionable.

All that has made the offensive line a significant concern. Not only did the group struggle badly during Daniels's brief preseason stint, but he also frequently had to use his legs to escape the pocket and maneuver around pressure

SEE COMMANDERS ON B8

Week 1: Commanders at Eagles Sunday, 4:25 p.m., Fox | **Falcons turn to Tua** Former Dolphins QB gets a second shot as starter, **B8**

U.S. OPEN

Zheng doesn't fear the 5-0

No. 1-seeking Rybakina will face qualifier coming off another comeback

BY BRIAN MAHONEY
Associated Press

NEW YORK — Elena Rybakina overpowered Naomi Osaka at the U.S. Open and is a win away from the No. 1 ranking in women's tennis.

She just has to beat Zheng Qinwen, which won't be easy. Even when Zheng goes down — way, way down — she refuses to stay there.

Zheng made a daring escape from a 5-0 deficit for the second straight match, this time to reach the quarterfinals. The 2024 Olympic gold medalist from China beat No. 8 seed Iga Swiatek, 7-5, 6-3, on Monday to become the first qualifier to make the final eight in Flushing Meadows since Emma Raducanu won the title in 2021.

Two days after she was down 5-0 in the third set before winning the final seven games to stun No. 22 seed Madison Keys, 1-6, 7-6 (7-3), 7-5, Zheng quickly dropped the first five games against Swiatek, the 2022 U.S. Open champion.

"I guess to come back 0-5 yesterday is not lucky, that's all I can say," Zheng said.

Rybakina advanced with a 6-1, 6-4 victory over Osaka in a matchup of power-hitting Grand Slam champions. The No. 2-seeded Rybakina is guaranteed to replace Aryna Sabalenka atop the WTA rankings if she reaches the semifinals.

"Of course I want it. I don't know anyone who wouldn't wish this, but definitely that's one of my goals," Rybakina said. "I try to approach the same way, try to do everything I can, fight until the end my next match and let's see what's going to happen."

Rybakina won the Australian Open this year for her second major title, and her No. 2 ranking is her career best. Even if she loses Wednesday, she can still get to No. 1 if a woman other than Sabalenka, Coco Gauff or Jessica Pegula wins the title.

Rybakina was too good for Osaka, who won two of her four Grand Slam titles at the U.S. Open but appeared to be dealing with a foot or ankle problem. The match lasted just 1 hour 6 minutes, with Rybakina closing it out with an

SEE U.S. OPEN ON B8

U.S. Open: Quarterfinals
11:30 a.m., ESPN; 7 p.m., ESPN

Playoff format could match MLB's best teams early

BY NOAH TRISTER
Associated Press

When the baseball postseason starts in a few weeks, the format will probably be a major discussion topic.

THIS WEEK IN BASEBALL

If the playoffs began after Sunday's games, these would be the seeds in the American League:

1. Tampa Bay Rays (85-58)
2. Chicago White Sox (75-68)
3. Houston Astros (73-71)
4. New York Yankees (81-62)
5. Boston Red Sox (79-65)
6. Cleveland Guardians (73-71)

That means the teams with the two worst records — the Astros and Guardians — would face each other in the opening round, with the winner taking on the White Sox in the Division Series. Meanwhile, the teams with the three

SEE BASEBALL ON B9

In San Diego opener, the Nats continue their late-season swoon

DENIS POROY/IMAGN IMAGES

Jake Irvin took the loss for the Nats after giving up three runs in the first three innings in San Diego.

PADRES 3, NATIONALS 2

BY DANIELLE ALLENTUCK

For the Washington Nationals' latest loss — Monday's 3-2 defeat at the San Diego Padres, in which they played sloppily with few signs of life — there were at least plenty of excuses.

The Nationals were coming off a late night. The first pitch of Sunday's series finale at the Dodgers came at 7:10 p.m. Pacific time, and it took nearly three hours for Los Angeles to complete the sweep. Then Washington had to make the journey down the coast, not reaching San Diego until the early hours of Monday. Most players got only a few hours of sleep before the Labor Day matinee.

The Nationals also watched another bullpen arm go on the injured list. Orlando Ribalta, who has developed into one of their most reliable relievers, underwent an MRI exam for forearm tightness. The results weren't in yet, but with a heightened level of concern, Washington decided to play it safe and call up Yovanny Cruz.

So while the Padres continued their fight for a National League wild-card spot, the Nationals dropped their fifth straight game. This time, at least, it wasn't the bullpen's fault.

Jake Irvin labored in the first inning, and a lackluster defense behind him didn't help, either. James Wood lost a two-out flyball in the sun, and Manny Machado reached second on the mistake. Irvin then walked Ty France and gave up an RBI single to Jackson Merrill but was able to limit the damage, striking out Luis Campusano on his 30th pitch.

Irvin retired the side on 10 pitches in the second inning, but the Padres got to him again in the third. After Fernando Tatis Jr. led off with a single, Jake Cronenworth reached on a fielder's choice. Jorbit Vivas fielded the high chopper at second and flipped it to CJ Abrams a beat too late, and though Tatis was called

SEE NATIONALS ON B10

Nationals at Padres
9:40 p.m., Nationals.TV

THE DAY IN SPORTS

COLLEGE FOOTBALL

Amid another scandal, Belichick defends UNC

North Carolina Coach **Bill Belichick** said Monday he believes his program "totally" has an atmosphere of following rules amid a school investigation into conduct within his football program.

"Obviously everybody's responsible, including me, for doing things properly," Belichick said. "And we intend to do that."

Later Monday, a school spokesman issued a statement backing the 74-year-old Belichick, who won six Super Bowl titles with the NFL's New England Patriots.

"The University continues to support Bill Belichick and the Carolina football program," said **Dean Stoyer**, North Carolina's vice chancellor for communications.

The Tar Heels were off following their season-opening win against TCU in Ireland on Aug. 29. But during that open week, **Michael Lombardi** resigned as general manager after being put on paid administrative leave in late July amid an investigation by the school's Office of University Counsel.

The same day, WRAL of Raleigh cited anonymous people in reporting the type of questions asked of some North Carolina interviewees. Some focused on Belichick's son **Steve**, the Tar Heels' defensive coordinator who is on medical leave.

Additionally, Lombardi attorney **Tom Mars** told the Athletic that the school's probe included questions into potential "inappropriate" relationships that didn't involve his client. Mars hadn't returned a call or email from the Associated Press regarding that comment.

Those developments have only added to a year's worth of unwanted headlines off the field to go with shaky play under Belichick.

By Monday, reporters spent roughly the first 13 minutes of Belichick's 20-minute game week news conference asking questions that had nothing to do with the upcoming home debut against East Tennessee State.

That included whether his program had an atmosphere of rule compliance and whether Belichick had "control."

"If you're around here every day, I think you'd see it," Belichick said.

Belichick was also asked whether he had spoken to Chancellor **Lee Roberts** and Athletic Director **Steve Newmark** about his job security. He responded by looking ahead to Saturday's game, though he later elaborated more on his relationship with school officials when asked whether they had asked him to change anything in running the program.

"They've been very supportive, a great working relationship with those people," he said. "In the end, look, we want to run the program in the very best way. And if there's things we need to do to correct it, then we'll obviously do them." …

No. 6 Indiana expects running back **Khobie Martin** to be out until about midseason with an arm injury he sustained during the first quarter of Saturday's victory over North Texas.

Starting cornerbacks **A.J. Harris** and **Jamari Sharpe** are day-to-day, Hoosiers Coach **Curt Cignetti** said. They have undisclosed injuries, and Cignetti had said Saturday that Martin would "miss a little bit of time" and that the cornerbacks' injuries were "not long-term deals." …

Two running backs, starter **Quaid Carr** and backup **Jayden Limar**, will miss extended time for No. 17 Washington after suffering injuries in Sunday's 24-10 win over Washington State.

Carr will undergo hand surgery, Coach **Jedd Fisch** said. Limar injured his elbow. …

Offensive lineman **Cole Hutson**, a fifth-year player who returned to No. 5 Texas after tryouts with multiple NFL teams, is still waiting for the NCAA to clear him as eligible, Coach **Steve Sarkisian** said. …

Coach **Kyle Whittingham** said **Bryce Underwood** must improve to keep his job as starting quarterback for No. 16 Michigan. …

No. 20 Tennessee lost sophomore wide receiver and kick returner **Joakim Dodson** to a season-ending injury in its opener against Furman, Coach **Josh Heupel** confirmed.

SOCCER

U.S. Coach Pochettino appears to ding Pulisic

Mauricio Pochettino vowed to change the attitude and habits of the U.S. men's national team as he starts a second term as coach, appearing to refer to star **Christian Pulisic**'s decision to skip the 2025 Concacaf Gold Cup.

"It was difficult to make the roster for the Gold Cup one year before because the mindset was different," Pochettino said during an online question-and-answer session with reporters. "You say, 'If I play, I have not holidays. I cannot arrive fresh for the World Cup.' … You know now that is bulls---."

Pochettino said his goal "is to change this type of idea that are not right."

Pulisic, the top American player, took himself out of consideration for the 2025 Gold Cup, citing the need to rest after his season with AC Milan and the hope to be fresh for the World Cup. He didn't score in four appearances at the tournament this year, missing one group-stage match because of a calf injury and leaving the United States' round-of-16 loss to Belgium on July 6 after fracturing his right tibia and fibula.

Pochettino, who was given a four-year contract in a deal announced last month, plans to announce his roster Sept. 17 for the first games of his second term. The double window includes friendlies against Peru (Sept. 26 in Orlando), Chile (Sept. 29 in St. Louis), Mexico (Oct. 3 in Glendale, Arizona) and Canada (Oct. 6 in St. Paul, Minnesota). In their first competitive matches since the World Cup, the Americans play Concacaf Nations League quarterfinals in November. …

The Kansas City Current and sporting director **Vlatko Andonovski** mutually parted ways, with the NWSL team saying they agreed that his transition from coach was "not the right fit."

Kansas City hired Andonovski, 49, as its coach in October 2023, two months after he stepped down from the U.S. women's national team. After leading the Current to the NWSL Shield in 2025, he moved into the front office. …

The Belgian soccer federation said it can't support **Gianni Infantino**'s bid for another term as FIFA president, citing transparency and governance issues and the way world soccer's governing body handled clearing **Folarin Balogun** from a mandatory one-game ban at the World Cup.

Infantino has faced increasing pressure after his controversial plan to sell stakes in the World Cup was met with a furious backlash. But FIFA said Sunday he plans to stand again in next year's elections for a final term in office through 2031. …

Fabio Grosso at Fiorentina became the first coach fired in Europe's five biggest leagues this season. The Italian club celebrating its 100th anniversary has started 0-3 in Serie A. …

Real Sociedad won away from home in the Spanish league for the first time since February thanks to a 90th-minute goal from **Luka Sucic** in a 3-2 victory over Elche. …

Davide Frattesi scored for the third game in succession as Lazio beat Udinese, 2-1, in Udine to tie for the Serie A lead.

SPOTLIGHT: FIBA WOMEN'S WORLD CUP

MAJA HITIJ/GETTY IMAGES

Breanna Stewart had a shot at recording the second triple-double in World Cup history, but she sat out the fourth quarter.

Americans follow nail-biter with no-doubter

BY DOUG FEINBERG AND CIARÁN FAHEY

UNITED STATES 105, CZECH REPUBLIC 64

Stewart keys bounce-back as group play wraps up

BERLIN — Breanna Stewart finished with 19 points, seven rebounds and six assists to help the United States rout the Czech Republic, 105-64, on Monday at the FIBA Women's World Cup.

The Americans (3-0) rebounded from their worst preliminary-round game in 50 years, a 55-52 victory over Italy on Sunday. Stewart set the tone early to make sure that wouldn't happen again as the U.S. won its 33rd straight game in the tournament, going back to a semifinal loss to Russia in the 2006 World Cup.

Next up for the Americans, who finished atop Group D, is a quarterfinal Thursday. They will face the winner of Tuesday's Hungary-Japan game.

Stewart dropped 11 points in the first 10 minutes as the U.S. jumped out to a 29-15 lead. The Americans, who had only 30 points in the first half against Italy, kept it going in the second quarter behind Napheesa Collier, who had seven of her 12 points in the period.

The Americans extended the advantage to 57-33 at the half. They weren't challenged in the second half by the Czechs (0-3) as the lead ballooned to more than 40 points.

Stewart finished short of her World Cup career high of 23 points set against China in 2018, though she played just 16 minutes 47 seconds against the Czech Republic. Sitting out the fourth quarter, Stewart had no chance at becoming only the second player in World Cup history with a triple-double.

Germany stays alive, Spain advances

Germany avoided a home World Cup embarrassment, while Spain advanced to the quarterfinals and France set a tournament record.

Germany faced the prospect of elimination in its final group game against Mali (1-2), but the host was never in danger in front of a sellout crowd at the Berlin Arena, with Frieda Bühner and Luisa Geiselsöder combining for 38 points in a comfortable 83-58 win.

Iyana Martin powered Spain (2-1) to a 79-59 rout of Japan (1-2) with 20 points and four rebounds, sending Spain straight through to the quarterfinals as Group A winner because of its head-to-head record against Germany (2-1).

France (3-0) hit 22 three-pointers, the most in World Cup history, in a comprehensive 111-56 victory over already-eliminated Nigeria (0-3).

Migna Toure's triple with 5:45 left was her team's 21st, breaking the three-day-old record of 20 set by Japan. Dominique Malonga notched the 22nd.

Also in Group B, Hungary (2-1) defeated South Korea (1-2), 82-73, to finish second.

After running the United States close the night before, Italy (1-2) struggled to find the same energy levels in a 71-51 defeat to China (2-1).

Emma Meesseman led Belgium (3-0) straight to the quarterfinals with 22 points and 10 rebounds as the European champion topped Australia (2-1), 80-68, for first place in Group C. Belgium will face South Korea or Germany.

In the other Group C game, Arella Guirantes scored 21 points as Puerto Rico finished strong to eliminate Turkey, 75-71.

China secured second place in Group D and a playoff against Puerto Rico on Wednesday for the right to play France. Italy, back in the tournament after a 32-year wait, faces Australia on Wednesday, with the victor taking on Spain.

— Associated Press

TELEVISION AND RADIO

MLB

6:30 p.m.	**Houston at Philadelphia** » TBS
6:35 p.m.	**Cleveland at Baltimore** » MASN, WIYY (97.9 FM), WSBN (630 AM)
9:30 p.m.	**Texas at Seattle** » MLB Network
9:40 p.m.	**Washington at San Diego** » Nationals.TV, WJFK (106.7 FM)

BASKETBALL

2:45 p.m.	**FIBA Women's World Cup, qualification round: Germany vs. South Korea** » TruTV

SOCCER

9 a.m.	**FIFA Women's U-20 World Cup, group stage: Canada vs. Brazil** » Fox Sports 2
Noon	**FIFA Women's U-20 World Cup, group stage: Mexico at Poland** » Fox Sports 2
12:45 p.m.	**UEFA Champions League, league phase: Aston Villa at Club Brugge** » CBS Sports Network
2 p.m.	**Saudi Arabian Pro League: Al-Ahli at Al Qadsiah** » Fox Sports 2
3 p.m.	**UEFA Champions League, league phase: Villarreal at Borussia Dortmund** » CBS Sports Network
6 p.m.	**Copa Sudamericana quarterfinal, first leg: Vasco da Gama at Santa Fe** » BeIN Sports
8:30 p.m.	**Copa Sudamericana quarterfinal, first leg: São Paulo at Boca Juniors** » BeIN Sports

TENNIS

11:30 a.m.	**U.S. Open, quarterfinals** » ESPN
7 p.m.	**U.S. Open, quarterfinals** » ESPN

COLLEGE GOLF

9:30 a.m.	**Folds of Honor Collegiate, second round** » Golf Channel
4:30 p.m.	**Folds of Honor Collegiate, second round** » Golf Channel

WOMEN'S COLLEGE VOLLEYBALL

7 p.m.	**Auburn at Florida State** » ACC Network
9 p.m.	**Oklahoma at Georgia Tech** » ACC Network

AUTO RACING

FIA head: F1 won't put drivers, teams 'at risk'

FIA President **Mohammed Ben Sulayem** defended the wait for clarity over how this year's Formula One season will end amid uncertainty over the Middle East security situation but told the AP that drivers and team staff will not be put "at risk."

F1 is still scheduled to race the Qatar Grand Prix on Nov. 29 and hold the season finale in the United Arab Emirates on Dec. 6, but the circuit has been examining potential alternative venues. A finale at the Imola circuit in Italy is considered the most likely option. …

For a third consecutive race, **Liam Lawson** will join **Max Verstappen** as a Red Bull driver while **Isack Hadjar** recovers from a broken wrist, the F1 team said.

Hadjar was injured during the summer break and still has not fully recovered, leading Red Bull to let Lawson drive in the Madrid Grand Prix this week. …

Former F1 boss **Bernie Ecclestone** was detained at a Portuguese airport — and released hours later — for possession of a firearm.

In an interview with the Daily Mail, Ecclestone admitted he brought the shotgun from Switzerland for pigeon shooting.

PRO BASKETBALL

McDonald, out of the W since 2025, joins Lynx

The Minnesota Lynx signed veteran guard **Aari McDonald** to an undisclosed deal.

McDonald was the No. 3 pick in the 2021 draft by the Atlanta Dream. Her last WNBA game came with the Indiana Fever on Aug. 7, 2025, when she suffered a season-ending injury to her right foot in a loss at the Phoenix Mercury.

The 278-year-old has career averages of 8.8 points and 3.1 assists in 136 games (42 starts) with the Dream, Los Angeles Sparks and Fever. She averaged 9.8 points and a career-high 4.7 assists in Indiana last season.

TRACK AND FIELD

Lyles has 'small strain,' won't run in Budapest

Olympic champion sprinter **Noah Lyles** shut down his season because of injury and will not compete for the $150,000 first prizes in this week's track Ultimate Championships.

Lyles, who grabbed his left hamstring and pulled up in the 200-meter final at U.S. nationals in July, said on social media he found a "small strain" after that race that "caused some other things to flare up," which made it hard to continue practicing.

Lyles's name was not on the entry list released by World Athletics for the first-of-its-kind event, which begins Friday in Budapest.

BOXING

Usyk's manager fires back after Fury's barbs

Oleksandr Usyk won't be **Tyson Fury**'s "backup plan," Usyk's manager said after Fury challenged him to a trilogy fight because he can't nail down a long-awaited bout with **Anthony Joshua**.

Negotiations for a lucrative all-British fight between former heavyweight champions Fury and Joshua have dragged on without a firm date or venue, and key financial questions left open.

In a video packed with insults and expletives on Instagram late Sunday, Fury blamed Joshua, calling him "weak-minded" and suggesting he lacked the courage to take the fight.

— From news services

KEVIN SABITUS/GETTY IMAGES

Mike Sainristil appears in line to start at nickelback for the Commanders, who hope he improves under new coordinator Daronte Jones.

Daniels, O-line are key for Commanders

COMMANDERS FROM B6

during practices. He's talented enough to make something happen on those plays, but that style is not conducive to him finding consistent success or staying upright. If the offensive line doesn't improve, Peters may need to add a player or two.

Coordinators' performance

One of the biggest gambles of the offseason for Washington was rolling with two first-time play callers in offensive coordinator David Blough and defensive coordinator Daronte Jones. Players and coaches alike have praised them for their communication and teaching skills.

"It was good to see the systems come to life offensively and defensively," Quinn said last Monday. "I was very impressed with Daronte and David, their communication with the players. And that may seem simple, but I'm telling you, it's not. And having the ability to teach, get the information exactly how you want it, and then get to it, it was excellent."

Ultimately, what matters is how they perform on game days. Blough, 31, and Jones, 47, kept things vanilla from a schematic standpoint in joint practices and preseason games, which made it difficult to evaluate their respective approaches. That may give them a competitive advantage going into Week 1, but teams will eventually pick up on what they're doing. It will be interesting to see how they handle that process.

How the secondary holds up

The reliability of the defense's back end was already a question mark *before* cornerback Trey Amos was placed on injured reserve because of an ankle sprain. Now, they will have to go without their top corner for at least the first four games. They probably will insert Rasul Douglas, who performed well for the Miami Dolphins last year, into the starting lineup.

SCOTT TAETSCH/GETTY IMAGES

A down season could put the jobs of Coach Dan Quinn and General Manager Adam Peters in jeopardy.

Mike Sainristil appears in line to start at nickelback. He began last season in that role but struggled mightily and was eventually moved outside because of a mix of performance and injury reasons. Washington is betting on his play improving within Jones's scheme, but that's not a guarantee.

There's also an ongoing position battle at free safety. Jeremy Reaves was the starter for most of the offseason, but Quan Martin earned more snaps as camp went on. Both players gave up a lot of yardage in coverage last year and need to improve at limiting explosive plays.

Job security of Peters, Quinn

When speaking to reporters in March, owner Josh Harris acknowledged that there's a heightened sense of urgency for the Commanders coming off last season. That said, he reaffirmed his commitment to Peters and Quinn.

"Dan and Adam have my confidence. We're solidly behind them," Harris said. "No one was happy with last season, but we immediately got on it."

There's value in that, but the fact remains that Harris wants to see significant progress. Harris, who also owns the Philadelphia 76ers and the New Jersey Devils, hasn't typically been one to make in-season changes at GM and coach as an owner. The only time he has done so came in 2019 with the Devils.

If Washington fails to make strides, however, it will lead to speculation about the job security of Peters and Quinn. It's worth noting they aren't necessarily linked: Teams have moved on from a GM while keeping the coach and vice versa. Obviously, the Commanders are hoping they won't need to have that conversation, but the NFL is a results-based business.

"We had an amazing first year and a tougher second year, but we have a young quarterback that we have a lot of faith in," Harris said. "Time's a-wasting, and we got to get on it."

NFL NOTES

Falcons pick Tagovailoa as starting quarterback

FROM NEWS SERVICES

The Atlanta Falcons selected Tua Tagovailoa as their starting quarterback for Week 1 against the Pittsburgh Steelers.

The decision comes after Tagovailoa's months-long competition with Michael Penix Jr., who started nine games for the Falcons in 2025 before suffering a season-ending torn ACL in November.

Coach Kevin Stefanski said Monday that Cooper Rush will back up Tagovailoa and Penix will be inactive. He declined to speculate on who might start under center beyond Week 1.

Tagovailoa received more reps throughout training camp. Penix was cleared for 11-on-11 drills Aug. 22 but did not appear in any preseason games for the Falcons.

Tagovailoa signed a one-year deal with Atlanta in March after a six-year stint with the Miami Dolphins, who are on the hook for a $99.2 million dead cap hit over the next two seasons after giving Tagovailoa a four-year, $212.5 million contract extension in 2024.

• **RAMS:** Los Angeles expects wide receiver Puka Nacua and left tackle Alaric Jackson to play Thursday against the San Francisco 49ers in Melbourne, Australia, despite both being the subject of NFL investigations, Coach Sean McVay said.

Nacua had a lawsuit filed against him in March, with a woman alleging that he made an unprovoked antisemitic statement and bit her on the shoulder.

Jackson was arrested in June after an alleged domestic violence incident. He was eligible for and assigned a prefiling diversion in lieu of prosecution on a misdemeanor charge.

• **COWBOYS:** Left guard Tyler Smith will miss at least the first month of the season for Dallas because of a left thumb injury that needs surgery.

Coach Brian Schottenheimer said the three-time Pro Bowler would go on injured reserve, which means he would have to miss at least four games. Smith could be out up to six weeks after the surgery, which is scheduled for Tuesday, Schottenheimer said.

Smith dealt with ligament damage in his thumb during training camp and continued to practice through last week. He wasn't on the field for practice to start the week leading into Sunday night's game at the New York Giants.

• **RAVENS:** Baltimore is set to start Jovaughn Gwyn at center Sunday against the Indianapolis Colts, but first-year coach Jesse Minter said it was "a Week 1 decision — not necessarily a permanent decision."

The Ravens lost standout center Tyler Linderbaum in free agency, and Danny Pinter injured a leg last month. They also have Ethan Pocic as an option.

Gwyn will make his first NFL start in his fourth season after three years with Atlanta. Ravens offensive line coach Dwayne Ledford was with the Falcons before coming to Baltimore this offseason.

• **TITANS:** Linebacker Cedric Gray sustained a concussion and minor injuries in a UTV accident over the weekend in Tennessee that puts his availability for Sunday's game against the New York Jets in question.

A person familiar with details of the crash, speaking on the condition of anonymity because they were not allowed to speak publicly, told the Associated Press that neither alcohol nor reckless driving were involved.

• **GIANTS:** New York released wide receiver Darius Slayton, moving on from the organization's longest-tenured player.

Coming off core muscle surgery that slowed him during training camp, the 29-year-old had been relegated to second- and third-string duties.

• **PATRIOTS:** Center Ben Brown will miss Wednesday's NFL season opener against the Seattle Seahawks with a knee injury, and second-year pro Jared Wilson is likely to start in his place.

• **COLTS:** Wide receiver Alec Pierce is in line to play against the Ravens after missing most of the offseason because of ankle surgery.

• **CARDINALS:** Arizona is hoping rookie running back Jeremiyah Love, who suffered a high ankle sprain Aug. 13, will be available against the Los Angeles Chargers on Sunday.

• **PANTHERS:** Running back Jonathon Brooks missed his third straight practice with "general soreness," but Carolina Coach Dave Canales remains hopeful he will be ready for Sunday's game against the Chicago Bears.

• **BEARS:** Matt Suhey, a fullback who helped Chicago win the Super Bowl in the 1985 season, died Sunday at 68, the team said.

DOUG MURRAY/AP

After the Dolphins released him despite a dead cap hit of nearly $100 million, Tua Tagovailoa is getting a second chance to start.

U.S. OPEN

Zheng is first qualifier to reach quarters since 2021 after another 5-0 comeback

U.S. OPEN FROM B6

ace. She leads the WTA Tour in that category.

Zheng was a U.S. Open quarterfinalist in 2023 and 2024 — the year she reached the Australian Open final — but after her ranking dropped following elbow surgery, she had to go through qualifying this year to reach the main draw. Raducanu's title five years ago made her the first qualifier to win a Grand Slam title in the Open era, which dates to 1968.

Swiatek couldn't convert two set points serving at 5-1, and Zheng fought off another when Swiatek served with a 5-3 lead. She said she was so focused on each point that she even forgot the score.

Swiatek came in with a 7-1 record against Zheng, with the only loss two years ago in the Olympic semifinals in Paris. Zheng came back from a 4-0 deficit in the second set that day to stop Swiatek's 25-match winning streak at Roland Garros, where she has won four French Open titles.

Swiatek got treatment on her left thigh in the second set but said her problems were neither physical nor mental.

ROBERT DEUTSCH/REUTERS

Zheng Qinwen was a U.S. Open quarterfinalist in 2023 and 2024, but after elbow surgery, she had to go through qualifying this year.

Gauff beat No. 14 Iva Jovic, 6-1, 6-4 to return to the U.S. Open quarterfinals for the first time since winning her first major title at the tournament in 2023. She lost in the fourth round in each of the last two years.

The No. 4 seed will face French Open champion Mirra Andreeva, the No. 5 seed who came back to beat No. 24 Anastasia Potapova, 5-7, 6-4, 6-3, after helping her opponent when she injured her knee in the final game of the match.

Botic van de Zandschulp outlasted Arthur Gea, 3-6, 6-7 (7-0), 7-6 (9-7), 7-6 (7-3), 6-4, in 5:13, the fourth-longest match in U.S. Open history.

Also going five sets was Karen Khachanov's 7-5, 4-6, 6-7 (8-6), 6-1, 6-4 victory over No. 14 Learner Tien, who was trying to give the host country four men in the U.S. Open quarterfinals for the first time since five made it in 1995. No. 8 Ben Shelton, No. 11 Frances Tiafoe and Alex Michelsen advanced Sunday, along with defending champion Carlos Alcaraz.

No. 28 seed Alexander Blockx beat No. 24 Francisco Cerundolo, 6-3, 4-6, 7-5, 7-5 to become the first man from Belgium to reach the U.S. Open quarterfinals.

BASEBALL

National League

EAST	W	L	PCT	GB	L10	STR
Atlanta	85	59	.590	—	6-4	L-1
Philadelphia	81	63	.563	4	7-3	W-1
Miami	72	73	.497	13½	4-6	L-1
Washington	67	79	.459	19	4-6	L-5
New York	66	78	.458	19	6-4	W-2

CENTRAL	W	L	PCT	GB	L10	STR
Milwaukee	89	56	.614	—	5-5	W-1
Chicago	81	64	.559	8	5-5	L-2
x-St. Louis	72	72	.500	16½	6-4	W-1
Pittsburgh	71	73	.493	17½	6-4	W-1
x-Cincinnati	69	74	.483	19	7-3	W-2

WEST	W	L	PCT	GB	L10	STR
x-Los Angeles	86	57	.601	—	6-4	W-4
Arizona	77	68	.531	10	6-4	W-3
San Diego	76	68	.528	10½	4-6	W-2
x-San Francisco	59	85	.410	27½	4-6	L-1
Colorado	55	88	.385	31	3-7	L-1

x-Late game

American League

EAST	W	L	PCT	GB	L10	STR
Tampa Bay	85	58	.594	—	6-4	L-1
New York	81	62	.566	4	6-4	L-1
Boston	80	65	.552	6	6-4	W-5
x-Toronto	72	72	.500	13½	7-3	L-1
Baltimore	70	75	.483	16	4-6	W-1

CENTRAL	W	L	PCT	GB	L10	STR
Chicago	75	68	.524	—	5-5	W-1
Cleveland	73	72	.503	3	5-5	L-1
Minnesota	68	76	.472	7½	4-6	L-2
Detroit	66	78	.458	9½	4-6	W-1
Kansas City	64	81	.441	12	4-6	L-1

WEST	W	L	PCT	GB	L10	STR
Houston	73	71	.507	—	6-4	L-2
Texas	71	73	.493	2	5-5	W-1
Seattle	67	77	.465	6	3-7	W-1
x-Athletics	57	87	.396	16	4-6	L-1
Los Angeles	54	90	.375	19	2-8	L-2

x-Late game

Padres 3, Nationals 2

NATIONALS	AB	R	H	BI	BB	SO	AVG
Wood rf	4	0	1	0	0	0	.268
Ortiz 1b	4	1	1	0	0	1	.202
Crews lf	4	1	2	2	0	0	.220
Abrams ss-2b	4	0	0	0	0	1	.262
House 3b	4	0	0	0	0	2	.243
Lile dh	3	0	0	0	0	2	.255
Ruiz c	3	0	0	0	0	0	.283
Vivas 2b	2	0	1	0	0	0	.239
Morales ph	1	0	0	0	0	1	.417
Nuñez ss	0	0	0	0	0	0	.211
Young cf	3	0	0	0	0	1	.249
TOTALS	**32**	**2**	**5**	**2**	**0**	**8**	**—**

PADRES	AB	R	H	BI	BB	SO	AVG
Tatis rf	4	1	3	0	0	1	.283
Cronenworth 2b	4	0	0	0	0	1	.210
Machado 3b	4	2	2	1	0	0	.224
France 1b	3	0	0	0	1	0	.288
Merrill cf	4	0	3	2	0	0	.241
Campusano dh	3	0	0	0	0	1	.280
Harris lf	3	0	0	0	0	0	.279
Bowen lf	0	0	0	0	1	0	.167
Bogaerts ss	3	0	1	0	1	1	.219
Salas c	2	0	0	0	0	0	.000
Hays ph	1	0	0	0	0	0	.222
Fermin c	0	0	0	0	0	0	.192
TOTALS	**31**	**3**	**9**	**3**	**3**	**4**	**—**

WASHINGTON 000 002 000 — 2 5 0
SAN DIEGO.....102 000 00X — 3 9 0

LOB: Washington 3, San Diego 8. **2B:** Wood (29), Machado (22), Merrill (23). **HR:** Crews (11), off Hart. **RBI:** Crews 2 (38), Merrill 2 (72), Machado (78). **SB:** Merrill (25), Tatis (32).

NATIONALS	IP	H	R	ER	BB	SO	NP	ERA
Irvin	5⅔	8	3	3	2	3	102	5.52
Simpson	1	0	0	0	0	1	15	0.00
Sinclair	1⅓	1	0	0	1	0	18	0.00

PADRES	IP	H	R	ER	BB	SO	NP	ERA
Pivetta	5	2	0	0	0	2	63	3.43
Hart	1	2	2	2	0	1	23	4.12
Rodríguez	1	0	0	0	0	2	12	1.93
Morejon	1	0	0	0	0	1	9	2.90
Miller	1	1	0	0	0	2	15	1.17

WP: Pivetta (2-2); **LP:** Irvin (2-9); **S:** Miller (34). **Inherited runners-scored:** Simpson 1-0. **HBP:** Sinclair (Campusano). ABS Challenge (Strike-Confirmed) **T:** 2:25. **A:** 38,149 (40,222).

HOW THEY SCORED

PADRES FIRST
Fernando Tatis singles. Jake Cronenworth lines out. Manny Machado doubles. Ty France walks. **Jackson Merrill singles, Ty France to third, Manny Machado scores.** Luis Campusano strikes out swinging.
Padres 1, Nationals 0
PADRES THIRD
Fernando Tatis singles. Jake Cronenworth hits into a force out, Fernando Tatis to second. **Manny Machado singles, Jake Cronenworth to second, Fernando Tatis scores.** Ty France grounds out, Manny Machado to second, Jake Cronenworth out at third. **Jackson Merrill singles, advances to 2nd, Manny Machado scores.** Luis Campusano pops out to shallow left field to CJ Abrams.
Padres 3, Nationals 0
NATIONALS SIXTH
Jacob Young strikes out swinging. James Wood grounds out. Abimelec Ortiz singles. **Dylan Crews homers, Abimelec Ortiz scores.** CJ Abrams lines out.
Padres 3, Nationals 2

NATIONALS' LEADERS
Entering Tuesday's game.

BATTERS	AVG	HR	RBI	BB	SO	SB
Morales	.417	1	1	0	6	0
Wiemer	.286	3	12	12	29	1
García	.283	23	76	16	61	4
Ruiz	.283	9	46	16	36	2
Pinckney	.273	1	2	1	8	1
Wood	.268	30	74	94	157	18
Abrams	.262	30	95	52	145	28
Lile	.255	20	82	38	116	14
Chaparro	.255	9	34	21	43	0
Mead	.254	17	48	39	62	6
Young	.249	10	45	32	72	17
House	.243	10	41	22	83	3
Vivas	.239	3	26	37	42	2
Tena	.228	7	23	26	84	4
Crews	.220	11	38	26	94	9
Núñez	.211	1	35	45	96	45
Ortiz	.202	5	11	5	27	0
Ford	.200	3	10	13	23	2
Millas	.185	2	11	14	37	0

PITCHERS	W	L	ERA	IP	ER	BB	SO
Waldron	1	0	0.00	5.2	0	1	2
Simpson	1	0	0.00	4	0	0	4
Sinclair	0	0	0.00	3	0	2	3
Tolman	0	0	1.23	7.1	1	3	9
Yean	0	1	1.80	10	2	2	6
Fernández	0	0	2.25	4.0	1	2	3
Williams	0	0	2.65	17	5	6	22
Poulin	3	0	2.70	36.2	11	21	25
Griffin	12	3	3.06	129.1	44	30	116
Cavalli	12	5	3.12	158.2	55	46	185
Dion	1	2	3.20	19.2	7	9	20
Bird	0	0	3.24	8.1	3	2	10
Alvarez	2	6	3.60	95	38	43	91
Lord	5	2	3.62	74.2	30	30	70
Ribalta	1	2	3.77	43	18	18	42
Lovelady	1	3	3.91	23	10	17	21
Lawrence	0	0	4.26	6.1	3	7	6
Beeter	5	5	4.50	46	23	31	45
Littell	7	8	4.97	112.1	62	35	70
Irvin	2	9	5.52	91.1	56	42	90
J.Kent	1	3	5.55	24.1	15	19	21
Mikolas	3	9	5.82	116	75	23	58
Cornelio	2	2	5.96	22.2	15	21	23
Pérez	2	3	6.19	16	11	11	9
Schultz	1	2	6.40	32.1	23	12	32
Parker	3	3	6.58	39.2	29	13	34
Z.Kent	0	0	6.75	10.2	8	2	9
Waldichuk	0	0	6.75	9.1	7	6	8
Varland	1	2	6.82	31.2	24	15	30
Cosgrove	1	2	7.71	16.1	14	6	14
Palmquist	0	2	7.71	16.1	14	8	15
Krook	0	1	7.71	4.2	4	6	4
Henry	0	2	7.90	13.2	12	7	15
Tena	0	0	9.00	1	1	1	0
Kranick	0	1	9.33	18.1	19	13	11
Granillo	0	0	9.64	9.1	10	8	3
Cruz	0	1	11.25	4	5	5	4
Vivas	0	0	13.50	4	6	1	0
Perales	0	0	14.40	5	8	4	5
Wiemer	0	0	22.50	2	5	2	0

NL WILD-CARD STANDINGS

Team	W	L	Pct	WCGB
Philadelphia	81	63	.563	+5
Chi. Cubs	81	64	.559	+4½
Arizona	77	68	.531	—
San Diego	76	68	.528	½
x-St. Louis	72	72	.500	4½

AL WILD-CARD STANDINGS

Team	W	L	Pct	WCGB
N.Y. Yankees	81	62	.566	+9
Boston	80	65	.552	+7
Cleveland	73	72	.503	—
x-Toronto	72	72	.500	½
Texas	71	73	.493	1½
Baltimore	70	75	.483	3
Minnesota	68	76	.472	4½

NL leaders
Entering Monday's games.

BATTING

Arraez, Phi	.318
Gonzales, Pit	.306
Freeman, LA	.302
Lopez, Mia	.302

ERA

Misiorowski, Mil	1.97
Sale, Atl	2.10
Rodriguez, Ari	2.54
Sánchez, Phi	2.58
Yamamoto, LA	2.67

AL leaders
Entering Monday's games.

BATTING

Alvarez, Hou	.314
Simpson, TB	.308
Díaz, TB	.305
DeLauter, Cle	.294

ERA

Schlittler, NY	2.04
Cease, Tor	2.24
Messick, Cle	2.53
Gray, Bos	2.68
Rasmussen, TB	2.87

In AL playoffs, the last may not play the first

BASEBALL FROM B6

best records would all be on the other side of the bracket, fighting for a spot in the American League Championship Series.

The matchups are on track to work out this way because the White Sox and Astros would be seeded above the Yankees and Red Sox by virtue of being division champions.

But the question that is likely to come up is this: Why not reseed the field after the first round, with the top seed facing the No. 6 seed if it advances?

Or the seeds could be reassigned completely based on regular season record, meaning if Houston wins in the first round, the Astros would be the team with the worst remaining record and would face the Rays.

Instead, the way the system is set up, top-seeded Tampa Bay would face either the team with the second-best record in the league or the team with the third-best mark. Not exactly a big reward.

Performance of the week

Alex Bregman hit three home runs Aug. 31 to lift the Chicago Cubs to a 17-3 win over the Milwaukee Brewers.

The Cubs went deep nine times in the game, one shy of the major league record, and they finished August with 62. Chicago leads the majors with 201 homers.

JUSTIN CASTERLINE/GETTY IMAGES

Alex Bregman's home run against the Brewers on Aug. 31 was one of nine on the day for the host Cubs — and one of 62 that Chicago slugged in the month.

Trivia time

The Cubs haven't led the majors in home runs since 1958. In a 154-game season before the designated hitter rule, 182 homers was enough to finish first. How many players on that team reached 30 home runs?

Comeback of the week

The Colorado Rockies were down to their final out in both the ninth and 11th innings against the Baltimore Orioles on Wednesday. With nobody on in the ninth and the Orioles up 3-2, Cole Carrigg and Zac Veen hit consecutive doubles to tie it.

Then in the 11th, after Baltimore took a 5-3 lead, TJ Rumfield hit an RBI single. Two outs later, Adael Amador hit a ground-rule double to put men on second and third, and Brett Sullivan followed with a two-run single to win it.

Baltimore's win probability in the ninth was 95.3 percent, according to Baseball Savant. That defeat was part of a six-game skid for the Orioles, knocking them further back in the AL wild-card race.

Team of the week

In a week when everyone lost at last twice, the Red Sox come out on top with a 5-2 mark. If they end up meeting the Yankees in a first-round series, there's now a chance it could end up at Fenway Park instead of Yankee Stadium.

However, New York still has a 2½-game lead on Boston, plus the head-to-head tiebreaker.

The Red Sox took four in a row in Baltimore, holding the Orioles to one run over the final three games.

Trivia answer

Just one player on the 1958 Cubs hit 30 homers — Ernie Banks had 47. Chicago did have four other players with at least 20 — Walt Moryn, Lee Walls, Bobby Thomson and Dale Long.

Phillies 1, Braves 0

Jesús Luzardo struck out 12 and tossed two-hit ball in his first career shutout in 150 starts, and Kyle Schwarber hit a solo homer in the eighth inning to lead Philadelphia to a victory over Atlanta.

The Phillies split a four-game series with the National League East-leading Braves and cut the division lead to four games.

The NL pitcher of the month for August, Luzardo didn't walk a batter until the ninth inning.

BRAVES	AB	R	H	BI	BB	SO	AVG
Acuña dh	3	0	0	0	1	1	.253
Baldwin c	4	0	0	0	0	2	.276
Albies 2b	4	0	0	0	0	1	.250
Olson 1b	3	0	1	0	0	1	.249
Thomas rf	3	0	0	0	0	2	.224
Harris cf	3	0	1	0	0	1	.291
Dubón lf	3	0	0	0	0	0	.266
Riley 3b	2	0	0	0	0	2	.223
Kim ss	3	0	0	0	0	2	.110
TOTALS	**28**	**0**	**2**	**0**	**1**	**12**	**—**

PHILLIES	AB	R	H	BI	BB	SO	AVG
Schwarber dh	4	1	2	1	0	1	.243
Turner ss	4	0	1	0	0	1	.240
Harper rf	2	0	0	0	1	1	.271
Arraez 2b	3	0	0	0	0	1	.316
Bohm 1b	2	0	0	0	1	1	.246
Stott 3b	3	0	0	0	0	1	.252
Marsh lf	3	0	1	0	0	0	.267
Realmuto c	3	0	0	0	0	3	.217
Crawford cf	3	0	0	0	0	1	.262
TOTALS	**27**	**1**	**4**	**1**	**2**	**10**	**—**

ATLANTA..... 000 000 000 — 0 2 0
PHILA..... 000 000 01X — 1 4 0

LOB: Atlanta 3, Philadelphia 4. **2B:** Turner (26). **HR:** Schwarber (43), off Fuentes.

BRAVES	IP	H	R	ER	BB	SO	ERA
Holmes	6	3	0	0	2	6	3.46
Fuentes	2	1	1	1	0	4	2.34

PHILLIES	IP	H	R	ER	BB	SO	ERA
Luzardo	9	2	0	0	1	12	2.87

WP: Luzardo (14-5); **LP:** Fuentes (5-2). **HBP:** Luzardo (Riley). ABS Challenge_Harper (Strike-Overturned to Ball) **T:** 1:51. **A:** 41,820 (42,901).

Orioles 6, Guardians 4

GUARDIANS	AB	R	H	BI	BB	SO	AVG
Kwan lf	4	0	2	0	0	0	.274
Adell dh	4	1	2	1	0	1	.239
Ramírez 3b	4	1	1	0	0	0	.237
Martínez rf	4	0	1	0	0	2	.243
Fry 1b	3	0	0	0	0	1	.191
Lowe ph	1	1	1	3	0	0	.256
Genao 2b	4	0	0	0	0	2	.235
Hedges c	3	0	1	0	0	0	.253
Bailey ph	1	0	0	0	0	0	.203
Halpin cf	3	0	0	0	0	1	.208
Rocchio ss	3	1	1	0	0	0	.247
TOTALS	**34**	**4**	**9**	**4**	**0**	**6**	**—**

ORIOLES	AB	R	H	BI	BB	SO	AVG
Alexander rf-3b	4	0	0	1	2	2	.302
Alonso 1b	2	0	0	1	2	0	.266
Holliday 2b	5	1	1	0	0	1	.232
Mayo 3b	5	2	2	3	0	2	.224
Cowser cf	0	0	0	0	0	0	.215
Henderson ss	5	0	1	0	0	1	.220
Encarnacion-Strand dh	4	1	0	0	1	1	.260
Basallo c	3	2	2	0	0	1	.230
Hinds cf-rf	2	0	2	0	2	0	.175
Beavers lf	4	0	1	1	0	3	.244
TOTALS	**33**	**6**	**9**	**6**	**7**	**11**	**—**

CLEVELAND... 000 001 003 — 4 9 0
BALTIMORE... 013 002 00X — 6 9 0

LOB: Cleveland 3, Baltimore 12. **2B:** Adell (24), Beavers (18). **HR:** Lowe (16), off Kittredge; Mayo (20), off Cantillo; Mayo (21), off Cecconi. **RBI:** Adell (85), Lowe 3 (56), Beavers (33), Mayo 3 (58), Alexander (31), Alonso (95).

GUARDIANS	IP	H	R	ER	BB	SO	ERA
Cantillo	2⅓	3	4	4	5	3	4.00
Aleman	⅔	0	0	0	2	2	3.26
Cecconi	3	3	2	2	0	3	5.06
Espino	1	2	0	0	0	2	3.00
Yoho	1	1	0	0	0	1	4.15

ORIOLES	IP	H	R	ER	BB	SO	ERA
Rogers	7⅓	6	1	1	0	6	4.15
Garcia	⅓	0	0	0	0	0	3.12
Kittredge	⅔	3	3	3	0	3	0.83
Walker	⅓	0	0	0	0	0	2.01

WP: Rogers (10-9); **LP:** Cantillo (9-9); **S:** Walker (1). **Inherited runners-scored:** Aleman 3-2, Garcia 1-0. **HBP:** Cantillo 2 (Basallo,Alonso). ABS Challenge_Beavers (Strike-Confirmed) **T:** 2:56. **A:** 21,612 (45,971).

ORIOLES' LEADERS
Entering Tuesday's game.

PITCHERS	W	L	ERA	IP	ER	BB	SO
Hoppe	0	0	0.00	10.1	0	5	7
Walker	1	0	2.01	22.1	5	8	23
Eflin	0	0	2.45	3.2	1	2	7
Wells	2	2	2.67	54	16	13	53
Sanders	1	1	2.81	16	5	7	20

Mayo and Rogers help O's break funk

ORIOLES 6, GUARDIANS 4

BY TAYLOR LYONS

BALTIMORE — The Orioles have 17 games left this year. If an unlikely postseason appearance is going to happen, this Labor Day victory might be the start of that push.

Baltimore is three games back of the third American League wild-card spot after Monday's 6-4 win over the Cleveland Guardians, putting its six-game losing streak in the rearview mirror. And the Orioles have two more opportunities to make up ground Tuesday and Wednesday.

The Orioles' offense, led by Coby Mayo's two homers, finally came alive Monday after scoring one run over the past three games combined. And Trevor Rogers dazzled, allowing one run over a season-high 7⅓ innings with six strikeouts and no walks.

The Guardians broke through in the sixth on Jo Adell's RBI double. Rogers responded with a clean seventh, then came back out for the eighth. He faced two batters, allowing a leadoff infield single before collecting his final strikeout on his 104th pitch and exiting to a standing ovation from the more than 21,000 in attendance.

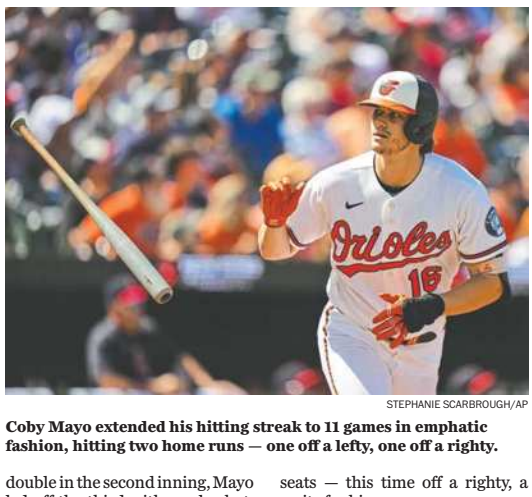
After Dylan Beavers's RBI double in the second inning, Mayo led off the third with a solo shot, which both extended his career-best hitting streak to 11 games and gave him an MLB-leading 16 homers against left-handed pitching.

That kick-started a rally that was powered mostly by Guardians starter Joey Cantillo's inability to find the strike zone — he issued four walks, hit two batters and was pulled after recording seven outs.

Following a Jackson Holliday single in the sixth, Mayo launched his second homer to the left-field seats — this time off a righty, a rarity for him.

The win still had some moments that resembled many other frustrating losses this season. Holliday left the bases loaded in the second and third innings. The Orioles stranded 12 runners and went 1 for 11 with runners in scoring position. Andrew Kittredge gave up a three-run homer in the ninth, and Josh Walker had to take over, becoming the club-record 11th pitcher this season to record a save.

— Baltimore Sun



STEPHANIE SCARBROUGH/AP

Coby Mayo extended his hitting streak to 11 games in emphatic fashion, hitting two home runs — one off a lefty, one off a righty.

Mets 9, Marlins 4

Rookie A.J. Ewing had three hits and drove in three runs as New York beat Miami.

Jonah Tong struck out the first four batters he faced and finished with seven strikeouts in five innings.

Four Mets relievers each threw an inning to complete the six-hitter.

METS	AB	R	H	BI	BB	SO	AVG
Lindor ss	6	1	2	0	0	3	.229
Soto dh	5	2	2	0	1	1	.276
Bichette 3b	5	1	2	1	1	1	.266
Benge rf	4	2	1	0	1	2	.275
Semien 2b	5	2	2	1	0	0	.220
Ewing cf	5	0	3	3	0	0	.247
Alvarez c	4	0	1	1	1	2	.232
Baty 1b	4	1	1	0	1	1	.226
Morabito lf	4	0	2	1	1	0	.174
TOTALS	**42**	**9**	**16**	**7**	**6**	**10**	**—**

MARLINS	AB	R	H	BI	BB	SO	AVG
Stowers dh	3	0	0	0	0	2	.246
Hernández lf	4	0	0	0	0	3	.228
Conine 1b	4	0	0	0	0	1	.251
Lopez ss	4	0	1	0	0	1	.301
Marsee cf	4	1	2	0	0	0	.214
Sanoja 2b	3	1	2	1	1	0	.292
Caissie rf	3	1	0	1	2	1	.218
Pauley 3b	3	1	1	3	0	2	.195
Mack c	3	0	0	0	0	1	.228
Navarreto c	0	0	0	0	0	0	.114
TOTALS	**31**	**4**	**6**	**4**	**2**	**12**	**—**

NEW YORK .... 211 302 000 — 9 16 0
MIAMI..... 040 000 000 — 4 6 2

E: Sanoja (12), Mack (10). **LOB:** New York 12, Miami 4. **2B:** Baty (20), Semien 2 (13), Ewing (18). **3B:** Sanoja (3). **HR:** Pauley (3), off Tong.

METS	IP	H	R	ER	BB	SO	ERA
Tong	5	4	4	4	1	7	4.80
Núñez	2	2	0	0	0	1	4.26
Devenski	1	0	0	0	0	2	6.14
Duarte	1	0	0	0	0	2	0.00
Warren	1	0	0	0	1	2	4.68

MARLINS	IP	H	R	ER	BB	SO	ERA
Pérez	4	10	7	5	3	5	3.94
Gibson	1	0	0	0	1	1	5.44
Ekness	1	3	2	2	1	1	3.18
Blalock	3	3	0	0	1	3	3.00

WP: Tong (2-1); **LP:** Pérez (7-11). **HBP:** Tong (Stowers), Devenski (Pauley). **WP:** Devenski, Ekness. Pitch timer violations_Warren (pitcher). **T:** 3:06. **A:** 16,007 (37,446).

Red Sox 5, Angels 2

Adley Rutschman hit a three-run homer off the Pesky Pole in right field, Brayan Bello pitched five scoreless innings in his first start since early June, and Boston beat Los Angeles.

Jarren Duran hit his 20th homer, a solo shot, to spark a four-run second inning for the Red Sox.

ANGELS	AB	R	H	BI	BB	SO	AVG
Neto ss	4	0	0	0	0	1	.236
Trout dh	4	0	1	0	0	3	.243
Meckler lf-rf	2	1	1	0	2	0	.299
Grissom 3b-1b	3	0	0	0	1	3	.244
Ballesteros 1b	4	1	3	1	0	0	.216
Siri cf	0	0	0	0	0	0	.219
Moore 2b	4	0	1	1	0	2	.171
Lowe rf	3	0	0	0	0	1	.207
Guzman ph-3b	1	0	0	0	0	0	.217
Paris cf-lf	3	0	0	0	0	3	.000
Frazier ph	1	0	0	0	0	0	.233
Heineman c	4	0	0	0	0	2	.170
TOTALS	**33**	**2**	**6**	**2**	**3**	**15**	**—**

RED SOX	AB	R	H	BI	BB	SO	AVG
Anthony dh	4	1	1	0	1	1	.243
Gasper 1b	3	0	0	0	1	0	.270
Rutschman c	4	1	1	3	0	1	.237
Abreu rf	3	0	0	0	1	1	.255
Story ss	4	0	0	0	0	0	.232
Durbin 3b	4	1	2	0	0	1	.249
Duran lf	4	1	2	1	0	1	.204
Kiner-Falefa 2b	2	1	1	0	2	0	.277
White cf	4	0	2	1	0	1	.251
TOTALS	**32**	**5**	**9**	**5**	**5**	**6**	**—**

L.A...... 000 001 010 — 2 6 0
BOSTON..... 041 000 00X — 5 9 0

LOB: Los Angeles 8, Boston 8. **2B:** Ballesteros (10), Durbin (23), Duran (15). **HR:** Ballesteros (8), off Olds; Duran (20), off Rodríguez; Rutschman (12), off Rodríguez.

ANGELS	IP	H	R	ER	BB	SO	ERA
Rodríguez	4	6	5	5	4	3	6.28
Farris	2	2	0	0	1	3	4.11
Weiman	1	0	0	0	0	2	3.38
Joyce	1	1	0	0	0	2	6.61

RED SOX	IP	H	R	ER	BB	SO	ERA
Bello	5	4	0	0	2	7	4.82
Olds	2	1	1	1	0	5	1.59
Gamboa	1	1	1	1	1	1	1.33
Whitlock	1	0	0	0	0	2	1.88

WP: Bello (6-7); **LP:** Rodríguez (4-7); **S:** Whitlock (3). **HBP:** Bello (Neto). = **T:** 2:46. **A:** 36,787 (37,755).

Brewers 4, Cubs 3

Jackson Chourio singled home two runs to spark a three-run rally in the eighth inning and made a diving catch for the final out in the ninth as Milwaukee came from behind to beat Chicago.

The game ended on Chourio's diving catch of Seiya Suzuki's fly to left.

CUBS	AB	RH	BI	BB	SO	AVG
Crow-Armstrong cf	4	2	2	1	0	.281
Suzuki dh	3	0	0	2	1	.269
Bregman 3b	3	0	2	1	1	.262
Taylor lf	2	0	1	0	0	1 .286
Happ ph-lf	1	0	0	0	1	0 .221
Hoerner ss	4	0	0	0	0	2 .265
Shaw rf	3	0	0	0	0	1 .242
Kelly c	4	0	0	0	0	1 .257
Murray 1b	3	0	0	0	0	1 .111
Busch 1b	1	0	0	0	0	0 .236
Ramírez 2b	4	1	1	1	0	0 .263
TOTALS	**32**	**3**	**6**	**3**	**4**	**6** **—**

BREWERS	AB	RH	BI	BB	SO	AVG
Chourio lf	4	1	1	2	0

DENIS POROY/IMAGN IMAGES

CJ Abrams and the Nationals were held to five hits en route to their fifth consecutive defeat.

Nats' bats silenced in another loss

NATIONALS FROM **B6**

out, the Padres successfully challenged.

Machado followed with a single to bring Tatis home, and the Padres made it 3-0 on another hit from Merrill.

Irvin allowed a pair of hits but kept San Diego off the scoreboard over the next two innings. In the sixth, Dylan Crews crushed a two-run homer to get the Nationals within one.

"Obviously a big spot in the game right there. A two-run shot gets us back in there and cuts it to a one-run deficit and gives us a chance to win the ballgame," Manager Blake Butera told reporters. "It's huge."

That made what Irvin did in the sixth inning, and Butera's decision-making, all the more important. After getting the first two outs, Irvin walked Xander Bogaerts.

Butera came out to retrieve his starter, and while Irvin tried to challenge the decision, Butera stuck with it and put in Jared Simpson for his second major league appearance. It paid off: The left-hander got pinch hitter Austin Hays to line out, keeping the score 3-2.

"A lot of times we see that where the other team scores a handful of runs early in the game, and it feels like [Irvin] finishes in a pretty good spot," Butera told reporters. "Hopefully he's taking the positives from this one, just the ability he had after the third inning to shut them down the rest of the way and keep us in the game was huge."

That's where the score would stay the rest of the game, because even though Simpson and fellow rookie Jack Sinclair did their jobs, the offense was largely listless. Nick Pivetta, making his first start since April, shut Washington down for five innings, and after Crews took Kyle Hart deep, three other San Diego relievers closed the door.

NATIONALS ON DECK

at San Diego Padres

Tuesday	9:40	Nationals.TV
Wednesday	4:10	Nationals.TV

vs. Los Angeles Angels

Friday	6:45	Nationals.TV
Saturday	4:05	Nationals.TV
Sunday	1:35	Nationals.TV

vs. Philadelphia Phillies

Sept. 15	6:45	Nationals.TV
Sept. 16	6:45	Nationals.TV

Radio: WJFK (106.7 FM), WDCN (87.7 FM)

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SCOREBOARD

PRO FOOTBALL

NFL

WEEK 1
WEDNESDAY'S GAME
New England at Seattle, 8:20
THURSDAY'S GAME
San Francisco at L.A. Rams, 8:35
SUNDAY'S GAMES
Washington at Philadelphia, 4:25
Baltimore at Indianapolis, 1
Chicago at Carolina, 1
Tampa Bay at Cincinati, 1
New Orleans at Detroit, 1
Buffalo at Houston, 1
Cleveland at Jaguars, 1
Atlanta at Pittsburgh, 1
N.Y. Jets at Tennessee, 1
Arizona at L.A. Chargers, 4:25
Miami at Las Vegas, 4:25
Green Bay at Minnesota, 4:25
Dallas at N.Y. Giants, 8:20
MONDAY'S GAME
Denver at Kansas City, 8:15

PRO BASKETBALL

WNBA

EAST	W	L	Pct	GB
y-Atlanta	26	14	.650	—
y-Indiana	26	14	.650	—
y-New York	24	16	.600	2
y-Washington	24	16	.600	2
Chicago	15	25	.375	11
Toronto	11	29	.275	15
Connecticut	10	30	.250	16

WEST	W	L	Pct	GB
y-Minnesota	31	9	.775	—
y-Golden State	29	11	.725	2
y-Las Vegas	27	13	.675	4
y-Dallas	24	16	.600	7
Portland	16	24	.400	15
Los Angeles	15	25	.375	16
Phoenix	14	26	.350	17
Seattle	8	32	.200	23

y-Clinched playoff spot

THURSDAY SEPT. 17
Washington at Chicago, 8
Conecticut at Atlanta, 7:30
Los Angeles at Dallas, 8
Phoenix at Portland, 10
Las Vegas at Seattle, 10
FRIDAY, SEPT. 18
Indiana at Toronto, 7:30
New York at Minnesota, 7:30
Portland at Golden State, 10

MYSTICS' NEXT THREE

at Chicago Sky

Sept. 17 8 Monumental

at Indiana Fever

Sept. 20 4 Monumental

vs. Connecticut Sun

Sept. 22 7:30 Monumental

Radio: WTEM (980 AM)

BASKETBALL

FIBA Women's World Cup

In Berlin

GROUP A
FRIDAY'S RESULTS
Japan 102, Mali 97
Spain 83, Germany 53
SATURDAY'S RESULTS
Mali 82, Spain 73
Germany 74, Japan 58
MONDAY'S RESULTS
Spain 79, Japan 59
Germany 83 Mali 58

GROUP B
FRIDAY'S RESULTS
Korea 99, Nigeria 81
France 99, Hungary 53
SATURDAY'S RESULTS
Hungary 71, Nigeria 67
France 95, Korea 69
MONDAY'S RESULTS
Hungary 82, Korea 73
France 111, Nigeria 56

GROUP C
FRIDAY'S RESULTS
Australia 70, Puerto Rico 54
Belgium 89, Turkey 75
SUNDAY'S RESULTS
Australia 87, Turkey 71
Belgium 76, Puerto Rico 64
MONDAY'S RESULTS
Belgium 80, Australia 68
Puerto Rico 75 Turkey 71

GROUP D
FRIDAY'S RESULTS
United States 94, China 61
Italy 63, Czech Republic 54
SUNDAY'S RESULTS
China 74, Czech Republic 70 (OT)
United States 55, Italy 52
MONDAY'S RESULTS
United States 105, Czech Republic 64
China 71, Italy 51

QUALIFICATION TO QUARTERFINALS
TUESDAY'S GAMES
Hungary vs. Japan, 11:45 a.m.
Germany vs. Korea, 2:00 p.m.
WEDNESDAY'S GAMES
Puerto Rico vs. China, 11:45 a.m.
Italy vs. Australia, 2:00 p.m.

QUARTERFINALS
THURSDAY'S GAMES
3rd Group D/2nd Group C winner vs. Spain, TBD
3rd Group C /2nd Group D winner vs. France, TBD
2nd Group A/3rd Group B winner vs. Australia, TBD
2nd Group B/3rd Group A winner vs.USA, TBD

SEMIFINALS
SATURDAY'S GAMES
Quarterfinal winners, TBD
Quarterfinal winners, TBD

SUNDAY'S GAMES
THIRD PLACE
Semifinal losers, TBD
FINAL
Semifinal winners, TBD

TRANSACTIONS

MLB

Chicago White Sox: Reinstated LHP Chris Murphy from the 15-day IL. Optioned Murphy to Charlotte (IL).
Minnesota Twins: Reinstated RHP Joe Ryan from the 15-day IL. Optioned RHP Garrett Acton to St. Paul (IL).
Colorado Rockies: Reinstated 3B Kyle Karros from the 7-day IL. Optioned SS Ryan Ritter to Albuquerque (PCL).
New York Mets: Recalled RHP Jonah Tong from Syracuse (IL). Optioned RHP Justin Hagenman to Syracuse.
San Diego Padres: Reinstated RHP Nick Pivetta from the 60-day IL. Optioned RHP Jhony Brito to El Paso (PCL). Designated C Blake Hunt for assignment.

NFL

Chicago Bears: Waived DB Dontae Manning from injured reserve with an injury settlement.
Cleveland Browns: Signed DT Zion Logue to the practice squad. Placed DT Tyreak Sapp on the practice squad/injured list.
Denver Broncos: Signed DB Taylor Rapp to the practice squad. Released LS Luke Basso from the practice squad.
Detroit Lions: Signed LB Joe Bachie from the practice squad to the active roster. Signed C Seth McLaughlin and RB Jabari Small to the practice squad. Placed G Mason Miller on the practice squad/injured list.
Indianapolis Colts: Waived WR Coleman Owen from injured reserve with an injury settlement.
Jacksonville Jaguars: Waived QB Carter Bradley from injured reserve with an injury settlement.
Las Vegas Raiders: Signed DT Tim Keenan II and TE Patrick Gurd to the practice squad. Released DB Devin Lafayette and DT Gary Smith from the practice squad.
Los Angeles Chargers: Re-signed CB Isas Waxter to the practice squad. Released WR Gary Jennings from the practice squad.
Minnesota Vikings: Signed LB Kenny Dyson to the practice squad. Released DB Kahlef Hailassie from the practice squad.
New Orleans Saints: Signed DE Jonah Williams to the practice squad.
San Francisco 49ers: Signed TE Brayden Willis to the practice squad.
Tampa Bay Buccaneers: Signed LB Caden Fordham to the practice squad. Released CB Roman Parodie from the practice squad. Waived DB Xavier Williams from injured reserve with an injury settlement.
Tennessee Titans: Signed DB Isaiah Oliver to the practice squad. Released DB Jerrick Reed from the practice squad.
Washington Commanders: Signed WR Van Jefferson to the practice squad. Released TE Joshua Simon from the practice squad.

SOCCER

MLS

EAST	W	L	T	Pts	GF	GA
Nashville	16	2	5	53	47	17
Inter Miami CF	12	4	7	43	58	43
Chicago	11	6	5	38	43	32
New England	11	8	4	37	37	29
Charlotte FC	10	7	6	36	40	32
Cincinnati	8	7	7	31	49	51
New York City FC	7	8	8	29	36	31
Orlando City	8	11	4	28	38	54
Philadelphia	7	10	6	27	36	39
New York	7	10	6	27	32	46
Toronto FC	5	7	11	26	36	42
D.C. United	5	7	10	25	28	36
Columbus	6	12	5	23	34	39
Atlanta	6	13	4	22	27	40
CF Montreal	5	12	6	21	30	48

WEST	W	L	T	Pts	GF	GA
Vancouver	13	5	4	43	49	21
Houston	12	7	4	40	30	26
Los Angeles FC	10	7	7	37	38	24
FC Dallas	10	6	7	37	45	40
St. Louis City SC	10	6	7	37	36	31
San Jose	10	8	5	35	40	34
Colorado	10	12	1	31	31	31
Portland	9	10	4	31	44	43
San Diego FC	8	9	6	30	40	34
Real Salt Lake	8	9	5	29	36	35
Minnesota United	7	8	8	29	34	37
LA Galaxy	7	9	8	29	30	36
Seattle	7	9	6	27	24	29
Austin FC	6	10	7	25	29	42
Sporting KC	4	16	3	15	23	58

SUNDAY, AUG. 30
New England 3, at Columbus 1
FC Dallas 3, at St. Louis City SC 3
FRIDAY'S RESULT
Nashville 0, New York City FC 0
SATURDAY'S RESULTS
D.C. United at Cincinnati ppd.
Houston 0, at Charlotte FC 0
at Columbus 3, Colorado 0
at Orlando City 1, San Diego FC 0
at Philadelphia 2, CF Montreal 0
Chicago 4, at Toronto FC 4
San Jose 1, at Austin FC 1
FC Dallas 4, at Sporting KC 3
New York 0, at Seattle 0
Atlanta 2, at Miami 2
at LA Galaxy 2, New England 1
Los Angeles FC 2, at Real Salt Lake 2
at Portland 5, Minnesota 4
at St. Louis City SC 3, Vancouver 1
WEDNESDAY'S MATCHES
Columbus at D.C. United, 7:30
Orlando City at Atlanta, 7:30
Charlotte FC at CF Montreal, 7:30
Nashville at Toronto FC, 7:30
Cincinnati at Philadelphia, 7:45
New England at New York City FC, 8
Colorado at Austin FC, 8:30
Miami at Chicago, 8:30
Real Salt Lake at Houston, 8:30
FC Dallas at Minnesota, 8:30
New York at Los Angeles FC, 10:30
St. Louis City SC at Portland, 10:30
San Jose at San Diego FC, 10:30
Sporting KC at Seattle ppd.
LA Galaxy at Vancouver, 10:30
SATURDAY'S MATCHES
Atlanta at D.C. United, 7:30
Charlotte FC at Cincinnati, 7:30
New York at Columbus, 7:30
Nashville at Miami, 7:30
Toronto FC at Orlando City, 7:30
Portland at FC Dallas, 8:30
Los Angeles FC at Sporting KC, 8:30
Minnesota at St. Louis City SC, 8:30
CF Montreal at Colorado, 9:30
New York City FC at Real Salt Lake, 9:30
Seattle at LA Galaxy, 10:30
Houston at San Jose, 10:30
SUNDAY'S MATCHES
New England at Chicago, 5:30
Austin FC at Vancouver, 6:30
Philadelphia at San Diego FC, 9
FRIDAY SEPT. 18
New York at New York City FC, 7:30

NWSL

	W	L	T	Pts	GF	GA
Gotham FC	13	4	6	45	27	17
Washington	13	6	4	43	33	20
North Carolina	12	8	3	39	46	33
Utah	12	8	3	39	40	30
San Diego	12	8	3	39	32	26
Portland	11	7	5	38	37	32
Kansas City	11	8	4	37	37	32
Seattle	10	8	4	34	27	26
Angel City	9	8	5	32	34	24
Denver	8	8	6	30	34	27
Orlando	9	12	2	29	29	34
Houston	7	11	5	26	29	33
Louisville	7	14	2	23	34	45
Boston	6	12	5	23	28	40
Bay FC	6	12	4	22	22	30
Chicago	5	17	1	16	13	53

SUNDAY AUG. 30
at Washington 1, Bay FC 0
at Seattle 1, Houston 0
MONDAY AUG. 31
Angel City 5, at Boston 2
FRIDAY'S RESULTS
Boston 2, at Utah 1
Kansas City 2, at Bay FC 1
SATURDAY'S RESULT
Angel City 2, at Louisville 0
SUNDAY'S RESULTS
Washington 2, at Portland 1
at Denver 3, Gotham FC 0
North Carolina 6, at Chicago 0
at Orlando 3, Houston 1
at Seattle 1, San Diego 0
FRIDAY'S MATCHES
Gotham FC at Louisville, 6:30
Orlando at Kansas City, 8
Denver at Angel City, 10
SATURDAY'S MATCHES
North Carolina at San Diego, 6:30
Bay FC at Seattle, 8
Utah at Houston, 8:45
SUNDAY'S MATCHES
Boston at Washington, 1
Chicago at Portland, 7
WEDNESDAY SEPT. 16
Bay FC at Denver, 9:30
Seattle at Angel City, 10
FRIDAY SEPT. 18
Kansas City at San Diego, 10

English Premier League

	GP	W	D	L	GF	GA	Pts
Man City	3	3	0	0	7	2	9
Arsenal	3	3	0	0	6	1	9
Hull	3	2	1	0	3	0	7
Chelsea	3	2	0	1	8	7	6
Brentford	3	1	2	0	5	2	5
Liverpool	3	1	2	0	6	4	5
Newcastle	3	1	2	0	6	4	5
Everton	3	1	2	0	5	3	5
Leeds	3	1	2	0	3	2	5
Brighton	3	1	1	1	8	5	4
Man United	3	1	1	1	7	6	4
Sunderland	3	1	1	1	3	3	4
Crystal Palace	3	1	0	2	4	8	3
Ipswich	3	1	0	2	4	8	3
Bournemouth	3	0	2	1	4	5	2
Nottingham Forest	3	0	2	1	2	3	2
Aston Villa	3	0	1	2	0	5	1
Tottenham	3	0	1	2	0	5	1
Fulham	3	0	0	3	4	7	0
Coventry	3	0	0	3	0	5	0

SUNDAY, AUG. 30
Chelsea 4, Brighton 3
Leeds 1, Brentford 1
Sunderland 1, Fulham 0
Man United 5, Ipswich 2
MONDAY, AUG. 31
Aston Villa 0, Arsenal 1
FRIDAY'S RESULT
Liverpool 2, at Ipswich 0
SATURDAY'S RESULTS
atNewcastle 2, Bournemouth 2
at Brentford 1, Sunderland 1
at Brighton 1, Leeds 1
Crystal Palace 3, at Fulham 2,
at Man City 1, Coventry 0
at Nottingham Forest 0, Tottenham 0
at Hull 0, Aston Villa 0
SUNDAY'S RESULTS
at Everton 2, Man United 2
at Arsenal 2, Chelsea 1
SATURDAY'S MATCHES
Aston Villa vs. Nottingham Forest, 10 a.m.
Bournemouth vs. Brentford, 10 a.m.
Chelsea vs. Hull, 10 a.m.
Crystal Palace vs. Ipswich, 10 a.m.
Liverpool vs. Fulham, 10 a.m.
Tottenham vs. Everton, 12:30
Sunderland vs. Arsenal, 3
SUNDAY'S MATCHES
Coventry vs. Brighton, 9 a.m.
Man United vs. Man City, 11:30 a.m.

TENNIS

U.S. Open

At The USTA Billie Jean King National Tennis Center
In New York
Purse: $5,438,400
Surface: Hardcourt outdoor

MEN'S SINGLES — FOURTH ROUND
Alexander Blockx (28), Belgium, def. Francisco Cerundolo (24), Argentina, 6-3, 4-6, 7-5, 7-5; Karen Khachanov, Russia, def. Learner Tien (14), United States, 7-5, 4-6, 6-7 (6), 6-1, 6-4; Botic Van de Zandschulp, Netherlands, def. Arthur Gea, France, 3-6, 6-7 (7-0), 7-6 (9-7), 7-6 (7-3), 6-4.

WOMEN'S SINGLES — FOURTH ROUND
Mirra Andreeva (5), Russia, def. Anastasia Potapova (24), Russia, 5-7, 6-4, 6-3; Zheng Qinwen, China, def. Iga Swiatek (8), Poland, 7-5, 6-3; Elena Rybakina (2), Kazakhstan, def. Naomi Osaka (13), Japan, 6-1, 6-4; Coco Gauff (4), United States, def. Iva Jovic (14), United States, 6-1, 6-4.

MEN'S DOUBLES — SECOND ROUND
Guido Andreozzi, Argentina, and Manuel Guinard (7), France, def. Alexander Bublik, Kazakhstan, and Juncheng Shang, China, walkover; Francisco Cabral, Portugal, and James Tracy (16), United States, def. Jackson Withrow and Nathaniel Lammons, United States, 6-2, 6-7 (7-3), 6-4; Mate Pavic, Croatia, and Marcelo Arevalo (3), El Salvador, def. Aleksandar Kovacevic and Mac Kiger, United States, 7-6 (8-6), 6-7 (7-3), 7-6 (7); Marcel Granollers, Spain, and Horacio Zeballos (2), Argentina, def. Joshua Paris and Arthur Fery, Britain, walkover; Kevin Krawietz and Tim Putz (6), Germany, def. Jean-Julien Rojer, Netherlands, and Theodore Winegar, United States, 7-6 (12-10), 5-7, 6-2; Christian Harrison, United States, and Neal Skupski (5), Britain, def. Jan Choinski, Britain, and Alexander Donski, Bulgaria, 7-6 (3-1), 6-3. ; Nikola Mektic, Croatia, and Austin Krajicek (15), United States, def. Ryan Seggerman and Patrik Trhac, United States, 3-6, 6-3, 7-6 (10-8); Jakob Schnaitter and Mark Wallner, Germany, def. Fabien Reboul and Sadio Doumbia (11), France, 7-6 (7-4), 2-6, 6-4.

WOMEN'S DOUBLES — SECOND ROUND
Elise Mertens, Belgium, and Diana Shnaider (8), Russia, def. Elena-Gabriela Ruse, Romania, and Marta Kostyuk, Ukraine, walkover.

WOMEN'S DOUBLES — THIRD ROUND
Robin Montgomery and Ashlyn Krueger, United States, def. Tatjana Maria, Germany, and Zeynep Sonmez, Turkiye, 6-3, 6-2; Gabriela Dabrowski, Canada, and Luisa Stefani (2), Brazil, def. Andreja Klepac, Slovenia, and Eri Hozumi, Japan, 6-0, 6-3; Taylor Townsend, United States, and Katerina Siniakova (1), Czechia, def. Storm Hunter, Australia, and Desirae Krawczyk (13), United States, 7-6 (7-6), 6-4; Elise Mertens, Belgium, and Diana Shnaider (8), Russia, def. Demi Schuurs, Netherlands, and Ellen Perez (10), Australia, 7-5, 6-3; Nicole Melichar-Martinez, United States, and Cristina Bucsa (6), Spain, def. Ingrid Neel, Estonia, and Giuliana Olmos, Mexico, 7-5, 6-3; Hsieh Su-wei, Taiwan, and Jelena Ostapenko (4), Latvia, def. Hao-Ching Chan, Taiwan, and Maya Joint (14), Australia, 6-4, 6-4; Aldila Sutjiadi, Indonesia, and Erin Routliffe (9), New Zealand, def. Anhelina Kalinina, Ukraine, and Anna Bondar, Hungary, 6-2, 4-6, 6-2. ; Zhang Shuai and Xinyu Jiang (7), China, def. Miyu (1994) Kato, Japan, and Fang-Hsien Wu, Taiwan, 6-4, 7-6 (8-6).

ATP

SINGLES RANKINGS
Through Sunday.

1. Jannik Sinner, Italy, 12800
2. Alexander Zverev, Germany, 7790
3. Carlos Alcaraz, Spain, 7160
4. Felix Auger-Aliassime, Canada, 4640
5. Novak Djokovic, Serbia, 3770
6. Flavio Cobolli, Italy, 3720
7. Alex de Minaur, Australia, 3650
8. Daniil Medvedev, Russia, 3580
9. Ben Shelton, USA, 3480
10. Taylor Fritz, USA, 3475
11. Arthur Fils, France, 3140
12. Frances Tiafoe, USA, 2680
13. Rafael Jodar, Spain, 2671
14. Lorenzo Musetti, Italy, 2605
15. Learner Tien, USA, 2565
16. Alexander Bublik, Kazakhstan, 2525
17. Brandon Nakashima, USA, 2485
18. Jakub Mensik, Czechia, 2445
19. Jiri Lehecka, Czechia, 2420
20. Casper Ruud, Norway, 2385
21. Tommy Paul, USA, 2225
22. Luciano Darderi, Italy, 2175
23. Valentin Vacherot, Monaco, 2168
24. Andrey Rublev, Russia, 2080
25. Francisco Cerundolo, Argentina, 1980
26. Joao Fonseca, Brazil, 1800
27. Alejandro Davidovich Fokina, Spain, 1730
28. Alejandro Tabilo, Chile, 1688
29. Arthur Rinderknech, France, 1683
30. Ignacio Buse, Peru, 1550
31. Ugo Humbert, France, 1545
32. Tomas Martin Etcheverry, Argentina, 1440
33. Arthur Fery, Great Britain, 1415
34. Alexander Blockx, Belgium, 1396
35. Cameron Norrie, Great Britain, 1365
36. Matteo Arnaldi, Italy, 1349
37. Zizou Bergs, Belgium, 1345
38. Raphael Collignon, Belgium, 1207
39. Daniel Merida, Spain, 1157
40. Luca Van Assche, France, 1140
41. Nuno Borges, Portugal, 1135
42. Thiago Agustin Tirante, Argentina, 1125
43. Matteo Berrettini, Italy, 1115
44. Jan-Lennard Struff, Germany, 1089

DOUBLES RANKINGS

1. Harri Heliovaara, Finland, 10140
1. Henry Patten, Great Britain, 10140
3. Horacio Zeballos, Argentina, 7670
4. Marcel Granollers, Spain, 7670
5. Neal Skupski, Great Britain, 6090
6. Marcelo Arevalo, El Salvador, 5380
7. Mate Pavic, Croatia, 5380
8. Andrea Vavassori, Italy, 5090
9. Simone Bolelli, Italy, 4790
10. Kevin Krawietz, Germany, 4650

WTA

SINGLES RANKINGS
Through Sunday.

1. Aryna Sabalenka, Belarus, 8575
2. Elena Rybakina, Kazakhstan, 8141
3. Jessica Pegula, USA, 7265
4. Coco Gauff, USA, 6704
5. Mirra Andreeva, Russia, 5443
6. Linda Noskova, Czechia, 5028
7. Karolina Muchova, Czechia, 4983
8. Iga Swiatek, Poland, 4809
9. Elina Svitolina, Ukraine, 4689
10. Amanda Anisimova, USA, 4533
11. Marta Kostyuk, Ukraine, 3980
12. Belinda Bencic, Switzerland, 2995
13. Naomi Osaka, Japan, 2846
14. Iva Jovic, USA, 2671
15. Victoria Mboko, Canada, 2531
16. Diana Shnaider, Russia, 2468
17. Sorana Cirstea, Romania, 2294
18. Alexandra Eala, Philippines, 2281
19. Ekaterina Alexandrova, Russia, 2186
20. Elise Mertens, Belgium, 2165
21. Jasmine Paolini, Italy, 2123
22. Maja Chwalinska, Poland, 2037
23. Anna Kalinskaya, Russia, 1933
24. Madison Keys, USA, 1909
25. Anastasia Potapova, Russia, 1756
26. Marie Bouzkova, Czechia, 1753
27. Emma Navarro, USA, 1724
28. Ann Li, USA, 1683
29. Barbora Krejcikova, Czechia, 1666
30. Sara Bejlek, Czechia, 1652
31. Diane Parry, France, 1611
32. Jelena Ostapenko, Latvia, 1512
33. Leylah Fernandez, Canada, 1454
34. Nikola Bartunkova, Czechia, 1417
35. Maria Sakkari, Greece, 1415
36. Janice Tjen, Indonesia, 1323
37. Hailey Baptiste, USA, 1300
38. Clara Tauson, Denmark, 1282
39. Donna Vekic, Croatia, 1278
40. Cristina Bucsa, Spain, 1274
41. Magdalena Frech, Poland, 1240
42. Katerina Siniakova, Czechia, 1234
43. Wang Xinyu, China, 1195
44. Jaqueline Cristian, Romania, 1181

DOUBLES RANKINGS

1. Katerina Siniakova, Czechia, 10760
2. Taylor Townsend, USA, 8845
3. Gabriela Dabrowski, Canada, 7925
4. Luisa Stefani, Brazil, 7445
5. Aleksandra Krunic, Serbia, 6895
6. Anna Danilina, Kazakhstan, 6720
7. Zhang Shuai, China, 5860
8. Elise Mertens, Belgium, 5423
9. Sara Errani, Italy, 4885
10. Nicole Melichar-Martinez, USA, 4570

ATP

MONEY LEADERS
Through Sunday.

1	Jannik Sinner	$11,577,761
2	Alexander Zverev	$9,194,410
3	Carlos Alcaraz	$4,365,354
4	Flavio Cobolli	$4,260,822
5	Ben Shelton	$3,635,867
6	Arthur Fils	$3,419,557
7	Alex de Minaur	$3,038,900
8	Novak Djokovic	$3,035,575
9	Taylor Fritz	$2,924,434
10	Daniil Medvedev	$2,908,059
11	Felix Auger-Aliassime	$2,889,358

WTA

MONEY LEADERS
Through Sunday.

1	Linda Noskova	$6,693,489
2	Mirra Andreeva	$5,725,275
3	Coco Gauff	$5,521,776
4	Elena Rybakina	$5,379,335
5	Aryna Sabalenka	$5,247,378
6	Karolina Muchova	$4,459,277
7	Jessica Pegula	$4,283,469
8	Elina Svitolina	$3,940,325
9	Marta Kostyuk	$3,771,527

COLLEGE FOOTBALL

NCAA

SATURDAY'S RESULTS
EAST
Army 59, Bryant 3
Colgate 35, Holy Cross 10
Connecticut 56, Lafayette 7
Lehigh 45, Georgetown 14
Maryland 62, Hampton 0
Monmouth 31, Sacred Heart 24
Navy 42, Towson 15
Penn State 45, Marshall 0
Pittsburgh 59, Miami (Ohio) 14
Richmond 28, Howard 21
Robert Morris 29, West Virginia State 9
Stonehill 21, New Haven 3
Syracuse 66, New Hampshire 3
Temple 38, Rhode Island 14
Villanova 17, Bucknell 16
Wagner 31, Southern Connecticut 7
West Virginia 31, Coastal Carolina 24
SOUTH
Alabama 48, East Carolina 10
Alabama A&M 38, Miles 23
Alabama State 34, Lane 0
Appalachian State 55, Maine 3
Auburn 17, Baylor 16
Duke 17, Tulane 3
East Tennessee State 48, Tusculum 14
Elon 38, Davidson 0
Florida 66, Florida Atlantic 21
Georgia 63, Tennessee State 3
Georgia Southern 31, Charleston Southern 0
Grambling State 48, Central State 26
Jackson State 66, Edward Waters 14
Jacksonville State 49, Eastern Kentucky 7
James Madison 20, Liberty 13
Kentucky 45, Youngstown State 13
LSU 51, Clemson 10
Louisiana Tech 80, Northwestern State 6
Louisiana-Lafayette 38, Lamar 7
McNeese State 52, Texas Wesleyan 0
Memphis 42, Arkansas State 24
Mercer 62, Presbyterian 3
Middle Tennessee 38, Murray State 14
Mississippi State 62, Louisiana Monroe 13
North Carolina Central 27, Elizabeth City State 6
Old Dominion 31, Norfolk State 10
South Alabama 39, Southeastern Louisiana 14
South Carolina 57, Kent State 0
South Florida 19, Florida International 9
Southern Mississippi 49, Alcorn State 3
Southern 34, Kentucky State 15
Stetson 45, Webber International 10
Tennessee 56, Furman 9
Tennessee Martin 42, Chicago State 7
Tennessee Tech 24, Chattanooga 9
Troy 24, Sam Houston State 21
Vanderbilt 28, Austin Peay 9
Virginia Tech 73, VMI 3
William & Mary 22, Delaware State 15
Wofford 17, Gardner-Webb 13
MIDWEST
Cincinnati 34, Boston College 15
Illinois State 41, Western Illinois 10
Indiana 52, North Texas 16
Iowa 40, Northern Illinois 0
Iowa State 38, Southeastern Missouri 10
Kansas State 71, Nicholls 3
Michigan 13, Western Michigan 12
North Dakota State 38, Fordham 0
Nebraska 49, Ohio 21
North Dakota 62, St. Thomas 26
Northwestern 34, S. Dakota State 18
Ohio State 56, Ball State 3
Tarleton State 20, Bowling Green 13
SOUTHWEST
Arkansas 31, North Alabama 14
Houston 33, Oregon State 20
Rice 31, Houston Christian 3
Stephen F. Austin 44, East Texas A&M 7
Texas 59, Texas State 7
Texas A&M 50, Missouri State 0
Texas Tech 33, Abilene Christian 10
Tulsa 24, Oklahoma State 10
UTSA 45, Texas Rio Grande Valley 16
West Florida 42, Central Arkansas 14
WEST
Air Force 34, Duquesne 0
Arizona 35, Northern Arizona 7
Arizona State 70, Morgan State 7
BYU 63, Utah Tech 7
Colorado State 35, Wyoming 13
Idaho State 29, Utah State 17
Montana 45, Drake 10
Montana State 51, Butler 24
Nevada 49, Western Kentucky 14
New Mexico 38, Central Michigan 7
New Mexico State 51, Mercyhurst 14
Oregon 34, Boise State 27
Southern Utah 47, Weber State 42
Sacramento State 52, MVSU 0
San Diego State 53, Portland State 20
South Dakota 38, Nothern Colorado 23
UC Davis 49, San Diego 17
UCLA 45, California 24
UNLV 21, Hawaii 6

SUNDAY'S RESULTS
SOUTH
South Carolina State 31, Florida A&M 13 in Miami Gardens, Fla.
at Campbell 28, Western Carolina 19
Mississippi 41, Louisville 38 in Nashville
MIDWEST
Notre Dame 41, Wisconsin 13 in Green Bay, Wis.
SOUTHWEST
at Prairie View 52, Texas Southern 14
WEST
at Washington 24, Washington State 10

MONDAY'S RESULT
SOUTH
SMU at Florida State, late

No. 4 Notre Dame 41, Wisconsin 13

Late Sunday

WISCONSIN	3	7	3	0 — 13
NOTRE DAME	10	3	14	14 — 41

FIRST QUARTER
WIS: FG Lahm 27, 6:32.
ND: FG Porath 52, 1:31.
ND: Flanigan 3 pass from Carr (Porath kick), :22.
SECOND QUARTER
WIS: Coleman 28 pass from Joseph (Lahm kick), 12:36.
ND: FG Porath 26, 8:53.
THIRD QUARTER
ND: A.Williams 3 run (Porath kick), 10:23.
ND: McKinney 55 interception return (Porath kick), 8:52.
WIS: FG Lahm 36, :14.
FOURTH QUARTER
ND: A.Williams 5 run (Porath kick), 10:48.
ND: James 28 pass from Carr (Porath kick), 1:51.
Attendance: 75,939.

	Wisconsin	Notre Dame
First Downs	16	20
Total Net Yards	284	350
Rushes-Yards	31-67	32-111
Passing	217	239
Punt Returns	1-3	1-12
Kickoff Returns	3-51	2-42
Interceptions Ret.	0-0	1-55
Comp-Att-Int	19-30-1	19-29-0
Sacked-Yards Lost	2-12	1-8
Punts	5-45.0	3-36.0
Fumbles-Lost	1-1	1-0
Penalties-Yards	6-43	4-41
Time Of Possession	28:24	31:36

PASSING
Wisconsin: Joseph 19-30-1-217. **Notre Dame:** Carr 19-29-0-239.
RUSHING
Wisconsin: Sama 15-49, Dupree 4-15, Joseph 12-3. **Notre Dame:** A.Williams 20-90, James 7-19, K.Young 3-8, Carr 2-(minus 6).
RECEIVING
Wisconsin: Coleman 4-76, Henry 4-42, Brooks 3-38, Hilton 3-31, Stec 3-20, Dupree 1-7, Harris 1-3. **Notre Dame:** J.Faison 4-81, James 4-67, Gilbert 3-34, Flanagan 2-13, Flanigan 2-10, A.Williams 1-11, K.Young 1-11, Greathouse 1-6, Washington 1-6.

No.

PHOTOS BY ALLISON ROBBERT/FOR THE WASHINGTON POST

A food-delivery robot waits to receive a DoorDash customer's order outside Talkin' Tacos in Washington on Sept. 1.

Robots deliver an impersonal touch to takeout

One CEO compared a first robot food delivery to a first kiss

BY LIAM SCOTT

It was a hot Thursday afternoon in Washington, and Coco was misbehaving.

Outside JINYA Ramen Bar on 14th Street NW, restaurant manager Thomas Pham was struggling to open up the lid on a pink-and-orange robot from a company called Coco Robotics.

"Coco is being naughty today," Pham said. Delivery drivers whizzed by as Pham tried to put an order inside the robot.

This summer, California-based companies Coco Robotics and competitor Serve Robotics launched in Washington, using robots to deliver food from participating restaurants to hungry residents in neighborhoods including Bloomingdale, Dupont Circle and Logan Circle.

Overall, Pham said, he likes the robots, even if they only deliver about five meals out of the restaurant's roughly 100 daily orders.

A curious child points at a food-delivery robot. We agree, little dude: Spotting these in the wild takes some getting used to.

"For some reason, today it's having an issue of opening," said Pham, who called the company for help. Maybe the customer canceled the order?

Minutes before, as the sherbet-colored robot moseyed over to the ramen restaurant, passersby couldn't help but gawk and smirk. "That thing's weird," a lady yelled at it from across the street.

"It's kind of cute, kind of scary," 21-year-old Grace Williams said as her mom jumped in front of the robot to see if it would stop. (It did.)

Delivery robots have rolled around the District for nearly a decade, but they haven't become as popular as they have in cities like Los Angeles, where Coco alone says hundreds of its robots deliver food from thousands of restaurants. But thanks to advances in artificial intelligence, the companies say they're the stuff of the future. In Washington,

SEE ROBOTS ON B12

Suit filed years after teacher slaps child

6-YEAR-OLD SPECIAL EDUCATION STUDENT

Family alleges the 2024 incident was mishandled

BY MAIA NEHME

Lakeia Miller was working at a Dollar General two years ago when she stepped out of the store to take a call from her 6-year-old son's elementary school.

The principal told her that a teacher had "popped" the boy in the face and that "the situation was being taken care of," Miller recalled.

When the boy's father, Duvel Brown, picked him up after school, he learned the teacher had slapped the child in the face with an open palm, prompting D.C. police to respond to the school. The boy's face was still red from the impact, Miller, 31, said in a recent interview.

Now Brown, 40, is suing the District, alleging staff at Neval Thomas Elementary School downplayed the incident and obstructed his family's involvement in its investigation. He alleges that his son, who was enrolled in D.C.'s special education program, has experienced "severe and ongoing" psychological harm.

The teacher, Vickey Nelson, and Principal Jaimee Trahan are also named as defendants.

The couple said they filed the suit due to the school district's lack of acknowledgment of the incident's negative impact on their son. They hope their suit will prevent similar incidents from happening at D.C. public schools.

Nelson was arrested May 15, 2024, according to a police incident report. Court records show she pleaded guilty that July to attempted second-degree cruelty to children and was sentenced to a year of probation, including anger management classes and a mental health evaluation.

Nelson did not respond to multiple texts requesting comment. Trahan referred questions to a D.C. Public Schools spokesperson, who declined to comment, citing the pending litigation. The District has not yet responded to Brown's complaint.

The boy entered the school district's special education program in kindergarten after falling behind in reading and writing, his parents said. According to the affidavit in Nelson's criminal case, a detective who spoke with the boy said he had "difficulty with speech, language, and difficulty verbalizing."

Brown's lawsuit follows a

SEE LAWSUIT ON B20

TODAY'S WEATHER

8 a.m.	Noon	4 p.m.	8 p.m.
68°	80°	86°	79°

High today at approx. 4 p.m.: **86°**
Precip: **0%** Wind: **SSW 4-8 mph**

For weather news, go to **B20**

University of Maryland, Colorado cannabis company bicker over branding

School sent cease-and-desist letter because of similar names and logos

BY SOPHIA SOLANO

Do a web search for the word "terps," and the results might yield both a game schedule for the University of Maryland's football team and a business page for a cannabis shop.

It's a problem the university probably didn't foresee when it first used the term as shorthand for "terrapins," its mascot, in the early 1930s.

The school is now threatening legal action against a Colorado company that sells terpene products, which enhance the aroma and flavor of marijuana. The business's name is Terps USA, and its logo looks strikingly similar to the one that appears on the university's merchandise, sporting equipment and promotional material.

"The word 'terps' is very common in the cannabis industry," said the company's owner, Ken Fry. "So we looked at what's a good name for a company that has terpene-based products? What's the name of a company that believes in the American Dream and wants to fulfill that? And we came up with Terps USA."

In the years since cannabis brands began building product lines and marketing their presences around the word "terp," the university has not publicly pushed back. But this summer, the College Park-based school sent a cease-and-desist letter to Fry, arguing that his company's use of the logo would lead consumers to believe the university had licensed, sponsored, endorsed or was otherwKen Fryise affiliated with cannabis-related products or services.

The Terps USA logo, before the company rebranded in June.

The University of Maryland's "terps" logo.

"Such an association would materially impair the goodwill embodied in the University's famous TERPS marks," wrote Janet Benson Forville, the school's associate general counsel, in the letter to Fry.

In the July 24 letter, U-Md. demanded that Fry abandon his company's name and logo, and that he voluntarily surrender its registered trademark, within 30 days or risk further litigation.

Fry said he created the logo when he opened his business in 2019. His inspiration came from Coca-Cola, whose distinct red coloring "you know is a can of Coke from a mile away," he said. Because of what he called a "trust problem" in the industry, he wanted something that looked "old-school." He was unfamiliar at the time with U-Md.'s similar design, he said.

"In hindsight, sure, we probably should have researched better," he said. "But to us, when people in Maryland hear 'terps,' they automatically think of terrapins. We're in Colorado. We're the first state to legalize marijuana. When you say 'terps' out here, people aren't thinking about turtles."

The Washington Post reviewed an email Fry said he received in December from Greg Schaub, an alumnus of U-Md. who founded a scholarship for students from Texas and served on the Alumni Association Board of Governors' finance committee. Schaub also served on the board of his Sigma Chi fraternity's charitable foundation, according to an article by the school's alumni association.

"Your company has stolen the name and trademarked image from the University of Maryland," he wrote to Fry. "Legal action to follow."

SEE THC TERPS ON B20

PHOTOS BY ALLISON ROBBERT/FOR THE WASHINGTON POST

Robotics firms take 'meals on wheels' to a new level

ROBOTS FROM **B11**

reactions from customers and restaurants have varied from praise to indifference to disdain.

Ali Kashani, CEO of Serve Robotics, waxes poetic when he talks about experiencing robot delivery for the first time. "It's like your first car, or your first kiss: You're never going to forget it," he said. "It's magical."

On a recent evening, a Coco robot bopped down the sidewalk to Justin Pepper's house in Logan Circle. It waited to cross the street and deferred to pedestrians who didn't step out of the way. Its movement was distinctly bouncy. Its little orange flag fluttered in the humid breeze.

The robot sometimes stopped, as if it were concerned why it was being followed. (This reporter looked at its camera and told the human remotely overseeing the trip that he was on assignment for The Washington Post. There were no issues after that.)

Eventually, the robot parked outside a gray townhouse, and out came Pepper. He entered a code into the robot, and the lid opened up. His dinner — sushi from Zeppelin — was inside.

Pepper wasn't all that impressed by the device. "Undecided," he said. Companies tout the robots as speedier than human delivery drivers, but that hasn't been the case for Pepper.

"We haven't experienced it being faster," he said. "My main thought for our first robot delivery was, 'This is strange,' because it delivered two doors down and took a five-point turn as I was trying to retrieve my food."

For years, the autonomous vehicle company Waymo has been lobbying the District to allow it to operate commercially in D.C. By comparison, it's much easier for delivery robots to come to Washington.

Serve Robotics and Coco Robotics added Washington to their lists of cities when the D.C. Department of Transportation granted them permits in July. During the first three months of operation, each company is limited to a maximum fleet size of 25 devices, and each robot is restricted to a small zone.

Humans keep watch remotely and can take over the robot's controls if necessary, but no tip is required. Customers can request a robot when ordering on Uber Eats or DoorDash, but they can also say they don't want one.

Coco Robotics CEO Zach Rash said demand in D.C. has been high from both customers and restaurants, marking "the strongest start of any city we've launched."

In the District, where traffic is a perennial issue and traffic deaths are up, both companies argue their robots can cut down on congestion and improve road safety by reducing the number of delivery cars on streets.

"Why move a two-pound burrito in a two-ton car? It really doesn't make sense," Kashani said. "If you remove that car, you're immediately making the city safer for the pedestrians, for the kids, for the bikers."

There is little federal oversight for sidewalk delivery robots, so weight limits, operating speeds, insurance requirements, reporting obligations and accessibility protections can vary across jurisdictions, according to Sarah Fox, an associate professor at the University of Michigan who has researched delivery robots. Companies can make broad claims about safety and accessibility without having to demonstrate performance against a shared benchmark, Fox added.

TOP: A food-delivery robot navigates a narrow sidewalk.

ABOVE: This one opts to try a partially closed sidewalk.

LEFT: A man squats while posing for a selfie with a Jouya food-delivery robot.

When one robot appeared to notice it was being followed, it stopped occasionally as though concerned — until the person looked at its camera and told the human remotely overseeing the trip that he was on assignment for The Washington Post.

"Delivery robots raise broader questions about the privatization of public space. Sidewalks become part of a company's logistics network even though the public may absorb the associated costs," Fox said.

Still, the robots themselves don't weigh much, and they tend to travel at walking speed, which means they're unlikely to cause serious injuries, according to Aidan While, an urban planning professor at the University of Sheffield who has researched delivery robots.

"The last thing you want to do if you're a robot operator is kill anyone," While said.

Some experts have raised concerns about potential accessibility issues for people with disabilities.

"A robot blocking a narrow sidewalk, curb cut, crossing, bus stop, or entrance may inconvenience a nondisabled pedestrian but eliminate the only accessible route for someone using a wheelchair" or another mobility device, Fox said.

A Serve spokesperson said the company designed its robots to yield to pedestrians and mobility devices and to stop, pull over and reroute when space is limited. In April, Coco announced it would share sidewalk data with the app BlindSquare to warn visually impaired users about construction and other obstacles.

A few restaurants said the devices have some advantages over humans.

In Dupont Circle, Nik Charan, manager of Talkin' Tacos, said the restaurant sometimes faces the problem of delivery drivers eating their customers' orders. But that doesn't happen with the robots. "That's a huge relief," he said.

He said he hopes the companies will increase their fleets and allow the robots to go longer distances. "It's more convenient to work with robots than delivery drivers," Charan said.

At Beau Thai in Logan Circle, manager Kobie Chok said sometimes when the restaurant is busy, delivery drivers leave because they don't want to wait around for an order. "But Coco, they are okay. They can wait," Chok said. Still, that benefit is minimal so far, Chok added, since only a tiny fraction of the restaurant's deliveries go out in robots.

> *"Why move a two-pound burrito in a two-ton car? It really doesn't make sense."*
>
> **Ali Kashani,** CEO of Serve Robotics

In Northern Virginia, a white delivery robot from a company called Avride has made an ardent fan out of 2-year-old Lottie. Her mother, Kerry Connelly, said Lottie is obsessed with the little devices.

"She just decided they were her robots," Connelly said.

For Lottie's birthday at the end of July, Connelly arranged for cupcakes and Thai food to be delivered to their Arlington neighborhood via robot. "When it came into view, she was so happy. She ran down there to see it," Connelly said.

Other robots have fallen on tougher times.

An intense Thursday night storm that downed dozens of trees around the D.C. area sent one crashing on top of a Coco robot. By Friday afternoon, most of the tree had been removed, and a company spokesperson said the scratched-up-but-still-standing robot remained functional.

Coco and Serve say they hope to expand in Washington. Still, there are growing pains.

On a recent afternoon, a Serve robot named Jouya spent hours ambling around Washington, halting every few minutes before getting back on its way. On one block, a lady kept jumping in front of Jouya, taunting it and forcing it to stop. Other people took selfies with it.

Jouya wandered for hours. It stopped by the farmers market outside the National Geographic Museum of Exploration. It stopped by the Hungarian Embassy. It stopped by the gay bar Trade. At one point, it traveled down a closed sidewalk, despite construction and to the amusement of nearby workers.

"They seem uncertain," said Laylaa Randera, who works at the farmers market. She said she would avoid robot deliveries because she prefers a human touch. (A Serve spokesperson said the company's robots are performing data collection to improve performance in addition to doing deliveries.)

All afternoon, delivery drivers zipped past Jouya on their scooters. As the sun beat down, the robot sounded like fans whirring inside an overheating laptop. For hours, Jouya never picked up an order.

When the need arises, let families find you in the Funeral Services Directory.

To be seen in the Funeral Services Directory, please call paid Death Notices at 202-334-4122.

The Washington Post

DEATH NOTICE

REICHARD

RICHARD DAVID REICHARD (Age 88)
The Rev. Doctor Richard "Dick" Reichard of Rockville, Maryland, passed away on September 3, 2026. He is survived by his wife of fifty years, Melba; son, David; daughter, Karen; eight grandchildren; and one great-grandson.

Dr. Reichard was born in York, Pennsylvania, on April 28, 1938. He graduated with a Bachelor of Arts from Susquehanna University (1960). He earned a Master of Divinity from Gettysburg Lutheran Theological Seminary (1963) and was ordained as a minister. He served as the chaplain at the National Lutheran Home for the Aged in Washington, DC, where in 1975, he became the executive director.

Dr. Reichard went on to earn a master's in Healthcare Administration from George Washington University (1974) and a Doctor of Ministry from the Lutheran Theological Seminary (1977). From 1967 until his military retirement at the rank of colonel in 1993, Dr. Reichard served as a chaplain in the US Army Reserve.

Funeral services will be held at Emmanual Lutheran Church in Bethesda on Saturday, September 12, 2026, at 2:00. Memorial donations may be made to United Lutheran Seminary. Full obituary and online guest book at www.PumphreyFuneralHome.com.

DEATH NOTICE

AYLOR

WARREN SCOTT AYLOR (Age 60)
Warren Scott Aylor, 60, of Culpeper, Virginia, passed away peacefully at UVA Culpeper Medical Center on September 3, 2026.
Warren was born on March 14, 1966, at Culpeper Memorial Hospital in Culpeper, Virginia. He was the son of Gerlene Aylor and the late Jesse Roy Aylor.
Warren was preceded in death by his father, Jesse Roy Aylor.
He is survived by his mother, Gerlene Aylor; his sister, Wendy Aylor; and his three sons, Warren Scott Aylor Jr., Brandon Lee Aylor, and Brayden Owen Aylor; and stepbrother, David Franklin Sweet. He also leaves behind his grandchildren, Brandon Lee Aylor, Jr., Bryson Jesse Owen Aylor, Bransyn Jesse Lee Aylor, Warren Scott Aylor, III, Madison Nicole Aylor; one nephew, Jarrett Weakley; and a very special daughter-in-law, Jessica, to whom many thanks go out for all that she did for Warren.
Warren owned and operated H&A Tree Service, where he spent 44 years doing landscaping, tree work, and delivering firewood to families throughout the Washington, D. C. and Maryland area. He took pride in his work and was the kind of man who believed in working hard, getting the job done, and helping someone when they needed it.
Outside of work, Warren loved the outdoors. Some of his happiest times were spent camping, trout fishing, and Dayton Beach trips. He was also a devoted Dale Earnhardt fan and never missed an opportunity to talk racing.
But perhaps what Warren will be remembered for most was not his work, his hobbies, or even his many stories; it was the way he treated people. He was a good, decent man with a generous heart, a strong work ethic, and a willingness to help others. He worked hard, loved deeply, and left an impression on far more people than he probably ever realized.
Warren leaves behind more than memories. He leaves behind the people he helped, the hands he shook, the conversations he had, the favors he did, and the countless lives he touched simply by being Warren. His familiar "Hey, young lady" or "Hey, young man" may be heard no more, but for those who knew him, that voice and the man behind it will never be forgotten.
A funeral service will be held at 11:00 on Thursday, September 10, 2026, at Preddy Funeral Home Chapel in Madison. Pastor Jeff Shifflett will be officiating, and interment will be in Criglersville Cemetery. The family will receive friends from 5:00 to 7:00 pm on Wednesday, September 9, 2026 at the funeral home.
In lieu of flowers, memorial contributions may be made to Culpeper Squad 11 & 12, or Little Fork Volunteer Fire and Rescue, 6011 Rixeyville Road, Rixeyville, Va. 22737.

CAVANAGH

WILLIAM JOSEPH CAVANAGH (Age 94)
William "Bill" Joseph Cavanagh was born January 22, 1932 in Roosky, County Roscommon, Ireland to Jane (Geelan) and Patrick Cavanagh. He left Ireland and traveled around the world, landing in Maryland. While at an Irish dance, he met Mary Gallagher of Gweedore, County Donegal, Ireland. They were married at Sacred Heart Church in Washington, DC on December 16, 1962. Together, they raised five children. Bill worked various jobs. He was an electrician, plumber, engineer, owned two laundromats, and had an ice cream truck. Despite his work, he was a family man. He was always interested in his 5 children's and 13 grandchildren's lives. He looked forward to his nieces and nephews who would visit from abroad.

Bill passed away peacefully at home surrounded by his family on August 31, 2026.
He is preceded by his parents, Jane and Patrick, his sister, Maria "Bernadette" with her husband Thomas "Sonnie." He leaves behind his sister: Bridget "Bridie" (Patrick "PJ" 1931-2020), many nieces and nephews, his children: Patrick (Patricia), James, Jane (Eddie), Nora (Roy), and Bridget, his 13 grandchildren and their spouses, his two great-grandchildren, and his loving wife of 64 years, Mary.

The viewing will be held at St. James Catholic Church in Mount Rainier, Maryland at 10 AM followed by the Funeral Mass at 12 PM on Friday, September 11, 2026. The repast will be held immediately after at Cottage City American Legion.

FRERE

FRANCIS BARROW FRERE "BARRY" (Age 89)
FRERE, Francis Barrow, of Ashland, VA, born in Washington, D.C., and formerly of Tompkinsville, Md., and Fort Washington, Md., died September 2nd, 2026, surrounded by his four children. He was preceded in death by his devoted wife of 53 years, Jean Clark Frere. He is survived by his loving children, Anne Baum (Martin), Francis B. Frere, Jr., Patrick Frere (Gina Stump), and Jennifer Larson (Patrick); his beloved 14 grandchildren: Alexander (Rachel), Nicholas, William and Andrew Baum; Andrew, Erin and Joshua Frere; Thomas Frere (Jessica), Samuel Frere (Samantha), Meghan Kasik (Olivia) and Mary Frere; and Emma Larson, Sarah Lund (Harrison) and William Larson; as well as his beloved great-grandchildren: Katherine, James, Andrew, and Eleanor Frere. He is also survived by his brother, Edward M. Frere, and a large extended family of in-laws, nieces, nephews, cousins, and friends. He was preceded in death by his father, John Edward Frere, and his mother, Mary Phyllis Frere, six brothers (John, William, Phillip, Richard, Robert and James), and two sisters (Marie Martin and Marian Frere). Mr. Frere worked his entire career for the U.S. Treasury, Bureau of the Mint, last serving as the Assistant Director, Marketing & Statistics. He was also a former parishioner of St. John the Evangelist Catholic Church in Clinton, MD.
The family will receive friends on Wednesday, September 9th, from 2:00 to 4:00 pm and 6:00 to 8:00 pm at the Nelsen Funeral Home, 412 South Washington Highway, Ashland, VA. A Mass of the Resurrection will be held at 10:30 am, Thursday, September 10th, at St. Ann's Catholic Church, Ashland, VA, where the family will also receive friends one hour prior to the service. The interment will follow at 2:00 pm at the Holy Ghost Church Catholic Cemetery, Issue, MD.
In lieu of flowers, please consider memorial contributions to:
Sisters of IHM – Scranton, IHM Retirement Fund, IHM Development Office, 2300 Adams Avenue, Scranton, Pennsylvania 18509; or the Clay Spring Ruritans, c/o Donald Loving, 8244 Cady's Mill Road, Hanover, VA 23069.
Online condolences and fond memories of Barry may be offered to the family on the Nelsen Funeral Home-Ashland website.
https://www.dignitymemorial.com/funeral-homes/virginia/ashland/nelsen-ashland

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840 Trustees Sale - DC

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CONDOMINIUM ASSOCIATION'S SALE OF VALUABLE CONDOMINIUM UNIT NUMBER 202 (SQUARE 6164, LOT 2053) CONTAINED WITHIN PREMISES of 713 Brandywine Street, SE, Washington, DC 20032. Pursuant to the District of Columbia Condominium Act of 1976, Section 313 as well as the Declaration and Bylaws identified below, as amended, and in accordance with Public Law 90-566 and 42 D.C. Code Section 1903.13 as amended, notice was filed on August 7, 2026 as Instrument No. 2026078291 and at the request of the Attorney for the Unit Owners Association, we shall sell at public auction on **September 9, 2026 at 12:15 pm at the office of Alex Cooper Auctioneers, Inc. at 4910 MASSACHUSETTS AVE., NW, SUITE 100, WASHINGTON, DC 20016**, the following described premises situated in the District of Columbia and designated as:

Part of Lots 129, 130, 131 and 132 in Square 6164 in a subdivision made by Brandywine Partners LLC, as per plat recorded in Liber 200 at Folio 159 in the Office of the Surveyor of the District of Columbia.

The said Lot Two Thousand Fifty-Three (2053) being more particularly designated as Condominium Unit Number 202, of the "Brandywine Crossing I Condominium," together with an undivided Share Interest, stated as a percentage in the "Common Elements", according to the Condominium Declaration dated June 7, 2006 and recorded June 14, 2006 as Instrument No. 2006078582, as amended, and the Bylaws relating thereto, dated June 7, 2006 and recorded June 14, 2006 as Instrument No. 2006078583, as amended among the Land Records of the District of Columbia.

Together with all the appurtenances incident to said Unit, as contained in said Declaration of Condominium, as amended.

Subject, however, to all the provisions, restrictions, easements and conditions as contained in said Declaration of Condominium, and Bylaws relating thereto.

The Condominium Declaration allocates to the Condominium Unit an undivided interest (stated as a percentage) in the Common Elements of the Condominium (hereinafter called the "Percentage Interest"). The Percentage Interest of the Condominium Unit is set forth in the Declaration of Condominium.

Note: At the date hereof the above described land is designated on the record of the Assessor for the District of Columbia for Assessment and Taxation purposes as Lot numbered 2053 in Square numbered 6164.

TERMS OF SALE: Sold subject to real estate taxes and shall also be subject to any other superior liens, encumbrances, and municipal assessments, if any, the further particulars of which may be announced at time of sale. Pursuant to DC Code Section 42-1903.13(c)(4)(B), the Notice of Foreclosure Sale of Condominium Unit for Assessments Due ("Notice") must indicate (and does indicate) whether the foreclosure sale is for a 6-month priority lien and not subject to a deed of trust, or for more than the 6-month priority lien, but subject to a deed of trust. With respect to the Notice related to this foreclosure sale, more than 6 months has been selected on the Notice, subject to a deed of trust, because the statute requires a selection of one of those two choices (either for a 6-month priority lien and not subject to a deed of trust, or for more than the 6-month priority lien, but subject to a deed of trust). There does not appear to be a deed of trust to which this condominium lien foreclosure is subject, however.

A deposit of $10,000.00 will be required at time of sale, such deposit to be in certified funds. All conveyances, recording, recordation tax, transfer tax, etc. at purchaser's cost. All adjustments made as of date of sale. The balance of the purchase price, together with interest at the rate of 10% per annum from date of sale to date of receipt of the balance of the purchase price, must be paid in cash or by cashier's or certified check and all other terms to be complied with within 30 days, otherwise deposit is forfeited and the property may be re-advertised and resold at the discretion of the Unit Owners Association and at the risk and cost of the defaulting purchaser. Association shall convey a deed pursuant to 42 D.C. Code Section 1903.13, as amended, and makes no further representations or warranties as to title. The Association cannot guarantee clear title or the purchaser's ability to obtain Title Insurance. For this reason, the purchaser may not be able to obtain financing and therefore must be able to pay the purchase balance in any case within 30 days. In the event of failure on the part of the Association to convey such deed purchaser's sole remedy shall be return of deposit. Contact: T. Cary Devorsetz at 202-969-8220, attorney for Brandywine Crossing I Condominium Unit Owners Association.

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Aug 31,Sep 4,8, 2026 0012525132

840 Trustees Sale - DC

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CONDOMINIUM ASSOCIATION'S SALE OF VALUABLE CONDOMINIUM UNIT NUMBER 810 (SQUARE 1699, LOT 2052) CONTAINED WITHIN PREMISES of 4200 Cathedral Avenue, NW, Washington, DC 20016. Pursuant to the District of Columbia Condominium Act of 1976, Section 313 as well as the Declaration and Bylaws identified below, as amended, and in accordance with Public Law 90-566 and 42 D.C. Code Section 1903.13 as amended, notice was filed on July 31, 2026 as Instrument No. 2026076189 and at the request of the Attorney for the Unit Owners Association, we shall sell at public auction on **September 9, 2026 at 12:05 pm at the office of Alex Cooper Auctioneers, Inc. at 4910 MASSACHUSETTS AVE., NW, SUITE 100, WASHINGTON, DC 20016**, the following described premises situated in the District of Columbia and designated as:

Unit No. 810 in the Condominium known as "4200 Cathedral, a Condominium", according to the Declaration of Condominium dated March 21, 1978 and recorded March 21, 1978 as Instrument No. 9067, as amended by the First Amendment to the Declaration of Condominium dated May 15, 1978 and recorded May 16, 1978 as Instrument No. 16278, and the Bylaws of Condominium dated March 21, 1978 and recorded March 21, 1978 as Instrument No. 9068, as amended by the First Amendment to the Bylaws dated March 13, 1990 and recorded March 19, 1990 as Instrument No. 16096, among the Land Records of the District of Columbia, and as per plat recorded in the Office of the Surveyor for the District of Columbia in Condominium Book 21 at Page 8.

Together with an undivided percentage share interest in the Common Elements of said "4200 Cathedral, a Condominium", as set forth in said Declaration of Condominium and the Exhibits thereto.

Said condominium project is situate on Lot 1 in Square 1699 in the subdivision made by Raymond J. Howar, Edmond N. Howar, Patricia H. Helmig, Joyce H. Stefanik, and Nancy H. Murphy, as per plat recorded in Liber 167 at Folio 166 in the Office of the Surveyor for the District of Columbia.

Note: At the date hereof the above described property is known for assessment and taxation purposes as Lot 2052 in Square 1699.

TERMS OF SALE: Sold subject to real estate taxes and shall also be subject to any other superior liens, encumbrances, and municipal assessments, if any, the further particulars of which may be announced at time of sale. Pursuant to DC Code Section 42-1903.13(c)(4)(B), the Notice of Foreclosure Sale of Condominium Unit for Assessments Due ("Notice") must indicate (and does indicate) whether the foreclosure sale is for a 6-month priority lien and not subject to a deed of trust, or for more than the 6-month priority lien, but subject to a deed of trust. With respect to the Notice related to this foreclosure sale, more than 6 months has been selected on the Notice, subject to a deed of trust, because the statute requires a selection of one of those two choices (either for a 6-month priority lien and not subject to a deed of trust, or for more than the 6-month priority lien, but subject to a deed of trust). There does not appear to be a deed of trust to which this condominium lien foreclosure is subject, however.

A deposit of $10,000.00 will be required at time of sale, such deposit to be in certified funds. All conveyances, recording, recordation tax, transfer tax, etc. at purchaser's cost. All adjustments made as of date of sale. The balance of the purchase price, together with interest at the rate of 10% per annum from date of sale to date of receipt of the balance of the purchase price, must be paid in cash or by cashier's or certified check and all other terms to be complied with within 30 days, otherwise deposit is forfeited and the property may be re-advertised and resold at the discretion of the Unit Owners Association and at the risk and cost of the defaulting purchaser. Association shall convey a deed pursuant to 42 D.C. Code Section 1903.13, as amended, and makes no further representations or warranties as to title. The Association cannot guarantee clear title or the purchaser's ability to obtain Title Insurance. For this reason, the purchaser may not be able to obtain financing and therefore must be able to pay the purchase balance in any case within 30 days. In the event of failure on the part of the Association to convey such deed purchaser's sole remedy shall be return of deposit. Contact: T. Cary Devorsetz at 202-969-8220, attorney for 4200 Cathedral, A Condominium Unit Owners' Association.

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Aug 31,Sep 4,8, 2026 0012525019

840 Trustees Sale - DC

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CONDOMINIUM ASSOCIATION'S SALE OF VALUABLE CONDOMINIUM UNIT NUMBER 305 (SQUARE 2222, LOT 2124) CONTAINED WITHIN PREMISES of 2755 Ordway Street, NW, Washington, DC 20008. Pursuant to the District of Columbia Condominium Act of 1976, Section 313 as well as the Declaration and Bylaws identified below, as amended, and in accordance with Public Law 90-566 and 42 D.C. Code Section 1903.13 as amended, notice was filed on August 4, 2026 as Instrument No. 2026076681 and at the request of the Attorney for the Unit Owners Association, we shall sell at public auction on **September 9, 2026 at 12:11 pm at the office of Alex Cooper Auctioneers, Inc. at 4910 MASSACHUSETTS AVE., NW, SUITE 100, WASHINGTON, DC 20016,** the following described premises situated in the District of Columbia and designated as:

Part of Lot Numbered 11 in Square numbered 2222, in a subdivision made by Ernest C. Bergdorf and others, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 143 at Folio 72, and more particularly designated as Unit No. 305 in "The Cleveland Terrace Condominium" pursuant to Declaration of Condominium recorded on January 16, 1981, as Instrument No. 1545, and the By-Laws recorded on January 16, 1981, as Instrument No. 1546, as per plat of Condominium Subdivision recorded in the Office of the Surveyor for the District of Columbia on January 28, 1981, in Condominium Book 27 at page 37. The Condominium Declaration allocated to the Condominium Unit an undivided interest in the common elements of the Condominium. The Percentage Interest of the Condominium Units is set forth in Exhibit B to the Condominium Declaration.

Together with all the appurtenances incident to said Unit and as contained in said Declaration of Condominium and the By-Laws relating thereto.

Note: At the date hereof the above described land is designated on the record of the Assessor for the District of Columbia for Assessment and Taxation purposes as Lot numbered 2124 in Square numbered 2222.

TERMS OF SALE: Sold subject to real estate taxes and shall also be subject to any other superior liens, encumbrances, and municipal assessments, if any, the further particulars of which may be announced at time of sale. Pursuant to DC Code Section 42-1903.13(c)(4)(B), the Notice of Foreclosure Sale of Condominium Unit for Assessments Due ("Notice") must indicate (and does indicate) whether the foreclosure sale is for a 6-month priority lien and not subject to a deed of trust, or for more than the 6-month priority lien, but subject to a deed of trust. With respect to the Notice related to this foreclosure sale, more than 6 months has been selected on the Notice, subject to a deed of trust, because the statute requires a selection of one of those two choices (either for a 6-month priority lien and not subject to a deed of trust, or for more than the 6-month priority lien, but subject to a deed of trust). There does not appear to be a deed of trust to which this condominium lien foreclosure is subject, however.

A deposit of $10,000.00 will be required at time of sale, such deposit to be in certified funds. All conveyances, recording, recordation tax, transfer tax, etc. at purchaser's cost. All adjustments made as of date of sale. The balance of the purchase price, together with interest at the rate of 10% per annum from date of sale to date of receipt of the balance of the purchase price, must be paid in cash or by cashier's or certified check and all other terms to be complied with within 30 days, otherwise deposit is forfeited and the property may be re-advertised and resold at the discretion of the Unit Owners Association and at the risk and cost of the defaulting purchaser. Association shall convey a deed pursuant to 42 D.C. Code Section 1903.13, as amended, and makes no further representations or warranties as to title. The Association cannot guarantee clear title or the purchaser's ability to obtain Title Insurance. For this reason, the purchaser may not be able to obtain financing and therefore must be able to pay the purchase balance in any case within 30 days. In the event of failure on the part of the Association to convey such deed purchaser's sole remedy shall be return of deposit. Contact: T. Cary Devorsetz at 202-969-8220, attorney for Cleveland Terrace, A Condominium Unit Owners' Association.

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Aug 31,Sep 4,8, 2026 0012525131

840 Trustees Sale - DC 840 Trustees Sale - DC

Ballard Spahr LLP
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202-661-2200

SUBSTITUTE TRUSTEES' SALE
DEVELOPMENT PARCEL

LOCATED IN THE "TAKOMA" NEIGHBORHOOD
AT
300 CARROLL STREET, NW
WASHINGTON, DC 20012

By virtue of a certain Credit Line Deed of Trust, Security Agreement and Fixture Filing from 325 Vine Street LLC, a District of Columbia limited liability company ("**Borrower**"), to James Peterson, as Trustee dated June 2, 2022 and recorded June 3, 2022 as Instrument No. 2022061089 among the Land Records of the District of Columbia ("**Land Records**"), securing Forbright Bank, in the original principal sum of $35,999,148 (the "**Deed of Trust**"), and affected by Deed of Appointment of Substitute Trustees, dated and recorded July 16, 2026 as Instrument No. 2026071212 in the Land Records, appointing Frances C. Wilburn and Ahmad W. Ahmadzai, as Substitute Trustees ("**Substitute Trustees**") a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of Noteholder, and following mailing of a *Notice of Foreclosure Sale of Real Property or Condominium Unit,* which was recorded on August 10, 2026 as Instrument No. 2026078961 and *Affidavit of Non-Residential Mortgage Foreclosure,* recorded on August 10, 2026 as Instrument No. 2026078830 respectively, in the Land Records, the undersigned Substitute Trustees, will sell, at public auction, within the office of **ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016** on

WEDNESDAY, SEPTEMBER 9, 2026 AT 1:40 PM

All that certain lot or parcel of land situate in the District of Columbia and being more particularly described as follows:

Lot 30 in Square 3354 in the subdivision made by 325 Vine St LLC, as per plat recorded in Liber No. 218 at folio 188 of the Records of the Office of the Surveyor for the District of Columbia.

Now known for assessment and taxation purposes as Lot 0030 in Square 3354.

The property is believed to consist of a 38,750± square foot (0.88 acre) development parcel.

TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the Real Estate, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances and located in, upon or about the Real Estate and any buildings thereon all as more particularly described in the Deed of Trust (collectively, the "**Property**"). The "Property" does not include any property owned by any tenants at the Property.

TERMS OF SALE: ALL CASH. The Property will be offered as an entirety only. The bid that yields the highest price for the Property will be accepted by the Substitute Trustees (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustees absolutely reserve the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is received by the Substitute Trustee. A deposit in the amount of $2,000,000 will be required at the time of sale as a condition to bidding. Such deposit must be by cashier's check or certified check or in such other form as the Substitute Trustees may determine in their sole discretion. **The deposit must be increased to 10% of the purchase price within 2 business days after completion of the sale, and delivered to the office of the auctioneer in the same form of funds as the initial deposit.** In the event the successful purchaser fails to deliver the additional deposit as and when required, the initial deposit will be forfeited. Noteholder (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit or, if they are the winning bidder, any additional deposit. The Substitute Trustees will, as a condition of the sale, require all potential bidders, except Noteholder, to show their deposit before any bidding begins. The retained deposit of the successful purchaser, on behalf of the Substitute Trustees, will be held in an escrow account by Alex Cooper Auctioneers, Inc. and shall be applied, without interest, to the successful purchaser's credit at settlement, provided, however, that in the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, the entire deposit(s) will be forfeited and released to the Substitute Trustees. The terms of sale must be complied with and settlement consummated thereon within 45 calendar days from the day of sale unless extended at the sole discretion of the Substitute Trustees. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the rate then being charged under the Note secured by the Deed of Trust, from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement by bank wire transfer; and if not so paid, the Substitute Trustees reserve the right to retain the entire deposit and resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustees may deem proper, and to avail themselves and Noteholder of any legal or equitable rights against the defaulting purchaser.

The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way and limitations of record and such facts as would be revealed by an accurate survey of the Property. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustees or any other party, if any, and without any other representations or warranty of any nature. The Property is sold subject to that certain Affordable Housing Covenant Agreement dated June 2, 2022, by and between Borrower and Amazon.com, Inc., recorded among the Land Records as Instrument No. 2022061095, as amended by that certain First Amendment to Affordable Housing Covenant Agreement dated December 27, 2024, recorded among the Land Records as Instrument No. 2025005864. The Property will also be sold without any contingency for the successful purchaser to perform any due diligence investigation of the Property prior to settlement. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity or fitness for a particular use of any improvements or fixtures included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, or (v) compliance of the Property with any zoning laws or ordinances and any and all applicable safety codes. Acceptance of the Substitute Trustee's Deed to the Property by the successful purchaser shall constitute a waiver of any and all claims against the Substitute Trustees or Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustees or Noteholder.

Conveyance shall be by Substitute Trustee's Deed, without covenant or warranty, express or implied. The risk of loss or damage by fire or other casualty to the Property from and after the time of sale will be upon the successful purchaser. The Property is sold subject to all taxes, ground rents, public charges, assessments, sewer, water, drainage and other public improvements, if any, whether assessments have been levied or not, and all unfunded lease and capital improvement costs, if any, all of which shall be the sole responsibility of the successful purchaser. Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the successful purchaser from the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all (i) recordation taxes, fees and charges, (ii) transfer taxes, fees and charges, (iii) title insurance premiums, (iv) notary fees, (v) settlement and escrow fees, and (vi) all other fees, costs and charges incident to settlement shall be at the cost of the successful purchaser. If the Substitute Trustees cannot convey title, the purchaser's sole remedy is a return of the deposit without interest. Further particulars may be announced at the time of sale. For further information, please contact Paul Cooper at paul@alexcooper.com or 410-977-4707.

Frances C. Wilburn, Ahmad W. Ahmadzai
Substitute Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Aug 28,31,Sep 2,4,8, 2026 0012525176

875 Fauquier County

TRUSTEE'S SALE OF
11264 REMINGTON ROAD,
BEALETON, VA 22712

In execution of a certain Deed of Trust dated January 22, 2008, in the original principal amount of $269,200.00 recorded in the Clerk's Office, Circuit Court for Fauquier County, Virginia, in Book 1287 at Page 700 as Instrument No. 2008-00001188. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Fauquier County, 40 Culpeper Street, Warrenton, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **October 7, 2026, at 12:30 PM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: THE FOLLOWING DESCRIBED PROPERTY TO WIT: PROPERTY LOCATED IN FAUQUIER COUNTY, VIRGINIA: LOT 4 OF THE PROPERTY OF JOHN RANDOLPH PARKS, TRUSTEE, CONTAINING 14,280 SQUARE FEET AS SHOWN ON A PLAT PREPARED BY JAMES H. HARRIS & ASSOCIATES, INC. DATED OCTOBER 4, 1996 A RECORDED IN DEED BOOK 810, PAGE 1020 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA. TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.aldridgepite.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. If you have any questions or concerns, please contact the Virginia Pre-Sale Department of counsel for Equity Trustees, LLC at 301-961-6555, website: www.aldridgepite.com. VA-371779-1.

Aug 3,10,Sep 8, 2026 0012523664

877 Spotsylvania County

TRUSTEE'S SALE OF
7605 FURBECK ROAD,
FREDERICKSBURG, VA 22407

In execution of a certain Deed of Trust dated January 9, 2020, in the original principal amount of $300,000.00 recorded in the Clerk's Office, Circuit Court for Spotsylvania County, Virginia as Instrument No. 2000007791. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for the City of Fredericksburg, 701 Princess Anne St., Fredericksburg, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **November 4, 2026, at 9:00 AM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows:

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF REAL ESTATE WITH ALL RIGHTS AND PRIVILEGES THERETO APPURTENANT SITUATE, LYING AND BEING IN CHANCELLOR MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, KNOWN AND SHOWN AS LOT 234, SECTION 9, OF ASHLEIGH PARK SUBDIVISION ON THAT CERTAIN PLAT OF SURVEY BY SULLIVAN, DONAHOE & INGALLS, CIVIL ENGINEERS, LAND SURVEYORS, DATED JUNE 28, 1999, OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN PLAT FILE 7, AT PAGES 595-597.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.aldridgepite.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically.

This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. If you have any questions or concerns, please contact the Virginia Pre-Sale Department of counsel for Equity Trustees, LLC at 301-961-6555, website: www.aldridgepite.com. VA-385400-1.

Sep 1,8,Oct 6, 2026 0012525114

840 Trustees Sale - DC 840 Trustees Sale - DC

815 Legal Notices

Saint Gabriel Healthcare Services LLC d/b/a Saint Gabriel Healthcare Services LLC is applying for a Certificate of Need for a Establishment of Home Health Services. 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 1801 CLYDESDALE PLACE NW in Ward 1. For additional information contact the SHPDA at 202-442- 5875.

There is now pending before the **District of Columbia Superior Court** an action, case number **2026-CAB-000202** seeking to affect title to the property now or formerly owned by 3131 Multifamily LLC; The National Capital Bank of Washington; District of Columbia Water and Sewer Authority, located at **3131 Rhode Island Avenue NE, Washington, D.C. 20018.** A copy of the action is available in the Clerk's office of the Court. A written answer, including any claims or defenses must be filed with the District of Columbia Superior Court Civil Branch, 500 Indiana Avenue, NW, Washington, D.C. 20001, on or before the **16th day of October 2026.**

852 Anne Arundel County

IN THE CIRCUIT COURT FOR ANNE ARUNDEL COUNTY

Keith Yacko et. al, Substitute Trustee

Versus

Kasey McFarland, et.al, Defendant

No.C-02-CV-25-003616

NOTICE

Notice is hereby issued this **Monday, August 24, 2026** that the sale of the property in the proceedings mentioned, made and reported by Kendall E. Clark Esq., Substitute Trustee BE RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the **23rd day of September 2026** next; provided, a copy of this Notice be inserted in some newspaper published in Anne Arundel County, once in each of three successive weeks before the **23rd day of September 2026** next. The report states that the amount of sale of the property at **1745 ABERDEEN CIRCLE CROFTON, MD 21114** to be **$269,000.00**.

Scott A. Poyer
Circuit Court for
Anne Arundel County, MD.

Sep 1,8,15, 2026 0012525119

852 Anne Arundel County

IN THE CIRCUIT COURT FOR ANNE ARUNDEL COUNTY

Keith Yacko et. al, Substitute Trustee

Versus

Joan Himmighoefer, et.al, Defendant

No.C-02-CV-26-000487

NOTICE

Notice is hereby issued this **Monday, August 24, 2026** that the sale of the property in the proceedings mentioned, made and reported by Kendall E. Clark Esq., Substitute Trustee BE RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the **23rd day of September 2026** next; provided, a copy of this Notice be inserted in some newspaper published in Anne Arundel County, once in each of three successive weeks before the **23rd day of September 2026** next. The report states that the amount of sale of the property at **1290 RITCHIE HWY ARNOLD, MD 21012** to be **$460,750.00**.

Scott A. Poyer
Circuit Court for
Anne Arundel County, MD.

Sep 1,8,15, 2026 0012525120

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815 Legal Notices

PRINCE WILLIAM COUNTY
BOARD OF COUNTY SUPERVISORS
ONE COUNTY COMPLEX COURT
PRINCE WILLIAM, VA 22192

September 22, 2026
Public Hearings

Copies of proposed plans, ordinances, and/or amendments, as applicable, and other documents relating to the following public hearings and/or applications are on file and available for inspection in the office of the Clerk to the Board at One County Complex Court, Prince William, Virginia, 22192. Members of the public may appear at the Board of County Supervisors' Chamber in the McCoart Building, One County Complex Court, Prince William, Virginia, at the designated time to express their views. For additional information regarding the Board meeting, please contact the Clerk to the Board at (703) 792-6600.

2:00 p.m.

1. Authorize an Agricultural Farming License on County Property Located at 10806 and 10810 Bristow Road – **Brentsville Magisterial District**

2. Authorize the Condemnation and Exercise Quick-Take Powers, in Accordance with Chapter 3 of Title 25.1 of the Virginia Code, to Acquire Property and Various Easements on Property Located at 14698 Colchester Road, Owned by Colchester Apartments LLC, a Virginia Liability Company, in Connection with the Colchester Road Sidewalk Improvement Project – **Woodbridge Magisterial District**

3. **Special Use Permit #SUP2026-00021, Truist Smoketown Station** – This is a request for a special use permit to allow a two-lane drive-through facility in association with a by-right financial institution. The ±0.91-acres property is located at the northeast intersection of Smoketown Road and Prince William Parkway and is addressed 13815 Smoketown Road. The parcel is identified on the County's Map as GPIN 8292-42-9759. It is Zoned PBD, Planned Business District; and is designated MU-4, Mixed Use, in the County's Comprehensive Plan. The property is located within the Highway Corridor Overlay District and in The Landing at Prince William Small Area Plan – **Occoquan Magisterial District**

4. **DPA2026-00006, Zoning Text Amendment to the Data Center Opportunity Zone Overlay District (DCOZOD), County Code Section 32-509.01 Et Seq., and any Other Related Sections of the Zoning Ordinance, Including Corresponding Data Center Opportunity Zone Overlay District (DCOZOD) Map Amendments, to Amend the Data Center Uses Permitted by Right and by Special Use Permit – County-wide**

On June 9, 2026, the Prince William Board of County Supervisors adopted Resolution No. 26-374, which initiated a Zoning Text Amendment (ZTA) to the DCOZOD and related Zoning Ordinance sections, including corresponding DCOZOD map amendments.

Information on the DCOZOD can be found on the Planning Office webpage at: https://www.pwcva.gov/department/planning-office/dpa2026-00006-data-center-opportunity-zone-overlay-district-dcozod

The current DCOZOD map is available at: https://gisweb.pwcva.gov/webapps/CountyMapper/

The DCOZOD are encompasses 9,697.88 acres, including all properties shown in County Mapper with the following GPINs: 7393-71-8851, 7397-91-9499.01, 7397-92-9609.01, 7397-92-9815.01, 7493-00-8779, 7493-03-4403, 7496-07-8757, 7496-08-9964, 7496-17-5917, 7496-18-4111, 7496-19-0817, 7496-19-9532, 7496-25-7319, 7496-26-6818, 7496-39-6156, 7496-43-8199, 7496-47-2505, 7496-48-5338, 7496-48-8861, 7496-57-7428, 7496-67-4881, 7496-49-5010, 7496-51-8372, 7496-58-0951, 7496-58-2739, 7496-58-4088, 7496-58-4226, 7496-58-4265, 7496-58-6207, 7496-58-6487, 7496-59-2613, 7496-59-5111, 7496-63-4453, 7496-65-8969, 7496-68-0342, 7496-68-3749, 7496-68-8838, 7496-69-1321, 7496-69-5972, 7496-79-1267, 7496-79-8490, 7496-79-7319, 7496-86-5800, 7496-86-7473, 7496-86-8496, 7496-87-6403, 7496-87-7428, 7496-87-8145, 7496-87-8758, 7496-87-9273, 7496-87-9420, 7496-87-9889, 7496-87-9930, 7496-88-1217, 7496-89-6488, 7496-97-0337, 7496-97-0850, 7496-97-1464, 7496-97-1777, 7496-97-8786, 7496-98-0200, 7496-98-0323, 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7697-77-1049, 7697-77-2156, 7697-77-3865, 7697-77-5180, 7697-77-9186.01, 7697-77-9283.01, 7697-77-9479.01, 7697-77-9943, 7697-77-9689.01, 7697-77-9692.01, 7697-77-9773.01, 7697-77-9862.01, 7697-77-9881, 7697-77-9885.01, 7697-77-9970.01, 7697-77-9983.01, 7697-86-4958, 7697-86-7677, 7697-86-8597, 7697-87-0067.01, 7697-87-0080.01, 7697-87-0177.01, 7697-87-0263.01, 7697-87-0375.01, 7697-87-0472.01, 7697-87-0569.01, 7697-87-0662, 7697-87-0765, 7697-87-0922, 7697-87-5155, 7697-87-6382, 7697-87-6943, 7697-88-1923, 7697-88-3502, 7697-88-7434, 7697-88-9107, 7697-97-0075.01, 7697-97-0471.01, 7697-97-1067.01, 7697-97-1564.01, 7697-97-1878, 7697-97-1962.01, 7697-97-2820, 7697-98-4714, 7794-06-1635, 7794-06-4463, 7891-47-6272, 7891-47-6379, 7891-47-6466, 7891-47-6759, 7891-47-6886, 7891-47-7053, 7891-47-7548, 7891-47-7871, 7891-47-7984, 7891-47-8166, 7891-47-8190, 7891-47-8562, 7891-47-8698, 7891-47-8959, 7891-47-9094, 7891-47-9246, 7891-47-9456, 7891-47-9733, 7891-47-9782, 7891-47-9953, 7891-48-4636, 7891-48-5319, 7891-48-5702, 7891-48-5932, 7891-48-6039, 7891-48-6126, 7891-48-6144, 7891-48-6450, 7891-48-6814, 7891-48-6855, 7891-48-7000, 7891-48-7210, 7891-48-7632, 7891-48-7706, 7891-48-7835, 7891-48-7936, 7891-48-8024, 7891-48-8138, 7891-48-8222, 7891-48-8240, 7891-48-8519, 7891-48-8631, 7891-48-8718, 7891-48-8916, 7891-48-8929, 7891-48-9028, 7891-48-9226, 7891-48-9325, 7891-48-9510, 7891-48-9523, 7891-48-9712, 7891-48-9769, 7891-48-9914, 7891-57-0230, 7891-57-0276, 7891-57-0346, 7891-57-0727, 7891-57-0752, 7891-57-1057, 7891-57-1224, 7891-57-1562, 7891-57-1737, 7891-57-1866, 7891-57-2042, 7891-57-2270, 7891-57-2347, 7891-57-2385, 7891-57-2589, 7891-57-2689, 7891-57-2751, 7891-57-2891, 7891-57-2981, 7891-57-3093, 7891-57-3156, 7891-57-3296, 7891-57-3498, 7891-57-3560, 7891-57-3584, 7891-57-3786, 7891-57-3888, 7891-57-3965, 7891-57-3990, 7891-57-4191, 7891-57-4370, 7891-57-4393, 7891-57-4675, 7891-57-5079, 7891-57-5484, 7891-57-5888, 7891-57-6192, 7891-57-8153, 7891-58-0015, 7891-58-0132, 7891-58-0217, 7891-58-0419, 7891-58-0608, 7891-58-0721, 7891-58-2421, 7891-58-3600, 7891-58-

840 Trustees Sale - DC

MCNAMEE, HOSEA, P.A.
6404 Ivy Lane, Suite 820
Greenbelt, Maryland 20770
301.441.2420

SUBSTITUTE TRUSTEES' SALE
VACANT LOT

2915 13th STREET, NE
WASHINGTON, DC 20017
(Square 3958, Lot 0013)

Under and by virtue of the power of sale contained in that certain Purchase Money First Lein Deed of Trust and Security Agreement, dated September 6, 2016, from Andrew S. Namrow ("Borrower") to M. John Miller and Joseph E. Burnett, the original Trustees named therein, for the benefit of Old Line Bank (the "Lender") and recorded with the District of Columbia Recorder of Deeds ("Land Records") on September 9, 2016 as Instrument No. 2016092346 (the "Deed of Trust"), and the Lender having subsequently appointed John P. Lynch, Aaron D. Neal and Loishirl W. Hall as Substitute Trustees (the "Substitute Trustees") under the Deed of Trust and in place of the prior Trustees by that certain Deed of Appointment of Substitute Trustees made June 5, 2026 and recorded June 9, 2026 in the Land Records as Instrument No. 2026056428, a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of the party secured thereby, and following mailing of *Notice of Foreclosure Sale of Real Property or Condominium Unit* which was recorded on July 30, 2026 in the Land Records as Instrument No. 2026075407 and *Affidavit of Non-Residential Mortgage Foreclosure,* which was recorded on June 9, 2026 in the Land Records as Instrument No. 2026056438 the undersigned Substitute Trustees will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on **WEDNESDAY, SEPTEMBER 9, 2026 at 1:25 P.M.** that certain land and premises commonly described as **2915 13TH STREET, NE, WASHINGTON, DC 20017** and identified for tax purposes as Square 3958, Lot 0013, as is more fully described in the aforesaid Deed of Trust.

The property is believed to be a vacant lot consisting of 6,750 ± square feet of land.

TERMS OF SALE: ALL CASH. The bid which yields the highest price for the Property will be accepted by the Substitute Trustees (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustees absolutely reserve the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is received by the Substitute Trustees. A deposit in the amount of $40,000 will be required at the time of sale. The deposit must be increased to 10% of the purchase price within 2 business days after consummation of the sale and delivered to the Substitute Trustees in the same form of funds as the initial deposit. Such deposit must be by cashier's check or certified check or in such other form as the Substitute Trustees may determine in their sole discretion. The Noteholder (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit. The Substitute Trustees will, as a condition of the sale, require all potential bidders except the Noteholder (or any related party) to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement, provided, however, that in the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, such deposit, at the option of the Substitute Trustees, will be forfeited. The terms of sale must be complied with, and settlement consummated thereon within thirty (30) days from the day of sale unless extended at the sole discretion of the Substitute Trustees. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the Note post-default rate of 10.5% from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement in cash or certified funds; and if not so paid, the Substitute Trustees reserve the right to retain the deposit and resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustees may deem proper, and to avail themselves and the Noteholder of any legal or equitable rights against the defaulting purchaser, including, without limitation, the recovery of all of Noteholder's costs, expenses and reasonable attorneys' fees to conduct both sales, plus any deficiency resulting from such subsequent sale and the cost of collecting same.

The Property is sold subject to the rights, if any, of any parties in possession, if such rights have priority over the Deed of Trust, and to any and all liens, covenants, conditions, restrictions, easements, rights of way, and limitations of record. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustees or any other party and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, (v) compliance of the Property with any federal, state, or local laws, regulations or other applicable restrictions or (vi) compliance of the Property with any zoning laws or ordinances and any and all applicable safety codes, and acceptance of the Deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustees or the Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination, or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustees or the Noteholder.

Conveyance shall be by Substitute Trustees' Deed, without covenant or warranty, express or implied. The risk of loss or damage by fire or other casualty to the Property from and after the date of sale will be upon the successful purchaser. Adjustment of all taxes, ground rents, public charges, assessments, sewer, water, drainage, and other public improvements will be made as of the date of sale and are to be assumed and paid thereafter by the successful purchaser, whether assessments have been levied or not. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, utilities, and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser from the date of sale. The Noteholder and Substitute Trustees assume no liability for any violations, fines, conditions, notices, infractions, tax lens, municipal liens or licensing requirements that accrued or applied before or after the sale and all such issues shall be the sole responsibility of the purchaser whether arising before or after the date of sale. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all recordation taxes and charges, all transfer taxes and charges, title insurance premiums, notary fees, settlement fees and all other costs incident to settlement shall be at the cost of the successful purchaser. If the Substitute Trustees cannot convey title, the purchaser's sole remedy is a return of deposit. Further particulars may be announced at the time of sale. For further information, please contact Paul Cooper at 443.470.1437.

John P. Lynch, Aaron D. Neal, Loishirl W. Hall
Substitute Trustees

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Aug 28,31,Sep 2,4,8, 2026 0012524927

877 Spotsylvania County

TRUSTEE'S SALE OF
4209 WITNEYS CT,
FREDERICKSBURG, VA 22408

In execution of a certain Deed of Trust dated June 14, 2019, in the original principal amount of $299,475.00 recorded in the Clerk's Office, Circuit Court for Spotsylvania County, Virginia as Instrument No. 190009255. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for the City of Fredericksburg, 701 Princess Anne St., Fredericksburg, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **October 7, 2026, at 2:00 PM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN LEE HILL MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, AND KNOWN AS LOT 480, SECTION NINE (9), LANCASTER GATE SUBDIVISION, AS MORE PARTICULARLY SHOWN AND DESCRIBED ON THAT CERTAIN PLAT OF SECTION NINE, MADE BY SULLIVAN, DONAHOE AND INGALLS, DATED NOVEMBER 16, 2000, REVISED NOVEMBER 28, 2000 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN PLAT FILE 8, AT PAGE 148-150.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.aldridgepite.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically.

This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. If you have any questions or concerns, please contact the Virginia Pre-Sale Department of counsel for Equity Trustees, LLC at 301-961-6555, website: www.aldridgepite.com. VA-385009-1.

Aug 4,11,Sep 8, 2026 0012524029

877 Spotsylvania County

TRUSTEE'S SALE OF
5604 PINEY GLADE ROAD,
FREDERICKSBURG, VA 22407

In execution of a certain Deed of Trust dated October 19, 2018, in the original principal amount of $376,062.00 recorded in the Clerk's Office, Circuit Court for Spotsylvania County, Virginia as Instrument No. 180017353. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for the City of Fredericksburg, 701 Princess Anne St., Fredericksburg, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **October 7, 2026, at 2:00 PM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THERETO BELONGING, LOCATED AND BEING IN THE COUNTY OF SPOTSYLVANIA, COMMONWEALTH OF VIRGINIA, AND BEING DESIGNATED AS FOLLOWS: LOT 291, POD E, SECTION 3-C, LEE'S PARKE, AS THE SAME IS DULY DEDICATED, PLATTED AND RECORDED IN INSTRUMENT NUMBER 170015347, AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.aldridgepite.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically.

This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. If you have any questions or concerns, please contact the Virginia Pre-Sale Department of counsel for Equity Trustees, LLC at 301-961-6555, website: www.aldridgepite.com. VA-367684-2.

Aug 4,11,Sep 8, 2026 0012523966

840 Trustees Sale - DC

SHAPIRO SHER GUINOT & SANDLER, P.A.
250 W. Pratt Street – Suite 2000
Baltimore, MD 21201

SUBSTITUTE TRUSTEE'S AUCTION SALE
THREE (3) STORY, THIRTY-SIX (36) UNIT
APARTMENT BUILDING
Located at
1828 Q STREET SE
Washington, DC 20020

Under and by virtue of the power of sale contained in a certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, dated July 22, 2022, from 1828 Q Street SE Apartments LLC, and recorded with the District of Columbia Recorder of Deeds ("Land Records") on August 3, 2022 as Document No. 2022082317 (the "Deed of Trust"), the holder of the indebtedness secured by the Deed of Trust ("the Secured Party") having subsequently appointed Scott W. Foley (the "Substitute Trustee"), to act as Substitute Trustee by Deed of Appointment of Substitute Trustee dated July 8, 2026 and recorded among the Land Records at Document No. 2026068427, a default having occurred in the payment of the indebtedness secured thereby and/or the covenants contained therein, and at the request of the Secured Party, and following mailing of the *Affidavit of Non-Residential Mortgage Foreclosure* which was recorded on July 14, 2026 in the Land Records as Document No. 2026069487 and the *Notice of Foreclosure Sale of Real Property or Condominium Unit* which was filed on August 7, 2026 with the Land Records, the undersigned Trustee will offer for sale, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on

WEDNESDAY, SEPTEMBER 9, 2026 at 1:10 P.M.

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON being commonly known as 1828 Q Street SE, Washington, DC 20020 (Square 5572, Lot 0821) and more fully described in the Deed of Trust (the "Property").

UPON INFORMATION AND BELIEF, the Property is located on a 14,000+/- sq. ft. parcel and improved by a 3-story, garden style apartment building originally constructed in 1955 and gut renovated in 2022 with 36 units, in a RA-2 zoning district. The net rentable area totals 35,440+/- sq. ft.

NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be substantially accurate, but has not been independently verified by the Auctioneer, the Substitute Trustee or the Secured Party, and is offered for informational purposes only. The Auctioneer, the Substitute Trustee and Secured Party do not make any representations or warranties with respect to the accuracy of the information contained herein or in any of the information and materials made available to prospective purchasers and no express or implied warranties or representations may be inferred including, but not limited to, as to the use of the Property. Square footage contained herein is more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the Properties.

TERMS OF SALE: A deposit of $200,000 in the form of a cashier's check or other form acceptable to the Substitute Trustee at the time and place of sale will be required from the purchaser. The deposit must be increased to ten percent (10%) of the purchase price within two (2) business days following the sale and delivered to the office of the Substitute Trustee in the same form as the initial deposit. The deposit shall be placed in the trust account of the Substitute Trustee and shall not accrue interest. The Substitute Trustee will, as a condition to the sale, require all potential bidders to show their deposit before any bidding begins. If the Secured Party bids, it shall be entitled to debt bid and the Auctioneer shall be entitled to bid on behalf of the Secured Party. No deposit shall be required of the Secured Party. The balance of the purchase price, together with interest thereon at 9.125% per annum from the date of sale through the date of settlement, shall be due in cash or certified funds within forty-five (45) days after the date of sale unless extended in writing at the sole and absolute discretion of the Substitute Trustee. TIME IS OF THE ESSENCE. In the event settlement is delayed for any reason, there shall be no abatement of interest caused by the delay. If the deposit is not increased as and when required or payment of the balance does not take place within forty-five (45) days after the date of sale of the Property (or such extended date as may be approved in writing by the Substitute Trustee as provided above), in addition to any other legal or equitable remedies available, the Substitute Trustee may declare the deposit forfeited, retain the deposit, resell the Property at the risk and expense of the defaulting purchaser, and avail himself and the Secured Party of any legal and equitable rights against the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of such Property.

All taxes, ground rent, water rent, homeowner association charges, condominium fees, and all other public and private charges and assessments, including, without limitation, paving, sanitary and/or metropolitan district charges that are owed against the Property shall be borne by the purchaser and paid for by the purchaser at settlement. In addition, the cost of all documentary stamps, transfer taxes, document preparation, title insurance, title examination costs, survey costs, and all other settlement expenses incidental to conveyance of the Property shall be borne by the purchaser and paid for by the purchaser at settlement. In the event the Property is subject to a ground rent, the purchaser agrees to the leasehold purchase subject to the ground rent with no adjustment in the purchase price.

The Property is also sold subject to all encumbrances that are not extinguished by operation of law by the sale and subject to all easements, equitable servitudes, conditions, rights of way, restrictions, rights of redemption, covenants, declarations, and restrictions of record affecting the Property not otherwise extinguished by the sale. Furthermore, the Property is being sold subject to all nuisances, housing code violations, building code violations, zoning code violations, critical area and wetland violations, and environmental problems, conditions and hazards, whether latent or observable, which may exist on the Property. In addition, the Property is being sold subject to such state of facts that an accurate survey or physical inspection of the Property might disclose.

The Property will be sold "WHERE IS" in an "AS IS" condition and without any recourse, representations, or warranties, either express or implied, as to its nature, condition, value, use or description. The purchaser of the Property shall be responsible for obtaining physical possession of the Property following conveyance thereof by the Substitute Trustee to the purchaser. The purchaser(s) shall assume the risk of loss for the Property immediately after the sale.

If the Substitute Trustee is unable to convey title to the Property, the purchaser's sole remedy at law or in equity shall be limited to the refund of its deposit, without interest thereon. Upon refund of the deposit, the sale of the Property shall be null and void and of no effect, and such purchaser shall have no further claims against the Substitute Trustee, the Secured Party or the Auctioneer. The conveyance of the Property by the Substitute Trustee to the purchaser at settlement shall be by Trustee's Deed without covenant, warranty or representations whatsoever express or implied.

Until an offer is finally accepted by the Substitute Trustee, it is subject to higher and better offers. The Substitute Trustee reserves the right in his sole discretion to reject any bids or withdraw the Property from sale at any time before the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is accepted thereon by the Substitute Trustee. The Substitute Trustee may adjourn and/or continue the sale on the Property at any time. The parties' respective rights and obligations regarding the terms of the sale and conduct of the sale shall be governed and interpreted under the laws of the District of Columbia. The Substitute Trustee reserves the right to modify or waive the requirements for bidders' deposits and terms of sale/settlement. Further particulars may be announced at the time of sale.

Scott W. Foley, Substitute Trustee

FOR MORE INFORMATION CONTACT:
Paul Cooper, Auctioneer
License No. 2906000287
Alex Cooper Auctioneers, Inc.
908 York Road, Towson, Maryland 21204
Telephone No.: (410) 977-4707
http://realestate.alexcooper.com

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Aug 28,31,Sep 2,4,8, 2026 0012524546

877 Spotsylvania County

TRUSTEE'S SALE OF
11916 TEESIDE DRIVE,
FREDERICKSBURG, VA 22407

In execution of a certain Deed of Trust dated June 28, 2022, in the original principal amount of $406,000.00 recorded in the Clerk's Office, Circuit Court for Spotsylvania County, Virginia as Instrument No. 220013756. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for the City of Fredericksburg, 701 Princess Anne St., Fredericksburg, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **November 4, 2026, at 9:00 AM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows:

LOT ONE HUNDRED THIRTY FOUR (134), SECTION SEVEN (7), ASHBRIGH PARK SUBDIVISION, AS THE SAME IS DEDICATED, PLATTED AND RECORDED IN PLAT FILE 7, PAGES 593-594, AMONG THE LAND RECORDS OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.aldridgepite.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically.

This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. If you have any questions or concerns, please contact the Virginia Pre-Sale Department of counsel for Equity Trustees, LLC at 301-961-6555, website: www.aldridgepite.com. VA-385565-1.

Sep 8,15,Oct 13, 2026 0012525712

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840 Trustees Sale - DC

SHAPIRO SHER GUINOT & SANDLER, P.A.
250 W. Pratt Street – Suite 2000
Baltimore, MD 21201

SUBSTITUTE TRUSTEE'S AUCTION SALE
THIRTY-FOUR (34) UNIT
APARTMENT BUILDING WITH ON SITE PARKING
Located at
2913 KNOX PLACE SE
Washington, DC 20020

Under and by virtue of the power of sale contained in a certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, dated December 9, 2020, from BW Bailey 2913 Knox Place Apartments LLC, and recorded with the District of Columbia Recorder of Deeds ("Land Records") on December 22, 2020 as Document No. 2020157764 (the "Deed of Trust"), the holder of the indebtedness secured by the Deed of Trust ("the Secured Party") having subsequently appointed Scott W. Foley (the "Substitute Trustee"), to act as Substitute Trustee by Deed of Appointment of Substitute Trustee dated October 30, 2024 and recorded among the Land Records as Document No. 2024102613, a default having occurred in the payment of the indebtedness secured thereby and/or the covenants contained therein, and at the request of the Secured Party, and following mailing of the *Affidavit of Non-Residential Mortgage Foreclosure* which was recorded on July 14, 2026 in the Land Records as Document No. 2026069488 and the *Notice of Foreclosure Sale of Real Property or Condominium Unit* which was filed on August 7, 2026 with the Land Records, the undersigned Trustee will offer for sale, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on

WEDNESDAY, SEPTEMBER 9, 2026 at 12:50 P.M.

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON being commonly known as 2913 Knox Place SE, Washington, DC 20020 (Square 5741, Lot 0862) and more fully described in the Deed of Trust (the "Property").

UPON INFORMATION AND BELIEF, the Property is located on a 26,166+/- sq. ft. midblock parcel and improved by a 3-level plus basement multifamily walk-up apartment building originally constructed in 1964 and gut renovated in 2020 with 34 dwelling units consisting of (7) one-bedroom, (8) two-bedroom, (15) three-bedroom and (4) four-bedroom apartments which are rent regulated voucher units under the District of Columbia Housing Authority, in a RA-1 zoning district. Dwelling units contain a kitchen with wood cabinetry, plastic laminate counter tops, a 4-burner gas range, microwave, and stainless steel appliances. Living room and bedrooms have wood flooring, painted sheetrock walls, and recessed lighting fixtures. Bathrooms have ceramic tile floors and painted sheetrock walls. The gross building area totals 30,280+/- sq. ft. with above-grade building area of 22,710+/- sq. ft. The Property also consists of a rear parking lot with 30 parking spaces.

NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be substantially accurate, but has not been independently verified by the Auctioneer, the Substitute Trustee or the Secured Party, and is offered for informational purposes only. The Auctioneer, the Substitute Trustee and Secured Party do not make any representations or warranties with respect to the accuracy of the information contained herein or in any of the information and materials made available to prospective purchasers and no express or implied warranties or representations may be inferred including, but not limited to, as to the use of the Property. Square footage contained herein is more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the Property.

TERMS OF SALE: A deposit of $200,000 in the form of a cashier's check or other form acceptable to the Substitute Trustee at the time and place of sale will be required from the purchaser. The deposit must be increased to ten percent (10%) of the purchase price within two (2) business days following the sale and delivered to the office of the Substitute Trustee in the same form as the initial deposit. The deposit shall be placed in the trust account of the Substitute Trustee and shall not accrue interest. The Substitute Trustee will, as a condition to the sale, require all potential bidders to show their deposit before any bidding begins. If the Secured Party bids, it shall be entitled to debt bid and the Auctioneer shall be entitled to bid on behalf of the Secured Party. No deposit shall be required of the Secured Party. The balance of the purchase price, together with interest thereon at 7.75% per annum from the date of sale through the date of settlement, shall be due in cash or certified funds within forty-five (45) days after the date of sale unless extended in writing at the sole and absolute discretion of the Substitute Trustee. TIME IS OF THE ESSENCE. In the event settlement is delayed for any reason, there shall be no abatement of interest caused by the delay. If the deposit is not increased as and when required or payment of the balance does not take place within forty-five (45) days after the date of sale of the Property (or such extended date as may be approved in writing by the Substitute Trustee as provided above), in addition to any other legal or equitable remedies available, the Substitute Trustee may declare the deposit forfeited, retain the deposit, resell the Property at the risk and expense of the defaulting purchaser, and avail himself and the Secured Party of any legal and equitable rights against the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the Property.

All taxes, ground rent, water rent, homeowner association charges, condominium fees, and all other public and private charges and assessments, including, without limitation, paving, sanitary and/or metropolitan district charges that are owed against the Property shall be borne by the purchaser and paid for by the purchaser at settlement. In addition, the cost of all documentary stamps, transfer taxes, document preparation, title insurance, title examination costs, survey costs, and all other settlement expenses incidental to conveyance of the Property shall be borne by the purchaser and paid for by the purchaser at settlement. In the event the Property is subject to a ground rent, the purchaser agrees to the leasehold purchase subject to the ground rent with no adjustment in the purchase price.

The Property is also sold subject to all encumbrances that are not extinguished by operation of law by the sale and subject to all easements, equitable servitudes, conditions, rights of way, restrictions, rights of redemption, covenants, declarations, and restrictions of record affecting the Property not otherwise extinguished by the sale. Furthermore, the Property is being sold subject to all nuisances, housing code violations, building code violations, zoning code violations, critical area and wetland violations, and environmental problems, conditions and hazards, whether latent or observable, which may exist on or with respect to the Property. In addition, the Property is being sold subject to such state of facts that an accurate survey or physical inspection of the Property might disclose.

The Property will be sold "WHERE IS" in an "AS IS" condition and without any recourse, representations, or warranties, either express or implied, as to its nature, condition, value, use or description. The purchaser shall be responsible for obtaining physical possession of the Property following conveyance thereof by the Substitute Trustee to the purchaser. The purchaser shall assume the risk of loss for the Property immediately after the sale.

If the Substitute Trustee is unable to convey title to the Property, the purchaser's sole remedy at law or in equity shall be limited to the refund of its deposit, without interest thereon. Upon refund of the deposit, the sale shall be null and void and of no effect, and such purchaser shall have no further claims against the Substitute Trustee, the Secured Party or the Auctioneer. The conveyance of the Property by the Substitute Trustee to the purchaser at settlement shall be by Trustee's Deed without covenant, warranty or representations whatsoever express or implied.

Until an offer is finally accepted by the Substitute Trustee, it is subject to higher and better offers. The Substitute Trustee reserves the right in his sole discretion to reject any bids or withdraw the Property from sale at any time before the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is accepted thereon by the Substitute Trustee. The Substitute Trustee may adjourn and/or continue the sale on the Property at any time. The parties' respective rights and obligations regarding the terms of the sale and conduct of the sale shall be governed and interpreted under the laws of the District of Columbia. The Substitute Trustee reserves the right to modify or waive the requirements for bidders' deposits and terms of sale/settlement. Further particulars may be announced at the time of sale.

Scott W. Foley, Substitute Trustee

FOR MORE INFORMATION CONTACT:
Paul Cooper, Auctioneer
License No. 2906000287
Alex Cooper Auctioneers, Inc.
908 York Road, Towson, Maryland 21204
Telephone No.: (410) 977-4707
http://realestate.alexcooper.com

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
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Aug 28,31,Sep 2,4,8, 2026 0012524545

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840 Trustees Sale - DC

WHITEFORD
1800 M STREET, NW SUITE 450N
WASHINGTON, DC 20036
202.659.6800

TRUSTEE'S SALE OF VALUABLE CONDOMINIUM UNIT #Unit 312, CONTAINED WITHIN PREMISES of the Unit Owners Association of Schuyler Arms, A Condominium, 1954 Columbia Road, NW, Unit 312, Washington, DC 20009. Pursuant to the District of Columbia Condominium Act of 1976, as amended, the Condominium Declaration recorded December 29, 1981, Instrument No. 8100039763, and the Bylaws relating thereto recorded on December 29, 1981, as Instrument No. 8100039764 among the Land Records of the District of Columbia, and any recorded amendments thereto as of the date hereof, and pursuant to D.C. Code Section 42-1903.13, establishing that the Executive Officer shall be the Trustee to conduct the foreclosure sale, notice was filed and recorded of August 7, 2026. The Trustee shall sell at public auction on **WEDNESDAY, SEPTEMBER 9, 2026 at 12:00 P.M.,** at the office of ALEX COOPER AUCTIONEERS, INC., 4910 Massachusetts Avenue, NW, #100, Washington, DC 20016, the following described premises situated in the District of Columbia:

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:
PART OF LOT 37 IN SQUARE 2535 AS PER PLAT RECORDED IN LIBER 84 AT FOLIO 193 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA. THE PART OF THE LAND CONVEYED BEING MORE PARTICULARLY DESIGNATED AS UNIT NO. 312 OF THE "SCHUYLER ARMS, A CONDOMINIUM", ACCORDING TO THE DECLARATION OF CONDOMINIUM DATED DECEMBER 29, 1981 AND RECORDED DECEMBER 29, 1981 AS INSTRUMENT NO. 8100039763 AND THE BYLAWS RELATING THERETO, AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA, AND ANY RECORDED AMENDMENTS THERETO AS OF THE DATE HEREOF, AND AS PER PLAT OF CONDOMINIUM SUBDIVISION RECORDED IN CONDOMINIUM BOOK NO. 30 AT PAGE 2, IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA. NOTE: AT THE DATE HEREOF THE ABOVE DESCRIBED LAND IS DESIGNATED ON THE RECORDS OF THE ASSESSOR OF THE DISTRICT OF COLUMBIA FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 2034 IN SQUARE 2535. THE CONDOMINIUM DECLARATION ALLOCATES TO THE CONDOMINIUM UNIT AN UNDIVIDED INTEREST (STATED AS A PERCENTAGE) IN THE COMMON ELEMENTS OF THE CONDOMINIUM (HEREINAFTER CALLED THE "PERCENTAGE INTEREST"). THE PERCENTAGE INTEREST OF THE CONDOMINIUM UNIT IS SET FORTH IN THE CONDOMINIUM DECLARATION.

NOTE: AS OF THE DATE HEREOF, THE ABOVE DESCRIBED LAND IS DESIGNATED AMONG THE RECORDS OF THE ASSESSOR FOR THE DISTRICT OF COLUMBIA AS SQUARE 2535 IN LOT 2034.

THE IMPROVEMENTS THREON BEING COMMONLY KNOWN AS: 1954 COLUMBIA ROAD, NW, UNIT #312, WASHINGTON, DC 20009.

TERMS OF SALE: Sold subject to real estate taxes, and subject to other superior liens, encumbrances and municipal assessments, if any. The Association is foreclosing on both its six month super priority lien and the balance of the Association's statutory lien against the Property. Other oral information regarding 1954 Columbia Road, NW, Unit 312 may be disclosed at the time of the sale. A deposit of $10,000.00 shall be required at time of sale and such deposit shall be a certified check, cashier's check, or in such other form as the Association, in its sole discretion, requires. All conveyancing, recording, recordation tax, transfer tax etc. shall be at the purchaser's sole expense.

The balance of the purchase price, together with interest at the rate of 10% per annum from date of sale to date of receipt of the balance of the purchase price, must be paid by cashier's check or certified check, and all other terms shall be complied with within 30 days. Otherwise, the deposit is forfeited and the property may be re-advertised and resold at the discretion of the Trustee and at the risk and cost of the defaulting purchaser. The Trustee shall convey a deed pursuant to D.C. Code Section 42-1903.13, and makes no further representations or warranties as to title. The Trustee cannot guarantee clear title or the purchaser's ability to obtain title insurance. For this reason, the purchaser may not be able to obtain financing but must be able to pay the entire purchase price balance, in any case, within 30 days from the date of auction. In the event of the failure on the part of the Trustee to convey such deed for any reason, the purchaser's sole remedy shall be the return of the deposit.

Contact: Corben Zanger, at (202) 659-6807,
Attorney for the Unit Owners Association of Schuyler Arms, A Condominium.

ALEX COOPER auctioneers
4910 Massachusetts Avenue, N.W. • Suite 100
Washington, DC 20016 • 202.364.0306
www.alexcooper.com

Aug 31,Sep 4,8, 2026 0012524526

877 Spotsylvania County

TRUSTEE'S SALE OF
6103 N DANFORD STREET,
FREDERICKSBURG, VA 22407

In execution of a certain Deed of Trust dated November 18, 2016, in the original principal amount of $345,164.00 recorded in the Clerk's Office, Circuit Court for Spotsylvania County, Virginia as Instrument No. 160020458. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for the City of Fredericksburg, 701 Princess Anne St., Fredericksburg, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **October 7, 2026, at 2:00 PM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN COURTLAND MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, AND DESIGNATED AS LOT 273, SECTION 9, FOX POINT ON PLAT OF SUBDIVISION OF RECORD IN PLAT FILE 4, PAGES 280 - 281, IN THE CLERK'S OFFICE

878 **Stafford County**

TRUSTEE'S SALE OF
16 AVERIL COURT,
FREDERICKSBURG, VA 22406

In execution of a certain Deed of Trust dated December 22, 2023, in the original principal amount of $577,447.00 recorded in the Clerk's Office, Circuit Court for Stafford County, Virginia as Instrument No. 230015192. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for the City of Fredericksburg, 701 Princess Anne St., Fredericksburg, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **October 7, 2026, at 2:00 PM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows:

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN STAFFORD COUNTY, VIRGINIA, KNOWN AND DESIGNATED AS LOT 11, SECTION 1, CARDINAL FOREST, AS SHOWN ON A PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 20, PAGE 166, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.aldridgepite.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically.

This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. If you have any questions or concerns, please contact the Virginia Pre-Sale Department of counsel for Equity Trustees, LLC at 301-961-6555, website: www.aldridgepite.com. VA-384255-2.

Aug 4,11,Sep 8, 2026 0012523939

TRUSTEE'S SALE OF
14 BALLANTRAE COURT,
STAFFORD, VA 22554

In execution of a certain Deed of Trust dated June 4, 2021, in the original principal amount of $530,219.00 recorded in the Clerk's Office, Circuit Court for Stafford County, Virginia as Instrument No. 210019401. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for the City of Fredericksburg, 701 Princess Anne St., Fredericksburg, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **October 7, 2026, at 2:00 PM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows:

LOT 283A, SECTION 1, PHASE 2, SUMMERWOOD, AS PER RE-SUBDIVISION PLAT RECORDED IN PLAT BOOK 21, AT PAGES 225 AND 226, ORIGINALLY PLATTED AND RECORDED IN PLAT BOOK 19, AT PAGE 42, AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.aldridgepite.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically.

This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. If you have any questions or concerns, please contact the Virginia Pre-Sale Department of counsel for Equity Trustees, LLC at 301-961-6555, website: www.aldridgepite.com. VA-378037-2.

Aug 4,11,Sep 8, 2026 0012523935

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Channing E. Phillips Homes waitlist will open for one-, two- and three- bedroom apartments. Applications will be available online effective September 9, 2026 at 9:00am. The waitlist will close on September 9, 2026 at 9pm. Please log into https://waitlistcheck.com/MD3118-4879 and complete your pre-application. Any questions can be emailed to klitaker@c-t-associates.com. EHO

DISTRICT OF COLUMBIA

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102 **Happy Days**

NOVENA TO THE BLESSED VIRGIN

OH, MOST BEAUTIFUL FLOWER OF MOUNT CARMEL, FRUITFUL VINE, SPLENDOUR OF HEAVEN, BLESSED MOTHER OF SON OF GOD. IMMACULATE VIRGIN, ASSIST ME IN MY NECCESSITY. OH, STAR OF THE SEA, HELP ME, SHOW ME HEREIN YOU ARE MY MOTHER. OH, HOLY MARY, MOTHER OF GOD, QUEEN OF HEAVEN AND EARTH, I HUMBLY BESEECH YOU FROM THE BOTTOM OF MY HEART TO SUCCOUR ME IN THIS NECESSITY. THERE ARE NONE THAT CAN WITHSTAND YOUR POWER. OH, SHOW ME HEREIN, YOU ARE MY MOTHER. OH, MARY CONCEIVED WITHOUT ORIGINAL SIN, PRAY FOR US WHO HAVE RECOURSE TO THEE (SAY THIS THREE TIMES). HOLY MOTHER I PLACE THIS CAUSE IN YOUR HANDS (SAY THIS THREE TIMES). HOLY SPIRIT, YOU WHO SOLVE ALL PROBLEMS, LIGHT ALL ROADS SO THAT ALL CAN ATTAIN MY GOAL. YOU WHO GAVE ME THE DIVINE GIFT TO FORGET AND FORGIVE ALL EVIL AGAINST ME AND THAT IN ALL INSTANCES IN MY LIFE ARE WITH ME. I WANT IN THIS SHORT PRAYER TO THANK YOU FOR ALL THINGS AS YOU CONFIRM ONCE AGAIN THAT I NEVER WANT TO BE SEPARATED FROM YOU IN ETERNAL GLORY. THANK YOU FOR YOUR TOWARD ME AND MINE.

THIS PRAYER IS NEVER KNOWN TO FAIL. THE PERSON MUST SAY THIS PRAYER FOR THREE CONSECUTIVE DAYS. AFTER THREE DAYS THE REQUEST WILL BE GRANTED. THIS PRAYER MUST BE PUBLISHED AFTER THE FAVOUR IS GRANTED

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Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9016 COPENHAVER DRIVE
POTOMAC, MD 20854

Under a power of sale contained in a certain Deed of Trust dated May 24, 2022, recorded in Liber 65828, Folio 205 among the Land Records of Montgomery County, MD, with an original principal balance of $750,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

SEPTEMBER 25, 2026 AT 12:05 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery 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 $71,000 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 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. 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. 383264-1)

Andrew J. Brenner, et al, Substitute Trustees

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Sep 8,15,22, 2026 0012525596

265 **Home & Garden**

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610 **Dogs for Sale**

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Pembroke Welsh Corgi - 1 Male Puppy left! AKC Registered parents and puppy comes with his own full AKC papers. Father comes from an AKC champion bloodline. Vet checked and AKC DNA tested, and cleared on everything including DM, EIC, and VonWi/VWD. We have hard copies of both parents AKC Pedigree showing their AKC lineage.
He has been raised around kids since birth, and socialized with people, cats, and other dogs of all ages every single day. He absolutely LOVES young children. He is potty trained to hold it throughout the night, on solid food 100%, stairs trained, and understands very fast with training and gentle playing. He loves to "sploot" and to get belly rubs every second he can get. i can't express enough how extremely sweet he is.
He comes with up to date health shots/vaccinations and dewormings record, and a AKC folder kit that includes his AKC papers and 30 free days of AKC health insurance.
He is the last 1 male left (Black/Tri color).
Price is $1000 or best offer!
Please text or call me at 703-498-7755.
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840 **Trustees Sale - DC** | 840 **Trustees Sale - DC**

WHITEFORD
1800 M STREET, NW SUITE 450N
WASHINGTON, DC 20036
202.659.6800

TRUSTEE'S SALE OF VALUABLE CONDOMINIUM UNIT 204, CONTAINED WITHIN PREMISES of the Whittier Gardens Condominium, 6722 3rd Street, NW, Washington, DC 20012. Pursuant to the District of Columbia Condominium Act of 1976, as amended, the Condominium Declaration recorded May 2, 2008 as Instrument No. 2008047516, and the Bylaws relating thereto recorded on May 2, 2008 as Instrument No. 2008047517 among the Land Records of the District of Columbia, and any recorded amendments thereto as of the date hereof, and pursuant to D.C. Code Section 42-1903.13, establishing that the Executive Officer shall be the Trustee to conduct the foreclosure sale, notice was filed on August 7, 2026. The Trustee shall sell at public auction on **WEDNESDAY, SEPTEMBER 9, 2026 AT 11:55 A.M.,** at the office of ALEX COOPER AUCTIONEERS, INC., 4910 Massachusetts Avenue, NW, #100, Washington, DC 20016, the following described premises situated in the District of Columbia:

PART OF LOTS 32, 33 AND 34 IN SQUARE 3281 IN THE SUBDIVISION MADE BY HERBER L. THORNTON, AS PER PLAT RECORDED IN LIBER NO. 112 AT FOLIO 35 AMONG THE RECORDS OF THE OFFICE OF THE ASSESSOR OF THE DISTRICT OF COLUMBIA.

PART OF LAND CONVEYED BEING MORE PARTICULARLY DESIGNATED AS UNIT NO. 22-204 OF "WHITTIER GARDENS CONDOMINIUM", ACCORDING TO THE DECLARATION OF CONDOMINIUM DATED APRIL 28, 2008 AND RECORDED MAY 2, 2008, AS INSTRUMENT NO. 2008047516 AND THE BYLAWS OF CONDOMINIUM RELATING THERETO DATED APRIL 28, 2008 AND RECORDED MAY 2, 2008, AS INSTRUMENT NO. 2008047517, AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA, AND AS PER PLAT OF CONDOMINIUM SUBDIVISION RECORDED IN CONDOMINIUM BOOK NO. 67 AT PAGE 38 IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

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 2025 IN SQUARE 3281.

TOGETHER WITH ALL OF THE APPURTENANCES INCIDENT TO SAID UNIT, AS CONTAINED IN SAID DECLARATION OF CONDOMINIUM.

SUBJECT, HOWEVER, TO ALL THE PROVISIONS, RESTRICTIONS, EASEMENTS AND CONDITIONS, AS CONTAINED IN SAID DECLARATION OF CONDOMINIUM AND THE BYLAWS RELATING THERETO. THE CONDOMINIUM DECLARATION ALLOCATES TO THE CONDOMINIUM UNIT AN UNDIVIDED INTEREST (STATED AS A PERCENTAGE) IN THE COMMON ELEMENTS OF THE CONDOMINIUM. THE PERCENTAGE INTEREST OF THE CONDOMINIUM UNIT IS SET FORTH IN EXHIBIT B TO THE CONDOMINIUM DECLARATION, AS AMENDED.

TERMS OF SALE: Sold subject to real estate taxes, and subject to other superior liens, encumbrances and municipal assessments, if any. The Association is foreclosing on both its six-month superpriority lien and the balance of the Association's statutory lien against the Property. Other oral information regarding 6722 3rd Street, NW, Unit 204 may be disclosed at the time of the sale. A deposit of $10,000.00 shall be required at time of sale and such deposit shall be a certified check, cashier's check, or in such other form as the Association, in its sole discretion, requires. All conveyancing, recording, recordation tax, transfer tax etc. shall be at the purchaser's sole expense.

The balance of the purchase price, together with interest at the rate of 10% per annum from date of sale to date of receipt of the balance of the purchase price, must be paid, and all other terms shall be complied with within 30 days. Otherwise, the deposit is forfeited and the property may be re-advertised and resold at the discretion of the Trustee and at the risk and cost of the defaulting purchaser. The Trustee shall convey a deed pursuant to D.C. Code Section 42-1903.13, and makes no further representations or warranties as to title. The Trustee cannot guarantee clear title or the purchaser's ability to obtain title insurance. For this reason, the purchaser may not be able to obtain financing but must be able to pay the entire purchase price balance, in any case, within 30 days from the date of auction. In the event of the failure on the part of the Trustee to convey such deed for any reason, the purchaser's sole remedy shall be the return of the deposit.

Contact: Alessandra Gazzo, at (202) 836-8463,
Attorney for the Whittier Gardens Condominium.

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6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

18253 SMOKE HOUSE COURT
GERMANTOWN, MD 20874

Under a power of sale contained in a certain Deed of Trust dated April 8, 2015, recorded in Liber 50243, Folio 121 among the Land Records of Montgomery County, MD, with an original principal balance of $237,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

SEPTEMBER 18, 2026 AT 3:55 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery 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 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. 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. 372050-5)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
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Sep 1,8,15, 2026 0012525128

Friedman Vartolo LLP
1325 Franklin Avenue Suite 160
Garden City, NY 11530
212-471-5100

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

6025 AVON DRIVE
BETHESDA, MD 20814

Under a power of sale contained in a certain Deed of Trust from LVN Homes LLC, dated September 30, 2021 and recorded in Liber 64354, folio 44 among the Land Records of Montgomery County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

SEPTEMBER 25, 2026 AT 12:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Montgomery County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Property Address (for Informational Purposes): 6025 Avon Drive, Bethesda MD 20814

Tax ID Number: 07-00696344

The foreclosure sale advertised herein has been docketed in the Circuit Court for Montgomery County, Maryland, as Case No. C-15-CV-25-000066

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 $168,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for Montgomery County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.99000% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #241127-2).

The property will be sold subject to a 120 day right of redemption by the Internal Revenue Service.

Adam Friedman, Ralph Vartolo,
Catherine Aponte, Rachel Kiefer,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Sep 8,15,22, 2026 0012525488

850 **Montgomery County** | 850 **Montgomery County** | 850 **Montgomery County**

COMMISSIONER'S SALE – NOTICE
OF DEFAULT AND FORECLOSURE SALE
4319 Westbrook Lane, Kensington, Maryland 20895

NOTICE OF DEFAULT AND FORECLOSURE SALE, made this Twenty-Fourth day of August, 2026, by Richard A. Lash, Foreclosure Commissioner:

WHEREAS, on September 18, 2009, a certain Deed of Trust was executed by Harold Barnes, who died September 30, 2017, as trustor in favor of MetLife Home Loans, a Division of MetLife Bank, N.A. as beneficiary and FNC Title, LLC as trustee, and was recorded on October 19, 2009, in Libre/Book 38203, Folio/Page 177 in the office of the Land Records of Montgomery County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the "Secretary" or "HUD") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 8, 2012, and recorded on June 8, 2012, in Libre 44148, folio 348, in the office of the Land Records of Montgomery County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust due to violation of 9(a)(i): A borrower dies and the property is not the principal residence of at least one surviving borrower; and

WHEREAS, the entire amount delinquent as of July 28, 2026 is $1,456,891.69; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Buonassissi, Henning & Lash, P.C. as Foreclosure Commissioner, notice is hereby given that on **September 18, 2026 at 4:00 PM** local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as:

All that property situate in Montgomery County, State of Maryland, described as:

Lot numbered Three (3) in Block lettered "C", in the subdivision known as "H. M. Martin's Addition to Chevy Chase View", in Montgomery County, Maryland, as per plat thereof recorded in Plat Book 44 at Plat 3267, one of the Land Records for said Montgomery County, Maryland.

The improvements thereon being known as 4319 Westbrook Lane, Kensington, Maryland 20895.
Tax ID No: 13-00997694

BEING the same property conveyed to Harold Barnes by Deed from Harold Barnes, Inc dated February 19, 1994, recorded February 22, 1994, among the Land Records of Montgomery County, Maryland, in Liber 12344, folio 453.

WHEREAS the said Harold Barnes departed this life on or about September 30, 2017.

The sale will be held at **the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Avenue, Rockville, Maryland 20850.**

The Secretary of Housing and Urban Development will bid $1,463,989.40.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit 10% of the successful bid in the form of a certified check or cashier's check made out to the United States Secretary of Housing and Urban Development. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of 10% of the successful bid must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of $500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is $1,456,891.69 as of July 28, 2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 24, 2026

BUONASSISSI, HENNING & LASH, P.C.
Foreclosure Commissioner

By: Richard A. Lash, Esq.
12355 Sunrise Valley Drive, Suite 650
Reston, VA 20191
TEL: 703-796-1341 Ext.144
FAX: 1 (888) 252-7739

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

20307 CABANA DRIVE GERMANTOWN, MD 20876

Under a power of sale contained in a certain Deed of Trust from Ibrahina Aw, dated October 12, 2006 and recorded in Liber 33271, folio 787 among the Land Records of Montgomery County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

SEPTEMBER 11, 2026 AT 2:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Montgomery 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. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale.

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 $8,000 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 Montgomery County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 12.75% 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/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Purchaser will be responsible for obtaining the information necessary to comply with the RRE Rule and for providing the necessary information to the Reporting Person, as defined in the RRE Rule within (10) ten days following Ratification of the Sale or Purchaser's deposit will be forfeited and property resold. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #24-600701).

Laura H. G. O'Sullivan, et al., Substitute Trustees

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Aug 25,Sep 1,8, 2026 0012524853

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850 Montgomery County

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1325 Franklin Avenue Suite 160
Garden City, NY 11530
212-471-5100

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5101 RIVER ROAD, UNIT #1011 BETHESDA, MD 20816

Under a power of sale contained in a certain Deed of Trust from Sue B. Schumacher, dated July 30, 2009 and recorded in Liber 37987, folio 338 among the Land Records of Montgomery County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

SEPTEMBER 11, 2026 AT 2:05 PM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Montgomery County, Maryland and described as Unit 1011 and Parking Unit P-85-C in The Kenwood Condominium and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.
Property Address (for Informational Purposes): 5101 River Road, Unit #1011, Bethesda MD 20816

Tax ID Number: 07-01961311

The foreclosure sale advertised herein has been docketed in the Circuit Court for Montgomery County, Maryland, as Case No. C-15-CV-26-001437

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 $48,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for Montgomery County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.56000% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #246208-2).

Adam Friedman, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 25,Sep 1,8, 2026 0012524843

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 4205 RED MAPLE COURT BURTONSVILLE, MD 20866

Under a power of sale contained in a certain Deed of Trust from Judith A. Bowen a/k/a Judith A. Suter, dated November 28, 2006 and recorded in Liber 34005, folio 709 among the Land Records of Montgomery County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

SEPTEMBER 18, 2026 AT 3:45 PM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Montgomery 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 $17,000 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 Montgomery 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/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Purchaser will be responsible for obtaining the information necessary to comply with the RRE Rule and for providing the necessary information to the Reporting Person, as defined in the RRE Rule within (10) ten days following Ratification of the Sale or Purchaser's deposit will be forfeited and property resold. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #2013-42872).

Laura H. G. O'Sullivan, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Sep 1,8,15, 2026 0012525183

850 Montgomery County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12903 CHURCHILL RIDGE CIRCLE, UNIT #11 GERMANTOWN, MD 20874

Under a power of sale contained in a certain Deed of Trust dated December 10, 2021, recorded in Liber 64887, Folio 498 among the Land Records of Montgomery County, MD, with an original principal balance of $270,019.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

SEPTEMBER 11, 2026 AT 2:23 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and described as Unit numbered 10-11 in Phase 1, Building No. 10, in a Condominium styled, "Churchill Condominium, Inc" 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 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. 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. 367180-2)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 25,Sep 1,8, 2026 0012524840

McMichael Taylor Gray LLC
6 N. East Street, Suite 202
Frederick, MD 21701
404-474-7149

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

19013 OLNEY MILL ROAD OLNEY, MD 20832

Under a power of sale contained in a certain Deed of Trust dated April 24, 2025, recorded in Liber 69115, Folio 370 among the Land Records of Montgomery County, MD, with an original principal balance of $111,360.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

SEPTEMBER 18, 2026 AT 3:40 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #08-00742624.

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.

Terms of Sale: A deposit of $12,000 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 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. 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. 26-001454-02)

Diana Theologou, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Sep 1,8,15, 2026 0012525198

850 Montgomery County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9645 SHADOW OAK DRIVE MONTGOMERY VILLAGE, MD 20886

Under a power of sale contained in a certain Deed of Trust dated August 28, 2009, recorded in Liber 37984, Folio 287 among the Land Records of Montgomery County, MD, with an original principal balance of $232,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

SEPTEMBER 11, 2026 AT 2:21 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer 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. 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. 379329-1)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 25,Sep 1,8, 2026 0012524839

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1509 MENLEE DRIVE SILVER SPRING, MD 20904

Under a power of sale contained in a certain Deed of Trust dated May 4, 2023, recorded in Liber 66987, Folio 481 among the Land Records of Montgomery County, MD, with an original principal balance of $501,744.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

SEPTEMBER 11, 2026 AT 2:19 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery 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 $49,000 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 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. 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. 371318-4)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 25,Sep 1,8, 2026 0012524838

850 Montgomery County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12119 CLIFFTONDALE DRIVE, UNIT #20 SILVER SPRING, MD 20904

Under a power of sale contained in a certain Deed of Trust dated September 30, 2005, recorded in Liber 32721, Folio 316 among the Land Records of Montgomery County, MD, with an original principal balance of $218,980.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

SEPTEMBER 11, 2026 AT 2:15 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and described as Unit numbered Twenty (20) in "Stonehedge 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 $8,000 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 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. 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. 383312-1)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 25,Sep 1,8, 2026 0012524836

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6311 ALCOTT ROAD BETHESDA, MD 20817

Under a power of sale contained in a certain Deed of Trust dated June 3, 2022, recorded in Liber 65854, Folio 486 among the Land Records of Montgomery County, MD, with an original principal balance of $1,480,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

SEPTEMBER 11, 2026 AT 2:17 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery 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 $144,000 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 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. 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. 377013-1)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 25,Sep 1,8, 2026 0012524837

850 Montgomery County

McMichael Taylor Gray LLC
6 N. East Street, Suite 202
Frederick, MD 21701
404-474-7149

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9204 STAPLEFORD HALL PLACE
POTOMAC, MD 20854

Under a power of sale contained in a certain Deed of Trust dated March 25, 2024, recorded in Liber 68295, Folio 81 among the Land Records of Montgomery County, MD, with an original principal balance of $1,460,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

SEPTEMBER 11, 2026 AT 2:10 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #10-02006782.

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 $152,000 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 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. 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. 26-000971-01)

Diana Theologou, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 25,Sep 1,8, 2026 0012524822

Robertson, Anschutz, Schneid & Crane, LLC
11350 McCormick Road, EP 1, Suite 302
Hunt Valley, MD 21031
470-321-7112

TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
28 DRUMCASTLE CT
GERMANTOWN, MD 20876

Under a power of sale contained in that Deed of Trust dated September 1, 2006, and recorded in Liber 39205, folio 389, of the land records of MONTGOMERY COUNTY , with an original principal balance of $293,400.00, default having occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE MONTGOMERY COUNTY COURTHOUSE LOCATED AT 50 MARYLAND AVENUE, ROCKVILLE, MD 20850 ON,

SEPTEMBER 9, 2026 at 11:30 AM

ALL THAT FEE SIMPLE LOT OF GROUND together with any buildings or improvements thereon situated in MONTGOMERY COUNTY, MD, located at the above address and more fully described in the aforementioned Deed of Trust.

TAX-ID# - 09-02052766

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the same, **including any condominium or homeowners association assessments pursuant to MD Real Property Article Â§11-110 and Â§11B-117.**

TERMS OF SALE: A non-refundable bidder's deposit of $29,500.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 5.5% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such even this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (24-211650)

Keith Yacko, David Williamson,
Substitute Trustees

HARVEY WEST AUCTIONEERS, LLC
306 E. Joppa Road
Hampton Plaza - Suite 1100
Baltimore, MD 21286
410-752-6757

Aug 25,Sep 1,8, 2026 0012524021

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850 Montgomery County

LAW OFFICES
Shulman Rogers, P.A.
12505 Park Potomac Avenue, 6th Floor
Potomac, MD 20854
(301) 230-5241
File No. 121286.00117
SUBSTITUTE TRUSTEE'S SALE
OF IMPROVED REAL PROPERTY
14038 Gallop Terrace, Germantown, MD 20874

(the "Property")

Under a power of sale contained in a certain Purchase Money Deed of Trust (the "Deed of Trust") from Jarita Odei to RGS Title LLC, Trustee, dated November 30, 2020, and recorded in Book 61320, at Page 464, among the Land Records of Montgomery County, Maryland, default having occurred under the terms thereof, the Substitute Trustees ("Trustees") will sell at public auction at the Circuit Court for Montgomery County, located at 50 Maryland Avenue, Rockville, MD 20850,
on

September 10, 2026 at 1:00 PM

All that Fee-Simple lot of ground and the improvements thereon, if any, identified as Tax ID No. 02-02601957 and more fully described in the aforesaid Deed of Trust. The Property and improvements, if any, thereupon will be sold in "as is" condition and subject to conditions, restrictions, and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $35,000.00 by cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion at the time 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 Montgomery County. Interest to be paid on the unpaid purchase money at the rate of 3.375% 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. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, including water/sewer charges and ground rent, to be adjusted to date of sale and thereafter assumed by purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale forward. Cost of all documentary stamps, transfer, and recordation 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 may be announced at the time of the sale.

If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited to the Trustees for application against all expenses, attorneys' fees and the full commission of the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorneys' fees and the full commission of this sale) shall be charged against and paid out of the forfeited deposit. Any remaining deposit shall be applied to the loan secured by the Deed of Trust. The Trustees may then re-advertise and resell the Property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without re-selling the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the Property by said defaulting purchaser, and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorneys' fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale.

Benjamin P. Smith
Rebekah F. Paradis
Seth W. Diamond
Erin M. August
Substitute Trustees

HARVEY WEST AUCTIONEERS, LLC
306 E. Joppa Road
Hampton Plaza - Suite 1100
Baltimore, MD 21286
410-752-6757

Aug 25,Sep 1,8, 2026 0012524167

852 Anne Arundel County

GREENSPOON MARDER, LLP
201 International Circle, Suite 230
Hunt Valley, MD 21030

SUBSTITUTE TRUSTEE'S SALE
OF IMPROVED REAL PROPERTY
KNOWN AS
2539 MISSION HILLS CT
Annapolis, MD 21401

By virtue of a power of sale contained in a Deed of Trust from CORNELIUS J. BARRETT, dated October 5, 2021 and recorded in book 37725 , page 153 among the Land Records of ANNE ARUNDEL COUNTY, Maryland, default having occurred thereunder (Foreclosure Case docketed as Case No. C-02-CV-26-001037; Tax ID No. 02-892-90048567) the Substitute Trustee will sell at public auction ANNE ARUNDEL COUNTY courthouse located at 8 CHURCH CIR, ANNAPOLIS, MD 21401 .

SEPTEMBER 17, 2026 at 4:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in ANNE ARUNDEL COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit of $ 39,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK, CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for ANNE ARUNDEL COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at five percent (5%) from the date of sale to the date funds are received by the Substitute Trustee. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee is unable to convey insurable title for any reason, the Purchaser's sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 24-000943-01)

NICOLE LIPINSKI, GABRIELLE GIOVINAZZO, ERIN KENNEDY,
Substitute Trustee (s)

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
306 E. Joppa Road
Hampton Plaza - Suite 1100
Baltimore, MD 21286
410-752-6757

Sep 1,8,15, 2026 0012524408

856 Frederick 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

7301 BLUE MOUNTAIN ROAD
THURMONT, MD 21788

Under a power of sale contained in a certain Deed of Trust from Helen Ruth Click, William Click and Haydee Click dated April 27, 2006 and recorded in Liber 6000, folio 513 among the Land Records of Frederick County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Frederick County, at the Court House Door, 100 W. Patrick St., Frederick, MD 21701, on

SEPTEMBER 25, 2026 AT 10:30 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Frederick County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #15-335378.

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 Frederick 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. THIS TRANSACTION MAY BE SUBJECT TO THE FINCEN RESIDENTIAL REAL ESTATE REPORTING RULE ("RRE RULE"). INFORMATION NECESSARY TO COMPLY WITH THE RRE RULE MUST BE PROVIDED TO THE SUBSTITUTE TRUSTEES PRIOR TO CLOSING. FAILURE TO PROVIDE REQUIRED DOCUMENTATION FOR FINCEN REPORTING WILL BE CONSIDERED A DEFAULT. ADDITIONALLY, FAILURE TO PROVIDE THE REQUIRED INFORMATION UNDER SPECIFIC CIRCUMSTANCES COULD RESULT IN THE SUBSTITUTE TRUSTEE NOT EXECUTING THE SUBSTITUTE TRUSTEES DEED. INTEREST WILL CONTINUE TO ACCRUE AND REMAIN THE SUCCESSFUL BIDDER'S RESPONSIBILITY UNTIL THE INFORMATION IS PROVIDED.

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 22-001709-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Sep 8,15,22, 2026 0012525614

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The Washington Post
S0115-2x2

856 Frederick County

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

SUBSTITUTE TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
5403 Viceroy Court
Frederick, MD 21703

Under and by virtue of the power of sale contained in a certain Deed of Trust to DIANA R. HARRISON, Trustee(s), dated October 28, 2005, and recorded among the Land Records of FREDERICK COUNTY, MARYLAND in Liber 6221 , folio 216 , MODIFIED ON JULY 9, 2015 IN LIBER 10732 FOLIO 237; the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE FREDERICK COUNTY COURTHOUSE LOCATED AT 100 W. PATRICK ST, FREDERICK, MD 21701 ON,

SEPTEMBER 23, 2026 at 9:30 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in FREDERICK COUNTY, MD and more fully described in the above-referenced Deed of Trust Tax ID# -28-580819.

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of $20,000.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of FREDERICK COUNTY, MARYLAND interest to be paid at the rate of 3% on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. 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.

Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public/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 the date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes hall be paid by purchaser. 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. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The Substitute Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if the ratification of the sale is denied by the Circuit Court for any reason, the purchasers sole remedy, at law or equity, is the return of their deposit, without interest.

The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, may be announced at the time and date of sale.

If this transaction is subject to the FinCEN Residential Real Estate Reporting Rule ("RRE") issued pursuant to the Bank Secrecy Act, information necessary to comply with the RRE Rule must be obtained provided to the Reporting Person, as defined in RRE Rule, prior to closing. File No. (22-06140)

BRENNAN FERGUSON, JOHN C. HANRAHAN,
JEREMY B. WILKINS, AMANDA DRISCOLE,
ROBERT OLIVERI, AND PAUL HEINMULLER ,
Substitute Trustees

HARVEY WEST AUCTIONEERS, LLC
306 E. Joppa Road
Hampton Plaza - Suite 1100
Baltimore, MD 21286
410-752-6757

Sep 8,15,22, 2026 0012524933

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856 Frederick County

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

200 HERITAGE COURT
WALKERSVILLE, MD 21793

Under a power of sale contained in a certain Deed of Trust from Mary Elizabeth Creed, dated February 9, 2023 and recorded in Liber 16331, folio 434 among the Land Records of Frederick County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Frederick County, at the Court House Door, 100 W. Patrick St., Frederick, MD 21701, on

SEPTEMBER 11, 2026 AT 12:37 PM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Frederick 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 $24,000 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 Frederick County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.875% 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/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Purchaser will be responsible for obtaining the information necessary to comply with the RRE Rule and for providing the necessary information to the Reporting Person, as defined in the RRE Rule within (10) ten days following Ratification of the Sale or Purchaser's deposit will be forfeited and property resold. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #26-600394).

Laura H. G. O'Sullivan, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 25,Sep 1,8, 2026 0012524852

Robertson, Anschutz, Schneid & Crane, LLC
11350 McCormick Road, EP 1, Suite 302
Hunt Valley, MD 21031
470-321-7112

TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
13 HOOD ST
MOUNT AIRY, MD 21771

Under a power of sale contained in that Deed of Trust dated June 6, 2005, and recorded in Liber 5371, folio 307, of the land records of FREDERICK COUNTY , with an original principal balance of $220,000.00, default having occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE FREDERICK COUNTY COURTHOUSE LOCATED AT 100 W. PATRICK ST, FREDERICK, MD 21701 ON,

SEPTEMBER 9, 2026 at 1:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND together with any buildings or improvements thereon situated in FREDERICK COUNTY, MD, located at the above address and more fully described in the aforementioned Deed of Trust.

TAX ID# - 18-380269

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the same, including any condominium or homeowners association assessments pursuant to MD Real Property Article Â§ 11-110 and Â§ 11B-117 .

TERMS OF SALE:A non-refundable bidder's deposit of $27,500.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 6.0% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (26-398306ADC)

KEITH YACKO, DAVID WILLIAMSON, Substitute Trustees

Potential Bidders: For sale information, please visit www.Auction.com or call (800) 280-2832.

Aug 25,Sep 1,8, 2026 0012523054

856 Frederick County

Offit Kurman, Attorneys at Law
7501 Wisconsin Avenue, Suite 1000W
Bethesda, Maryland 20814
202-900-8595

SUBSTITUTE TRUSTEES' SALE
NON-OWNER OCCUPIED RESIDENTIAL PROPERTY

10651 WOLFSVILLE ROAD
MYERSVILLE, MD 21773

Under and by virtue of the power of sale contained in that certain Purchase Money Deed of Trust from Velasquez Properties, LLC to Russell S. Drazin, in trust (the "Trustee"), for the benefit of WCP Fund I LLC dated March 28, 2025, and recorded on April 11, 2025 in Book 17295, Page 418, among the Land Records of Frederick County, Maryland (the "Land Records") and subsequently assigned to 1Sharpe Income Solutions Trust ("Beneficiary") by Assignment of Deed of Trust dated April 1, 2025 and recorded February 2, 2026 among the Land Records in Book 17704, Page 114 and securing that certain Commercial Deed of Trust Note dated March 28, 2025 made by Velasquez Properties, LLC, as assigned to Beneficiary by that certain Allonge dated March 31, 2025 (collectively, the "Deed of Trust"). The Beneficiary having appointed Frances C. Wilburn, Esq., Jung Kim, Esq. and Leah C. Freedman, Esq. as Substitute Trustees by that certain Deed of Appointment of Substitute Trustees dated April 28, 2026, recorded among the Land Records on May 13, 2026 in Book 17859, Page 12, default having occurred under the terms thereof and at the request of the party secured thereby, the undersigned Substitute Trustees, will sell at public auction at the Circuit Court for Frederick County, Maryland, at the Court House Door, 100 W. Patrick St., Frederick, MD 21701, on

SEPTEMBER 11, 2026 at 12:30 P.M.

Beginning for the same at a point, said point being the beginning point of a conveyance to Belva E. Summers as recorded in Liber 439, at Folio 304; thence running (1) North 56 degrees 00'00" East, 197.01 feet to a point, thence (2) North 79 degrees 29'44" East, 54.96 feet to a point, thence (3) South 32 degrees 00'00" East, 346.50 feet to a point, thence (4) South 59 degrees 30'00" West, 99.00 feet to a point, thence (5) South 37 degrees 30'00" West, 122.76 feet to a point, thence (6) North 36 degrees 52'01" West, 401.61 feet to a point of beginning, containing 1.98 acres of land, more or less.

Property Address: 10651 Wolfsville Road, Myersville, MD 21773

Parcel ID: 16-358673

TERMS OF SALE: The Property will be sold in "AS IS, WHERE IS" condition, without recourse. Neither the Substitute Trustees, the noteholder secured by the Deed of Trust, the Auctioneer, nor any of their respective agents, successors or assigns (collectively, the "Selling Parties") make any representations or warranties, express or implied, with respect to the Property, or any tenancies or parties in possession, including without limitation, the description, use, size, structural integrity, physical condition, construction, extent of construction, workmanship, materials, habitability, subdivision, zoning, environmental condition, compliance with building codes or other laws (such as Americans with Disabilities Act), ordinances or regulations, fitness for a particular purpose, or merchantability of all or any part of the Property. The purchaser waives and releases the Selling Parties from any and all claims the purchaser and/or the purchaser's successors and assigns may now have or may have in the future relating to the condition of the Property, including but not limited to the environmental condition thereof. The purchaser shall assume all risk of loss or damage to the Property after the time of the foreclosure sale. The Property will be sold subject to all tenancies, parties in possession, conditions, regulations, orders, ordinances and laws, as well as restrictions, judgments, liens, assessments, outstanding taxes and all other charges, utility charges, matters, and agreements of record affecting same, if any, which the successful bidder(s), in addition to paying the bid price, will be required to pay and/or otherwise satisfy. The Property will be sold subject to any building or housing violations, easements, agreements, restrictions, terms, rights of way, filed and unfiled mechanics' and materialmen's liens, covenants, conditions, rights of redemption, and all other encumbrances having priority over the Deed of Trust, if any, lawfully affecting the Property whether or not of record, including but not limited to environmental conditions (including without limitation possible wetlands, riparian rights, critical or protected areas, and the presence of protected or endangered species) and all applicable federal, state and local laws, ordinances and regulations lawfully affecting the Property. All interested bidders are encouraged to contact the appropriate governmental authorities prior to the sale date regarding the permitted uses of the Property and the requirements, if any, for construction, completion and/or development.

The Substitute Trustees shall be entitled to remove the Property from sale prior to bidding, and reject any and all bids. A deposit of $20,000.00 in the form of certified check or cashier's check shall be paid to the Substitute Trustees at the time and place of sale. The deposit must be increased to 10% of the winning bid amount and delivered to the Substitute Trustees within one (1) business day after the date of the auction in the same form of funds as the initial deposit. Failure to timely tender the deposit or increased deposit shall constitute a material default by the purchaser. Whenever the purchaser is also the noteholder secured by the Deed of Trust, payment of the required deposit(s) and the purchase price is made by crediting the amount thereof to the indebtedness. The balance of the purchase price shall be paid in cash or certified check at settlement, which shall be no later than fifteen (15) days after final ratification of the sale by the Circuit Court for Frederick County, Maryland, unless said period is extended by the Substitute Trustees, their successors or assigns, in Substitute Trustees sole and absolute discretion, with no obligation to extend, time otherwise being of the essence; otherwise, in addition to other remedies available to the Substitute Trustees, whether at law or in equity, the Substitute Trustees may, at their election, declare the deposit forfeited and resell the Property at the risk and cost of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the Property. The purchaser hereby agrees that in the event of any litigation between any of the Selling Parties and the purchaser related to the Property, the purchaser shall immediately pay on demand the reasonable attorney's fees and costs incurred by the Selling Parties in such action. Interest at the rate equal to the rate at which interest is currently accruing on the Note, shall be paid on the unpaid purchase price from the date of sale to the date of closing. All outstanding real property taxes, and water rent on an annual basis, including any sanitary and/or county or metropolitan district charges and any other municipal charges, utility charges, whether incurred prior to or after the sale shall be assumed and paid by purchaser. Cost of all documentary stamps, transfer taxes, recordation taxes, (including any agricultural transfer tax), recording fees, document preparation, title insurance and any and all other costs or charges of settlement shall be borne solely by the purchaser. The purchaser shall be responsible for obtaining possession from anyone in possession of the Property. Conveyance of the Property shall be by Substitute Trustees' Deed, without covenant or warranty, express or implied, unless otherwise required by statute, court rule or the Deed of Trust. In the event the Substitute Trustees are unable for any reason to convey title, the purchaser's sole remedy at law or in equity shall be to request and to receive a return of the deposit. Upon a return of the deposit, this sale shall be void and of no effect and the purchaser shall have no further claim against the Selling Parties.

This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the Substitute Trustees' entire terms upon which such premises shall be offered for sale.

All information herein contained is believed to be accurate but is not guaranteed.

Frances C. Wilburn, Esq., Jung Kim, Esq., Leah C. Freedman, Esq.
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 25,Sep 1,8, 2026 0012524289

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856 Frederick County

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

9120 JOHN SIMMONS STREET
FREDERICK, MD 21704

Under a power of sale contained in a certain Deed of Trust from Eliseo Eslabon, Jr., Walden G. Gajo and Girlie Eslabon, dated June 23, 2005 and recorded in Liber 5399, folio 123 among the Land Records of Frederick County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Frederick County, at the Court House Door, 100 W. Patrick St., Frederick, MD 21701, on

SEPTEMBER 11, 2026 AT 12:35 PM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Frederick 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 $79,000 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 Frederick 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/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Purchaser will be responsible for obtaining the information necessary to comply with the RRE Rule and for providing the necessary information to the Reporting Person, as defined in the RRE Rule within (10) ten days following Ratification of the Sale or Purchaser's deposit will be forfeited and property resold. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #2012-19403).

The property will be sold subject to a 120 day right of redemption by the Internal Revenue Service.

Laura H. G. O'Sullivan, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 25,Sep 1,8, 2026 0012524462

Robertson, Anschutz, Schneid & Crane, LLC
11350 McCormick Road, EP 1, Suite 302
Hunt Valley, MD 21031
470-321-7112

TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
8709 SHRYOCK MILL RD
THURMONT, MD 21788

Under a power of sale contained in that Deed of Trust dated October 29, 1999, and recorded in Liber 2660, folio 376, of the land records of FREDERICK COUNTY , with an original principal balance of $212,500.00, default having occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE FREDERICK COUNTY COURTHOUSE LOCATED AT 100 W. PATRICK ST, FREDERICK, MD 21701 ON,

SEPTEMBER 23, 2026 at 1:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND together with any buildings or improvements thereon situated in FREDERICK COUNTY, MD, located at the above address and more fully described in the aforementioned Deed of Trust.

TAX ID# - 04-156803

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the same, including any condominium or homeowners association assessments pursuant to MD Real Property Article Â$ 11-110 and Â$ 11B-117 .

TERMS OF SALE:A non-refundable bidder's deposit of $8,000.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 7.5% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (25-372904ADC)

KEITH YACKO, DAVID WILLIAMSON,
Substitute Trustees

Potential Bidders: For sale information, please visit www.Auction.com or call (800) 280-2832.

Sep 8,15,22, 2026 0012522501

856 Frederick County

Aldridge Pite LLP
6001 Executive Blvd., Suite 200
Rockville, MD 20852
301-961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5060 OLD BARTHOLOWS ROAD
MOUNT AIRY, MD 21771

Under a power of sale contained in a certain Deed of Trust dated February 23, 2008, recorded in Liber 7187, Folio 193 among the Land Records of Frederick County, MD, with an original principal balance of $300,744.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Frederick County, at the Court House Door, 100 W. Patrick St., Frederick, MD 21701, on

SEPTEMBER 11, 2026 AT 12:25 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Frederick 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 $49,000 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. 315673-3)

Andrew J. Brenner, et al, Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Aug 25,Sep 1,8, 2026 0012524835

De Cubas & Lewis, PA
PO Box 5026
Fort Lauderdale, FL 33310

SUBSTITUTE TRUSTEE'S SALE
OF IMPROVED REAL PROPERTY
KNOWN AS
6414 QUINN RD
FREDERICK, MD 21701

By virtue of a power of sale contained in a Deed of Trust from MELISSA J. MCDANIEL, dated December 22, 2018 and recorded in book 12793 , page 1 among the Land Records of FREDERICK COUNTY, Maryland, default having occurred thereunder (Foreclosure Case docketed as Case No. C-10-CV-26-000421; Tax ID No. 09-226222) the Substitute Trustee will sell at public auction FREDERICK COUNTY C ourthouse located at 100 W. PATRICK ST, FREDERICK, MD 21701 .

SEPTEMBER 9, 2026 at 9:45 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in FREDERICK COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit of $ 44,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK, CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for FREDERICK COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at 7.1090 % from the date of sale to the date funds are received by the Substitute Trustee. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee is unable to convey insurable title for any reason, the Purchaser's sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 25-05689)

THOMAS GARTNER, JUSTIN HOY,
Substitute Trustee (s)

HARVEY & SALTZ AUCTIONEERS, LLC
308 E. Joppa Road
Hampton Plaza - Suite 1 100
Baltimore, MD 21286
410-828-8787

Aug 25,Sep 1,8, 2026 0012524228

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857 Howard County

De Cubas & Lewis, PA
PO Box 5026
Fort Lauderdale, FL 33310

SUBSTITUTE TRUSTEE'S SALE
OF IMPROVED REAL PROPERTY
KNOWN AS
5112 KELLAN DR
ELLICOTT CITY, MD 21043

By virtue of a power of sale contained in a Deed of Trust from PIERRE A. COLOMBEL AND LAURA E. COLOMBEL, dated October 28, 2005 and recorded in book 9671 , page 004 among the Land Records of HOWARD COUNTY, Maryland, default having occurred thereunder (Foreclosure Case docketed as Case No. C-13-CV-26-000387; Tax ID No. 02-414996) the Substitute Trustee will sell at public auction HOWARD COUNTY C ourthouse located at 9250 JUDICIAL WAY, ELLICOTT CITY, MD 21043 .

SEPTEMBER 24, 2026 at 10:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in HOWARD COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit of $ 64,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK, CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for HOWARD COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at 4.3750 % from the date of sale to the date funds are received by the Substitute Trustee. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee is unable to convey insurable title for any reason, the Purchaser's sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 25-05413)

THOMAS GARTNER, JUSTIN HOY, Substitute Trustee (s)

HARVEY & SALTZ AUCTIONEERS, LLC
308 E. Joppa Road
Hampton Plaza - Suite 1 100
Baltimore, MD 21286
410-828-8787

Sep 8,15,22, 2026 0012524828

856 Frederick County

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY
7 WALDEN WAY
MOUNT AIRY, MD 21771

Under a power of sale contained in a certain Deed of Trust from David Brian Hamilton and Laura D. Hamilton, dated March 23, 2006 and recorded in Liber 6010, folio 452 among the Land Records of Frederick County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Frederick County, at the Court House Door, 100 W. Patrick St., Frederick, MD 21701, on

SEPTEMBER 18, 2026 AT 12:40 PM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Frederick 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 $30,000 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 Frederick 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/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Purchaser will be responsible for obtaining the information necessary to comply with the RRE Rule and for providing the necessary information to the Reporting Person, as defined in the RRE Rule within (10) ten days following Ratification of the Sale or Purchaser's deposit will be forfeited and property resold. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #14-605965).

Laura H. G. O'Sullivan, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Sep 1,8,15, 2026 0012525195

857 Howard County

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

SUBSTITUTE TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
5720 Goldfinch Ct
Ellicott City, MD 21043

Under and by virtue of the power of sale contained in a certain Deed of Trust to ROSENBERG AND ASSOCIATES LLC. , Trustee(s), dated September 7, 2022, and recorded among the Land Records of HOWARD COUNTY, MARYLAND in Liber 21741 , folio 7 , the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE HOWARD COUNTY COURTHOUSE LOCATED AT 9250 JUDICIAL WAY, ELLICOTT CITY, MD 21043 ON,

SEPTEMBER 9, 2026 at 12:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in HOWARD COUNTY, MD and more fully described in the above-referenced Deed of Trust Tax ID# - 01-273930.

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of $36,000.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of HOWARD COUNTY, MARYLAND interest to be paid at the rate of 8.11% on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. 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.

Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public/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 the date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes hall be paid by purchaser. 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. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The Substitute Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if the ratification of the sale is denied by the Circuit Court for any reason, the purchasers sole remedy, at law or equity, is the return of their deposit, without interest.

The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, may be announced at the time and date of sale.

If this transaction is subject to the FinCEN Residential Real Estate Reporting Rule ("RRE") issued pursuant to the Bank Secrecy Act, information necessary to comply with the RRE Rule must be obtained provided to the Reporting Person, as defined in RRE Rule, prior to closing. File No. (25-33244)

BRENNAN FERGUSON, JOHN C. HANRAHAN, JEREMY B. WILKINS, AMANDA DRISCOLE, ROBERT OLIVERI, AND PAUL HEINMULLER, Substitute Trustees

HARVEY & SALTZ AUCTIONEERS, LLC
308 E. Joppa Road
Hampton Plaza - Suite 1 100
Baltimore, MD 21286
410-828-8787

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THE WEATHER

WASHINGTONPOST.COM/WEATHER

Prognostication: Perfectly pleasant

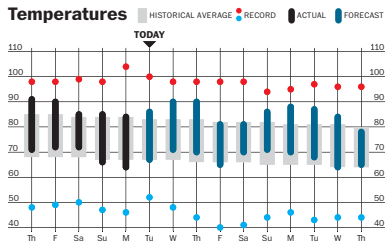
What's not to love about mostly sunny with a high in the mid-80s? A calm southwesterly breeze and 27 percent cloud cover should keep things relatively comfortable, even with a heat index approaching 90 degrees. In the evening, clouds will dissipate and temperatures will drop to the mid-60s. As with Monday's forecast, no need to plan for rain.

AccuWeather FORECAST

Today	Wednesday	Thursday	Friday	Saturday	Sunday
Mostly sunny	Partly sunny	T-storm possible	Partly sunny	Showers, humid	Mostly cloudy, humid
86° 67°	90° 71°	90° 70°	81° 65°	81° 70°	86° 71°
REALFEEL®: 89°	REALFEEL® 90°	REALFEEL® 93°	REALFEEL® 87°	REALFEEL® 85°	REALFEEL® 92°
CHANCE PRECIP: 0%	CHANCE PRECIP: 0%	CHANCE PRECIP: 30%	CHANCE PRECIP: 20%	CHANCE PRECIP: 65%	CHANCE PRECIP: 25%
WIND: SSW 4–8 mph	WIND: SSW 7–14 mph	WIND: WSW 7–14 mph	WIND: N 6–12 mph	WIND: SE 6–12 mph	WIND: SSE 4–8 mph
HUMIDITY: High	HUMIDITY: High	HUMIDITY: Very High	HUMIDITY: High	HUMIDITY: Very High	HUMIDITY: Very High

OFFICIAL RECORD

Temperatures

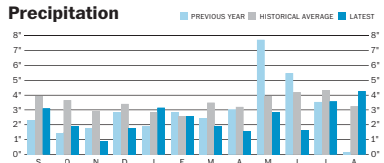


Statistics through 5 p.m. Monday

	National	Dulles	BWI
High	84° 3:15 p.m.	81° 5:00 p.m.	83° 2:23 p.m.
Low	64° 6:02 a.m.	59° 4:42 a.m.	58° 5:16 a.m.
Historical Average	84°/67°	82°/61°	83°/62°
Record high	104° 1881	97° 2023	101° 1881
Record low	46° 1924	41° 1976	45° 1962

Difference from 30-yr. avg. (National): this month: **+3.8°** yr. to date: **+0.4°**

Precipitation



	National	Dulles	BWI
Past 24 hours	0.00"	0.00"	0.00"
Total this month	1.58"	0.83"	0.32"
Historical Average (month)	0.89"	0.85"	0.97"
Total this year	23.14"	30.23"	26.42"
Historical Average (year)	28.80"	30.07"	30.75"

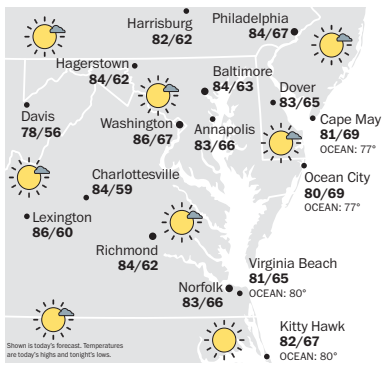
Moon Phases

Sep 10	Sep 18	Sep 26	Oct 3
New	First Quarter	Full	Last Quarter

Solar system

	Rise	Set
Sun	6:43 a.m.	7:28 p.m.
Moon	3:37 a.m.	6:11 p.m.
Venus	10:25 a.m.	8:50 p.m.
Mars	1:54 a.m.	4:39 p.m.
Jupiter	4:09 a.m.	6:08 p.m.
Saturn	8:39 p.m.	9:03 a.m.

REGION TODAY



Pollen: High
Observed ratings on 9/3

Grass	Moderate
Trees	Low
Weeds	High
Mold	Moderate

Today's Air Quality & UV forecast

Air Quality: Moderate
Main pollutant: Ozone

UV: High
6 out of 11+

Blue Ridge: *Shenandoah National Park:* Today, mostly sunny. High 81. Winds south 4–8 mph. Tonight, mainly clear. Low 60. Winds southwest 4–8 mph. • *Great Smoky Mtns. National Park:* Today, mainly cloudy, a shower in places this afternoon. High 71. Winds east–northeast 4–8 mph. Tonight, partly cloudy. Low 58.

Atlantic beaches: *Ocean City, MD:* Today, mostly sunny. High 80. Winds southwest 6–12 mph. Tonight, clear to partly cloudy. Low 69. Winds south–southwest 6–12 mph. • *Virginia Beach:* Today, less humid, sunny. High 81. Winds east 6–12 mph. Tonight, partly cloudy. Low 65. Winds south 6–12 mph.

Waterways: *Upper Potomac River*: Today, mostly sunny. Wind south–southwest 4–8 knots. Waves less than a foot. Visibility unrestricted. • *Lower Potomac and Chesapeake Bay*: Today, mostly sunny. Wind southwest 4–8 knots. Waves 0–1 foot on the Lower Potomac and the Chesapeake Bay.• *River Stages*:
The stage at Little Falls will be around 2.90 feet today, falling to 2.80 Wednesday. Flood stage at Little Falls is 10 feet.

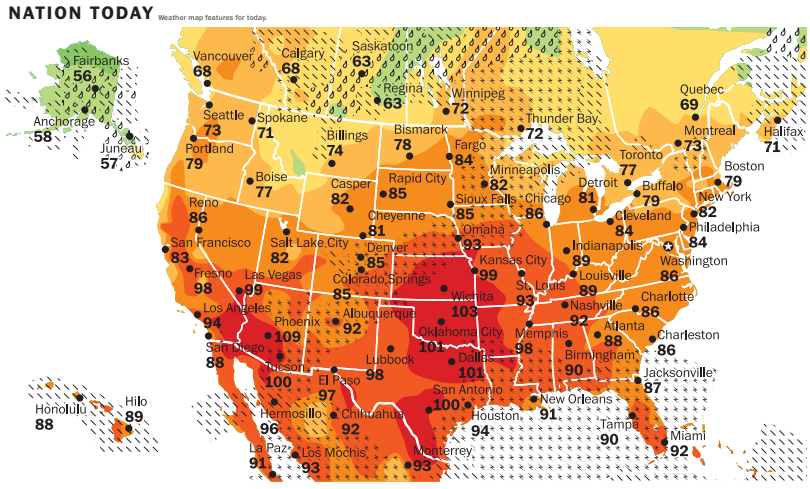
Today's tides

(Shown are High tides in **Bold** and low tides.)

Washington	12:30 a.m.	**6:02 a.m.**	1:25 p.m.	**6:41 p.m.**
Annapolis	**3:41 a.m.**	10:11 a.m.	**3:23 p.m.**	9:37 p.m.
Ocean City	**5:34 a.m.**	11:43 a.m.	**6:11 p.m.**	none
Norfolk	1:45 a.m.	**7:47 a.m.**	1:48 p.m.	**8:15 p.m.**
Point Lookout	6:24 a.m.	**11:29 a.m.**	5:47 p.m.	**none**

NATION TODAY

Weather map features for today.



Showers, T-storms, Rain, Flurries, Snow, Ice

–10 –0s 0s 10s 20s 30s 40s 50s 60s 70s 80s 90s 100s 110+

Yesterday's National
High: Poteau, OK **106°**
Low: Bridgeport, CA **27°**
For the 48 contiguous states

Yesterday's World
High: Abadan, Iran **114°**
Low: Balmaceda, Chile **17°**
Excludes Antarctica

NATIONAL	Today	Tomorrow
Albany, NY	79/60/pc	79/70/t
Albuquerque	92/70/t	93/68/t
Anchorage	58/47/sh	63/47/s
Atlanta	88/71/pc	87/73/c
Austin	100/76/pc	99/76/t
Baltimore	84/63/s	88/70/pc
Billings, MT	74/48/s	81/53/s
Birmingham	90/70/pc	92/72/pc
Bismarck, ND	78/54/s	77/49/s
Boise	77/50/s	83/56/pc
Boston	79/64/pc	76/70/c
Buffalo	79/65/s	80/67/t
Burlington, VT	73/57/c	73/66/t
Charleston, SC	86/73/pc	87/74/sh
Charleston, WV	87/63/pc	90/68/pc
Charlotte	86/64/pc	87/68/pc
Cheyenne, WY	81/50/s	79/49/pc
Chicago	86/72/s	82/64/t
Cincinnati	87/70/pc	90/70/s
Cleveland	84/70/pc	87/68/t
Dallas	101/81/s	100/79/s
Denver	85/57/t	82/56/t
Des Moines	94/72/t	84/61/t
Detroit	81/70/pc	81/66/t
El Paso	97/75/s	99/75/s
Fairbanks, AK	56/49/r	54/47/c
Fargo, ND	84/57/s	75/53/s
Hartford, CT	81/58/pc	82/70/c
Honolulu	88/77/sh	90/77/sh
Houston	94/77/t	93/75/t
Indianapolis	89/71/pc	92/69/t
Jackson, MS	95/73/t	94/73/t
Jacksonville, FL	87/75/t	89/73/t
Kansas City, MO	99/75/s	86/69/t
Las Vegas	99/81/pc	104/85/s
Little Rock	100/76/s	98/75/s
Los Angeles	94/76/pc	99/76/s
Louisville	89/72/sh	93/73/s
Memphis	98/78/s	96/78/s
Milwaukee	80/70/pc	80/60/t
Minneapolis	82/63/t	79/57/s
Nashville	92/71/c	94/72/s
New Orleans	91/79/t	89/77/t
New York City	82/67/s	85/71/pc
Norfolk	83/66/s	88/71/pc
Oklahoma City	101/77/s	101/73/s
Omaha	93/71/t	84/59/pc
Orlando	88/75/t	92/74/t
Philadelphia	84/67/s	87/73/pc
Phoenix	109/86/s	109/88/t
Pittsburgh	83/66/pc	83/70/pc
Portland, ME	77/54/pc	67/63/c
Portland, OR	79/54/pc	85/58/s
Providence, RI	81/60/pc	79/69/c
Raleigh, NC	85/62/pc	88/69/pc
Reno, NV	86/56/s	90/61/pc
Richmond	84/62/s	89/69/pc
Sacramento	95/66/s	99/66/c
St. Louis	93/77/s	93/72/t
St. Thomas, VI	92/81/s	92/81/t
Salt Lake City	82/58/s	84/60/c
San Diego	88/74/pc	88/74/s
San Francisco	83/66/s	86/65/c
San Juan, PR	92/79/pc	91/79/r
Seattle	73/53/pc	78/56/s
Spokane, WA	71/49/s	80/54/s
Syracuse	80/62/c	81/69/t
Tampa	90/77/t	91/77/t
Wichita	103/77/s	96/71/t

WORLD	Today	Tomorrow
Addis Ababa	71/55/sh	70/55/r
Amsterdam	66/57/r	64/51/r
Athens	89/68/s	89/67/s
Auckland	61/45/pc	60/49/sh
Baghdad	108/79/pc	105/79/s
Bangkok	93/81/t	95/79/t
Beijing	75/55/sh	79/53/pc
Berlin	81/61/pc	67/52/sh
Bogota	69/49/r	69/48/r
Brussels	71/53/r	66/49/sh
Buenos Aires	61/51/s	62/53/c
Cairo	97/76/pc	96/75/pc
Caracas	79/68/r	79/66/r
Copenhagen	66/56/sh	66/52/c
Dakar	88/79/t	87/80/t
Dublin	62/46/sh	63/54/pc
Edinburgh	62/45/sh	63/50/pc
Frankfurt	87/61/s	70/51/sh
Geneva	89/61/s	64/55/sh
Ham., Bermuda	80/77/t	85/76/pc
Helsinki	62/58/sh	64/53/pc
Ho Chi Minh City	93/78/t	93/77/t
Hong Kong	93/82/s	91/78/sh
Islamabad	94/75/s	95/77/s
Istanbul	81/68/s	83/68/s
Jerusalem	88/67/s	87/66/s
Johannesburg	66/47/sh	71/46/sh
Kabul	86/63/pc	88/64/pc
Kingston, Jam.	92/81/t	92/81/t
Kolkata	91/80/t	90/79/t
Kyiv	71/54/pc	80/60/s
Lagos	86/78/t	85/77/t
Lima	79/71/s	78/70/pc
Lisbon	81/66/pc	79/63/s
London	64/52/r	69/52/pc
Madrid	96/67/c	82/55/pc
Manila	84/77/r	84/76/r
Mexico City	74/56/r	75/56/sh
Montreal	73/58/pc	71/66/t
Moscow	59/43/s	69/52/pc
Mumbai	89/81/t	91/80/t
Nairobi	78/58/pc	75/58/c
New Delhi	94/80/t	95/81/pc
Oslo	66/49/sh	64/44/r
Ottawa	73/59/c	70/63/r
Paris	76/55/sh	71/50/s
Prague	86/63/s	72/50/sh
Rio de Janeiro	73/68/sh	74/70/t
Riyadh	110/85/pc	110/86/s
Rome	88/72/s	88/72/s
San Salvador	90/68/t	91/68/t
Santiago	66/45/pc	62/44/pc
Sarajevo	92/59/s	91/59/t
Seoul	88/66/s	81/57/c
Shanghai	86/74/pc	82/71/pc
Singapore	92/81/pc	92/80/t
Stockholm	65/53/sh	62/45/r
Sydney	64/50/pc	66/52/pc
Taipei City	89/73/pc	88/73/t
Tehran	92/68/pc	89/72/pc
Tokyo	87/81/pc	90/69/t
Toronto	77/66/c	78/64/t
Vienna	90/65/s	86/59/sh
Warsaw	81/61/pc	85/58/sh

Key: s-sunny, **pc**-partly cloudy, **c**-cloudy, **r**-rain, **sh**- showers, **t**-thunderstorms, **sf**-snow flurries, **sn**-snow, **i**-ice

Sources: **AccuWeather.com**; US Army Centralized Allergen Extract Lab (pollen data); airnow.gov (air quality data); National Weather Service

* AccuWeather's **RealFeel Temperature®** combines over a dozen factors for an accurate measure of how the conditions really "feel."

School officials allegedly obstructed family's involvement in investigation against teacher

LAWSUIT FROM **B11**

string of allegations of misconduct in D.C. public schools, particularly toward children with disabilities.

A teacher's aide pleaded guilty in March to forcing a nonverbal autistic student to eat hot sauce as punishment. In May, a woman alleged she was not notified when her autistic daughter was sexually assaulted by a student. Another woman sued the District in 2024, alleging staff at her daughter's after-school program were not trained to administer medicine for her severe allergies.

Yaida Ford, a trial lawyer representing five children with disabilities who allegedly experienced abuse at D.C. public schools, said it is uncommon for teachers to face prosecution.

"It's so deeply entrenched in the culture," Ford said. "There's no accountability for teachers who abuse children."

The Washington Post compiled the following account from the D.C. police department's incident report, the affidavit in Nelson's criminal case, the complaint in Brown's lawsuit and an interview with the boy's parents.

On April 26, 2024, the boy was tossing a football with a friend during the school's before-care program, which runs for about an hour before the school day begins.

Nelson asked him to put the ball away, she said in a written statement shared with police. When he did not, she grabbed his shoulder and he turned around, causing her "hand [to] hit him on the cheek."

The boy told a detective that Nelson slapped him on the left side of his face with an open palm. A fellow student and another teacher corroborated his account.

Nelson had faced two prior allegations of misconduct that school year, per the affidavit. A parent alleged that Nelson had grabbed a child's hand "forcefully," and another child in special education alleged Nelson had hit her arm.

TYLER M. ANDREWS/THE WASHINGTON POST

Duvel Brown, left, and Lakeia Miller with their son last month.

Nelson continued to work at the school, including in before-care, until her arrest, Brown's complaint alleges.

Since the incident, the boy has expressed fear of adults and reluctance to go to school, his parents said. According to the complaint, he has repeatedly asked his father, "If I get in trouble, will the teacher hit me?"

Miller said her son has also struggled to sleep and has become more aggressive toward his siblings and classmates.

The lawsuit attributes his behavior to anxiety and post-traumatic stress disorder. His parents said that although they can't afford a psychologist, they have reassured him that he will be safe at school.

Brown's lawsuit alleges the school district minimized the severity of the incident and limited the parents' participation in its investigation.

The boy's parents met with Trahan, the principal, in late April 2024 and asked to participate in a meeting with the DCPS investigator looking into the incident. Trahan denied their request, according to the lawsuit. Brown was later allowed to join by phone, but he said the principal called him without advance notice.

Miller also said that Trahan did not notify her of the incident until around 10 a.m., nearly two hours after the before-care program ended.

Maria Blaeuer, director of programs and outreach at Advocates for Justice and Education, said the family's allegations are "far more common than people realize."

"In our experience, families find it difficult to obtain meaningful information, much less any actual relief, from DCPS when there is an incident of abuse at school by school staff," she wrote in an email.

Frustrated by the school's response, the couple contacted Christopher Brown, a lawyer and the half brother of Duvel Brown's late father.

In October 2024, Christopher Brown filed a claim with the District's Office of Risk Management, alleging the school had mishandled the incident. He later sent a settlement demand and said he never received a response.

Christopher Brown has also filed a suit in connection with another alleged incident of teacher misconduct at Neval Thomas involving a relative of Duvel Brown. The teacher identified in that complaint has denied the allegations, and the District has said it intends to file a motion to dismiss the case.

As for Miller and Duvel Brown's son, now 8, he continued attending Neval Thomas for two years after the incident. His parents recently sold their house in Northeast Washington and moved to Capitol Heights, Maryland, hoping to give him a fresh start. He now attends elementary school in Prince George's County.

But the couple said their son still dreads going to school.

"If I could take this whole incident back, I would," Duvel Brown said. "But it happened."

School's 'terps' trademark had lapsed, attorney says

THC TERPS FROM **B11**

Schaub did not respond to repeated requests for comment. A university spokesperson said that neither the University of Maryland's Trademarks and Licensing office nor Forville, the school's attorney, was contacted by Schaub about the Terps USA name or logo.

In a response letter to U-Md., Terps USA's attorney, Milo Schwab, said that the 2024 trademark the university cited does not establish what the university claimed. The U.S. patent office canceled two registrations in 2023 because the university missed renewal filings, leaving it without stand-alone registration for the word "terps" for about three years, Schwab claimed. U-Md. filed a new trademark registration in June. Its status is still pending.

Schwab argued that "terps" is a standard cannabis industry shorthand for terpenes, and that Terps USA has repeatedly treated it as such since 2019. He also pointed out that Fry had rebranded his website and products in June, before he received the cease-and-desist letter from the university. His new official colors are gold and green.

"We're dealing with the marijuana business," Fry said. "Green is much more the right color for us. And when they make the resins, when they make the concentrates — they're called wax, shatter, distillates — they usually have a yellowish or gold-type color. Well, gold complements green great."

Terps USA operates online but is based in Pueblo, Colorado, south of Denver. It does not sell cannabis or cannabis products; its terpene products are meant to be sprayed directly onto marijuana to enhance the taste and smell, especially when the plant might be old enough to have lost its distinctive flavor. It also sells liquids in flavors including strawberry, gelato and fruity cereal to be added, along with marijuana concentrate, to vape pens.

"You're going to get stoned," its website reads. "The only question is whether it's going to be great."

Fry has not received further correspondence from the university, he said. He refuses to change his company's name, and asked, via Schwab's letter, to specify which elements of his logo the university would like him to alter. He also thinks much of this could have been resolved in a conversation.

"When you read our response letter, it states on there that we welcome a conversation, not a legal filing," he said. "A multibillion-dollar university versus a small company — this drags out for years, and what's happened? I think one of us probably has a little bigger budget for a long, drawn-own trademark litigation than the other one."

"We're in Colorado. We're the first state to legalize marijuana. When you say 'terps' out here, people aren't thinking about turtles."

Ken Fry, owner of Terps USA

The Guide to Offers
The Washington Post

Enter for the chance to win a pair of tickets to Ashley Cooke: The Baby Blues Tour September 18

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See details at washingtonpost.com/entertainment/events/lists/388*