UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION - DETROIT

IN THE MATTER OF: Fieldstone A&E, LLC, *d/b/a* Fieldstone Engineering, *d/b/a* Fieldstone A & E, *d/b/a* Fieldstone Architecture, *d/b/a* Fieldstone Architecture & Engineering, Debtor.	Bankruptcy Case No. 26-48494 Judge Thomas J. Tucker Chapter 11 *Subchapter V*

OBJECTION TO MATTAMY HOMES CORPORATION'S MOTION FOR THE TRANSFER OF VENUE TO THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF FLORIDA

NOW COMES Fieldstone A&E, LLC, *d/b/a* Fieldstone Architecture & Engineering, *d/b/a* Fieldstone A&E, *d/b/a* Fieldstone Engineering, *d/b/a* Fieldstone Architecture (the "Debtor"), as Debtor and Debtor in possession, by and through its counsel, Stevenson & Bullock, P.L.C., who files this objection to the *Motion for the Transfer of Venue to the United States Bankruptcy Court for the Middle District of Florida* (the "Motion") filed by Mattamy Homes Corporation ("Movant"), and states:

INTRODUCTION

The Debtor is a Michigan limited liability company and properly elected to file its bankruptcy case in this district – where it is domiciled – to reorganize its financial affairs. The Motion, filed *months* into this subchapter V case seeks to disrupt the Debtor's reorganization efforts and this Court's orders; thus must be

denied. Indeed, the Debtor has (i) complied with all orders of the Court and directives of the Office of the United States Trustee; (ii) attended to numerous efforts to reorganize its financial affairs with recognition from the Subchapter V Trustee; (iii) provided notice to *thousands* of potential creditors in compliance with the Court's *Order (I) Establishing Deadlines for Filing Proof of Claim; (II) Approving the Form and Manner of Notice of the Bar Dates; and (III) Approving the Form of Publication Notice, and Canceling August 26, 2026 Hearing* [Docket No. 64] (the "Order Establishing Bar Dates and Approving Notice"); (iv) addressed its reorganization efforts with its customers and executory contract counter-parties; and (iv) filed its Subchapter V Plan of Reorganization for Fieldstone A&E, LLC [Docket No. 98] (the "Plan") and is underway in its confirmation process. Both the statutory authority of Section 1408 of Title 28 of the United States Code and applicable caselaw supports the Debtor's selection of the Eastern District of Michigan for the venue of this case. Such selection should remain undisturbed. Further, the Movant lacks standing. The Motion should be denied.

BACKGROUND

On July 30, 2026 (the "Petition Date"), the Debtor filed a voluntary petition in this Court for relief under chapter 11, subchapter V, of Title 11 of the United States Code, 11 U.S.C. §§ 101-1330, as amended (the "Bankruptcy Code"). The Debtor is a Michigan limited liability company, whose sole member, president, and

responsible person, Ryan Rasmussen, resides in Michigan, and whose largest and sole secured creditor does business in the State of Michigan, properly elected to file its bankruptcy case in the Eastern District of Michigan. See, Declaration of Ryan Rasmussen, attached hereto as **Exhibit 1** (the "Rasmussen Declaration"), ¶¶ 5 and 12.

The Movant is a Delaware corporation in the business of home construction, is not a party in interest to this case, and does not hold a claim against the Debtor.

At the early onset of the case, the Debtor engaged the services of Kurtzman Carson Consultants, LLC, *d/b/a* Verita Global ("Verita") as its noticing, claims, and balloting agent to perform various noticing, claim-related, and processing services. *Id.* at ¶ 9, see also, Declaration of Kurtzman Carson Consultants, LLC d/b/a Verita Global (the "Verita Declaration") attached hereto as **Exhibit 2** at ¶¶ 6-7.

On July 31, 2026, the Bankruptcy Noticing Center mailed out the Notice of Chapter 11 Bankruptcy Case to approximately 549 parties, including the Movant and its various related entities. [Docket No. 24]. This notice provided information including, *inter alia*, the name of the Debtor, the case number, the Court, the Debtor's attorneys contact information, and the date for the First Meeting of Creditors. Subsequently, Verita served the Movant and thousands of other parties multiple pleadings. See, Verita Declaration at ¶ 8.

This case is in its advanced stages. To illustrate, on August 5, 2026, the Debtor prepared for and attended the Initial Debtor Interview with the Office of the United States Trustee telephonically while at Debtor's counsel's office in Southfield, Michigan. On the same day, Debtor's counsel argued its First Day Motions, including the First Day Motion for Entry of Order Authorizing the Continued Use of Debtor's Cash Management System, Bank Account, and Business Forms [Docket No. 12] (the "Cash Management Motion") and the First Day Motion for Entry of Order (A) Authorizing Debtor to Pay Employee Obligations; and (B) Directing Financial Institutions to Honor Outstanding Employee-Obligation Payments [Docket No. 11] (the "Employee Obligations Motion"). The Court considered the Motions and authorized the relief requested in each. See, Docket Nos. 36 and 37. Additionally the *Interim Order Authorizing the Debtor to Use Cash Collateral and Granting Adequate Protection, and Setting Final Hearing* [Docket No. 29] (the "Cash Collateral Order") was entered upon the stipulation of the Debtor and Bank. The Cash Collateral Order became a final order on August 18, 2026.

The Debtor also prepared other motions that were not considered First Day Motions by the Court, namely the Application for Entry of an Order Pursuant to 28 U.S.C. § 156(c) and Federal Bankruptcy Rule 2002 Authorizing the Employment and Retention of Kurtzman Carson Consultants, LLC d/b/a Verita Global as Noticing, Claims, and Balloting Agent [Docket No. 13] (the "Application to Employ

Verita"), a Motion for Entry of Order (I) Establishing Deadlines for Filing Proof of Claim; (II) Approving the Form and Manner of Notice of the Bar Dates; and (III) Approving the Form of Publication Notice [Docket No. 14] (the "Notice Motion"), and a Motion for Entry of Order Establishing a Special Service List [Docket No. 15] (the "Service List Motion").

On August 19, 2026, the Debtor appeared telephonically for the Initial Scheduling Conference with the Court. Movant did not appear. On August 25, 2026, the Debtor filed its Certificate of Non-Response Regarding the Application to Employ Verita, with the Court entering that order on the same day. Docket Nos. 61 and 66. The *Order Establishing Bar Dates and Approving Notice* was also entered on August 25, 2026.

On August 27, 2026, the Debtor attended the First Meeting of Creditors with the Office of the United States Trustee telephonically while at Debtor's counsel's office in Southfield, Michigan. Movant did not appear.

On September 1, 2026, the Debtor prepared and filed the Declaration Regarding Order Establishing a Special Service List to provide a copy of the Special Service List pursuant to the Court's August 25, 2026 order. [Docket No. 72]

On September 9, 2026, the Debtor prepared and filed Debtor's Plan Progress Report pursuant to 11 U.S.C. § 1188(c). [Docket No. 75]

On September 11, 2026, the Debtor prepared and filed an Affidavit of Publication of the Notice of Bar Dates for Filing General Claims [Docket No. 77], evidencing the Debtor's compliance with the *Order Establishing Bar Dates and Approving Notice* including the publication requirements contained therein. In sum, the Debtor provided notice of the pendency of this case to *thousands* of individuals via actual notice and publication all with oversight and approval from the Court. Importantly, all notice and publication efforts advised potential interested parties of the pendency of the Debtor's bankruptcy case in this district.

The Debtor, Office of the United States Trustee, the Subchapter V Trustee, and counsel for the Bank appeared on September 23, 2026 for the initial scheduling conference with the Court. Movant did not appear.

Since the Petition Date, the Debtor worked diligently on its reorganization efforts and successfully filed and served the Plan on October 28, 2026.

During the pendency of this subchapter V case, significant time, effort, and resources have been spent by the Debtor, Debtor's counsel, this Court, the Office of the United States Trustee, and the subchapter V Trustee toward the reorganization efforts of the Debtor. Thousands of individuals and entities have received notice of the bankruptcy case, including the Debtor's selection of the proper venue. The Debtor has spent over $200,000 on noticing, developed its Plan, and is well-

underway in its confirmation process. See, Rasmussen Declaration at ¶ 10 and Verita Declaration at ¶ 10. The Motion must be denied.

ARGUMENT

The Motion readily concedes that venue is appropriate in this district. (Motion, ¶ 34.). Pursuant to 28 U.S.C. § 1408, a debtor may file a chapter 11 case in any district:

> (1) in which the domicile, residence, principal place of business in the United States, or principal assets in the United States, of the person or entity that is the subject of such case have been located for the one hundred and eighty days immediately preceding such commencement, or for a longer portion of such one-hundred-and-eighty-day period than the domicile, residence, or principal place of business, in the United States or principal assets in the United States, of such person were located than in any other district; or
>
> (2) in which there is pending a case under title 11 concerning such person's affiliate, general partner or partnership.

28 U.S.C. § 1408.

A. The Movant lacks standing to seek relief.

Section 1109(b)[1] provides that a "party in interest, including the debtor, the trustee, a creditors' committee, an equity security holders' committee, a creditor, an equity security holder, or any indenture trustee, may raise and may appear and be heard on any issue in a case under this chapter." However, "[a] party in interest is

[1] All statutory references contained in this objection are to Title 11, United States Code unless otherwise noted.

not confined to the list of examples provided in section 1109(b)." See, *In re RnD Engineering, LLC*, 556 B.R. 303, 311 (Bankr. E.D. Mich 2016) (citing *Vermejo Park Corp. v. Kaiser Coal Corp. (In re Kaiser Steel Corp.)*, 998 F.2d 783, 788 (10th Cir. 1993). To be a party in interest, the party must have (at least) one of four types of interests: pecuniary, property, practical, or legally protected. Movant asserts none of these interests, because it has none.

A party in interest "is generally understood to include all persons whose pecuniary interest are directly affected by the bankruptcy proceedings." *Morton v. Morton* (*In re Morton*), 298 B.R. 301, 306 (6th Cir. BAP 2003) (quoting *In re Davis*, 239 B.R. 573, 579 (10th Cir. BAP 1999) (citations omitted)). The Debtor did not schedule Movant as a claim holder, the Movant does not have a claim against the Debtor, and Movant has not filed a proof of claim in this case. Movant has not asserted that it has a pecuniary interest that will be directly affected by the Debtor's reorganization effort, because it does not have one.

A party in interest also includes "anyone who has an interest in the property to be administered and distributed under the … plan." *Id*. Movant has no interest in any of the property to be administered or distributions of the bankruptcy estate. The Movant has no claim against the Debtor--there will be no distribution to the Movant in any dollar amount in accordance with the Debtor's plan. See, *Order Establishing Bar Dates and Approving Notice* at ¶ 10.

A party in interest also may be "anyone who has a practical stake in the outcome of a case; and [anyone] who will be impacted in any significant way in the case." *In re Morton*, 298 B.R. at 307 (citations omitted). Again, the Movant has no stake in this case, has not filed a proof of claim, and this case has had no impact on the Movant more than three months after the Petition Date, and will have no impact on the Movant going forward. The Movant lacks any meaningful connection to this case.

And finally, "anyone who has a legally protected interest that could be affected by a bankruptcy proceeding is entitled to assert that interest with respect to any issue to which it pertains," making such an entity a party in interest. *In re James Wilson Associates*, 965 F.2d 160, 169 (7th Cir. 1992). *See also Moran v. LTV Steel Co., Inc. (In re LTV Steel Co, Inc.)*, 560 F.3d 449, 452-53 (6th Cir. 2009). At no point has the Movant indicated what its alleged interest is, how that alleged interest has been affected more than three (3) months into this advanced subchapter V bankruptcy case, or how the outcome of the bankruptcy case will have any effect whatsoever on the Movant's alleged interest.

Indeed, at no point does the Movant address or show how its "interests" are determined or affected, in any respect, by the Debtor's ongoing and advanced reorganization effort in the Eastern District of Michigan or how its alleged interests would be directly changed, in any respect, by transferring the venue of this

bankruptcy case to Florida. The Movant does not hold a claim against the Debtor, because it did not file a proof of claim. Instead, the Movant leaves the Debtor and the Court on their own to determine how the Movant is a party in interest in this case. This strategy of silence and dilatory and neglectful behavior makes obvious that the Movant does not have standing to bring this Motion. The Motion must be denied.

B. Venue is indeed proper in the Eastern District of Michigan.

Even assuming the Movant had standing to bring the Motion, which it does not, the Motion nevertheless must be denied. Venue in a bankruptcy case is proper in any district in which the debtor is domiciled. 28 U.S.C. § 1408. Corporations are domiciled in the states in which they are incorporated. *See First Bank Stock Corp. v. Minnesota*, 301 U.S. 234, 237 (1937). Here, the Debtor is (and has always been) organized under the laws of the State of Michigan.

Courts afford substantial deference to a debtor's choice of a proper venue. The Sixth Circuit recognized that transfer decisions should not be made lightly. Rather, "great weight" should be given to the debtor's venue selection. *In re Bavelis*, 453 B.R. 832, 869 (Bankr. S.D. Ohio 2011) (citing *In re Enron Corp.*, 274 B.R. 327, 342 (Bankr. S.D.N.Y. 2002)). In fact, unless the evidence before the court "is strongly in favor transferring venue, the debtor's choice of forum should rarely be disturbed." *In re Uslar*, 131 B.R. 22, 23 (Bankr. E.D. Pa. 1991)(citations omitted). ("[I]f transfer

of venue would merely shift the inconvenience from one party to another, the debtor's choice of forum should not be disturbed"); *In re Great Am. Res., Inc.,* 85 B.R. 444, 446 (Bankr. N.D. Ohio 1988). There is a presumption in favor of maintaining the debtor's choice of forum, and in this instance, there is no basis to deviate from this longstanding principle. The Debtor's choice should prevail; the Motion must be denied.

C. It is a proper exercise of this Court's discretion to deny the Motion.

Where venue is proper (as it indisputably is here), 28 U.S.C. § 1412 governs the transfer of a Chapter 11 case. That statute provides that a "district court ***may*** transfer a case or proceeding under title 11 to a district court for another district, **in the interest of justice** or **for the convenience of the parties**." 28 U.S.C. § 1412 (emphasis added); *see also* Fed. R. Bankr. P. 1014(a)(1) ("If a petition is filed in the proper district, the court ***may*** transfer the case to another district in the interest of justice or for the convenience of the parties") (emphasis added). The statute "is worded in the disjunctive allowing a case to be transferred under either the interest of justice rationale or the convenience of parties rationale." *In re Dunmore Homes, Inc.*, 380 B.R. 663, 670 (Bankr. S.D.N.Y. 2008). Moreover, the "decision of whether to transfer venue pursuant to 28 U.S.C. § 1412 is within a court's discretion according to an individualized, case-by-case consideration of convenience and

fairness." *In re Patriot Coal Corp.*, 482 B.R. 718, 739 (Bankr. S.D.N.Y. 2012) (quotations omitted).

The initial burden of proof rests with a debtor to establish that venue is proper. The Movant has conceded the Debtor's choice of venue is proper. (Motion, ¶ 34.) The burden now shifts to the Movant to demonstrate, by a preponderance of the evidence, that transfer is warranted. *In re Barrington Spring House, LLC*, 509 B.R. 587, 604 (Bankr. S.D. Ohio 2014) (citing *Bavelis*, 453 B.R. at 873-74. Movant has failed to meet its burden.

For decades, Courts have held that a transfer of venue "is a cumbersome disruption of the chapter 11 process." *In re Pavilion Place Assocs.*, 88 B.R. 32, 35 (Bankr. S.D.N.Y. 1988). That is why a party seeking to transfer a Chapter 11 case must meet a "**heavy burden of proof** to demonstrate that the balance of convenience or the interests of justice ***clearly*** weigh in its favor sufficient to overcome the **great weight accorded to the Debtor's choice of forum**." *In re Project Orange, LLC*, No. 10-12307-MG, Dkt. No. 97 (Bankr. S.D.N.Y. June 9, 2010) at 3 (emphasis added) (**Exhibit 3**); *see In re Enron Corp.*, 284 B.R. 376, 386 (Bankr. S.D.N.Y. 2002) ("A debtor's choice of forum is entitled to great weight if . . . venue is proper."); *Patriot Coal*, 482 B.R. at 739 (same, and holding a "movant seeking transfer of a bankruptcy case to a different venue bears the burden of proof, and that burden must be carried by a preponderance of the evidence"). Thus, "[w]here a transfer would

merely shift the inconvenience from one party to the other, or where after balancing all the factors, the equities leaned but slightly in favor of the movant, **the [debtor's] choice of forum should not be disturbed**." *In re Enron Corp.*, 274 B.R. 327, 342-43 (Bankr. S.D.N.Y. 2002) (emphasis added).

The great weight that must be afforded to the Debtor's choice of the proper venue makes the denial of the Motion a proper exercise of this Court's discretion. The Motion must be denied.

D. The Eastern District of Michigan is the proper venue for this case.

A court may transfer a case upon a showing that the transfer will serve the interest of justice, or, that the transfer will facilitate the convenience of the parties. 28 U.S.C. § 1412. Movant has failed to show that either of these requirements will be met by transferring this case to another venue. The interest of justice does not weigh in favor of a transfer.

Courts evaluating the interest of justice have considered the following factors:

i. Whether transfer would promote the economic and efficient administration of the bankruptcy estate;

ii. Whether the interests of judicial economy would be served by the transfer;

iii. Whether the parties would be able to receive a fair trial in each of the possible venues;

iv. Whether either forum has an interest in having the controversy decided within its borders;

v. Whether the enforceability of any judgment would be affected by the transfer; and

vi. Whether the plaintiff's original choice of forum should be disturbed.

In re Dunmore Homes, Inc., 380 B.R. 663, 672 (Bankr. S.D.N.Y. 2008) (citing *In re Enron Corp.*, 317 B.R. 629, 638-639 (Bankr. S.D.N.Y. 2004)). Analyzing each of these factors shows that this case should remain in the Eastern District of Michigan and not be transferred.

Courts have squarely rejected the kinds of arguments that the Movant offers here. For example, in *Patriot Coal*, the United Mine Workers of America ("UMWA") filed a motion to transfer the Chapter 11 cases of Patriot, a coal-mining company, to the Southern District of West Virginia. The UMWA argued that it was in the "interest of justice" to transfer the cases because West Virginia was "where the coal is and where there are judges who 'understand,' who 'live near coal miners, grew up with them, worship with them and break bread with them.'" *Patriot Coal,* 482 B.R. at 750 (quoting UMWA briefing).

The Court unequivocally disagreed and held that: "[I]t is not in the interest of justice merely to swap one party's perceived home field advantage for another." *Id*.; see also *id*. at 751 ("Simply put, [movants] wish to benefit from proceeding in what they perceive as a more empathetic forum, ruling out the possibility that a judge anywhere else could understand their concerns."). Thus, in denying a transfer to West Virginia, the *Patriot Coal* court held that "neither the location of certain of the

Debtors' mining operations nor the location of the Debtors' regulators justifies transferring the Debtors' cases to West Virginia[.]" *Id*. at 752-53. Critically, and relevant here, the court held that "bankruptcy courts routinely apply and interpret other states' laws and regulatory regimes, and the applicable law pertaining to a particular [] dispute arising in these cases could be analyzed in either forum without issue." *Id*.

The same reasoning applies here. "[C]onsiderations involved with the interest of justice are intertwined with the economic and efficient administration of the estate." *In re Enron Corp*., 274 B.R. at 349. In this case, all business and legal decisions will emanate from the Eastern District of Michigan. Rasmussen Decl. ¶ 8. The Debtor's counsel, which has been representing the Debtor for over a year, is also located in the Eastern District of Michigan. See Rasmussen Decl. ¶ 11; see *In re Enron Corp*., 274 B.R. at 349 ("New York is the more economic and convenient forum for those whose participation will be required to administer these cases."). And there is no question that this Court is fully capable of applying and interpreting the laws of other jurisdictions if necessary, just as it has in past cases.

i. **The bankruptcy estate will be administered economically and efficiently in the Eastern District of Michigan.**

A transfer to Florida would not promote the economic and efficient administration of the bankruptcy estate. Through September 30, 2026, the Debtor

has spent in excess of $200,000 providing notice to and serving required documents on those entities included on the mailing matrix. Verita Declaration, ¶ 10. At least nine separate items have been served on the mailing matrix. *Id.* The Movant fails to show how the mere existence of pending litigation in Florida would justify a disruption of the Debtor's reorganization effort in the Eastern District of Michigan or how this reorganization is impacted by the existence of the pending lawsuits. In fact, a transfer at this stage would be contrary to the economic and efficient administration of the case. Movant cites principles of law and asserts facts but leaves it to this Court to make its argument. The economic and efficient administration of the bankruptcy estate weighs heavily in favor of the case remaining in the Eastern District of Michigan. The Motion should be denied.

ii. **Judicial economy would best be served in the Eastern District of Michigan.**

The Movant incorrectly states that the case has been pending in this Court for about two months. The reality is the case has been pending since July 30, 2026, and by the time of the filing of this objection, the case will have been pending for over three (3) months, the Plan has been filed, the confirmation process is well underway, the Court-approved notice and publication process has concluded, and thousands of notices related to the bankruptcy case currently pending in this district, its attendant dates and deadlines, and copies of the Plan have been mailed to entities listed on the mailing matrix.

The Movant, who is not a party in interest in this case and who does not have any standing to bring this Motion, makes no argument that judicial economy will be served by transferring this case. Indeed, given the current stage of this case, a transfer will consume resources of a judge who is not familiar with this case, has not spent months with this case in his court and on his docket, and has not entered any orders governing this case. Judicial economy will be compromised, not served, by a transfer. This factor weighs heavily in favor of this case continuing in the Eastern District of Michigan. The Motion should be denied.

iii. **The parties would be able to receive a fair trial in each of the possible venues.**

The Debtor is confident that the parties would be able to receive a fair trial in either the Eastern District of Michigan or the Middle District of Florida. Each court has competent bankruptcy jurists who are required to interpret laws of jurisdictions other than the one in which his or her courtroom sits, and do in fact interpret those laws. There is no prejudice to any party if the bankruptcy case continues in the Eastern District of Michigan. Moreover, Movant is not a party. Movant does not hold a claim against the Debtor and has not filed a proof of claim. Again, Movant cites principles of law, but leaves it to this Court to make its argument. There is no argument to be made in favor of transferring this case to the Middle District of Florida as the only way to provide a fair trial. At best for the Movant, this factor is

neutral, which weighs in favor of the Debtor. The Movant needs more than neutral factors. The Motion should be denied.

iv. **The Eastern District of Michigan has an interest in having the controversy decided within its borders.**

The Debtor disagrees with the Movant's position that the large number of Florida businesses, associations, and homeowners listed on the Debtor's schedules as "notice purposes only" parties will be affected by the outcome of this case. In fact, no liability on behalf of the Debtor has been proven in any of these lawsuits and the Debtor is but one of a number of defendants. The Movant fails to explain why claimless litigants in separate pending lawsuits have a greater interest in having the plan confirmed in the Middle District of Florida than the Eastern District of Michigan. Again, the Movant has comprehensively failed to meet its burden for the relief it seeks. To date, a total of 19 (nineteen) claims have been filed and the only appearance (other than for the Debtor, the U.S. Trustee, and the Bank) is that filed by the Movant. The lack of claims, appearances, and support for a venue change from the parties, and others, belies the Movant's argument. If the Florida litigation plaintiffs and co-defendants were so interested in the outcome of the Debtor's reorganization, they would each have filed proofs of claim and appearances in this case to protect their alleged interests. The fact though, is that the Debtor is but one of many defendants in the Florida litigation and from all appearances, the economics of pursuing the Debtor in bankruptcy, wherever the bankruptcy case is pending, is

not worth the cost. If the Florida-based creditors and others have made a decision to move forward without the Debtor, the interest in having the case determined within the Middle District of Florida simply does not exist. This factor weighs in favor of the case remaining in the Eastern District of Michigan. The Motion should be denied.

v. **The enforceability of any judgment would not be affected by the transfer.**

As the Movant correctly states, a bankruptcy or state court judgment would be equally enforceable in either this jurisdiction or in Florida. This factor is indisputably neutral. The Movant needs much more than neutral factors to support its argument. The Motion should be denied.

vi. **The plaintiff's original choice of forum should not be disturbed.**

As mentioned above, courts afford substantial deference to a debtor's choice of a proper venue. The Sixth Circuit recognized that transfer decisions should not be made lightly and that great weight should be given to the debtor's venue selection. *Bavelis*, 453 B.R. at 869 (citing *In re Enron Corp.*, 274 B.R. 327, 342 (Bankr., S.D.N.Y. 2002)). In fact, unless the evidence before the court "is strongly in favor transferring venue, the debtor's choice of forum should rarely be disturbed." *Uslar*, 131 B.R. at 23. ("[I]f transfer of venue would merely shift the inconvenience from one party to another, the debtor's choice of forum should not be disturbed."); *In re Great Am. Res.*, *Inc.*, 85 B.R. 444, 446 (Bankr. N.D. Ohio 1988).

The Movant, who is not a party in interest, wants this case transferred to Florida for its own convenience; however, the Movant has not shown with any specificity how the Debtor's reorganization effort in the Eastern District of Michigan has been a burden on it or the other similarly claimless Florida litigants. The Debtor is organized under the laws of the State of Michigan, with its principal place of business located in the Eastern District of Michigan, whose sole member, president, and responsible person resides in Michigan, and whose largest and sole secured creditor does business in the State of Michigan. The Eastern District of Michigan was the natural choice of venue for the Debtor and it properly elected to file its bankruptcy case in the Eastern District of Michigan. The Debtor's proper choice of venue is to be given substantial weight and must not be disturbed.

While it may be convenient for Florida-based parties to appear in a Florida court, there is no authority or fact to support that the convenience for the Florida-based parties (and in particular, the thousands who have not expressed any interest in the Debtor's bankruptcy case) serves the interest of justice, nor is there any evidence that Florida-based parties are prejudiced by the Debtor's Eastern District of Michigan reorganization, or that the Florida-based parties find it valuable to participate in the bankruptcy case at all.

Quite simply, transferring this case to the Middle District of Florida does not serve the interest of justice; it would only serve the Movant. The Court should not

allow the Movant, a party with no claim against the Debtor, to thwart the Debtor's reorganization effort at this advanced stage of the case.

Of the six interest of justice factors, four of the factors favor the Eastern District of Michigan as the proper venue, and the remaining two factors are neutral. Considering the substantial deference given to the Debtor's choice of proper venue, the neutral factors also favor venue in the Eastern District of Michigan. None of the factors considered favor transferring the case to Florida, especially at this advanced stage of the bankruptcy case. The Motion should be denied.

D. The Convenience of the Parties Factors Favor the Debtor's Choice of Forum.

As the Movant concedes, courts have identified the following six factors when evaluating whether venue transfer would promote the convenience of the parties:

i. The proximity of creditors of every kind to the court;

ii. Proximity of the debtor;

iii. Proximity of witnesses necessary to the administration of the estate;

iv. Location of the assets;

v. Economic administration of the estate; and

vi. Necessity for ancillary administration if liquidation should result.

See In re Dunmore Homes, Inc., 380 B.R. 663, 676 (internal citations omitted).

The most weight is given to the promotion of the economic and efficient administration of the estate. *Id.* Analyzing each of these factors in the instant case

shows that transferring the venue of this case to the Middle District of Florida is unjustified and the Motion must be denied.

i. **The proximity of creditors of every kind to the court**

A simple glance at the Debtor's schedules filed with the Court reveals that the Debtor has one secured creditor, the Bank, which has a secured claim of approximately $1 million. Although the Bank is not incorporated in Michigan, the Bank regularly conducts business in the State of Michigan, has retained bankruptcy counsel local to the Eastern District of Michigan, and has actively participated in this case, including through the use of cash collateral and the Plan, which contains a substantial resolution between the Bank and Debtor regarding their ongoing relationship.

As the Movant belabors, there are a number of pending lawsuits in Florida; however, only twelve (12) proofs of claim filed in this case were by a party in Florida and the Debtor has projects across twenty-five (25) states in the country. Rasmussen Declaration at ¶ 7. Moreover, Movant has retained bankruptcy counsel local to the Eastern District of Michigan. This factor weighs in favor of the Debtor.

ii. **The proximity of the debtor to the court**

The Debtor is organized under the laws of and domiciled in the State of Michigan, making venue in the Eastern District of Michigan proper. Given that the Debtor is a Michigan limited liability company, paired with the long-established

precedent that significant deference is given to the forum chosen by the Debtor, this factor too weighs heavily in favor of the Debtor.

iii. **Proximity of witnesses necessary to the administration of the estate**

The witnesses necessary for the administration of the estate are very few. Chief among these are the Debtor-in-possession, the Debtor's representatives, and the Subchapter V Trustee. The Debtor is domiciled in Michigan. Its responsible person resides in and makes all decisions from the States of Michigan. Rasmussen Declaration at ¶ 8. Similarly, the Subchapter V Trustee maintains offices in the Eastern District of Michigan and is intimately familiar with the Debtor and its business operations. Again, this factor weighs in Debtor's favor.

iv. **Location of the assets**

The Debtor's schedules indicate that the vast majority of the Debtor's assets consist of cash in bank accounts. As the Movant indicates, Courts generally place little to no emphasis on the physical location of bank accounts when deciding a motion to transfer venue under 28 U.S.C. § 1412. Based on this, given that substantial deference is given to the Debtor's choice of proper venue, this otherwise neutral factor weighs in favor of denial of the Motion.

v. **Economic administration of the estate**

The most important factor – the economic and efficient administration of the Debtor's estate – strongly weighs against transfer of the case. This case has been

pending in the Eastern District of Michigan since July 30, 2026, the Court has become familiar with the parties and with the issues present in the Debtor's case following the several hearings and status conferences that have occurred thus far in the case. Further, the Debtor's Plan has been filed and served and is being considered by the Debtor's creditors. A transfer of a case such as this, in this advanced stage of the subchapter V case, would only work to thwart the efficient administration of the case.

Most importantly, the Debtor has spent hundreds of thousands of dollars complying with this Court's *Order Establishing Bar Dates and Approving Notice,* including the publication requirements provided therein. See, Rasmussen Declaration at ¶ 10 and Verita Declaration at ¶ 10. To transfer venue at this late stage would serve as an economic detriment to the administration of this subchapter V case. The motion must be denied.

Further, a transfer of a case such as this – in which the Debtor intends to reorganize rather than liquidate – would not serve the economic and efficient administration of the estate or the interest of justice. *See In re Bavelis*, 453 B.R. 832, 870 (citing *In re Vienna Park Props.*, 128 B.R. 373, 377-78 (Bankr. S.D.N.Y. 1991). A transfer of venue would impose on the new court the burdensome task of familiarizing itself with this case and would delay the reorganization effort, which does not serve the Debtor's best interests.

The Movant's fears of the case continuing in Michigan requiring the "parties to travel back and forth to both courts, require them to maintain local counsel in both states, and otherwise run up everyone's legal bills" is unfounded. This factor weighs heavily in favor of denial of the motion.

vi. **The necessity for ancillary administration if liquidation should result**

As the Movant correctly concedes, there is no reason to believe that the Debtor cannot reorganize, therefore this factor is neutral. However, given that there is significant deference given to the Debtor's choice of forum, the existence of neutral factors ought to favor the case remaining in the Eastern District of Michigan.

CONCLUSION

WHEREFORE, the Debtor requests that the Court enter an order denying the Motion in its entirety and granting such other and further relief, at law or in equity, to which the Debtor may be justly entitled.

Respectfully submitted,
STEVENSON & BULLOCK, P.L.C.

By: /s/ Elliot G. Crowder
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Elliot G. Crowder (P76137)
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Email: ehassan@sbplclaw.com
Email: tleamon@sbplclaw.com

Dated: November 5, 2026

EXHIBIT A

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION - DETROIT

IN THE MATTER OF: Fieldstone A&E, LLC, *d/b/a* Fieldstone Engineering, *d/b/a* Fieldstone A & E, *d/b/a* Fieldstone Architecture, *d/b/a* Fieldstone Architecture & Engineering, Debtor.	Bankruptcy Case No. 26-48494 Judge Thomas J. Tucker Chapter 11 *Subchapter V*

DECLARATION OF RYAN RASMUSSEN IN SUPPORT OF DEBTOR'S OBJECTION TO MATTAMY HOMES CORPORATION'S MOTION FOR THE TRANSFER OF VENUE TO THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF FLORIDA

Ryan Rasmussen makes this Declaration pursuant to 28 U.S.C. § 1746, and states:

1. Except as otherwise stated herein, I make this declaration upon personal knowledge and, if called as a witness, could competently testify to the facts contained herein.

2. I am the sole member of the Debtor and the responsible person for the Debtor.

3. On July 30, 2026 (the "Petition Date"), the Debtor filed a voluntary petition for relief in this Court under chapter 11, subchapter V, of Title 11 of the United States Code, 11 U.S.C. §§ 101-1330, as amended (the "Bankruptcy Code").

4. The Debtor continues to manage and operate its business as debtor-in-possession pursuant to, *inter alia*, § 1184 of the Bankruptcy Code.

5. The Debtor is a Michigan limited liability company. Since its formation in 2010, the Debtor has remained organized and domiciled in Michigan, and consistently operates within the laws of the States of Michigan, including the payment of all appropriate taxes.

6. My family and I are also residents of the State of Michigan.

7. The Debtor has an ever-expanding footprint with projects in no fewer than 25 states across the country, including: Alabama, Arizona, California, Colorado, Florida, Georgia, Idaho, Illinois, Indiana, Kentucky, Maryland, Michigan, Minnesota, North Carolina, Nevada, Ohio, Oregon, Pennsylvania, South Carolina, Tennessee, Texas, Utah, Virginia, Washington, and West Virginia, with crucial and uninterrupted ties to its home state of Michigan. By way of example, the Debtor's largest customer, PulteGroup, Inc., was also founded in Michigan and conducts substantial business in Michigan.

8. Throughout the Debtor's expansion, it has remained centralized in the State of Michigan and all core executive decisions and strategic planning for the company have been made by me in Michigan.

9. Given the expansive and national presence of the Debtor with thousands of potential interested parties around the country, the Debtor engaged

Kurtzman Carson Consultants, LLC d/b/a Verita Global ("Verita") to assist the reorganization effort as the noticing claims and balloting agent. On August 25, 2026, the Court entered the *Order Authorizing the Employment and Retention of Kurtzman Carson Consultants, LLC dba Verita Global as Noticing, Claims, and Balloting Agent* [Docket No. 66].

10. The Debtor has paid Verita a total sum of $235,963.49 for its services as the noticing, claims, and balloting agent related to this case for services through September 30, 2026. I understand that those services are continuing.

11. The Debtor filed this bankruptcy case to reorganize its financial affairs, engaging the Michigan-based law firm, Stevenson & Bullock, P.L.C., to guide the reorganization process, with all meetings regarding the reorganization taking place at our attorneys' office in Southfield, Michigan.

12. The only secured claim in the Debtor's bankruptcy case is held by Bank of America (the "Bank") for approximately $1 million. The Bank does business in Michigan and has retained counsel in the Eastern District of Michigan.

13. Similarly, the Subchapter V Trustee, Deborah Fish, assigned to the Debtor's bankruptcy case maintains offices in the Eastern District of Michigan and has become intimately familiar with the Debtor and its business operations. I, along with counsel, meet regularly with Ms. Fish regarding operations, and the Debtor's reorganizational efforts.

Pursuant to 28 U.S.C. § 1746, I declare to the best of my knowledge, under penalty of perjury, that the above statements are true and correct.

FIELDSTONE A&E, LLC

By: /s/ Ryan Rasmussen
Ryan Rasmussen
Its: Sole member and Responsible Person

Dated: November 5, 2026

EXHIBIT B

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION - DETROIT

IN THE MATTER OF: Fieldstone A&E, LLC, d/b/a Fieldstone Architecture & Engineering, d/b/a Fieldstone A & E, Debtor.	Bankruptcy Case No. 26-48494-tjt Hon. Thomas J. Tucker Chapter 11 *Subchapter V*

AFFIDAVIT OF PUBLICATION OF THE NOTICE OF BAR DATES FOR FILING GENERAL CLAIMS

This Affidavit of Publication includes the sworn statements verifying that the *Notice of Bar Dates for Filing General Claims* was published and incorporated by reference herein as follows:

1. In the *Houston Chronicle* on August 31, 2026, attached hereto as **Exhibit A**.
2. In the *Wall Street Journal* on August 31, 2026, attached hereto as **Exhibit B**.
3. In the *Washington Post* on August 31, 2026, attached hereto as **Exhibit C**.
4. In the *Dallas Morning News* on September 1, 2026, attached hereto as **Exhibit D**.
5. In the *Florida Times-Union* on September 1, 2026, attached hereto as **Exhibit E**.
6. In the *Miami Herald* on September 1, 2026, attached hereto as **Exhibit F**.
7. In the *Orlando Sentinel* on September 1, 2026, attached hereto as **Exhibit G**.
8. In the *Raleigh News & Observer* on September 1, 2026, attached hereto as **Exhibit H**.
9. In *The Tennessean* on September 1, 2026, attached hereto as **Exhibit I**.
10. In the *USA Today* on September 1, 2026, attached hereto as **Exhibit J**.
11. In the *Charleston Post & Courier* on September 2, 2026, attached hereto as **Exhibit K**.
12. In the *Tampa Bay Times* on September 2, 2026, attached hereto as **Exhibit L**.

Exhibit A

Houston Chronicle
AFFIDAVIT OF PUBLICATION

STATE OF TEXAS:
COUNTY OF HARRIS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, a Newspaper Representative for Hearst Newspapers, LLC – dba: Houston Chronicle, a newspaper published in Harris County, Texas and generally circulated in the Counties of: Harris, Trinity, Walker, Grimes, Polk, San Jacinto, Washington, Montgomery, Liberty, Austin, Waller, Chambers, Colorado, Brazoria, Fort Bend, Galveston, Wharton, Jackson, and Matagorda and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to wit:

Customer ID	Campaign ID	Publication	Pub Date
21028685	11162817	Houston Chronicle	8/31/2026

Victoria Bond — Newspaper Representative (signature)

Victoria Bond — Newspaper Representative (printed)

Sworn and subscribed to before me, this 3rd day of September A.D. 2026.

VERONICA MARIE TYRONE NOTARY PUBLIC STATE OF TEXAS ID 7163357 EXP. 02-10-2028

Notary Public in and for the State of Texas

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT

In re Fieldstone A&E, LLC,
***d/b/a* Fieldstone Architecture & Engineering, *d/b/a* Fieldstone A & E, *d/b/a* Fieldstone Engineering, *d/b/a* Fieldstone Architecture**

Case No. 26-48494-tjt

YOU MAY HAVE A CLAIM AGAINST FIELDSTONE A&E, LLC

On July 30, 2026, Fieldstone A&E, LLC (the "Debtor") filed for relief under chapter 11 of title 11 of the United States Code (the "Bankruptcy Code"). The Debtor, its address, case number, proof of claim form, and other relevant information related to this chapter 11 case may be obtained from Kurtzman Carson Consultants, LLC dba Verita Global (the "Claims Agent") at

https://www.veritaglobal.net/fieldstone

THE LAST DAY TO FILE GENERAL CLAIMS AGAINST THE DEBTOR IS OCTOBER 22, 2026, AT 5:00 P.M. (PREVAILING EASTERN TIME). THE DEBTOR'S CHAPTER 11 SMALL BUSINESS SUBCHAPTER V PLAN FILING DEADLINE IS OCTOBER 28, 2026.

For more information, and instructions on how to obtain and file a proof of claim and associated documents, please visit the Claims Agent's designated website: https://www.veritaglobal.net/fieldstone or call the Claims Agent at (877) 725-7539 (U.S./Canada) or (424) 236-7247 (International)

ANY PERSON OR ENTITY THAT IS REQUIRED TO TIMELY FILE A PROOF OF CLAIM BUT FAILS TO DO SO SHALL NOT BE TREATED AS A CREDITOR WITH RESPECT TO SUCH CLAIM FOR THE PURPOSE OF VOTING AND DISTRIBUTION IN THE DEBTOR'S CHAPTER 11 CASE.

Many questions on U.S. deal for Venezuelan oil

By Collin Binkley and Juan Pablo Arráez
ASSOCIATED PRESS

WASHINGTON — Besides a social media post from President Donald Trump, the White House has said little about what he is calling "THE BIGGEST OIL DEAL IN WORLD HISTORY" in Venezuela.

Trump said the agreement announced Friday night would give the United States a stake in Venezuela's vast oil reserves, a step toward his goal of extracting energy from the country after U.S. forces captured then-President Nicolás Maduro in a middle-of-the-night raid in January and brought him to New York to face federal drug trafficking charges.

Venezuela's acting president, Delcy Rodríguez, described the deal as a step toward economic recovery that will modernize the country's oil industry.

But the answers to many questions, including how soon the reserves could be drilled and who will pay to make it happen, were not immediately clear. No text of any agreement has been released.

Here's a look at what is known and unknown:

What are the terms?

The U.S. government and an unnamed private operator in Venezuela formed a new company that was given the rights to untapped oil fields for 100 years.

A statement from Rodríguez said the deal involves the development of 17 fields with a proven potential of 65 billion barrels. It said the agreement could draw $100 billion in investment into Venezuela's oil industry and yield over $209 billion in taxes for Caracas.

Trump said the agreement was negotiated by Secretary of State Marco Rubio, Defense Secretary Pete Hegseth and Rodríguez.

The deal gives the U.S. 55% effective output of the new private company, including an ownership stake and rights to buy oil at cost. American purchases of the oil will go toward the U.S. strategic oil reserves along with the military, according to a U.S. official who was not authorized to discuss the matter publicly and spoke on the condition of anonymity.

The company would be the second-largest corporate holder of proven reserves after Saudi Aramco, according to the official.

Will gas go down?

Probably not any time soon.

Trump says the deal will help lower gas prices for Americans. That is an important objective for the Republican president as the Iran war slows the shipping of Persian Gulf oil and keeps prices elevated months before November elections in the U.S.

But experts have repeatedly warned that Venezuela's dilapidated oil infrastructure will take years and billions of dollars to repair.

A substantial boost in production is not expected to happen quickly.

The deal could be "helpful in the long run, but it's not going to do anything to change the price of gasoline at the retail stations for Labor Day weekend," said Amy Myers Jaffe, director of the Energy, Climate Justice and Sustainability Lab at New York University.

Neither side made clear who would pay for infrastructure investments and at what cost.

The average price of gas in the U.S. stood at $4.08 a gallon on Saturday, according to AAA.

The average price was $3.20 at the same time last year.

Kevin Book, managing director at ClearView Energy Partners, said the oil industry is awaiting clarity on the deal's details. Venezuela has room to increase its oil production, he said — in the past it produced more than 2.5 million barrels a day above current levels — but investments of this scale don't happen quickly.

"It's going to take time — many years — to deploy that much capital and produce the kind of incremental results that history suggests possible," Book said.

What does D.C. think?

It is unclear whether Congress will play a role in the arrangement, but lawmakers from both parties were quick to weigh in.

Trump allies called it a win.

Sen. Bernie Moreno, R-Ohio, said it was a historic deal that helps both countries.

"If it were up to DC Democrats, Maduro would still be in power, Venezuelan oil would be going to China at half price, and the people of Venezuela would be getting robbed by a corrupt regime," Moreno wrote on social media.

It was condemned by Democrats who said Maduro's capture was a means to this end.

Sen. Tim Kaine, D-Va., said Trump was always after Venezuela's oil, branding it "corruption at epic scale."

"Will prices come down for Americans? Who knows but likely not as much as Trump has fleeced them up thru his idiotic Iran War," Kaine said on social media.

Sen. Chris Van Hollen, D-Md., said Trump "put our service members at risk to get Venezuelan oil for his billionaire buddies."

CRUISES

From page B8

brand," Ivy said in a statement. "We look forward to working with the Port of Galveston to bring the Margaritaville at Sea experience to this market in a whole new way, with itineraries that will feature both new ports of call and longtime favorites."

The cruise line is encouraging eager passengers to sign up for "first access updates" through its VIP email list.

Meanwhile, the Margaritaville brand is making its mark in Galveston on land too.

The cruise is part of a growing lineup of destination properties and experiences [illegible] Margaritaville Hotels & Resorts website, which includes the $700 million Margaritaville Beach Cottage Resort planned on 95 acres off East Beach Drive in Galveston.

While the resort and cruise line are "independently developed and operated," a spokesperson for the company said, both attractions are part of the brand's growing stamp on Texas' "exciting market."

"Texas is an especially exciting market for the brand with Margaritaville properties and experiences already in destinations including Crystal Beach and more growth on the horizon," Tamara Baldanza-Dekker, the company's chief marketing officer [illegible]

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Notice to Creditors | Notice to Creditors

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*Includes first 36 lines and 1 Affidavit of Publication. $2.00 each additional line.

Legals/Public Notices | Legals/Public Notices

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT
In re Fieldstone A&E, LLC,
d/b/a Fieldstone Architecture & Engineering, d/b/a Fieldstone A & E, d/b/a Fieldstone Engineering, d/b/a Fieldstone Architecture
Case No. 26-48494-tjt
YOU MAY HAVE A CLAIM AGAINST FIELDSTONE A&E, LLC
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https://www.veritaglobal.net/fieldstone
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Legals/Public Notices | Legals/Public Notices

PUBLIC NOTICE OF HEARING ON THE
HARRIS COUNTY CLERK'S RECORD ARCHIVE PLAN

Pursuant to Section 118.025 (g) of the Local Government Code, notice is hereby given that the Commissioners Court of Harris County, Texas, will hold a public hearing for consideration and possible approval of the annual written plan for funding the preservation and restoration of the County Clerk's Records Archive. The hearing will be held on September 01 2026, during the scheduled meeting of Commissioners Court, beginning at 9:00 a.m. in the Commissioners Court courtroom located at 1001 Preston, 3rd floor, Houston, TX 77002. The meeting will also be held virtually, and the public may access the meeting through the following link: https://agenda.harriscountytx.gov. Members of the public who wish to speak before the Court must attend the meeting in person and submit an appearance request form at least one (1) hour before the meeting begins at https://agenda.harriscountytx.gov/courts.

/s/ Teneshia Hudspeth
Teneshia Hudspeth, County Clerk
Ex-Officio of Commissioners Court
Harris County, Texas

TABC Notices | TABC Notices

LEGAL NOTICE
NOTICE OF APPLICATION FOR WINE AND MALT BEVERAGE LICENSE
Notice is hereby given that CAMES Capital II has applied for a Wine and Malt Beverage Retailer's Permit with the Texas Alcoholic Beverage Commission (TABC).
The business premises is located at:
Slick City Humble
20424 US 59
Humble, TX 77338
Applicant: CAMES Capital II
Premises Address: 20424 US 59, Humble, TX 77338
This notice is published in accordance with applicable Texas Alcoholic Beverage Commission requirements.

Citation by Publication

POTTER COUNTY
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DISTRICT CLERK
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Legal Bids & Proposals | Legal Bids & Proposals

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
[illegible]

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Exhibit B

AFFIDAVIT

STATE OF NEW JERSEY)
) ss:
CITY OF MONMOUTH JUNCTION, in the COUNTY OF MIDDLESEX)

I, Wayne Sidor, being duly sworn, depose and say that I am the Advertising Clerk of the Publisher of THE WALL STREET JOURNAL, a daily national newspaper of general circulation throughout the United States, and that the notice attached to this Affidavit has been regularly published in THE WALL STREET JOURNAL for Eastern distribution for

1 insertion(s) on the following date(s): 08/31/2026

ADVERTISER: Fieldstone A&E, LLC

and that the foregoing statements are true and correct to the best of my knowledge.

Wayne Sidor

Sworn to
before me this
1st day of
September 2026

Notary Public

IAN C. MARTIN
NOTARY PUBLIC
ID #
50086494
COMMISSION
EXPIRES
07/18/2028
STATE OF NEW JERSEY

P2/W243000-0 800200-1 ——XA

INDEX TO BUSINESSES

These indexes cite notable references to most current companies and businesspeople in today's edition. Articles on regional page inserts aren't cited in these indexes.

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'Coyote vs. Acme' Starts at No. 2 Spot



The film earned $15.5 million in its first weekend.

Estimated Box-Office Figures, Through Sunday

Sales in Millions

	Film	Distributor	Weekend	Cumulative	% Change
1.	Spider-Man: Brand New Day	Sony	$22.2	$891.9	-43
2.	Coyote vs. Acme	Failing Forward Films	$15.5	$15.5	—
3.	The Odyssey	Universal	$14.3	$563.8	+27
4.	Insidious: Out of the Further	Sony	$10.1	$48.6	-60
5.	The Dog Stars	20th Century Studios	$8.0	$8.0	—

Source: Comscore

Sunroofs Keep Exploding

Continued from page B1

Wall Street Journal analysis. Roughly 1,400 complaints lodged in that time involved 2025 or 2026 model vehicles, the analysis showed. Such failures happen roughly once a day.

Even so, the issues have rarely resulted in recall campaigns. Regulators say factors other than safety defects, such as road debris, are typically responsible for these events.

A representative for the National Highway Traffic Safety Administration said it hasn't identified any verified crashes or serious injuries caused by breaking sunroofs.

"A breaking sunroof can be startling and costly, and NHTSA has investigated and is monitoring this issue," the representative said.

Motor-driven sunroofs rose in popularity in the 1960s. Initially a feature relegated to the luxury market, sunroofs are now equipped on more than 50% of vehicles produced for the U.S. market, up from 35% a decade prior, according to data from industry-research firm Omdia. Some have fixed coverings that retract; others, often called "moonroofs," are single pieces of glass. (The two terms are often used interchangeably; reports about shattering include both.)

David Smith, a former design manager at **General Motors**, said sunroofs present an engineering challenge: cutting a hole out of a car's roof while maintaining the vehicle's stability and integrity. The feature has become widespread as automakers eliminated common early issues, like leaking water and wind noise.

"They know how to build them pretty good now," Smith, a professor at the College for Creative Studies transportation design program, said of carmakers today.

David Bennett, automotive director for roadside assistance organization AAA, said the pieces of glass have grown larger in recent years, making them more vulnerable to road debris damage.

NHTSA has investigated these issues before. In 2013, the agency opened a probe into Kia Sorento SUVs in response to many reports of unexpected sunroof breakage. That investigation spanned seven years and roped in more than a dozen other automakers, identifying over 4,000 reports of sunroof fractures.

NHTSA said, in 2021, that it didn't find sufficient evidence of a safety-related defect, pointing instead to potential factors such as small rocks kicked up by other vehicles causing "imperceptible" damage that can result in breakage.

The agency said federal regulations allow sunroofs to be made with tempered glass, which must break into gravel-like pieces, or laminated glass, where pieces stay stuck to a plastic interlayer instead of scattering. Manufacturers generally choose tempered glass, a spokesman said.

NHTSA said major suppliers appeared to be moving toward using laminated glass and other improved materials. These changes should reduce the incidents of glass breakage.

Since 2021, NHTSA has received nearly 2,800 complaints of sunroofs unexpectedly exploding, of which more than 500 involve newer vehicles, according to the Journal's analysis.

Among the vehicles most commonly cited in recent years include **Toyota's** RAV4, the **Hyundai** Palisade SUV, the Kia Telluride SUV, and the **Honda** CR-V. Hyundai said it continues to monitor the issue and will take action if a product defect is identified. The automaker commissioned multiple studies to analyze sunroof breakage, it said, but hasn't found an inherent defect as a cause, only issues related to foreign objects impacting the glass.

Honda contends it hasn't seen a significant trend in complaints about the CR-V glass damage attributable to safety defects. A large number of CR-Vs sold have been equipped with a moonroof, including 85% this year as standard equipment, so comparing raw complaint numbers may fail to reflect actual occurrence rates of breakage, the company said.

Kia and Toyota declined to comment.

BUSINESS & FINANCE

Drugmaker Decides to Go It Alone

Continued from page B1

Wall Street expects Rasonque—which costs more than $477,000 for a year's supply—to generate more than $1 billion in sales as soon as next year. The company has more assets in development that could also yield blockbuster potential. Rasonque targets a mutated protein called RAS that drives about a third of all cancers and more than 90% of pancreatic tumors. For decades, drugmakers had called RAS "undruggable," because its surface was too smooth for traditional molecules to latch on to.

The company spent nearly a decade trying to make it work anyway. By April, it had the data to support its hypothesis. In a 900-person study, patients on the drug lived a median of 13.2 months—nearly double the time those on standard chemotherapy survived.

Rasonque wasn't part of RevMed's portfolio. Its lead drug, which targeted a different protein involved in cancer, had attracted investment from **Sanofi**, but the French pharmaceutical company walked away from it in 2022.

Across the country, Harvard University researcher Greg Verdine had started a company, Warp Drive Bio, that was targeting RAS with a technology called "molecular glue"—compounds that recruit a helper protein, latch on to RAS and block its signal that drives cancer cells to multiply.

During a retreat on Cape Cod, Mass., Goldsmith, RevMed's CEO, found himself sitting next to Laurence Reid, then-CEO of Warp Drive. Over a clam bake, Goldsmith brought up the subject of licensing Warp Drive's technology to RevMed to target RAS.

Reid balked at the idea of licensing away the company's core technology, Goldsmith said, so RevMed decided to acquire Warp Drive instead.

"We had decided we wanted to embrace RAS, we needed to get some technology to give us a differentiated approach," Goldsmith said. "The opportunity was very particular."

To close the deal, Goldsmith had to pull off a boardroom maneuver. Warp Drive's largest shareholder at the time was Sanofi. Goldsmith said he phoned the French company's leadership to make sure they didn't feel blindsided, and pitched the idea of swapping their majority stake in Warp Drive for some of RevMed's equity.

It worked. In 2024, RevMed bought Warp Drive in an all-stock deal, absorbing its technology and reacting the company's trajectory.

The breakthrough came in 2020, when the company's researchers showed that the drug that would later become Rasonque targeted RAS in all of its variations. Other testing showed it was tolerable.

"It was serendipity," said Revon Shokat, a researcher at the University of California, San Francisco, and a co-founder of RevMed. "This is what happens in chemistry sometimes: You get a molecule, and it does something a little more than you expect."

To help fund the drug's launch, RevMed struck a deal with a company called Royalty Pharma that gave it access to up to $2 billion in funding in exchange for future rights to a share of Rasonque and another drug's sales.

"We were going to build the whole thing ourselves," Goldsmith said, adding that the company worked out an attractive deal and "simply made the decision."

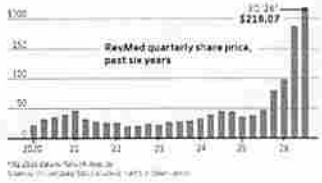
Goldsmith is now responsible for bringing Rasonque to market, a rollout that actually began nearly four months ago when the FDA allowed RevMed to distribute the medicine as part of a compassionate-use program before approval. More than 2,000 patients were enrolled in the program at the time of approval.

Rasonque is expected to have more than $1 billion in sales as soon as next year.

Revolution Medicines' clinical development pipeline
select drug studies

There are three stages medical trials go through before approval.







A SpaceX Falcon 9 rocket carrying 29 Starlink satellites in early July 9.

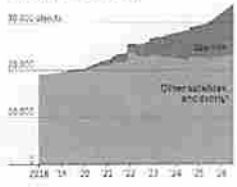
Companies Face Traffic In Space

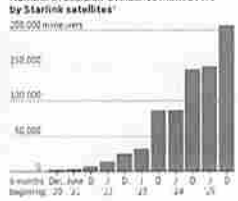
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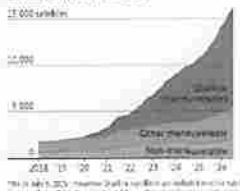
damage a satellite, since both are traveling so fast, said Mark Matney, a planetary scientist for the orbital debris program at the National Aeronautics and Space Administration.

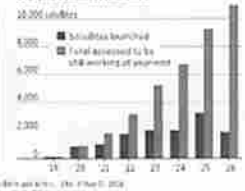
SpaceX has warned about the crowd. "As the number of satellites and other objects in low-Earth orbit continues to grow, the probability of accidental collisions, fragmentation events, or other in-orbit incidents increases," the company said in a filing tied to its public offering.

"In my opinion, we are operating at the maximum density that can be safely operated," said Jonathan McDowell, an astrophysicist who maintains a widely cited catalog of objects in space.









Watch a Video Podcast: My Monday Morning With Suze Orman



Scan this code for the first episode of video series My Monday Morning, inspired by the Journal column. Lane Florsheim sits down with Suze Orman to talk about the right age to retire, and why she doesn't trust AI.

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BANKRUPTCIES

UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT
In re Pastorino A&E, LLC,
d/b/a Pastorino Architecture & Engineering, d/b/a Pastorino A & E,
d/b/a Pastorino Engineering, d/b/a Pastorino Architecture
Case No. 26-xxxxx-jtg

YOU MAY HAVE A CLAIM AGAINST PIELOSTONE A&E, LLC

On July 31, 2026, Pastorino A&E, LLC (the "Debtor") filed its voluntary petition under chapter 11 of title 11 of the United States Code (the "Bankruptcy Code"). The Debtor is entitled to operate under certain proof of claim forms and other relevant information related to this chapter 11 case may be obtained from Kurtzman Carson Consultants, LLC (the same Debtor (the "Claims Agent") at https://www.kccllc.net/Pastorino.

THE LAST DAY TO FILE GENERAL CLAIMS AGAINST THE DEBTOR IS OCTOBER 22, 2026, AT 5:00 P.M. (PREVAILING EASTERN TIME). THE DEBTOR'S CHAPTER 11 SMALL BUSINESS SUBCHAPTER V PLAN FILING DEADLINE IS OCTOBER 28, 2026.

For more information, and instructions on how to obtain and file a proof of claim and associated documents, please visit the Claims Agent's www.kccllc.net/Pastorino. Please register for notifications or call the Claims Agent at (877) 725-7559 (U.S. Toll-free) or (424) 236-7267 (International).

ANY PERSON OR ENTITY THAT IS REQUIRED TO TIMELY FILE A PROOF OF CLAIM BUT FAILS TO DO SO SHALL NOT BE TREATED AS A CREDITOR WITH RESPECT TO SUCH CLAIM FOR THE PURPOSE OF VOTING AND DISTRIBUTION IN THE DEBTOR'S CHAPTER 11 CASE.

Exhibit C

PROOF OF PUBLICATION

The Washington Post

District of Columbia, ss., Personally appeared before me, a Notary Public in and for the said District, Felecia Scott well known to me to be ACCOUNTING SPECIALIST of The Washington Post, and making oath in due form of law that an advertisement containing the language annexed hereto was published in said newspaper on the dates mentioned in the certificate herein.

I Hereby Certify that the attached advertisement was published in The Washington Post, a daily newspaper, upon the following dates, and was circulated in the Washington metropolitan area including specifically the following counties and independent cities: District of Columbia; in Maryland: Allegany, Anne Arundel, Baltimore (Independent City), Baltimore, Calvert, Caroline, Carroll, Charles, Dorchester, Frederick, Garrett, Harford, Howard, Kent, Montgomery, Prince George's, Queen Anne's, St. Mary's, Somerset, Talbot, Washington, Wicomico, Worcester. In Virginia: Accomack, Albemarle, Alexandria (Independent City), Arlington, Augusta, Bath, Caroline, Charlottesville (Independent City), Chesapeake (Independent City), Chesterfield, Clarke, Colonial Heights (Independent City), Culpeper, Danville (Independent City), Essex, Fairfax (Independent City), Fairfax, Falls Church (Independent City), Fauquier, Fluvanna, Frederick, Fredericksburg (Independent City), Gloucester, Greene, Hampton (Independent City), Hanover, Harrisonburg (Independent City), Henrico, Hopewell (Independent City), Isle of Wight, King George, Lancaster, Lexington (Independent City), Loudoun, Louisa, Lynchburg (Independent City), Madison, Manassas (Independent City), Manassas Park (Independent City), Nelson, Newsport News (Independent City), Norfolk (Independent City), Northumberland, Orange, Page, Petersburg (Independent City), Portsmouth (Independent City), Prince Edward, Prince George, Prince William, Radford (Independent City), Rappahannock, Richmond (Independent City), Richmond, Roanoke (Independent City), Rockingham, Shenandoah, Spotsylvania, Stafford, Staunton (Independent City), Suffolk (Independent City), Virginia Beach (Independent City), Warren, Waynesboro (Independent City), Westmoreland, Williamsburg (Independent City), Winchester (Independent City), York.

Published 1.0 time(s). 08/31/2026

Account 1010162784

Witness my hand and official seal this 31st day of August 2026

Sandra Broadstone

My commission expires 9/30/2026



UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT

In re Fieldstone A&E, LLC,
d/b/a Fieldstone Architecture & Engineering,
d/b/a Fieldstone A & E, *d/b/a* Fieldstone Engineering,
d/b/a Fieldstone Architecture

Case No. 26-48494-tjt

YOU MAY HAVE A CLAIM AGAINST FIELDSTONE A&E, LLC

On July 30, 2026, Fieldstone A&E, LLC (the "Debtor") filed for relief under chapter 11 of title 11 of the United States Code (the "Bankruptcy Code"). The Debtor, its address, case number, proof of claim form, and other relevant information related to this chapter 11 case may be obtained from Kurtzman Carson Consultants, LLC dba Verita Global (the "Claims Agent") at:

https://www.veritaglobal.net/fieldstone

THE LAST DAY TO FILE GENERAL CLAIMS AGAINST THE DEBTOR IS OCTOBER 22, 2026, AT 5:00 P.M. (PREVAILING EASTERN TIME). THE DEBTOR'S CHAPTER 11 SMALL BUSINESS SUBCHAPTER V PLAN FILING DEADLINE IS OCTOBER 28, 2026.

For more information, and instructions on how to obtain and file a proof of claim and associated documents, please visit the Claims Agent's designated website: https://www.veritaglobal.net/fieldstone **or call the Claims Agent at** (877) 725-7539 (U.S./Canada) or (424) 236-7247 (International)

ANY PERSON OR ENTITY THAT IS REQUIRED TO TIMELY FILE A PROOF OF CLAIM BUT FAILS TO DO SO SHALL NOT BE TREATED AS A CREDITOR WITH RESPECT TO SUCH CLAIM FOR THE PURPOSE OF VOTING AND DISTRIBUTION IN THE DEBTOR'S CHAPTER 11 CASE.

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Trustee Sales 202-334-5782 — mypublicnotices.com/washingtonpost/PublicNotice.asp

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Legal Notices

UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT

In re Fieldstone A&E, LLC, d/b/a Fieldstone Architecture & Engineering, d/b/a Fieldstone A & E, d/b/a Fieldstone Engineering, d/b/a Fieldstone Architecture

Case No. 26-48494-tjt

YOU MAY HAVE A CLAIM AGAINST FIELDSTONE A&E, LLC

On July 30, 2026, Fieldstone A&E, LLC (the "Debtor") filed for relief under chapter 11 of title 11 of the United States Code (the "Bankruptcy Code"). The Debtor, its address, case number, proof of claim form, and other relevant information related to this chapter 11 case may be obtained from Kurtzman Carson Consultants, LLC dba Verita Global (the "Claims Agent") at: [illegible]

THE LAST DAY TO FILE GENERAL CLAIMS AGAINST THE DEBTOR IS OCTOBER 22, 2026, AT 5:00 P.M. (PREVAILING EASTERN TIME). THE DEBTOR'S CHAPTER 11 SMALL BUSINESS SUBCHAPTER V PLAN FILING DEADLINE IS OCTOBER 28, 2026.

For more information and instructions on how to obtain and file a proof of claim and associated documents, please visit the Claims Agent's designated website: [illegible] or call the Claims Agent at (877) 725-7526 (U.S./Canada) or (424) 236-7247 (International).

ANY PERSON OR ENTITY THAT IS REQUIRED TO TIMELY FILE A PROOF OF CLAIM BUT FAILS TO DO SO SHALL NOT BE TREATED AS A CREDITOR WITH RESPECT TO SUCH CLAIM FOR THE PURPOSE OF VOTING AND DISTRIBUTION IN THE DEBTOR'S CHAPTER 11 CASE.

Legal Notices

[illegible]

Montgomery County

IN THE CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND

[illegible]

Prince George's County

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

[illegible]

Trustees Sale - DC

1907 SAVANNAH PLACE SE, WASHINGTON DC 20020

In execution of the Superior Court for the District of Columbia Decree of Sale in Case 2025-CAB-[illegible] the undersigned Trustee(s) will offer for sale the property known as 1907 SAVANNAH PLACE SE, WASHINGTON DC 20020 at a public auction within the offices of HARVEY WEST AUCTIONEERS, INC., 5335 Wisconsin Avenue NW Suite 440, Washington, DC 20015 202-453-4567 On **September 8, 2026, AT 11:00 A.M.** the land and premises situated in the District of Columbia, and designated as and being Lot [illegible] in Square [illegible] and more particularly described in the Deed of Trust recorded in the Land Records of the District of Columbia, on August 8, 2017, as Instrument Number [illegible] property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in fee simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.

TERMS OF SALE: A deposit of the lesser of $25,000.00 or 10% of the sale price will be required at time of sale in cash or certified funds. [illegible]

TIME IS OF THE ESSENCE.

[illegible]

JAMES E. CLARKE SUBSTITUTE TRUSTEE

C/O ORLANS PC
1602 Village Market Blvd SE, Suite 310
Leesburg, VA 20175
(703) 777-7101

Trustees Sale - DC

5029 JUST STREET NE, WASHINGTON DC 20019

[illegible]

TIME IS OF THE ESSENCE.

[illegible]

JAMES E. CLARKE SUBSTITUTE TRUSTEE

C/O ORLANS PC
1602 Village Market Blvd SE, Suite 310
Leesburg, VA 20175
(703) 777-7101

Trustees Sale - DC

5619 EASTERN AVENUE NE, WASHINGTON DC 20011

[illegible]

TIME IS OF THE ESSENCE.

[illegible]

JAMES E. CLARKE SUBSTITUTE TRUSTEE

C/O ORLANS PC
1602 Village Market Blvd SE, Suite 310
Leesburg, VA 20175
(703) 777-7101

Trustees Sale - DC

SUBSTITUTE TRUSTEES' SALE

[illegible]

ALEX COOPER

Loudoun County

TRUSTEE'S SALE OF [illegible]

[illegible]

Culpeper County

TRUSTEE'S SALE OF [illegible]

[illegible]

MARYLAND

Roommates

[illegible]

Houses Wanted to Buy

[illegible]

Electronics

[illegible]

Home & Garden

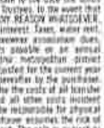
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Merchandise Wanted

LOOK
$ BUYING $
MOTORCYCLES

[illegible]

Dogs for Sale



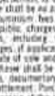
[illegible]



[illegible]

Dogs for Sale

PUPPIES!



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Business Broker Services

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The Washington Post

Ballard Spahr LLP
1909 K St., NW, 12th Floor
Washington, DC 20006
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 125 Vine Street LLC, a District of Columbia limited liability company ("Borrower"), to James Paterson, as Trustee dated June 2, 2022 and recorded June 3, 2022 as Instrument No. 2022051380 among the Land Records of the District of Columbia ("Land Records"), securing Fortright Bank, in the original principal sum of $25,999,149 (the "Deed of Trust"), and affected by Deed of Appointment of Substitute Trustees, dated and recorded July 16, 2025 as Instrument No. 2025071112 in the Land Records, appointing Frances C. Wilson and Ahmad W. Ali-Hadlos, as Substitute Trustees ("Substitute Trustees") is default having occurred in the payment of the indebtedness secured thereby and the covenants contained thereon, 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 20, 2025 as Instrument No. 2025077861 and *Affidavit of Non-Residential Mortgage Foreclosure* recorded on August 15, 2025 as Instrument No. 2025077870 respectively in the Land Records, the undersigned Substitute Trustees, will sell at public auction within the offices 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 3334 in the subdivision made by 325 Vine St LLC, as per plat recorded in Liber No. 219 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 3334.

The property is believed to consist of a 38,750± square foot (0.89 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 considered until acceptance. Notwithstanding the foregoing, the Substitute Trustees absolutely reserve the right to postpone the sale and to cancel the sale at any time until the auctioneer announces that the Property is "sold," and the division or the request 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 in 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 7 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 entire 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 returned 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 must and above the returned deposit, with interest thereon at the rate three (being charged under this 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 "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 purchasers 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. 2022061595, as amended by that certain First Amendment to Affordable Housing Covenant Agreement dated December 27, 2024, recorded among the Land Records as Instrument No. 2025005854. 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 conditions 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, water, drainage and other public improvements, if any, whether assessments have been levied or not, and all unfunded tax 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@alexcooperauctions.com or 410-377-4707.

Frances C. Wilson, Ahmad W. Ali-Hadlos
Substitute Trustees

ALEX COOPER
alexcooper.com
4910 Massachusetts Avenue, N.W., Suite 100
Washington, DC 20016 • 202.686.1600

Aug 28,31 Sep 3,4,8, 2026 0012521176

Alderman, Devorsetz & Kora PLLC
1025 Connecticut Avenue, NW
Suite 615
Washington, DC 20036
Phone (202) 969-4220
www.adlawfirm.com

CONDOMINIUM ASSOCIATION'S SALE OF VALUABLE CONDOMINIUM UNIT NUMBER 203 (ISSUANT 5184, 1977 CODE) CONTAINED WITHIN PREMISES at 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 82 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 203 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 easements 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: Said 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 (or Cooperative Ownership Interest) 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 as 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. Cory Devorsetz at 202-969-4220, attorney for Brandywine Crossing I Condominium Unit Owners Association.

ALEX COOPER
alexcooper.com
4910 Massachusetts Avenue, N.W., Suite 100
Washington, DC 20016 • 202.686.1600

Aug 11,Sep 4,8, 2026 0012525132

Montgomery County | Montgomery County

Robertson, Ainsworth, Schwind & D'Arne, LLC
11350 Random Hills Road, Suite 202
Hunt Valley, MD 21031
410-329-7102

TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
29 COURTHOUSE SQUARE UNIT 912
ROCKVILLE, MD 20850

Under a power of sale contained in that Deed of Trust dated February 8, 2021 and recorded in Liber 63743, folio 80, of the land records of MONTGOMERY COUNTY, with an original principal balance of $243,644.00, default having occurred and at the request of the party secured, the Substitute Trustees will offer for sale at public auction at THE MONTGOMERY COUNTY COURTHOUSE LOCATED AT 50 MARYLAND AVENUE, ROCKVILLE, MD 20850 ON

SEPTEMBER 2, 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# - 04-02307123

The property and improvements will be sold on 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 homeowner's association assessments pursuant to MD Real Property Article §11-110 and §11B-112.**

TERMS OF SALE: A non-refundable bidder's deposit of $24,000.00 in cashier's/certified check or such other form as the Substitute Trustee may determine, or, their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss or purchaser from date and time of auction. The balance of the purchase price together with ground rent of $ 0.00/0, 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 statement of interest due from the purchaser in the event that additional funds are tendered before settlement as 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 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, reinstatement 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. 25-296169

Keith Hacke, David Wilkerson, Substitute Trustees

Aug 24,31,Sep 7,14 2026 0012524408

Alderman, Devorsetz & Kora PLLC
1025 Connecticut Avenue, NW
Suite 615
Washington, DC 20036
Phone (202) 969-4220
www.adlawfirm.com

CONDOMINIUM ASSOCIATION'S SALE OF VALUABLE CONDOMINIUM UNIT NUMBER 105 (ISSUANT 1232, 1977 2124) CONTAINED WITHIN PREMISES at 2750 Dorsey Street, NW, Washington, DC 20009. 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 82 D.C. Code Section 1903.13 as amended, notice was filed on August 4, 2026 as Instrument No. 2026076846 and at the request of the Attorney for the Unit Owners Association, we shall sell at public auction on **September 9, 2026 at 12:31 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 2220, in a subdivision made by Everett C. Bergdorf and others, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 142 at Folio 72, and more particularly designated as Unit No. 105 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 08, 1981, in Condominium Book 27 at page 37, and 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 2220.

TERMS OF SALE: Said 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 (or Cooperative Ownership Interest) 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 as 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. Cory Devorsetz at 202-969-4220, attorney for Cleveland Terrace II Condominium Unit Owners Association.

ALEX COOPER
alexcooper.com
4910 Massachusetts Avenue, N.W., Suite 100
Washington, DC 20016 • 202.686.1600

Aug 11,Sep 4,8, 2026 0012525133

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

In execution of the Superior Court for the District of Columbia Decree of Sale in CASE NUMBER 2017-CA-003179-B(RP) the undersigned Trustee(s) will offer for sale the property known as **129 Peabody Street, NW, Washington, DC 20011** on the Courthouse steps, or in front of, HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Avenue NW Suite 440, Washington, DC 20015 202-463-4567 On **SEPTEMBER 22, 2026 AT 11:30 AM**, the land and premises situated in the District of Columbia, and designated as and being in SQUARE 3376 AND LOT 0029 , and more particularly described in the Deed of Trust recorded in the Land Records of the District of Columbia, on APRIL 10, 2007 as Instrument Number 2007040417.

The property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, or Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust not otherwise released, and subject to ratification by the Court.

TERMS OF SALE: A deposit of the lesser of $ 500.00 or 0.5% of the sale price will be required at time of sale in certified check or cashier's check, the deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the credit and may submit a written bid to the Trustee which shall be announced at sale. The balance of the purchase price is to be paid in cash within 30 days of final ratification of the sale by the Court.

TIME IS OF THE ESSENCE.

If purchaser fails to settle within the aforesaid thirty (30) days of the ratification, the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court, and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided to the purchaser and as recorded on the documents executed by the purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to get to settlement the deposit shall be forfeited to the Trustees and all expenses of this sale (including attorney fees and full commission at the given sales price of 10% per annum) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property, regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate contained in the Deed of Trust from the date of sale to the date the funds are received in the office of the Trustee. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowners association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Noteholder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event, the Trustee agrees that upon notification by the Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest.

Brennan Ferguson, John C. Hanrahan, Jeremy B. Wilkins, Amanda Sinnette, Robert Sheen, and Paul Reichmuller
Trustees
File No. 19-13621

Aug 24,31,Sep 7,14 2026 0012524409

HEISE JORGENSEN & STEFANELLI P.A.
16200 Montgomery Village Avenue, Suite 300
Gaithersburg, MD 20879
(301) 977-4400

SUBSTITUTE TRUSTEES' SALE OF
VALUABLE REAL ESTATE
located in the District of Columbia
known as
1129 11TH STREET, NW, WASHINGTON, DC 20001

By virtue of the power and authority contained in a certain Deed of Trust, Assignment of Rents and Security Agreement from 1135 11TH ST NW OWNER LLC, a District of Columbia limited liability company ("Borrower"), to James M. Dimond and Joseph Marchese, Trustees, dated as of February 2, 2024 and recorded among the records of the Recorder of Deeds for the District of Columbia (the "Records") on February 13, 2024 as Document No. 2024011541 (the "Deed of Trust"), the undersigned substituted trustees (in virtue of Deed of Appointment between The National Capital Bank of Washington, (the "Beneficiary") and said trustees recorded July 21, 2025 as Document No. 2025074215 among the Records, and in accordance with Public Law 90-566 notice acquired August 13, 2026 as Document No. 2026079058 among the Records, a default having occurred in the payment of the indebtedness secured thereby and the covenants contained thereon, and at the request of the Beneficiary, the undersigned Substitute Trustees will sell at public auction at the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on

FRIDAY, SEPTEMBER 11, 2026
at 12:00 P.M.

the following described land and premises (the "Land"):

Part of original lot numbered eight (8) in square numbered three hundred fifteen (315), beginning for the same on Eleventh Street, Northwest, at the southeast corner of said lot and running thence North along said street 50 feet; thence West 90 feet 11 inches; thence southwesterly 6 feet; thence South 41 feet 8 inches to the south line of said lot; thence east along said south line to the beginning.

NOTE: At the date thereof, the property herein described is designated on the records of the Assessor of the District of Columbia, for taxation purposes, as Lot 812 in Square numbered 315.

APN: 0312-2315

FIXTURES, EQUIPMENT AND PERSONAL PROPERTY: Pursuant to the Deed of Trust, and as evidenced by a UCC Financing Statement filed as Document No. 2024011543 among the Records, and upon occurrence of an Event of Default thereunder, the Beneficiary, as the holder of a security interest and lien on all of the tangible and intangible assets (as identified as collateral in the Deed of Trust) of Borrower, will sell at public auction on the same date and at the same time and place, all such tangible and intangible property, including the improvements, Personalty and UCC Collateral (as each term is defined in the Deed of Trust) of Borrower located on or about the Land (to the extent that the foregoing is subject to the security interest and lien of Beneficiary and not owned by any third party).

TOGETHER WITH: buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively the "Improvements"); and with all easements, rights-of-way of use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and/or the Improvements and the reversions and remainders, and all the estate, right, title, interest, property, possession, claim and demand at law or in equity of Borrower in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto all as more particularly described in the aforesaid Deed of Trust (collectively, with the Land, the Improvements, the Personalty and the UCC Collateral, the "Property"). The Improvements include a multifamily six-story apartment building which is under construction.

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 announced until final acceptance. Notwithstanding the foregoing, the Substitute Trustees immediately reserve the right to postpone 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 One Hundred Thousand Dollars ($100,000.00) will be required at the time of sale. Such deposit must be by cashier's check or certified check or in such other form as the Substitute Trustees may determine in their sole discretion. The successful bidder must increase the deposit to 10% of the purchase price within 7 business days after completion of the sale. TIME BEING OF THE ESSENCE, at the office of the Substitute Trustees or the form of certified check or cashier's check or by wire transfer of immediately available funds to the specified account of the Substitute Trustees (the "Account"). The Beneficiary secured by the Deed of Trust and/or any related party shall be exempted by the Substitute Trustees from submitting any bidding deposit, and Beneficiary shall be allowed to credit bid on the sale. The Substitute Trustees will, as a condition of the sale, require all potential bidders except the Beneficiary to show their deposit before any bidding begins. The returned deposit of the successful purchaser on behalf of the Substitute Trustees, will be held in the Account'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 shall be forfeited and released to the Substitute Trustees. The terms of sale must be complied with and settlement consummated thereon within thirty (30) days from day of sale unless extended at the sole discretion of the Substitute Trustees. The balance of the purchase price over and above the returned deposit, with interest thereon at a rate of 5.00% per annum from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement by wire transfer of immediately available funds to the Account, and if not so paid, the Substitute Trustees reserve the right to retain all deposit(s) and resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustees may deem proper, and to avail themselves and the Beneficiary of any legal or equitable rights against the defaulting purchaser. TIME IS OF THE ESSENCE with regard to all of the purchaser's obligations. If the successful bidder fails for any reason to increase the deposit or complete settlement as provided above, the deposit shall be forfeited and applied to the costs of the sale, including Substitute Trustees' fees, and the balance, if any, shall be delivered to the Beneficiary to be applied to the Beneficiary against the indebtedness secured by, and other amounts due under, the Deed of Trust in accordance with the Deed of Trust or applicable law or otherwise as the Beneficiary shall elect. Forfeiture of the deposit shall not limit any rights or remedies of the Substitute Trustees or the Beneficiary with respect to any such default. If the Property is resold after any such default, such re-sale shall be at the risk and the cost of the failing bidder, and the failing bidder shall be liable for any deficiency between its bid and the successful bid at the resale as well as the costs of conducting such re-sale.

The Substitute Trustees reserve the right (i) to waive or modify the deposit requirement, (ii) to approve or disapprove the creditworthiness of any bidder or final purchaser, (iii) to withdraw all or part of the Property from sale at any time prior to the termination of bidding; (iv) to reject any bid; (v) to bid in any lump sum or any length of time, (vi) to reject any or all bids, and (vii) to cancel or postpone the sale, all as the Substitute Trustees may determine in their discretion.

The Property is sold subject to the rights, if any, of parties in possession and to any and all covenants, conditions, restrictions, rights-of-way, easements, rights of way, and limitations of record. The Property will be sold "WHERE IS" and an "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustees or any other party and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, or (v) compliance of the Property with any zoning laws or ordinances and any and all applicable safety codes, and acceptance of the Deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustees or any Beneficiary concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustees or the Beneficiary.

Conveyance shall be by Substitute Trustees' Deed, without covenant or warranty, express or implied. The risk of loss or damage by fire or other casualty to the Property from and after the date of sale will be upon the successful purchaser. Obtaining possession of the Property shall be the sole responsibility of the successful bidder. The Property is sold subject to all taxes, ground rents, public charges, assessments, sewer, water, drainage and other public improvements, whether assessments have been levied or not through date of closing. The Beneficiary and Substitute Trustees assume no liability for fuel, gas, electricity, utilities and other operating charges accrued before or after the sale and shall be the sole responsibility of the purchaser. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all recordation taxes and charges, all transfer taxes and charges, title insurance premiums, notary fees, and settlement fees shall be at the cost of the successful purchaser. In the event the Substitute Trustees are unable to convey marketable title on or in the event the successful bidder fails to make a deposit when required, or post the bond all prior to the sale, or if for any other reason, the undersigned Substitute Trustees did not have the right to sell, the sole is null and void and the purchaser shall be entitled to any legal or equitable remedy other than return of the deposit without interest and any and all other claims of the purchaser are hereby released.

Additional terms and conditions may be announced at the time of sale. All inquiries regarding the sale should be directed to Stephen B. Jackson, Substituted Trustee.

STEPHEN B. JACKSON and STEVEN P. HOWE
Substitute Trustees

ALEX COOPER
alexcooper.com
4910 Massachusetts Avenue, N.W., Suite 100
Washington, DC 20016 • 202.686.1600

Aug 31,Sep 3,4,8,10, 2026 0012521122

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Gaithersburg, MD 20879
(301) 977-4400

SUBSTITUTE TRUSTEES' SALE OF VALUABLE REAL ESTATE
located in the District of Columbia
known as
1445 HARVARD STREET, NW, WASHINGTON, DC 20009

By virtue of the power and authority contained in a certain Deed of Trust, Assignment of Rents and Security Agreement from 1445 HARVARD STREET NW, LLC, a District of Columbia limited liability company ("Borrower"), to James M. Davison and Joseph Minichiello, Trustees, dated as of March 20, 2023 and recorded among the records of the Recorder of Deeds for the District of Columbia (the "Records") on April 3, 2023 as Instrument No. 2023030799 (the "Deed of Trust"), the undersigned substitute trustee (by virtue of Deed of Appointment between The National Capital Bank of Washington, (the "Beneficiary"), and said trustees recorded July 27, 2026 as Document No. 2026074197 and re-recorded August 11, 2026 as Document No. 2026077524 among the Records, and in accordance with Public Law 96-399, as extended August 05, 2026 as Document No. 2026078055 among the Records, a default having occurred on the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of the Beneficiary, the undersigned Substitute Trustees, will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4310 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. 20016 on

FRIDAY, SEPTEMBER 11, 2026
at 12:05 P.M.

the following described land and premises (the "Land"):

Lot numbered Forty-Nine (49) in Observer L. Harding's subdivision in Block numbered Forty (40), NORTH GROUNDS OF COLUMBIA UNIVERSITY, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber County I 17 at folio 199.

Said property is now known for purposes of assessments and taxation as Lot numbered Forty-Nine (49) in Square numbered Twenty-Six Hundred Sixty-Eight (2668).

APN 0049-2668

FIXTURES, EQUIPMENT AND PERSONAL PROPERTY: Pursuant to the Deed of Trust, and as evidenced by a UCC Financing Statement filed as Document No. 2023027551 among the Records, and upon occurrence of an Event of Default thereunder, the Beneficiary, as the holder of a security interest and lien on all of the tangible and intangible property (as identified as collateral in the Deed of Trust) of Borrower, will sell at public auction on the same date and at the same time and place, all such tangible and intangible property, including the improvements, Personality and UCC Collateral (as each term is defined in the Deed of Trust) of Borrower located on or about the Land (to the extent that the foregoing is subject to the security interest and lien of Beneficiary and not owned by any third party).

TOGETHER WITH: buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively the "Improvements"), and with all easements, rights-of-way or use, rights, tenements and gores of land, streets, ways, alleys, passages, sewer rights, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and/or the Improvements and the reversions and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, power and rights of power, claims and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Borrower of, in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto all as more particularly described in the aforesaid Deed of Trust (collectively, with the Land, the Improvements, the Personality and the UCC Collateral, the "Property"). The Improvements include a multifamily six-story apartment building which is under construction.

TERMS OF SALE

ALL CASH. The bid which yields the highest price for the Property will be accepted by the Substitute Trustees (unless the sale is postponed or cancelled) and all bids will be provisional until final acceptance. Notwithstanding the foregoing, the Substitute Trustees absolutely reserve the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is received by the Substitute Trustees. A deposit in the amount of One Hundred Fifty Thousand and No/100 Dollars ($150,000.00) will be required at the time of sale. Such deposit must be by cashier's check or certified check or in such other form as the Substitute Trustees may determine in their sole discretion. The successful bidder must increase the deposit to 10% of the purchase price no later than 5:00 p.m. on the next business day (the "10% TIME BEING OF THE ESSENCE"), at the office of the Substitute Trustees in the form of certified check or cashier's check or by wire transfer of immediately available funds to the specified account of the Substitute Trustees (the "Account"). The Beneficiary secured by the Deed of Trust (or any related party) shall be exempted by the Substitute Trustees from submitting any bidding deposit, and Beneficiary shall be allowed to credit bid at the sale. The Substitute Trustees will, as a condition of the sale require all potential bidders except the Beneficiary to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement, provided, however, that in the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, such successful purchaser shall be declared in default, the terms of sale shall not be complied with and settlement consummated thereon within thirty (30) days from date of sale unless extended at the sole discretion of the Substitute Trustees. The balance of the purchase price over and above the retained deposit, with interest thereon at a rate of 6.1301% per annum from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement by wire transfer of immediately available funds to the Account, and if not so paid, the Substitute Trustees reserve the right to retain all deposits and resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustees may deem proper, and to avail themselves and the Beneficiary of any legal or equitable rights against the defaulting purchaser. TIME IS OF THE ESSENCE with regard to all of the purchaser's obligations. If the successful bidder fails for any reason to increase the deposit or complete settlement as provided above, the deposit shall be forfeited and applied to the costs of the sale, including Substitute Trustees' fees, and the balance, if any, shall be delivered to the Beneficiary to be applied by the Beneficiary against the indebtedness secured by and other amounts due under the Deed of Trust in accordance with the Deed of Trust as public sale law as otherwise as the Beneficiary shall elect. Forfeiture of the deposit shall not limit any rights or remedies of the Substitute Trustees or the Beneficiary with respect to any such default. If the Property is resold after any such default, such re-sale shall be at the risk and the cost of the defaulting bidder, and the defaulting bidder shall be liable for any deficiency between its bid and the successful bid at the resale as well as the costs of conducting such re-sale.

The Substitute Trustees reserve the right to (i) waive or modify the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder or final purchaser; (iii) to withdraw all or part of the Property from sale at any time prior to the terminating bid of bidding; (iv) to keep the bidding open for any length of time; (v) to reject any or all bids; and (vi) to cancel or postpone the sale, all as the Substitute Trustees may determine in their discretion.

The Property is sold subject to the rights, if any, of parties in possession and to any and all covenants, dedications, conditions, restrictions, easements, rights-of-way and limitations of record. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustees or any other party and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, or (v) compliance of the Property with any zoning laws or ordinances, and any and all applicable safety codes, and acceptance of the Deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustees or the Beneficiary concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustees or the Beneficiary.

Conveyance shall be by Substitute Trustees' Deed, without covenant or warranty, express or implied. The risk of loss or damage by fire or other casualty to the Property from and after the date of sale will be upon the successful purchaser. Delivering possession of the Property shall be the sole responsibility of the successful bidder. The Property is sold subject to all taxes, ground rents, public charges, assessments, sewer, water, drainage and other public improvements whether assessments have been levied or not through date of closing. The Beneficiary and Substitute Trustees assume no liability for heat, gas, electricity, utilities and other operating charges accrued before or after the sale and shall be the sole responsibility of the purchaser. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all recordation taxes and charges, all transfer taxes and charges, title assurance premiums, notary fees, and settlement fees shall be at the cost of the successful purchaser. In the event the Substitute Trustees are unable to convey marketable title or in the event the borrower entered into a reinstatement or paid the loan off prior to the sale, or if for any other reason, the undersigned Substitute Trustees did not have the right to sell, the sole is null and void and the purchaser is not entitled to any legal or equitable remedy other than return of the deposit without interest and any and all other claims of the purchaser are hereby released.

Additional terms and conditions may be announced at the time of sale. All inquiries regarding the sale should be directed to Stephen B. Jackson, Substituted Trustee.

STEPHEN B. JACKSON and STEVEN P. HENKE
Substitute Trustees

ALEX COOPER

Aug 31,Sep 2,4,8,10,2026 0012525171

Trustees Sale - DC | Trustees Sale - DC | Trustees Sale - DC

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Phone (202) 969-9220
www.agh-law.com

CONDOMINIUM ASSOCIATION'S SALE OF VALUABLE CONDOMINIUM UNIT NUMBER 610 (SQUARE 1999, LOT 2052) CONTAINED WITHIN PREMISES at 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 96-544 and 42 D.C. Code Section 1903.13 as amended, notice was filed on July 11, 2025 as Instrument No. 2025078189 and at the request of the Unit Owners Association, the undersigned Trustee shall sell at public auction on **September 9, 2026 at 12:05 pm at the office of Ace Cooper Auctioneers, Inc. at 4310 MASSACHUSETTS AVE., NW, SUITE 100, WASHINGTON, DC 20016** the following described condominium unit and its appurtenant common elements situated in the District of Columbia and designated as:

Unit No. 610 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. 19278, 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. 9042196, 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 1999 in the subdivision made by Raphael H. Hoover, Edward H. Hooker, Patricia H. Heming, Joyce H. Stefanik, and Nancy H. Murphy, as per plat recorded or Liber 157 at Folio 164 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 1999.

TERMS OF SALE. Sold subject to real estate taxes and shall also be subject to any other taxes, liens, water charges, sewer charges 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 Non-Payment of Common Expenses 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 attorney for the Condominium Unit Owners Association believes 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). These does not appear to be a deed of trust to which this condominium lien foreclosure is or is not, however.

A deposit of $30,000.00 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 to be paid in cash within or before the sale of 12% per annum from date of sale to date of receipt of the balance of the purchase price, must be paid in cash to the trustees at settlement. Time is of the essence. If terms to be complied with within 20 days, otherwise deposit is forfeited and the property may be re-advertised and resold at the discretion of the Unit Owners Association at the risk and cost of the defaulting purchaser. Association shall convey a deed pursuant to 42 D.C. Code Section 1903.11, as amended, and makes no further representations or warranties as to the Property, including without limitation, 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 cash. In any case within 30 days, be 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 Benedetti at 202-969-9220, attorney for 4200 Cathedral, A Condominium Unit Owners' Association.

ALEX COOPER

Aug 31,Sep 4,8, 2026 0012525019

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC 28403

In execution of the Superior Court for the District of Columbia Decree of Sale in Civil Action No. 2024-CAB-006108 the undersigned Trustee(s) will offer for sale the property known as: **2275 Hunter Place SE, #303, Washington, DC 20020** at public auction within the offices of, HARVEY WEST AUCTIONEERS, INC. 5315 Wisconsin Avenue NW Suite 440, Washington, DC 20015 202-462-4567 On **SEPTEMBER 22, 2026 AT 11:30 AM**, the land and premises situated in the District of Columbia, and designated as and being 20060018843 as BOOK 5812 AND FOLIO 2023, and more particularly described in the Deed of Trust recorded in the Land Records of the District of Columbia on DECEMBER 22, 2005 as Instrument Number 2006000185.

The property will be sold by Trustee's Deed "as is," without any covenant expressed or implied, and shall be conveyed subject to conditions, restrictions, easements, and all other recorded encumbrances superior to the Deed of Trust referenced above, and subject to ratification by the Court.

TERMS OF SALE: A deposit of the lesser of $ 10,000.00 or 10% of the sale price will be required at time of sale in certified check or a cashier's check. The deposit required to be paid at the auction by the New Mortgagor and any of its successors or assigns. The Noteholder may bid up to the credit and may submit a written bid to the Trustee which shall be announced at sale. The balance of the purchase price is to be paid in cash within 30 days of final ratification of the sale by the Court.

TIME IS OF THE ESSENCE.

If purchaser fails to settle within the aforesaid thirty (30) days of the ratification, the purchaser agrees to pay the Trustees' responsible attorney fees as ordered by the Court, plus all costs incurred. If the Trustees have filed the appropriate motions with the Court to resell the property, Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of such paper or Show Cause Order by mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by the purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after such mailed by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate contained in the Deed of Trust Note from the date of sale to the date the funds are received in the office of the Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest.

John Arnold, Jeremy B. Williams, Robert K. Shivers
Amanda Driscoll, Paul Hammaller,
John C. Hancock jr., Kristopher Kreskin
Trustees File No. 25-17999

Aug 24,31,Sep 7,14, 2026 0012524809

Trustees Sale - DC | Trustees Sale - DC | Trustees Sale - DC

HARVEY WEST AUCTIONEERS INC.
5315 WISCONSIN AVENUE, NW SUITE 440
WASHINGTON, DC 410-769-9707
WWW.HWESTAUCTIONS.COM
FILE No. 113532 00945

TRUSTEE'S SALE
Of Valuable Real Estate
located in the District of Columbia
known as
2701 Chesapeake Street, NW,
Washington, DC 20008
&
2707 Chesapeake Street, NW,
Washington, DC 20008

By virtue of a certain Refinance Deed of Trust style recorded in the land records of the District of Columbia on October 7, 2024 as Instrument No. 2024092100 (the "Deed of Trust"), and in accordance with the Mediation Certificate recorded August 13, 2026 and the Notice of Intention to Foreclose dated and recorded August 10, 2026, pursuant to D.C. Code § 42-815, and on the request of the party secured by the Deed of Trust, the Substitute Trustee having been substituted for the trustee(s) named in said Deed of Trust, will sell, at public auction, at the office of HARVEY WEST AUCTIONEERS, INC., 5315 Wisconsin Avenue, NW, Suite 440, Washington, DC 20015, on **September 18, 2026 at 11:00 A.M.** (time or all of the Property described in said Deed of Trust, including certain land and premises, situated in the District of Columbia, and being now known for purposes of assessment and taxation as Lots 0111 and 0112, Square 2258, and more particularly described as follows:

Lots numbered One Hundred Eleven (111) and One Hundred Twelve (112) in Square numbered 2258 in the subdivision made by Thomas B. Hilmes, Personal Representative of the Estate of Zelda D. Wilmer, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 204 at folio 192.

The Real Property or its address is commonly known as 2701 and 2707 Chesapeake Street, NW, Washington, DC 20008. The Real Property tax identification number is Square 2258, Lots 0111 and 0112.

Terms of Sale

The Property will be sold subject to the right of redemption pursuant to 26 D.C.C. § 1452(b) held by the IRS. The Property will be sold "WHERE IS" and in "AS IS" condition and the purchaser shall assume the risk of loss or damage to the property after the time of the foreclosure sale. Neither the Trustee, the Secured Party, nor the Deed of Trust, the auctioneer, nor any of their respective agents, successors or assigns (collectively, the "Selling Parties") makes any representation or warranty, express or implied, with respect to the Property or any warranties or parties or personnel, including without limitation, the description, size, structural integrity, physical condition, construction, extent of construction, workmanship, title, boundaries, marketability, or insurability thereof or title, 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 or the purchaser's successors or assigns may have now or may have in the future relating to the sale or the condition of the Property. The Property will be sold subject to rights of parties in possession, any existing or leasing violations, easements, agreements, restrictions, terms, rights of way, covenants, conditions, rights of redemption, other encumbrances, matters, if any affecting the Property, whether or not the same are of statutes, ordinances or court rules, including any lien for unpaid condominium assessments pursuant to D.C. Code § 42-1903.13, if applicable. The advertisement of sale is for time presently owed the Deed of Trust and to the extent such things survive the foreclosure sale. The Property is also sold subject to a post-sale audit of the status of the loan. All interested bidders are specifically encouraged to review all federal, state and local statutes, ordinances, and court rules concerning the Property and to contact the appropriate governmental authority prior to the sale regarding the Property, including without limitation, encumbrances, liens, violations, permitted uses and the requirements, if any, for registration, upcoming permission, inspections, and/or certificates of occupancy and/or habitability. The Trustee will not deliver possession to the purchaser who shall be solely responsible for obtaining possession of the Property.

A deposit of $250,000.00 or ten percent (10%) of the winning bid amount will be required at the time of sale, such deposit to be in the form of a certified check, cashier's check, or in such other form as the Trustee may determine, in his sole discretion. Whenever the purchaser is also the party secured by the said Deed of Trust, payment of the required deposit and purchase price is made by crediting the amount thereof to the indebtedness. The balance in cash or immediately available funds, with interest at the fixed annual rate of 4.5% from the date of sale to the date the balance of the proceeds are received by the Trustee shall be paid within thirty (30) days after the date of sale. There will be no abatement of interest due from the purchaser in the event additional funds are required before settlement or if settlement is delayed for any reason. The party secured by the Deed of Trust shall not be obligated to pay interest on it as the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER.

Real property taxes, water charges, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. 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, all title insurance premiums, notary fees, settlement fees and all other costs incident to settlement shall be at the cost of the successful purchaser. Conveyance of the Property shall be by Trustee's Deed, without covenant or warranty, express or implied, specifically excluding marketability or insurability thereof or title, unless otherwise required by statute, court rule or the Deed of Trust, or in the event the Trustee is unable for any reason to convey title, the purchaser's sole remedy at law or in equity shall be to request and receive a return of the Deposit. Upon return of the Deposit, this sale shall be void and of no effect and the purchaser shall have no further claim against the Trustee.

Compliance with terms of sale shall be made within thirty (30) days after the date of sale or the deposit shall be forfeited. In the event of a default, all expenses of this sale (including attorneys' fees and trustee's commission) shall be charged against and paid out of the forfeited deposit and any remaining balance of the forfeited deposit shall be applied against the outstanding balance of the debt secured by the Deed of Trust, as determined by the Trustee, unless expressly prohibited by statute, court rule or the Deed of Trust. The Trustee may then re-advertise and resell the Property at the risk and cost of the defaulting purchaser (such risk and cost shall include any attorneys' fees or costs in connection with all litigation, including appeals, involving the Property or the proceeds of a resale, or contesting the Selling Parties' right to conduct a resale or seeking to invalidate this sale unless expressly prohibited by statute, court rule or the Deed of Trust, and if the defaulting purchaser has received any "excess" funds after application or payment of the Property's purchase price, which are promptly delivered to the Trustee, as without revealing the Property, the Trustee may avail himself of any legal or equitable remedies against the defaulting purchaser. 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. This advertisement, as amended or supplemented by any oral announcements during the pendency of the sale, constitutes the entire terms upon which the property shall be offered for sale.

Benjamin P. Smith, Trustee

FOR INFORMATION CONTACT:
Shulman Rogers, P.A.
12505 Park Potomac Avenue, 6th Floor
Potomac, MD 20854
(301) 230-5241

HARVEY WEST AUCTIONEERS INC.

Aug 31,Sep 2,8,9,11, 2026 0012524791

Trustees Sale - DC | Trustees Sale - DC | Trustees Sale - DC

SHAPIRO SHER GUINOT & SANDLER, P.A.
210 W. Pratt Street - Suite 2300
Baltimore, MD 21201

SUBSTITUTE TRUSTEE'S AUCTION SALE
THREE (3) STORY, THIRTY-SIX (36) UNIT
APARTMENT BUILDING
Located at
1829 Q STREET SE
Washington, DC 20020

Cause paid 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 1829 Q Street SE Apartments LLC, and recorded with the District of Columbia Recorder of Deeds ("Land Records") on August 2, 2022 as Document No. 2022082167 (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 on even date herein, the undersigned Trustee will offer for sale, at public auction, the entire office at ALEX COOPER AUCTIONEERS, INC., 4310 MASSACHUSETTS AVENUE, N.W. SUITE 100, WASHINGTON, D.C. 20016 on

WEDNESDAY, SEPTEMBER 9, 2026 at 1:03 P.M.

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON being commonly known as 1829 Q Street SE, Washington, DC 20020 (Square 5572, Lot 0823) 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 last renovated in 2022 with 36 units, in a RA-2 zoning district. The last verifiable area totals 15,480+/- 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 size of the Property, square footage contained herein or in any descriptive documents, the zoning and/or ground to perform there 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 on the same business day by the second 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 bids but 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 6.125% 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 Secured Party 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, privilege, sanitary and/or metropolitan district charges that are levied 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 incident 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 at 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, applicable servitudes, conditions, rights of way, restrictions, rights of redemption, covenants, declarations, and exclusions of record, affecting the Property not otherwise extinguished by the sale. Furthermore, the Property is being sold subject to all ordinances, 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" or on "AS IS" condition and without any express 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 force and effect. A late charge at the fixed annual rate of 4.5% from the date of sale to the date the balance of the proceeds are received by the Substitute Trustee shall be paid to 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 and 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 announce and/or continue the sale on the Property on any date. The Purchasers' 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. 2980000287
Alex Cooper Auctioneers, Inc.
808 York Road, Towson, Maryland 21204
Telephone No.: (410) 377-4707
http://realestate.alexcoop.com

ALEX COOPER

Aug 28,31,Sep 2,4,8, 2026 0012525461

WELL+BEING
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Trustees Sale - DC | Trustees Sale - DC | 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 20, 2025 and recorded among the Land Records as Document No. 2024102533, a default having occurred on 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, 2025 in the Land Records as Document No. 2025063480 and the *Notice of Foreclosure Sale of Real Property or Condominium Unit* which was filed on August 7, 2025 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 12:00 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 5743, Lot 0862) and more fully described in the Deed of Trust (the "Property").

UPON INFORMATION AND BELIEF, the Property is located on a 25,156+/- sq. ft. multifamily parcel and improved by a 3-level plus basement multifamily walk-up apartment building originally constructed in 1964 and last renovated in 2020 with 34 dwelling units consisting of (7) one-bedroom, (18) two-bedroom, (1) three-bedroom and (8) four-bedroom apartments, which are rent regulated under the District of Columbia Housing Authority, in a R4-1 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 30,286+/- sq. ft. with above-grade building area of 22,710+/- sq. ft. The Property also consists of a rear parking lot with 10 parking spaces.

NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be substantially accurate, but it 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 size 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 credit 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 or 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 abatement 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" or on "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 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. 2006000267
Alex Cooper Auctioneers, Inc.
908 York Road, Towson, Maryland 21204
Telephone No.: (410) 377-4707
http://realestate.alexcooper.com

ALEX COOPER

Aug 28,31,Sep 2,4,8, 2026 0012524545

SHAPIRO SHER GUINOT & SANDLER, P.A.
250 W. Pratt Street - Suite 2000
Baltimore, MD 21201

SUBSTITUTE TRUSTEE'S AUCTION SALE
ELEVEN (11) UNIT
APARTMENT BUILDING
KNOWN AS "THE DENVER AT 1921"
Located at
1921 10TH STREET NW
Washington, DC 20009

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 September 6, 2023, from The Denver at 1921 10th Street LLC, and recorded with the District of Columbia Recorder of Deeds ("Land Records") on September 14, 2023 as Document No. 2023075275 (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 20, 2025 and recorded among the Land Records as Document No. 2024102612, a default having occurred on 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, 2025 in the Land Records as Document No. 2025063480 and the *Notice of Foreclosure Sale of Real Property or Condominium Unit* which was filed on August 7, 2025 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 12:30 P.M.

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON being commonly known as 1921 10th Street Northwest, Washington DC 20009 (Square 2556, Lot 0044) and more fully described in the Deed of Trust (the "Property").

UPON INFORMATION AND BELIEF, the Property is located on a 5,205+/- sq. ft. parcel and improved by a 3-level apartment building originally constructed in 1906 and last renovated in 2023 with 11 dwelling units consisting of (1) studio, (1) one-bedroom, (4) two-bedroom, (3) three-bedroom, and (2) four-bedroom apartments, in a RA-2 zoning district. The net rentable area totals 14,095+/- 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 size 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 credit 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 10.25% 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 or 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 abatement 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" or on "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 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. 2006000267
Alex Cooper Auctioneers, Inc.
908 York Road, Towson, Maryland 21204
Telephone No.: (410) 377-4707
http://realestate.alexcooper.com

ALEX COOPER

Aug 28,31,Sep 2,4,8, 2026 0012524544

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, 1854 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. 8100029763, and the Bylaws relating thereto recorded on December 29, 1981, as Instrument No. 8100029764 among the Land Records of the District of Columbia, and any and all 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, and as 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 2536 AS PER PLAT RECORDED IN LIBER WA AT FOLIO 233 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA, THE SAME BEING 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. 8100029763 AND THE BYLAWS RELATING THERETO AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA, AND AS AMENDED AND SUPPLEMENTED TO 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 2025 IN SQUARE 2536.
THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS: 1854 COLUMBIA ROAD, NW, UNIT #312, WASHINGTON, DC 20009.

TERMS OF SALE: Sold subject to real estate taxes, and subject to other supreme liens, encumbrances and municipal assessments, if any. The Association is foreclosing on both its six month super priority lien and the balance of the assessment arrearage totaling $772.2nd Street, NW, Unit 214 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 all the risk and cost of the defaulting purchaser. 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, or 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: Corbett Zanger, at (202) 659-5807,
Attorney for the Unit Owners Association of Schuyler Arms, A Condominium

ALEX COOPER

Aug 21,Sep 4,8, 2026 0012524526

Prince Georges County | Prince Georges County

GREENSPOON MARDER, LLP
201 International Circle, Suite 230
Hunt Valley, MD 21030

SUBSTITUTE TRUSTEE'S SALE
OF IMPROVED REAL PROPERTY
KNOWN AS
3508 ASHER ST
Upper Marlboro, MD 20772

By virtue of a power of sale contained in a Deed of Trust from MARY C. KING, dated September 23, 2005 and recorded in book 21107, page 275 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland, default having occurred thereunder (Foreclosure Case docketed as Case No. C-16-CV-25-700018), the (Ø No. C0-01025546) the Substitute Trustee will sell at public auction PRINCE GEORGE'S COUNTY courthouse located at: FRONT OF THE DRIVE WAY ON THE COURTHOUSE COMPLEX 14735 MAIN ST UPPER MARLBORO MD 20772 .

SEPTEMBER 17, 2026 at 2:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD and more fully described at 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 $ 36,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK. CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for PRINCE GEORGE'S COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion to 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 exercise 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 at law or in 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 # 25-001464-SS)

NICOLE LIPINSKI, GABRIELLE GIOVINAZZO, ERIN KENNEDY,
Substitute Trustee (s)

Aug 31,Sep 7,14, 2026 0012524373

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. 2008047114, and the Bylaws relating thereto recorded on May 2, 2008 as Instrument No. 2008047117 among the Land Records of the District of Columbia, and any and all 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, and as was filed and recorded of 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 3261 IN THE SUBDIVISION MADE BY HERBERT L. ENGINGTON AS PER PLAT RECORDED IN LIBER NO. 212 AT FOLIO 23 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. 23-204 OF "WHITTIER GARDENS CONDOMINIUM", ACCORDING TO THE DECLARATION OF CONDOMINIUM DATED APRIL 29, 2008 AND RECORDED MAY 2, 2008, AS INSTRUMENT NO. 2008047114 AND THE BYLAWS OF CONDOMINIUM RELATING THERETO DATED APRIL 29, 2008 AND RECORDED MAY 2, 2008 AS INSTRUMENT NO. 2008047117 AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA, AND AS PER PLAT OF CONDOMINIUM SUBDIVISION RECORDED IN CONDOMINIUM BOOK NO. 67 AT PAGE 19 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 3261.

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 IN THE CONDOMINIUM (REFERRED TO AS "ALLOCATED 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 2525 IN LOT 2034.

THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS: 6722 3rd Street, NW, Unit 204, Washington, DC 20012.

TERMS OF SALE: Sold subject to real estate taxes, and subject to other supreme liens, encumbrances and municipal assessments, if any. The Association is foreclosing on both its six month super priority lien and the balance of the assessment arrearage totaling $772.2nd Street, NW, Unit 214 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 all the risk and cost of the defaulting purchaser. 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, or 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: Alexandra Gaza, at (202) 636-8463,
Attorney for the Whittier Gardens Condominium

ALEX COOPER

Aug 21,Sep 4,8, 2026 0012524525

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Trustees Sale - DC | Trustees Sale - DC

944 EASTERN AVENUE NE UNIT 13 PARKING SPACE P-7, WASHINGTON DC 20019

In execution of the Superior Court for the District of Columbias Decree of Sale in Case: 2024-CAB-002852 The undersigned Trustee(s) will offer for sale the property known as 944 EASTERN AVENUE NE UNIT 13 PARKING SPACE P-7, WASHINGTON DC 20019 at a public auction within the offices of: HARVEY WEST AUCTIONEERS, INC. 5315 Wisconsin Avenue NW Suite 440, Washington, DC 20015 202-463-4567 On **September 9, 2026 AT 11:00 A.M.** the land and premises situated in the District of Columbia, and designated as and being Lot 2023 AND 2046 and in Square 5207 and more particularly described in the Deed of Trust recorded in the Land Records of the District of Columbia, on MAY 6, 2009 as Instrument Number 2009048824 property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.

TERMS OF SALE: A deposit of the lesser of $15,000.00 or 10% of the sale price will be required at time of sale in cash or certified funds. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the credit and may submit a written bid to the Trustee which should be announced at sale. The balance of the purchase price is to be paid in cash within 30 days of final ratification of the sale by the Court.

TIME IS OF THE ESSENCE.

If purchaser fails to settle within the aforesaid or thirty days (30) of the ratification, the purchaser agrees to pay the Trustees' reasonable attorney fees, as ordered by the Court, plus all costs incurred, if the Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by the purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Trustees and all expenses of this sale (excluding attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the next property. Interest is to be paid on the unpaid purchase monies at the rate contained in the Deed of Trust Note from the date of sale to the date the funds are received in the office of the Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, commissions, fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including vaulting and/or improvement assessment charges, if applicable, to be adjusted per the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. Trustees' File No. 23-014442

JAMES E. CLARKE SUBSTITUTE TRUSTEE

C/O ORLANS PC
1402 Village Market Blvd SE, Suite 210
Leesburg, VA 20175
(703) 777-7100

Aug 10,17,24,31, 2026 0012748033

Trustees Sale - DC | Trustees Sale - DC | Trustees Sale - DC | Trustees Sale - DC

Pardo & Drazin, LLC
Jason A. Pardo, Attorney
4400 Jenifer Street, NW, Suite 2
Washington, DC 20015
202-223-7900

**COURT APPOINTED SUBSTITUTE TRUSTEE
JUDICIAL SALE OF REAL PROPERTY**

**1227 I Street, N.E.
Washington, DC 20002**

Lot 0148 in Square 1003

In execution of an Order/Decree ("Sale Decree") from the Superior Court of the District of Columbia ("Court") in Case No. 2025-CAB-002862 ("Foreclosure Case"), the Court Appointed Substitute Trustee ("Substitute Trustee") will offer for sale at public auction the real property located at 1227 I Street, N.E., Washington, DC 20002, designated as being Lot 0148 in Square 1003, and as more fully described in the Commercial Deed of Trust, Assignment of Rents and Security Agreement ("Deed of Trust") dated February 12, 2020 and recorded on May 8, 2020 as Instrument No. 2020055556, from Justin Thomas and Jeanette Castillo (collectively, "Borrowers"), as grantors, to Martin S. Goldberg ("Original Trustee"), as trustee. The sale will occur at the office of Harvey West Auctioneers, Inc., 5315 Wisconsin Avenue, NW, Suite 440, Washington, DC 20015 on

September 8, 2026 AT 10:05 AM

TERMS OF SALE. A nonrefundable deposit of ten percent (10%) of the sale price will be required of the purchaser ("Purchaser") at the time and place of sale. The deposit must be paid in cash or certified funds. Substitute Trustee may condition the right to bid or acceptance of bids upon a showing of said deposits, and may reserve the right to reject any bid made by anyone who does not have the deposit in hand at the auction. Substitute Trustee shall hold any deposit in a non-interest bearing trust account. The deposit required to bid at the auction is waived for noteholder and any of noteholder's successors or assigns. Noteholder may bid up to the amount owed on the note plus all costs and expenses of sale or credit and may submit a written bid to Substitute Trustee that shall be announced at the sale. Substitute Trustee may enter into a contract of sale with the highest qualified bidder subject to ratification by the Court, and any memorandum of sale must indicate that the sale is subject to said ratification. If a third- party bidder is successful at the auction, the bond filed in the Foreclosure Case shall be increased to the full amount of the purchase price, which shall be posted prior to ratification by the Court. Substitute Trustee shall file a verified Report of Sale with the Court within thirty (30) days of the auction. The Verified Report of Sale shall specify the time, place, terms of the sale, the purchaser, the purchase amount, and the deposit held, together with an affidavit and documentation establishing that Substitute Trustee complied with the notice and advertisement requirements of the Deed of Trust and Sale Decree. Unless otherwise ordered at the time of ratification, settlement shall occur by payment of all sums due under the bid in certified funds to Substitute Trustee within thirty (30) calendar days from the entry of an order ratifying the sale. TIME SHALL BE OF THE ESSENCE WITH RESPECT TO SETTLEMENT BY PURCHASER. Balance of the purchase price to be paid in certified funds at settlement. Interest to be paid on the unpaid purchase money from the date of sale to the date of settlement at the applicable interest rate set forth in the note instrument secured by the Deed of Trust. Noteholder and its affiliates, if a bidder, shall not be required to post a deposit or to pay interest. Purchaser shall be responsible for payment of all settlement costs. If purchaser fails or refuses to settle within the allotted time frame, the deposit will be forfeited and Substitute Trustee may apply the deposit toward costs, fees and lien compensation associated with the initial auction and the resale process. Any remaining amount shall be credited to the underlying debt. Defaulting purchaser shall be liable to Substitute Trustee for legal fees and costs incurred by Substitute Trustee in connection with such default. If Substitute Trustee is unable to settle or set forth reason, purchaser's sole remedy at law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect whatsoever. After purchaser's funds are released from the entity of an order ratifying the sale, Substitute Trustee shall execute and deliver a Substitute Trustee's Deed transferring title to purchaser. The costs of recording the Substitute Trustee's Deed shall be the responsibility of purchaser. Substitute Trustee shall be entitled to recover his costs incurred, including reasonable attorney's fees and commissions as authorized by the Deed of Trust for the execution of duties performed in accordance with the foreclosure and the Sale Decree as part of the settlement. Within sixty (60) days of settlement, Substitute Trustee shall file evidence of the settlement including a copy of the Substitute Trustee's Deed, a proposed accounting and distribution of funds, and a proposed order ratifying the distribution. A copy of these documents shall be sent to Borrower and all junior lien holders, together with a notice that any claim or dispute with the proposed accounting and distribution must be filed within fourteen (14) days, and that if no claim or objection is filed, the proposed distribution may be confirmed by the Court without further hearing. Any unclaimed funds due to junior lienholders, owners, or any other party, may be identified for payment into the Court registry and upon payment thereof, Substitute Trustee may request a disbursement from the funds have been discharged and the Foreclosure Case as well as with the bond released. Substitute Trustee may establish additional terms of sale as may be appropriate in his judgment to promote the best price of the auction as long as any additional terms remain consistent with and do not alter the specific terms and conditions of the Deed of Trust and the Sale Decree.

The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record. Purchaser shall be responsible for obtaining physical possession of the Property.

The Property will be sold "AS-IS" and in "AS IS" condition without any warranty or representation as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustees or any other party and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, compliance, quality, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, or (v) compliance of the Property with any zoning and restrictive laws and ordinances and any and all applicable safety and building codes and regulations, and acceptance of the Deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustees or the Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustees or the Noteholder.

Conveyance shall be by Substitute Trustee's Deed, without any covenant or warranty whatsoever, 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. The Property is sold subject to all taxes, ground rents, public charges, assessments, fines, attachments, violations, liens, leases, encumbrances, sewer, water, drainage and other public improvements whether any assessments have been levied or not and whether any of the foregoing have been recorded or not. The Noteholder and Substitute Trustee assume no liability for fuel, gas, electricity, water and sewer charges; any other utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser. All costs incident to the settlement and conveyancing including, without limitation, examination of title, conveyancing, all recordation taxes and charges, all transfer taxes and charges, title insurance premiums, financing charges and fees, notary fees, settlement fees and all other costs incident to settlement shall be at the sole cost of the successful purchaser.

Jason A. Pardo
Court Appointed Substitute Trustee

Aug 17,24,31 Sep 7, 2026 0012524189

Trustees Sale - DC | Trustees Sale - DC

Samuel I. White, P.C.
4350 EAST-WEST HWY.
SUITE 400
ROCKVILLE, MARYLAND 20852

**SUBSTITUTE TRUSTEE'S SALE
OF VALUABLE RESIDENTIAL DWELLING
KNOWN AS
1001 10TH STREET NW UNIT 1,
WASHINGTON, DC 20009**

By virtue of Deed of Trust recorded in the land records of the District of Columbia recorded on March 2, 2022 as Instrument Number 2022024404 , and in accordance Judgment filed on July 6, 2026 in case 2025-CAB-002197 and at the request of the party secured thereby, the undersigned Substitute Trustees will offer to sell at public auction, within the office of

HARVEY WEST AUCTIONEERS, INC.
5315 Wisconsin Avenue, NW
Suite 440
Washington, DC 20015-2014
On
September 8, 2026 at 12:30 PM

the land and premises situated in the District of Columbia and more particularly described as the above referenced Deed of Trust and as of the date hereof designated on the Records of the Assessor of the District of Columbia for assessment purposes as

1001 10th Street NW Unit 1, Washington, DC 20009.
LOT 2067 AND SQUARE 0196

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, architectural, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, the ability of the purchaser to obtain title insurance or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of $20,000.00 PAYABLE ONLY BY certified funds, shall be required of the time of sale. CASH WILL NOT BE AN ACCEPTABLE FORM OF DEPOSIT. The balance of the purchase price with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note (8% per annum) from the date of sale to the date funds are received by the Trustees, payable in cash or certified funds within TEN DAYS after the final ratification of the sale. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether assessed prior to or after the sale are to be paid by the purchaser. All costs of deed recordation including but not limited to title examination, conveyancing, city revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from date of sale. Time is of the essence for the Purchaser. If the Purchaser fails to settle within ten days of ratification, Purchaser agrees that the deposit will be forfeited and the property will be resold and the defaulting purchaser will be responsible for any deficiency to the Substitute Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser agrees to accept service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for all correspondence including any Motion or Show Cause Order issued in this case. 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. 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 sale. In any such event as if the sale is not ratified, the purchaser's sole remedy is return of the deposit without interest.

Trustee's File No. 36445
Daniel J. Perschbacher, Esquire
Attorney for Trustees

Aug 10,17,24,31, 2026 0012523346

Montgomery County | Montgomery County

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28412

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS:
7917 Carlander Dr, Unit 103
Gaithersburg, MD 20879**

Under and by virtue of the power of sale contained in a certain Deed of Trust to JAMES E. CLARKE, ESQ., Trustee(s), dated June 1, 2021, and recorded among the Land Records of MONTGOMERY COUNTY, MARYLAND in Liber 62494, folio 374, the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE MONTGOMERY COUNTY COURTHOUSE LOCATED AT 50 MARYLAND AVENUE, ROCKVILLE, MD 20850 ON

SEPTEMBER 9, 2026 at 11:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in MONTGOMERY COUNTY, MD, and more fully described in the above-referenced Deed of Trust Tax ID# - 09-02713225.

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, architectural, 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 $15,000.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of MONTGOMERY COUNTY, MARYLAND entered to be paid, if the rate of 3.5 % on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. 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 to pay all recordation taxes and applicable 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. 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 at 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 either of the other, or if the ratification of the sale is denied by the Circuit Court for any reason, the purchaser's 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 delivery 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 receipt of any payment in cases the sale was advised only by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit will 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. 125-31331

BRENNAN FERGUSON, JOHN C. HANAHAN, JEREMY R. WILKINS, AMANDA DRISCOLL, ROBERT OLIVERI, AND PAUL HEINMULLER, Substitute Trustees

HARVEY WEST AUCTIONEERS, LLC

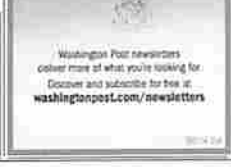
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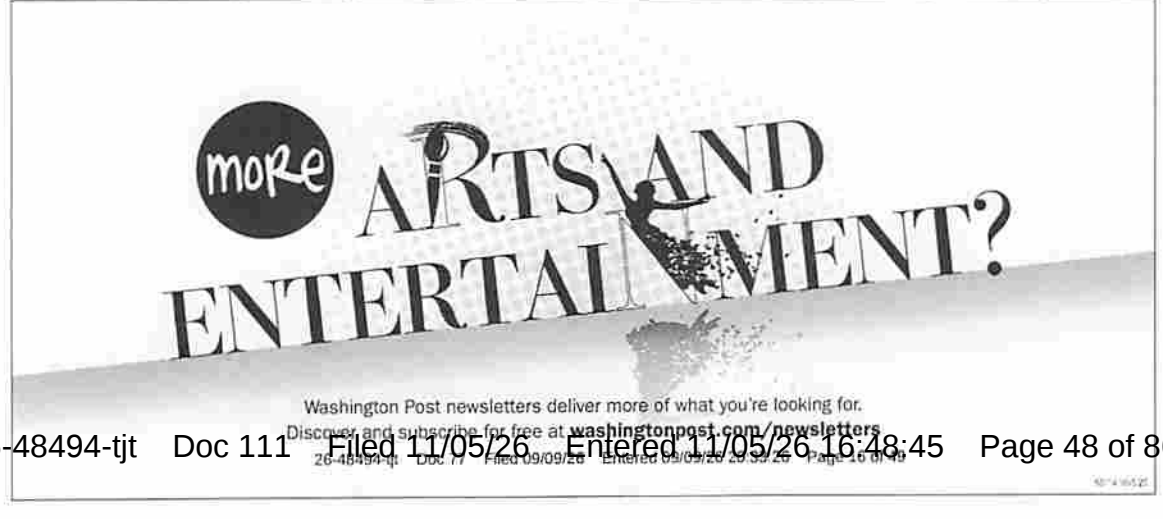












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Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
16913 Bradwell Court
Rockville, MD 20853

Under and by virtue of the power of sale contained in a certain Deed of Trust to VILLAGE SETTLEMENTS INC., Trustee(s), dated April 10, 2019, and MODIFIED ON AUGUST 19, 2022 IN LIBER 66214 FOLIO 154, was recorded among the Land Records of MONTGOMERY COUNTY, MARYLAND in Liber 57508 , folio 155 , the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE MONTGOMERY COUNTY COURTHOUSE LOCATED AT 50 MARYLAND AVENUE, ROCKVILLE, MD 20850 ON,

SEPTEMBER 9, 2026 at 11:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in MONTGOMERY COUNTY, MD, and more fully described in the above-referenced Deed of Trust See ID# - 06-02263936.

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 owing, 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 or HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of $46,500.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of MONTGOMERY COUNTY, MARYLAND (believed to be post of the sale of 7.37) % on unpaid purchase money from date of sale to date of settlement. The secured party hereto, 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 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. If the sale is rescinded or not ratified for any reason, including post sale lender credit, or a resale is to take place for any reason, the purchaser(s) sole remedy at 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 as the other, as of the ratification of the sale as decreed 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. (19-00247)

BRENNAN FERGUSON, JOHN C. HANNAWAY,
JEREMY B. WILKINS, AMANDA SARCELLE,
ROBERT OLIVERI, PAUL HERMELLER
Substitute Trustees

HARVEY L. KAPLAN AUCTIONEERS, LLC
7166 Columbia Gateway Drive, Suite 100
Columbia, MD 21046
(410) 995-0202

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ORLANS LAW GROUP
1602 VILLAGE MARKET BLVD. SE, SUITE 310
LEESBURG, VA 20175
703-777-7310

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
1714 Bisont Dr
Fort Washington, MD 20744

Under a power of sale contained in a Deed of Trust from CARLA Y FOLLAND, AS SOLE OWNER, dated September 25, 2020 and recorded in Liber 43175, folio 246 among the Land Records of PRINCE GEORGE'S COUNTY, MD, default having occurred thereunder (Foreclosure Case docketed as Case No.C-16-CV-24-001810), See ID No 05-02662001 the Sub Trustees will sell at public auction at the PRINCE GEORGE'S COUNTY COURTHOUSE, located at FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772, on

SEPTEMBER 2, 2026 at 2:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit $20,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK. CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for PRINCE GEORGE'S COUNTY. Time is of the essence as to the purchase. 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 Re Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom, interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 23-013736)

JAMES E. CLARKE,
MARY E. HURLEY,
PAUL J. MORAN,
JASON N. GREENBERG,
JOANNA FORONDA,
JOHN ANSELL III,
SUBSTITUTE TRUSTEES

HARVEY L. KAPLAN AUCTIONEERS, LLC
7166 Columbia Gateway Drive, Suite 100
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(410) 995-0202

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ORLANS LAW GROUP
1602 VILLAGE MARKET BLVD. SE, SUITE 310
LEESBURG, VA 20175
703-777-7310

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
7250 MANOGANT DRIVE #5
LANDOVER, MD 20785

Under a power of sale contained in a Deed of Trust from JESSICA IVY MYLES, SINGLE WOMAN, dated May 31, 2013 and recorded in Liber 36813, folio 440 among the Land Records of PRINCE GEORGE'S COUNTY, MD, default having occurred thereunder (Foreclosure Case docketed as Case No.CAE19-00137), See ID No 13-29451572 the Sub Trustees will sell at public auction at the PRINCE GEORGE'S COUNTY COURTHOUSE, located at FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772, on

SEPTEMBER 2, 2026 at 2:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit $5,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK. CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for PRINCE GEORGE'S COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and Re Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom, interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity is the return of the deposit without interest. (File # 25-008128)

JAMES E. CLARKE,
JOANNA FORONDA,
MARY E. HURLEY,
PAUL J. MORAN,
JASON N. GREENBERG,
JOHN ANSELL III,
SUBSTITUTE TRUSTEES

HARVEY L. KAPLAN AUCTIONEERS, LLC
7166 Columbia Gateway Drive, Suite 100
Columbia, MD 21046
(410) 995-0202

Aug 17,24,31, 2026 0012523956

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ORLANS LAW GROUP
1602 VILLAGE MARKET BLVD. SE, SUITE 310
LEESBURG, VA 20175
703-777-7310

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
8308 SUNTED LANE
CLINTON, MD 20735

Under a power of sale contained in a Deed of Trust from NOURAN TONNIES AND ERNA TONNIES, dated October 25, 2005 and recorded in Liber 24181, folio 266 MODIFIED ON MARCH 19, 2015 IN LIBER 36788 FOLIO 356, among the Land Records of PRINCE GEORGE'S COUNTY, MD, default having occurred thereunder (Foreclosure Case docketed as Case No.C-16-CV-25-002728, See ID No 09-01403338 the Sub Trustees will sell at public auction at the PRINCE GEORGE'S COUNTY COURTHOUSE, located at FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772, on

SEPTEMBER 2, 2026 at 2:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit $35,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK. CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for PRINCE GEORGE'S COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and Re Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom, interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity is the return of the deposit without interest. (File # 25-004970)

JAMES E. CLARKE,
JOANNA FORONDA,
MARY E. HURLEY,
PAUL J. MORAN,
JASON N. GREENBERG,
JOHN ANSELL III,
SUBSTITUTE TRUSTEES

HARVEY L. KAPLAN AUCTIONEERS, LLC
7166 Columbia Gateway Drive, Suite 100
Columbia, MD 21046
(410) 995-0202

Aug 17,24,31, 2026 0012523789

ORLANS PC
1602 VILLAGE MARKET BLVD. SE, SUITE 310
LEESBURG, VA 20175
703-777-7310

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
9504 San Juan Drive
Clinton, MD 20735

Under the Order for Decree of Sale entered 8/7/25, in Circuit Court Case Number C-16-CV-25-002972, w.s to that real property described in a Deed of Trust dated March 23, 2005 recorded in Liber 23125, folio 568 MODIFIED ON SEPTEMBER 23, 2022 IN LIBER 48187 FOLIO 153, among the Land Records of PRINCE GEORGE'S COUNTY, MD, and identified by Tax ID No.09-01818285 default having occurred thereunder, the Substitute Trustees will sell at public auction at the PRINCE GEORGE'S COUNTY COURTHOUSE, located at FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772, on

SEPTEMBER 2, 2026 at 2:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD, and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any
and with no warranty of any kind

Terms of Sale: A deposit $5,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK. CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for PRINCE GEORGE'S COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and Re Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom, interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity is the return of the deposit without interest. (File # 25-008722)

JAMES E. CLARKE,
JOANNA FORONDA,
MARY E. HURLEY,
PAUL J. MORAN,
JASON N. GREENBERG,
JOHN ANSELL III,
SUBSTITUTE TRUSTEES

HARVEY L. KAPLAN AUCTIONEERS, LLC
7166 Columbia Gateway Drive, Suite 100
Columbia, MD 21046
(410) 995-0202

Aug 17,24,31, 2026 0012523251

Charles County | Charles County

ORLANS LAW GROUP
1602 VILLAGE MARKET BLVD. SE, SUITE 310
LEESBURG, VA 20175
703-777-7310

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
3716 Pinewood Drive
Waldorf, MD 20601

Under a power of sale contained in a Deed of Trust from FELIPE MARTIN PORTOCARRERO TAPIA AND ANA C PORTOCARRERO, TENANCY BY ENTIRETY, dated December 10, 2021 and recorded in Liber 12410, folio 382 among the Land Records of CHARLES COUNTY, MD, default having occurred thereunder (Foreclosure Case docketed as Case No.C-08-CV-24-000222, See ID No 09-01817) the Sub Trustees will sell at public auction at the CHARLES COUNTY COURTHOUSE, located at 200 CHARLES STREET 2 IN THE BOOTH NEAR THE CIRCUIT AND DISTRICT COURTS 1 LA PLATA, MD 20646, on

SEPTEMBER 2, 2026 at 12:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in CHARLES COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit $40,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK. CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for CHARLES COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and Re Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom, interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity is the return of the deposit without interest. (File # 26-001208)

JAMES E. CLARKE,
JOANNA FORONDA,
MARY E. HURLEY,
PAUL J. MORAN,
JASON N. GREENBERG,
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SUBSTITUTE TRUSTEES

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26-48494-tjt Doc 111 Filed 11/05/26 Entered 11/05/26 16:48:45 Page 49 of 86

Exhibit D

The Dallas Morning News

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, this day personally appeared David Ferster, Advertising Representative for *THE DALLAS MORNING NEWS* being duly sworn by oath, states the attached advertisement of: **Ad# 11162369**

Appeared in *The Dallas Morning News* on September 01, 2026

Dallas Morning News Sales Operations

Sworn to and subscribed before me this Date: 09.01.2026

DANIEL NAVARRO
Notary Public, State of Texas
Comm. Expires 03-22-2028
Notary ID 134822067

Notary Public, State of Texas

UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT

In re Fieldstone A&E, LLC,
***d/b/a* Fieldstone Architecture & Engineering, *d/b/a* Fieldstone A & E,**
***d/b/a* Fieldstone Engineering, *d/b/a* Fieldstone Architecture**

Case No. 26-48494-tjt

YOU MAY HAVE A CLAIM AGAINST FIELDSTONE A&E, LLC

On July 30, 2026, Fieldstone A&E, LLC (the "Debtor") filed for relief under chapter 11 of title 11 of the United States Code (the "Bankruptcy Code"). The Debtor, its address, case number, proof of claim form, and other relevant information related to this chapter 11 case may be obtained from Kurtzman Carson Consultants, LLC dba Verita Global (the "Claims Agent") at:

https://www.veritaglobal.net/fieldstone

THE LAST DAY TO FILE GENERAL CLAIMS AGAINST THE DEBTOR IS OCTOBER 22, 2026, AT 5:00 P.M. (PREVAILING EASTERN TIME). THE DEBTOR'S CHAPTER 11 SMALL BUSINESS SUBCHAPTER V PLAN FILING DEADLINE IS OCTOBER 28, 2026.

For more information, and instructions on how to obtain and file a proof of claim and associated documents, please visit the Claims Agent's designated website: https://www.veritaglobal.net/fieldstone **or call the Claims Agent at** (877) 725-7539 (U.S./Canada) or (424) 236-7247 (International)

ANY PERSON OR ENTITY THAT IS REQUIRED TO TIMELY FILE A PROOF OF CLAIM BUT FAILS TO DO SO SHALL NOT BE TREATED AS A CREDITOR WITH RESPECT TO SUCH CLAIM FOR THE PURPOSE OF VOTING AND DISTRIBUTION IN THE DEBTOR'S CHAPTER 11 CASE.

HOUSTON

Witness to fatal ICE shooting leaves detention

By Julián Aguilar
Houston Chronicle

Nearly two months after witnessing an ICE agent fatally shoot his older brother, Victor Salgado Araujo was released from an immigration detention center Sunday morning in Conroe.

Salgado's release comes days after Harris County District Attorney Sean Teare said his office planned to bring witnesses before a grand jury "very soon" to investigate the death of Salgado's brother, Lorenzo.

Lorenzo Salgado was driving a white work van with his brother and two other men on July 7 in Houston's Magnolia Park neighborhood when he was shot and killed by an Immigration and Customs Enforcement agent. ICE agents detained all three passengers.

Two other passengers, Jose Trinidad Rojas Pliego and Daniel Tirado Pantoja, were released in late July and last week, respectively. All three men were held at the Montgomery Processing Center in Conroe, and they disputed claims by federal officials that Salgado had "weaponized" his vehicle and tried to ram the ICE agents.

Victor Salgado's release Sunday was confirmed by his nephew, Ronaldo Salgado; his attorney, Ruby Powers; and U.S. Rep. Sylvia Garcia, D-Houston.

"After 54 days, our uncle and my dad's youngest brother, Victor Hugo Salgado, was released this morning," Ronaldo Salgado said in a statement on social media. "We picked him up from Montgomery Detention Center before noon. His first meal was chilaquiles from his favorite restaurant, just as his usual Sunday routine called for."

Powers said Salgado's release doesn't end her office's efforts to hold the federal government accountable.

"The pursuit of truth, accountability, and justice for Lorenzo Salgado Araujo continues, and we remain steadfast in protecting Victor's immigration rights and standing alongside him and his family," she said. "We thank the faith leaders, community organizations, advocates, elected officials, members of the media, and all who attended vigils, marches, and protests, spoke out, and stood alongside Victor and his family throughout this process."

Garcia said she joins the community in giving the family "space and privacy" to grieve.

"Victor Salgado should have never spent nearly two months in ICE custody after watching an ICE agent shoot and kill his brother," Garcia said in a statement. "I am so glad he is finally home with his family. We're not done fighting for answers and justice for the Salgado family."

On Thursday, new details about what led up to the shooting emerged in court documents related to Tirado's case.

The records say ICE officers activated emergency lights and sirens during the pursuit that ended in the 6800 block of Canal Street. The officers alleged Salgado's van struck two federal vehicles before stopping. Victor Salgado, Tirado and Rojas have disputed those claims in separate interviews.

The new documents do not identify Salgado or describe the shooting. Aaron Reitz, the U.S. attorney for the Southern District of Texas, objected to the information being made public. But the records were filed by the U.S. Attorney's Office in federal court and were publicly available at the federal courthouse in Houston.

At a prayer circle organized last week by the Migration with Dignity Coalition, an interfaith group of immigrant advocates, Lorenzo Salgado Jr. pleaded for his uncle's release.

"He misses his older brother, who really was almost like a father figure to him," he said. "They went to work together every single day for 30 years."

Powers said Friday that Victor Salgado was ready and willing to testify in front of the grand jury.

"He's one of the key witnesses to what happened that day. We continue to advocate for Victor's rights and his ability to participate freely as a key witness," she said.



Raquel Natalicio/Houston Chronicle

Jose Trinidad Rojas Pliego looked over the memorial for Lorenzo Salgado Araujo in Houston during a prayer gathering on Friday. Nearly two months after witnessing an ICE agent fatally shoot his older brother, Victor Salgado Araujo was released from an immigration detention center.

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Residential rental locators are required to be licensed by the TX Real Estate Commission, Austin 800-250-8732
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legal

Legal Bids & Proposals | Legal Bids & Proposals

LEGAL NOTICE: Request for Proposals
Sealed proposals will be received by the City of Farmers Branch, at Office of the Purchasing Agent, City Hall, 1st Floor, 13000 William Dodson Parkway, Farmers Branch, Texas 75234, 2
which time proposals will be delivered and submitted in the form and date detailed below will be publicly opened, read aloud and considered for the following:
RFP # 26-29 Regional Disaster Debris Management Plan Development
Proposals will be accepted until 2:00 P.M. C.S.T. on Friday, September 18, 2026, in the Purchasing Division, Municipal Building, 13000 William Dodson Parkway, Farmers Branch, Texas. Proposals may be accepted, upon request, by contacting the City's Purchasing Agent, Greg Perez, via telephone (972) 919-2528, and/or via e-mail @ greg.perez@farmersbranchtx.gov.
The City of Farmers Branch reserves the right to reject any and/or all proposals, to waive such irregularities as are customary or is deemed otherwise when the best interest of said City will be realized hereby. Proposals should be submitted sealed and clearly marked with the Proposal's Name, RFP Number and the Time/Date of the opening. Late bids/proposals will not be accepted and will be returned unopened.
PUBLISH(2) 9/1

Legal/Public Notices | Legal/Public Notices

Legal Notice
Notification is hereby given that JPMorgan Chase Bank, N.A., 700 Potomac Parkway, Columbus, Ohio 43240 has filed an application with the Office of the Comptroller of the Currency (the "OCC") on or about September 1, 2026, as specified in 12 CFR Part 5, for permission to construct a domestic branch at the southwest corner of the intersection of West Centerville Road and Broadmoor Drive, Garland, Dallas County, TX 75040. If you have any additional comments, you can send them to the Director for Large Bank Licensing, Office of the Comptroller of the Currency, 7 Times Square, 25th Floor Mailroom, New York, New York 10036, or LicensingPublicComment@occ.treas.gov, within 30 days of the date of this publication. The public portion of the filing is available upon request from the OCC. The public may send information about the filing (including the closing date of the comment period) in the OCC's Weekly Bulletin available at www.occ.gov.
PUBLISH(1) 9/1

UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT
In re Fieldstone A&E, LLC,
d/b/a Fieldstone Architecture & Engineering, d/b/a Fieldstone A & E,
d/b/a Fieldstone Engineering, d/b/a Fieldstone Architecture
Case No. 26-49858-tjt
YOU MAY HAVE A CLAIM AGAINST FIELDSTONE A&E, LLC
On July 30, 2026, Fieldstone A&E, LLC (the "Debtor") filed its voluntary petition under chapter 11 of title 11 of the United States Code (the "Bankruptcy Code"). The Debtor, its address, your claim against the Debtor (if any), and other relevant information related to the chapter 11 case may be obtained from Kathryne Canter, Esq. (kcanter@dickinsonwright.com) and Jeremy Rozell, Esq. (jrozell@dickinsonwright.com).
THE LAST DAY TO FILE GENERAL CLAIMS AGAINST THE DEBTOR IS OCTOBER 22, 2026, AT 5:00 P.M. (PREVAILING EASTERN TIME). THE DEBTOR'S CHAPTER 11 SMALL BUSINESS SUBCHAPTER V PLAN FILING DEADLINE IS OCTOBER 30, 2026.
For more information, and instructions on how to obtain and file a proof of claim and accompanying documents, please visit the Claims Agent's designated website (https://www.verityglobal.net/fieldstone) or call the Claims Agent at (877) 725-7336 (U.S. Callers) or +1 (424) 236-7262 (International).
ANY PERSON OR ENTITY THAT IS REQUIRED TO TIMELY FILE A PROOF OF CLAIM BUT FAILS TO DO SO SHALL NOT BE TREATED AS A CREDITOR WITH RESPECT TO SUCH CLAIM FOR THE PURPOSE OF VOTING AND DISTRIBUTION IN THE DEBTOR'S CHAPTER 11 CASE.

Legal Bids & Proposals | Legal/Public Notices

Harmony Public Schools (HPS), the Harmony School of Excellence – Fort Worth, open-enrollment charter schools, will be accepting competitive sealed proposals for a Ground Up Construction project in Fort Worth, Texas. The project scope of work includes a ground up construction of a 55,000 square foot Elementary School facility including parking lot, playground and landscaping. Construction period consists of but is not limited to concrete, drywall, glazing, finishes, roofing, electrical, mechanical, plumbing, fire/fighting, low voltage, and other related work as described in the project specifications. (BAPS2026, and Fort Worth – Phase 2025). Bid documents must be received by 3:00 p.m. CST on September 25, 2026, through Harmony's e-bid system, and will be opened at that same and time and date conference meeting. Refer to bid package. HPS reserves the right to reject any or all proposals or waive any or all irregularities. For further information, please contact Mr. Mohamed Mizanoor at mmizanoor@harmonytx.org. Proposers may log in or view the bid package and submit their responses at www.harmonytx.org/bid

Legal/Public Notices

Legal Notice
Notification is given that The Huntington National Bank, 37 South High Street, Columbus, Ohio 43215 has filed an application with the Office of the Comptroller of the Currency on August 26, 2026, as specified in 12 CFR 5, for permission to establish a branch office at 2001 PGA Parkway, Frisco, Denton County, TX 75033, Premier Name: PGA Frisco. Any person wishing to comment on this application may file comments in writing with the Director for Licensing at 7 Times Square, Large Bank Licensing, 25th Floor Mailroom, New York, New York 10036, or at LicensingPublicComment@occ.treas.gov within 30 days of the date of this publication. To request a copy of the public portion of the filing, contact the Director for Licensing at 7 Times Square, Large Bank Licensing, 25th Floor Mailroom, New York, New York 10036, or email LicensingPublic@occ.gov. For further information, please contact the OCC's Weekly Bulletin available at www.occ.gov.
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Exhibit E

USA TODAY CO.

LocaliQ

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AFFIDAVIT OF PUBLICATION

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Florida Times-Union, published in Duval and Clay Counties, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of Duval and Clay Counties, Florida, or in a newspaper by print in the issues of, on:

JKL Florida Times-Union 09/01/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
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UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT

In re Fieldstone A&E, LLC,
***d/b/a* Fieldstone Architecture & Engineering, *d/b/a* Fieldstone A & E,**
***d/b/a* Fieldstone Engineering, *d/b/a* Fieldstone Architecture**

Case No. 26-48494-tjt

YOU MAY HAVE A CLAIM AGAINST FIELDSTONE A&E, LLC

On July 30, 2026, Fieldstone A&E, LLC (the "Debtor") filed for relief under chapter 11 of title 11 of the United States Code (the "Bankruptcy Code"). The Debtor, its address, case number, proof of claim form, and other relevant information related to this chapter 11 case may be obtained from Kurtzman Carson Consultants, LLC dba Verita Global (the "Claims Agent") at:

https://www.veritaglobal.net/fieldstone

THE LAST DAY TO FILE GENERAL CLAIMS AGAINST THE DEBTOR IS OCTOBER 22, 2026, AT 5:00 P.M. (PREVAILING EASTERN TIME). THE DEBTOR'S CHAPTER 11 SMALL BUSINESS SUBCHAPTER V PLAN FILING DEADLINE IS OCTOBER 28, 2026.

For more information, and instructions on how to obtain and file a proof of claim and associated documents, please visit the Claims Agent's designated website: https://www.veritaglobal.net/fieldstone **or call the Claims Agent at** (877) 725-7539 (U.S./Canada) or (424) 236-7247 (International)

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G20 financial leaders urged to focus on growth

Cory Vaillancourt
Asheville Citizen-Times | USA TODAY NETWORK

The two-day G20 Finance Ministers and Central Bank Governors Meeting began in Asheville, North Carolina, on Aug. 30 with U.S. sanctions on Iran expected to play a prominent role alongside the usual discussions around economic stability. Asked if Iran is taking the sanctions against their energy sector seriously, Treasury Scott Bessent said Iranians are "in shock at the state of their economy," based on what Iranian leadership has said over the past 10 days.

"They're seeing gas lines – could you imagine a country in the world with the third-largest amount of energy resources has to import gasoline, so they now have 3-4 hour gas lines that go through the night," Bessent, host of the gathering, said before the first session on Aug. 29. "So, I would think that they are lashing out kinetically because they are losing economically, and I want to thank the European Union for their very fulsome support for Operation Economic Outcast. They made it known today in the strongest terms that they support it."

A senior Treasury official said Bessent planned to raise U.S. sanctions against Iran in every bilateral meeting with G20 counterparts. The official said the administration will press other countries to comply with U.S. sanctions as part of Operation Economic Outcast, an effort aimed at cutting Iran off from international financial networks.

Bessent also urged G20 finance leaders to focus on policies that can deliver stronger, more durable economic growth. He said the finance track had identified several barriers, including excessive regulation, poorly designed tax systems, inadequate investment, fragmented markets and gaps in workforce skills and mobility.


Bessent

"Tax certainty, energy certainty and regulatory certainty are the drivers," Bessent said.

He added that G20 discussions had highlighted reforms member countries are considering to increase growth and give the private sector a greater role in policymaking.

Federal Reserve Chairman Kevin Warsh told G20 finance leaders that governments can influence the long-term growth potential of their economies, and that policymakers should look beyond consumer demand and examine the supply side of the economy, particularly productivity and business investment.

"Inflation is a choice," Warsh said. "What I'll add to the discussion today ... is growth is a choice, too."

Bessent said the Trump administration is working to reduce regulatory burdens on financial institutions so they can provide more loans and capital to families, small businesses and local communities.

Speaking just before a private-sector banking discussion, Bessent said half of the nation's community and small banks have disappeared since the Great Financial Crisis, while regulators still failed to prevent three major bank failures in 2023.

"Dodd-Frank was supposed to end 'too big to fail.' Instead, it created 'too small to succeed,'" Bessent said of the 2010 act designed to stabilize the financial system and prevent another economic collapse.

Bessent pointed to an increase in applications for new bank charters as evidence that financial institutions are gaining confidence in the administration's policies. The goal, he said, is a safer and more competitive financial system that encourages investment, expansion and innovation.

German Finance Minister Lars Klingbeil said Aug. 31 it was "unacceptable" that the U.S. government had banned reporters from the New York Times, the Wall Street Journal and Bloomberg from attending the meeting.

"I consider it unacceptable for journalists – or entire newsrooms – to be excluded," he told reporters at the meeting.

Contributing: Reuters

ICE requests robot dogs for use in border security

Anthony Thompson USA TODAY

U.S. Immigration and Customs Enforcement is planning to spend up to $2 million on robot dogs designed to help officers safely inspect hazardous locations during law enforcement operations, according to a newly released Department of Homeland Security procurement notice.

The proposal calls for the purchase of Boston Dynamics' four-legged Spot robots and related accessories to support ICE missions by allowing officers to remotely assess potentially dangerous environments before entering them. According to the planning document, the robots are intended to improve officer safety during border security and other enforcement operations, not to apprehend people. The robots will not be used to make arrests, according to reporting from The Hill.

The planned purchase came days after ICE finalized a $16.7 million contract for thousands of electric shock gloves for officers, part of the agency's broader effort to expand the equipment available during immigration enforcement operations.

DHS has said it regularly evaluates new tools to improve officer safety while ensuring any technology complies with law enforcement policies and standards. The electric glove purchase has been criticized by civil rights organizations and Democratic lawmakers, who have argued the agency should instead invest in de-escalation training and accountability measures.

According to DHS's Acquisition Planning Forecast System, ICE wants the robots to provide "inspection, situational awareness, and hazard assessment" in places that may be too dangerous for officers to enter immediately.

The procurement notice said the remotely operated robots could be used to inspect confined, unstable or otherwise difficult-to-access areas while helping officers make decisions before moving into a scene.

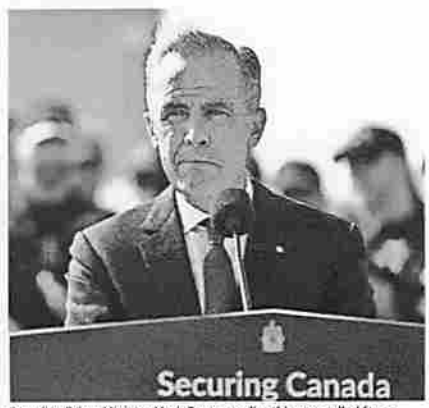
"This capability helps improve officer safety, supports informed operational decision-making, and enhances DHS's ability to respond to incidents involving dangerous, confined, unstable, or difficult-to-access areas," the notice said.


ICE plans to spend up to $2 million on robot dogs made by Boston Dynamics. WOJTEK RADWANSKI/AFP VIA GETTY IMAGES FILE

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT
In re Fieldstone A&E, LLC,
d/b/a Fieldstone Architecture & Engineering, d/b/a Fieldstone A & E,
d/b/a Fieldstone Engineering, d/b/a Fieldstone Architecture
Case No. 26-48494-tjt
YOU MAY HAVE A CLAIM AGAINST FIELDSTONE A&E, LLC
On July 30, 2026, Fieldstone A&E, LLC (the "Debtor") filed for relief under chapter 11 of title 11 of the United States Code (the "Bankruptcy Code"). The Debtor is assigned case number [illegible] of [illegible] and other relevant information related to this chapter 11 case may be obtained from Kurtzman Carson Consultants, LLC (the "Claims Agent") at
https://www.kccllc.net/fieldstone
THE LAST DAY TO FILE GENERAL CLAIMS AGAINST THE DEBTOR IS OCTOBER 22, 2026, AT 5:00 P.M. (PREVAILING EASTERN TIME). THE DEBTOR'S CHAPTER 11 SMALL BUSINESS SUBCHAPTER V PLAN FILING DEADLINE IS OCTOBER 28, 2026.
For more information and instructions on how to obtain and file a proof of claim and associated documents, please visit the Claims Agent's designated website https://www.kccllc.net/fieldstone or call the Claims Agent at (877) 725-4529 (U.S./Canada) or (424) 236-7247 (International).
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26-48494-tjt Doc 77 Filed 09/09/26 Entered 09/09/26 20:33:26 Page 25 of 49

Canada backs bid for global defense bank

Iain Withers, Elisa Martinuzzi and Lefteris Papadimas
REUTERS



Canadian Prime Minister Mark Carney earlier this year called for an alliance of "middle powers" to respond to what he sees as the fracturing of the U.S.-led world order. INGRID BULMER/REUTERS FILE

LONDON – Canadian Prime Minister Mark Carney has thrown his weight behind a new global defense bank intended to help allies rearm, but other major economies have yet to commit just weeks before prospective members are due to sign up.

The Defence, Security and Resilience Bank has been seeking to raise around $116 billion and use the money to lend at low cost to governments and contractors for defense projects. It will also offer guarantees for lenders financing smaller firms seen as riskier borrowers. Alongside Canada, where the DSRB will be based, Albania, Belgium, Greece, Latvia, Luxembourg, Romania, Turkey and Ukraine have pledged their support.

Two officials from countries involved in the project said the DSRB had secured about $5.79 billion in commitments by August. It is aiming for around $23.17 billion in paid-in capital and a further $92.66 billion it can tap when needed, one of them said. But Germany, Britain and other G7 countries have so far declined to join, raising questions over whether the DSRB can achieve the AAA credit rating it wants to help secure the lowest funding costs.

"To make a good impression on the ratings agencies, they would need to have several other substantial governments participating," said William Perraudin, managing director at Risk Control, an analytics firm specializing in multilateral institutions.

Reuters spoke to eight people with knowledge of the discussions to join the bank. Some said that whether the DSRB can offer cheaper financing than highly rated national governments was a stumbling block for some potential members.

The amount of capital countries would need to commit while public finances are strained, the bank's governance, and overlaps with existing initiatives were also cited as factors. Canada says it is talking with many countries ahead of a charter signing that its lead negotiator for the DSRB, Isabelle Hudon, said on the sidelines of July's Farnborough Airshow was planned for the autumn.

"We are proceeding at pace, developing Articles of Agreement and working with allies and partners alike to form a group of founding nations," said John Fragos, press secretary for Canada's finance minister.

Rearmament push

Speaking at Farnborough on a panel dedicated to defense investment, DSRB founder Rob Murray said the lender would help countries rearm to counter mounting security threats.

"We need 10 of them, frankly," the former British Army officer and NATO innovation chief said.

European countries are increasing defense spending after the Trump administration demanded they take on more of NATO's burden, although few are close to meeting the alliance's latest targets. Carney earlier this year called for an alliance of "middle powers" to respond to what he sees as the fracturing of the U.S.-led world order.

The DSRB will "ensure that Canada and our Allies have the capacity to meet the challenges of a more dangerous and divided world together," he said in July.

Perraudin said the DSRB could use financial leverage separate from the balance sheets of already indebted nations to boost defense investment. To become a significant player, however, it would need additional sovereign backing beyond current commitments, he said.

While big European economies can already borrow cheaply, membership would ensure their domestic companies can access the DSRB funding, said Linus [illegible] Royal U[illegible] DSRB's tank.

Competing initiatives

Five of the people with knowledge of the talks about DSRB membership cited potential overlap with other financing efforts, including the EU's SAFE program and Britain's proposed Multilateral Defence Mechanism. The European Union launched its $173.74 billion Security Action for Europe defense financing program in 2025, while Britain is developing a Multilateral Defence Mechanism with the Netherlands, Finland and Poland focused on joint procurement.

One official also cited concerns about the upfront capital required from governments, as well as uncertainty over how projects would be selected. Larger countries have been asked to put forward around $116 billion, two people with knowledge of the plans said.

In emailed comments to Reuters, Murray said that could be paid over three years and would in time return profits through dividends, while the DSRB would provide a more permanent institution for financing defense than SAFE and could work with any procurement method.

"If we do this properly, higher defense expenditure can generate technology, factories, skilled jobs, stronger supply chains and economic growth while simultaneously strengthening deterrence," Murray said.

Chasing AAA rating

About a dozen banks, including JPMorgan and Deutsche Bank, have provided some $10 million in funding or services in kind to help establish the DSRB, according to a person with knowledge of the matter. The lenders, which could earn millions in fees arranging DSRB-funded projects, also backed an advertisement in the Financial Times newspaper saying the project had "the hallmarks of a future AAA-rated multilateral financial institution."

JPMorgan and Deutsche Bank declined to comment.

Canada's Hudon said at Farnborough that she was confident the DSRB could get a triple-A rating. Murray said a multilateral bank's rating depends on many factors and often exceeds the average rating of members.

Ottawa is prepared to launch the bank with the current group of supporters, one person involved in the project said, with other countries free to join later. That could help cement the rating it wants.

"The creditworthiness of multilateral institutions is principally driven by the support of their core shareholders," said Elisabeth Rudman, head of financial in-

Exhibit F

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

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PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print In the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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Sworn to and subscribed before me on Sep 1, 2026, 8:50 AM EDT

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

FROM PAGE 3A

PROPERTY TAX

concern about the proposal has mounted in recent months. During the Aug. 19 COBWRA meeting, Abruzzo said he has spoken to a "number of municipalities" that "will not be able to survive."

In June, Jacks, the property appraiser, said the county's "bedroom communities," or those that lack diverse tax bases, could become insolvent.

According to revenue-loss predictions presented by Jacks during the COBWRA meeting, the county and its special taxing districts — such as fire rescue, the library system, the healthcare district, the Children's Services Council and more — could lose more than $400 million in 2027 and nearly $600 million in 2028.

"There is a very large impact when we all bundle together," Jacks said at the meeting. "I know it's easy for all of us to say, 'Well, I'm going to save money on my tax bill.' ... We all would, but when you start to bundle it, when you start to look at the larger picture, you see these bigger concerns."

Statewide, there would be an estimated $45.8 billion reduction in local property taxes over five years, from the 2027-2028 fiscal year through 2031-2032, according to Florida Tax Watch, an independent taxpayer research institute.

Berman, a Democrat, pointed to the state's Office of Economic and Demographic Research data, saying Amendment 3 would cut local property taxes by an estimated nearly $11 billion for fiscal year 2030-2031.

"Once you change the constitution, nobody wants to go back," Berman said at the meeting. "Whatever happens, it would be very hard to undo this."

Gannon, the county tax collector, said her office would lose about $10 million in 2027 and about $15 million in 2028.

This, "in turn, would affect the county and the other taxing districts that we collect on behalf of," Gannon said.

The problem, though, is that "these are all districts that you, the people, voted to allow the county to fund through property taxes, so it's not clear, are they going to set up a special way to collect those taxes? A different kind of district to fund their services? ... Those questions are not clear to us."

What is clear, Gannon said, is that the tax collector's office likely would have to terminate employees. She also said service appointments could be harder to get.

County Administrator Abruzzo believes there are three possible ways to manage the projected losses: service cuts, raising tax rates or raising sales tax.

Tax rate increases would primarily affect commercial properties, such as rentals, Abruzzo said.

For months, local leaders and real estate experts have cautioned about how renters could see higher monthly costs.

And even though the fate of the property tax proposal has yet to be decided, Abruzzo said the county put a pause on projects until the outcome is determined.

"Hundreds of millions of dollars of capital improvement that have been brought to a screeching halt," he said.

Statewide, nearly 30 counties are considered "financially constrained," Gerwig, who is a Republican, said during the meeting. Those counties may need to get help from the state, she said.

Bigger counties with higher property values tend to be "donors" to the state, Gerwig said. And though she said she believes Palm Beach County "could make this work," she does not necessarily want to see the county stretched any further.

"I just want to make sure that we are not becoming further donors, losing services that we are accustomed to," she said. "If our governor thinks that socialism is a bad thing, asking South Florida to pay North Florida's services, I don't know how that's different from socialism."

COBWRA President Barbara Roth said August tends to be the "sleepiest" month for meetings, but turnout was much larger than expected.

Roth said about 200 people came to hear the panel. Usually, an August meeting might have about 130 attendees. Roth said some neighborhoods within COBWRA, such as Valencia Reserve and Bellagio, have reached out to the panelists about holding town halls within their communities.

"People learned a lot. They thought the presenters were extremely clear," she said.

FROM PAGE 1A

FLOOD

than a decade afterward.

Without it, the Corps calculated, Miami-Dade could be at risk of more than $54 billion in economic damage. That's homes swept away by floodwaters, business halted when storms strike and plummeting property values.

The federal government paid for this most recent report, a product of the long-running Miami-Dade Back Bay Coastal Storm Risk Management (CSRM) Study. And it would pick up the lion's share of the tab for anything built based on the study — 65%. That would leave Miami-Dade to foot the rest of the bill, around $1.3 billion in cash.

Loren Parra, DERM Director and the county's chief resilience officer, said in a statement that the project is deeply important to the county and represents an important shot at billions of dollars in federal funding for resilience.

"The Back Bay Study is a critical effort toward strengthening our community's resilience. The information we're receiving from the U.S. Army Corps of Engineers during this Phase 2 moves us closer to meaningful, mid-term measures that would help protect our community from storm surge and flooding in the future."

CONTROVERSIAL FROM THE START

The study is the latest iteration of one that began after Hurricane Irma struck in 2017. The Corps initially proposed a plan to protect Miami-Dade with miles of tall concrete walls along the coast. It was quickly shot down by residents and officials, who called it ugly and asked instead for a more plant-based solution, like mangroves.

At one point, Miami's Downtown Development Agency paid a consultant to develop images of the 6- to 13-foot proposed walls covered with graffiti and trash. A commissioner referred to it as "the Berlin Wall."

After years of back-and-forth, the Corps decided to split the study into two. Part one, released this month, deals only with raising homes and flood-proofing important community buildings like evacuation shelters and police stations.

The more controversial part two, which will come up with a structure to protect the coast from storm surge, has been shelved for now. Work is also underway on a nature-based pilot project.

GOING UP

With at least two feet of sea level rise expected by 2060 and an average elevation of six feet above sea level, thousands of Miami-Dade properties are at risk of being flooded either multiple times a year or permanently.

For this study, the Corps found more than 3,000 properties at "high risk" of destructive flooding in the next few decades. When expanding to medium risk, the number leapt to more than 6,000. That also ratcheted up the cost to north of $6 billion, so the Corps decided to stick with just the most vulnerable ones.

Around 275 properties would be "dry-flood-proofed," which involves things like temporary or permanent flood barriers and water pumps. About 175 of those are commercial businesses, warehouses, government buildings and churches. The rest are considered critical infrastructure, like wastewater treatment plants.

But the other 3,200 properties are targeted for elevation, which involves keeping the home pretty much as-is, but jacking it up with heavy machinery and building a new, taller foundation.

Elevating those buildings is a no-brainer. Already, the building code requires new development to build higher. And in other spots in Florida, like the Keys and Tampa Bay, residents are choosing to elevate their existing homes several feet to keep them safe from floods.



Corna + Rogers Design Studio and the Miami COA

A rendering depicting what the Army Corps of Engineers' proposed 10-foot high walls designed to protect downtown Miami from storm-surge flooding might look like at Brickell Bay Drive.

Single-family home elevation is less popular in Miami-Dade, although a few projects are underway. Per the study, some properties may have to come up only a few feet; the maximum for elevation appears to be 12 feet.

The Corps plan involves elevating 2,800 single-family homes, as well as 430 multifamily buildings. Multifamily building elevation is rare, even in flood-prone coastal areas. In this plan, the Corps said it is referring to quadplexes or smaller, not towering condominium buildings.

The plan also included a breakdown of which areas are targeted for these elevations, which indicates the areas with properties at the highest risk of flooding.

During a meeting on Thursday, officials said that the first step toward shovels in the ground involves selecting a smaller portion of the suggested work list to start with.

"We will be in the near future working with the county to identify which components ... to move forward," said Justine Woodward, environmental lead for the project and a biologist for the Army Corps' Norfolk District.

From there, Corps and County officials said it's an open question of who will get to manage the elevation program itself. In Norfolk, Virginia, where the Corps completed a similar study, the city is managing the elevation of around 1,000 properties.

$4.5 BILLION — OR MORE

That's a tremendous price tag.

In 2020, the initial draft version of the plan included six miles of concrete walls, mangrove plantings in South Dade and elevating thousands of homes and buildings. Back then, the Corps estimated that would cost $4.6 billion.

Fast forward six years, and the estimated cost solely to elevate and floodproof thousands of properties (with no big walls or gates or tree plantings) is, once again, around $4.5 billion.

That number is a pretty rough estimate. Reaching that number requires 100% of the targeted buildings to agree to elevation or floodproofing. Elevating a home can take several months, and while this project would foot the entire bill for elevation, the pot of cash does not cover the costs of finding another place to live during construction.

Also, the Corps can only accept homes to elevate that are already fully up to the latest version of the building code. If the property has outdated wiring or has an unpermitted garage-turned-bedroom — not an uncommon issue in Miami-Dade — the owners would need to fix that (at their own expense) before they would be accepted for elevation.

The Corps and County said they did not have an estimate of how many of these properties eyed for elevation are out of compliance with the building code. However, Christian Kamrath, resilience program manager for Miami-Dade's Department of Environmental Resources Management, said the county is looking into any funding or programs it can use to help residents afford any necessary code fixes.

"We know the costs can be high and there may be other things involved," he said. "But we're going to do everything we can to make it viable for folks."

Kamrath said the county has been in talks with Harris County, Texas, which elevated thousands of homes following Hurricane Harvey, as well as the state-funded home raising program, Elevate Florida, for tips and advice.

"It's definitely a big lift," he said.

Public meetings

The Army Corps of Engineers and Miami-Dade are hosting several public meetings to explain the flood plan and get feedback from residents.

In-person Open House

6-7:30 p.m. today at William F. Dickinson Community Center, 1601 N Krome Ave., Homestead

6-7:30 p.m. Wednesday at Overtown Performing Arts Center, 1074 NW Third Ave., Miami

Virtual Webinar, 6-7:30 p.m. Sept. 9

Residents and stakeholders interested in participating can register at https://bit.ly/backbaydraft2026

Comments are also accepted via email: mdbb-csrmstudy@usace.army.mil

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MIAMI-DADE COUNTY

Public Notice

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Proposed Section 8 Administrative Plan

COMMENT PERIOD

Miami-Dade Housing and Community Development (HCD) hereby advertises a **30-day comment period** beginning **September 1, 2026, through September 30, 2026**, for the public to review and comment on the proposed Section 8 Administrative Plan.

This document is available Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. at HCD's administrative offices and on its website at **https://www.miamidade.gov/global/housing/notices.page**.

Please send written comments to: HCD, 701 N.W. 1st Ct. 16th Floor, Miami, Florida 33136. Attn: Comments: or email comments to: **PHAPublicComment@miamidade.gov**.

PUBLIC HEARING

Miami-Dade Housing and Community Development (HCD) hereby advertises that a **public hearing** has been scheduled to be held at the Housing Committee (HC), on **Wednesday, October 14, 2026, at 12:30 p.m.** The purpose of the hearing is to allow the public an opportunity to comment on these proposed documents.

This **public hearing** will be held inside the Board of County Commission Chambers, located on the second floor of the Stephen P. Clark Center, 111 N.W. 1st St., Miami, FL 33128.

HCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence or stalking, source of income, age, pregnancy or familial status in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call 786-469-2105 at least five days in advance. TTD/TTY users may contact the Florida Relay Service at 800-955-8771.

EQUAL HOUSING OPPORTUNITY

Exhibit G

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in Orange/Seminole-Lake-Osceola-Volusia County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of R8270007 Display Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 1 Sep 2026.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Rose Williams

Signature of Affiant

Rose Williams

Name of Affiant

Sworn to and subscribed before me on 1 Sep 2026,
by above Affiant, who is personally known to me (X) or who has produced identification ( ).

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

126024

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN–DETROIT

In re Fieldstone A&E, LLC,
***d/b/a* Fieldstone Architecture & Engineering, *d/b/a* Fieldstone A & E, *d/b/a* Fieldstone Engineering, *d/b/a* Fieldstone Architecture**

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Orlando Sentinel

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FLORIDA LOTTERY

Selected Monday
Fireball: 6
Pick 2 (midday): 1-7
Pick 3 (midday): 4-0-3
Pick 4 (midday): 3-6-8-9
Pick 5 (midday): 1-3-5-1-9
CashPop
Morning: 10
Matinee: 3
Fantasy 5 (midday): 3-5-6-18-32
Selected Sunday
Fireball: 0
Pick 2 (evening): 0-7
Pick 3 (evening): 3-2-3
Pick 4 (evening): 0-4-0-6
Pick 5 (evening): 9-8-2-9-4
Cash Pop
Afternoon: 4
Evening: 12
Late Night: 5
Fantasy 5 (late night): 7-11-23-26-29
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Capitol complex
Tallahassee, FL 32399-4016
Floridalottery.com

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UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT

In re Fieldstone A&E, LLC,
d/b/a Fieldstone Architecture & Engineering, d/b/a Fieldstone A & E, d/b/a Fieldstone Engineering, d/b/a Fieldstone Architecture

Case No. 26-48494-tjt

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https://www.veritaglobal.net/fieldstone

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CENTRAL FLORIDA NEWS BRIEFS

WOMAN DEAD AFTER ALLIGATOR SETS OFF CHAIN-REACTION CRASH ON I-95

A 20-year-old Palm Bay woman is dead after a crash involving three cars and an alligator in Brevard County, according to the Florida Highway Patrol.

An FHP crash report said that on Sunday, around 11:50 p.m., a 58-year-old man from Canada was traveling south in the center lane on Interstate 95 in a 2010 Mercedes Benz.

He was driving near mile marker 214 when he struck an alligator, according to the report.

The woman, traveling south in a 2004 Toyota Tacoma, swerved to avoid hitting the driver.

She lost control and was ejected from the vehicle, landing in the center lane.

A third driver, in an unidentified vehicle, struck her. That driver left the scene after the collision.

The woman died at the scene.

The crash remains under investigation.

MAN ARRESTED FOR DUI AND FATAL HIT-AND-RUN, FHP SAYS

A 19-year-old Orlando man was arrested for driving under the influence involving death and leaving the scene of a crash at the intersection of Central Florida Parkway and International Drive early Sunday morning, according to the Florida Highway Patrol.

Investigators said Christopher Laureda, 19, along with three passengers in a 2004 Ford F-250 were traveling westbound on Central Florida Parkway approaching the intersection of International Drive in the outside lane. The second vehicle involved, 2025 Volkswagen Jetta, approached the same intersection in the inside lane.

Laureda then ran the red light that entered the direct path of the Jetta, striking its left side with the front of the pickup truck and caused the vehicle to overturn onto its left side, officials said.

The driver of the Jetta was transported to Orlando Regional Medical Center and later pronounced deceased, while its passenger was transported to the same facility as a trauma alert with serious injuries.

The passengers in the pickup truck were not transported and remained on the scene post-collision while Laureda fled on foot. Orange County Sheriff's Office deputies later located and detained Laureda, the press release stated.

FHP reported the case remains an active criminal investigation as additional charges are pending.

GAS PRICES REMAIN HIGH HEADING TOWARD LABOR DAY WEEKEND

The stage average for a gallon of gas is $3.89, a three cent rise from last week.

Although the price is 81 cents more than this time last year, gas prices have been relatively stable through the summer, according to AAA – The Auto Club Group.

Prices have fluctuated week-to-week, but the average state price has hovered around $3.92 over the last 45 days.

Since prices have been consistent, AAA doesn't expect fuel prices to keep motorists off the road.

"Many Floridians have been paying around the same price for gas throughout the summer, so there isn't a lot of sticker shock heading into the holiday weekend," said spokesman Mark Jenkins. "People who have planned a Labor Day getaway are generally still taking that trip."

The most expensive metro markets for gas are West Palm Beach-Boca Raton ($4.06), Gainesville ($3.97) and Naples ($3.95).

The least expensive are Panama City ($3.69), Pensacola ($3.70) and Crestview-Fort Walton Beach ($3.71).

Garfield Hylton and Felix Rodriguez

G20

from Page A1

sidelines of the broader G20 gathering.

European leaders have worked to isolate Russia in the global economy and on the diplomatic stage, and, at a moment in the war when Moscow has relentlessly bombarded Ukraine, they did not want anything at the meeting to suggest that has changed.

"Receiving the Russian finance minister here sends a signal I find troubling," Klingbeil told reporters Monday afternoon. "I would have preferred clear positioning from the U.S. side that he not be received like a regular guest."

Siluanov's presence was not announced publicly by U.S. officials before the meeting, and White House officials did not respond to questions Sunday over whether he had been invited.

His appearance came as Russian President Vladimir Putin joined Chinese President Xi Jinping and Iranian President Masoud Pezeshkian at talks in Kyrgyzstan.

In North Carolina, China's finance minister and the head of its central bank were, as is typical, also in attendance at the G20 meeting.

Klingbeil said European representatives unanimously demanded that their U.S. hosts not include Siluanov in a traditional group photo from the meeting, threatening to boycott if he was in the picture.

It was eventually taken without him, and with the Europeans.

Many Europeans were also upset that representatives from South Africa, a longtime member of the G20 and Africa's largest economy, were not invited by the Treasury Department to Asheville.

President Donald Trump announced last year, after skipping a G20 summit hosted by South Africa, that he would exclude the country from this year's meetings, citing a false narrative that white South Africans were being indiscriminately killed and their land was being seized.

Administration officials invited a group of American business executives from industries including banking and cryptocurrency to meet with the government leaders, in an effort to create networking opportunities between government officials and the private sector. They rebuffed requests to also include executives from other G20 countries. The moves have unsettled some attendees at the gathering; Klingbeil appeared to have left the first CEO session to speak to reporters.

As he welcomed his international counterparts to the meeting, Treasury Secretary Scott Bessent said the U.S. wanted to refocus the G20 on its original mission of accelerating global growth.

He said countries needed to work together to reverse global economic imbalances that are harming many nations.

"A durable global economy cannot rest on beggar thy neighbor acts that stifle fair, market-based competition," Bessent said.

The summit comes at a pivotal moment, with the International Monetary Fund projecting that global growth will slow this year and inflation will rise.

The decision by the United States to attack Iran in February disrupted the flow of oil and pushed energy prices higher, darkening the outlook for a world economy that has been battered by wars and a pandemic in recent years.

BEAR

from Page A1

landowners of large private properties where bears roam. They can start hunting Oct. 1.

Individual applicants can submit an unlimited number of entries to the permit lottery, but they can win only one.

The Sierra Club emailed notices to members last week urging them to enter the permit lottery again.

"Our goal: buy up all the tags to keep them out of hunters' hands," the not-for-profit group said in its announcement.

FWC doesn't want to bear from the public about their concerns about bear hunting, said Chuck O'Neal, founder of the nonprofit environmental group Speak Up Wekiva, which for more than a decade has challenged the science FWC has cited to reinstate bear hunts.

"All the decisions have been moved into the executive director's office," he said. "But the public is still overwhelmingly against this."

Katrina Shadix, who leads the not-for-profit Bear Warriors United, said her group may again pay hunters who win a bear permit not to hunt. "Monetarily incentivizing hunters to not kill bears worked very well last year," she said. "I think we saved countless bears from the hunt..."

But Maria Davidson, Large Carnivore Program Manager for Safari Club International Foundation, a not-for-profit organization of hunters that defends hunting rights, reaffirmed support for the bear hunt this week, calling it "a science-backed tool for maintaining a sustainable population."

"Even with a higher harvest quota this year, this remains a conservative estimate," she said in an email. "The 2025 hunt drew fierce opposition, including legal battles and campaigns from anti-hunting groups, many of whom drew tags with no intent to participate in the hunt. As such activists gear up to do so again, they should consider that their actions will drive down the measure of hunter success, leading to an increase in tags year over year, and we are sure FWC can still put their financial contributions to good use to support other hunter-driven conservation efforts across the state."

Hunter success is one factor in the state's equation to set harvest quotas.

The state will allow hunting in four areas, with 31 permits available in a north zone, which runs along the Florida-Georgia state line; 78 in the east Panhandle region, which includes the Apalachicola Wildlife Management Area; and 63 in a south zone which includes parts of Collier, Hendry and Lee counties, an area where an elderly man and his dog were mauled to death by bear in May 2025.

The state will make 21 permits available for a central zone that encompasses the Ocala Wildlife Management Area and spans parts of Lake, Marion, Orange, Seminole, St. Johns and Volusia counties.

There were no legal bear hunts from 2015 to 2025.

Florida black bears have no true natural predators in the wild besides humans. The number of bears killed by motor vehicle strikes, euthanized as nuisances because of conflicts with humans or poached in the Central Florida region over the past decade total about 1,900.

FWC allowed just 18 bear hunt permits in Central Florida in 2025 and records show only five hunters were successful, four in Marion County and one in Volusia County.

The biggest bear killers by far in Central Florida are motor vehicles, blamed for killing 1,545 bears in the region in the past 10 years, including 219 in 2025, the most since 2021 when 242 bears died on the region's roadways.

shudak@orlandosentinel.com

RALLIES

from Page A1

nities near Cali.

"People just lost everything. The buildings collapsed, and half of the city needed to rebuild the buildings in order for people to live," he said. "I felt the pain of other humans there. I saw things that you normally don't see with the destruction."

In total, the natural disaster damaged more than 160,000 homes, killed 331 people and injured an estimated 4,500 Colombians.

Now back in Orlando, Santa Luna is using his platform with the Mills Gallery to find ways to help his home country and connect with other Colombians in Central Florida. He encouraged donations to Give To Colombia, a nonprofit that connects with grassroots organizations and local foundations in Colombia.

Stephanie Schütt Chacón, an ambassador for the Colombian American Chamber of Commerce and coordinator for the Defensores de la Patria political party, said the tragic event has brought her community together.

"This sad situation, this emergency demonstrates unity, compassion and extraordinary strength of Colombians wanting to help other Colombians," she said. "We had an outpouring of solidarity from the Colombian community in Central Florida."



A vehicle is crushed by debris after an earthquake struck Cali, Colombia, on Aug. 10. JUAN DIAZ/ASSOCIATED PRESS

While the process of rebuilding critical infrastructure – from hospitals and schools to housing – will begin soon, Colombia's most immediate need is survival. Through Mecatos Bakery & Cafe, volunteers are collecting nonperishable (and unexpired) food, personal hygiene items, medical supplies, flashlights, baby supplies, blankets and tents.

The Central Florida relief effort gained momentum when Orlando's good samaritans reached out to the first lady of Colombia, Ana Lucía Pineda. Orlando resident Juliana Botero was in Miami with her family visiting her longtime friend and hairstylist, who also does Pineda's hair.

"Just jokingly, we said, 'You should talk to her,'" Botero said. "The United Nations called my mom and told her to continue collecting donations. We'll make sure we send a plane according to the amount of stuff that you have."

Within a week, the Mecatos Bakery warehouse became a hub for collecting and sorting supplies. All boxes must be labeled with their contents and sorted by category, and each item must have its barcode crossed out and "donation" written on it.

All nine Mecatos Bakery locations in Central Florida as well as the warehouse (11236 Satellite Blvd. in Orlando) will continue collecting donations through Sept. 8 to fill the 40-ton United Nations plane. Clothing, shoes and water are not being accepted.

Botero said the outpouring of support comes from the feeling that this event hits home for many of the more than 400,000 Colombians living in Florida.

"This is personal for every Colombian. It's home, or it's home away from home," she said. "There's a new president who has really stepped up to help, but it's not the same as the resources we have here in the United States."

It's the resilience of the Colombian community that will define the future, Santa Luna said.

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Exhibit H

McClatchy

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Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
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Ledger-Enquirer
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UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT

In re Fieldstone A&E, LLC,
***d/b/a* Fieldstone Architecture & Engineering, *d/b/a* Fieldstone A & E, *d/b/a* Fieldstone Engineering, *d/b/a* Fieldstone Architecture**

Case No. 26-48494-tjt

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STATE OF NORTH CAROLINA
COUNTY OF WAKE, COUNTY OF DURHAM

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1.0 insertion(s) published on:
09/01/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

Sherry Chasteen

Amanda Rodela

Sworn to and subscribed before me on Sep 1, 2026, 8:50 AM EDT

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1 dead, others unaccounted for after Grand Canyon flooding

BY CHRISTIAN CERVANTES AND REY COVARRUBIAS JR.
Arizona Republic

The body of a 46-year-old man was found as others were still missing or unaccounted for after devastating flash flooding at the Grand Canyon, according to the National Park Service.

The man's body was recovered near Crystal Rapids along the Colorado River, the Grand Canyon National Park said in a 6:30 p.m. local time Sunday media post.

Around 14 people remained unaccounted for, as of Sunday. That was down from the more than 20 originally unaccounted for earlier in the day, Grand Canyon National Park spokesperson Joelle Baird said.

Around 2:30 p.m. Saturday, a significant flash flood hit the Bright Angel Canyon and Phantom Ranch area, creating the need for several helicopter evacuation missions with 62 people evacuated, the park service said.

David Gregory watched a creek beside his Phantom Ranch cabin turn black and fill with fast-moving debris before a park ranger ordered him and other visitors out.

Gregory, 59, said he crossed a small bridge during the evacuation that workers later told him had been washed away, then escaped the canyon aboard a helicopter.

"If you know of hikers or backpackers who were in the Bright Angel Creek corridor on Aug. 29, or if you had a campground reservation in the affected area, please contact the NPS Investigative Services Branch (ISB)," the Grand Canyon National Park said in a Facebook post.

Missing people may have been traveling or staying in the following locations, according to the park service:

- Staying at Bright Angel Campground or Cottonwood Campground
- Traveling the North Kaibab Trail from the North Kaibab Trailhead to Phantom Ranch
- Traveling through "the Box" north of Phantom Ranch

The public was asked to provide any information possible, including the person's name, approximate location, travel plans, group size, clothing or backpack description, or when they were last known to be in the area, the park service said.

If you have information on any missing hikers or backpackers, contact the tip line at 888-653-0009 or by email at rgw_isb@nps.gov, according to the park service.



PHOTO PROVIDED BY PARTH DESAI, USA TODAY Network, Arizona

Flash flooding came to the Phantom Ranch area of the Grand Canyon, shown in an undated photo, on Saturday. One person was dead and at least 14 others were missing or unaccounted for, according to the National Park Service.

HIKER DESCRIBES EVACUATION FROM PHANTOM RANCH

Gregory, from Texas, had hiked into Phantom Ranch on Saturday morning with a friend and the friend's two sons, ages 13 and 17, he said. Heavy rain moved over the area that afternoon, and a ranger first told visitors to prepare for a possible evacuation.

Minutes later, the warning became an order to leave. "Things just kind of escalated really quickly," he said.

Gregory and the others crossed a small bridge over the creek and moved to higher ground. Workers later told him the bridge had been washed away.

"We were fortunate that we got across before the creek got bigger or before the debris came in and just completely took out that bridge," he said.

Gregory, who had previously hiked, backpacked and rafted in the Grand Canyon, said he had never seen conditions change like that. He was later evacuated by helicopter.

BRIDGES DESTROYED, RECREATIONAL AREAS CLOSED AFTER FLOODING

More people were expected to be evacuated from Cottonwood Campground and Phantom Ranch on Sunday morning, the park service said in a news release.

The Arizona Department of Public Safety was helping with evacuations, and evacuees were being taken to the Massik Lodge Cafeteria on the South Rim, where the American Red Cross was coordinating assistance.

No injuries had been reported as of Sunday, according to the release.

Flooding caused extensive damage to infrastructure throughout the canyon, particularly in Bright Angel Canyon, the park service said. Nearly all footbridges crossing Bright Angel Creek were destroyed, eliminating safe crossings for hikers, according to the release.

"Phantom Ranch, Bright Angel Campground, the Phantom Ranch Canteen and cabins, and the entire North Kaibab Trail from the North Kaibab Trailhead to Phantom Ranch are closed until further notice," the release said. "The Black Bridge and Silver Bridge crossing the Colorado River are also closed until further notice."

No timeline has been announced for reopening the affected areas, and additional inner-canyon closures may be necessary as thunderstorms and heavy rainfall remained in the forecast for Sunday, the release said.

Southern Living recommends visiting Davidson

BY EVA FLOWE
eva.flowe@charlottenewsobserver.com

Southern Living recommends everyone visit this North Carolina college town.

Davidson is home to Davidson College, a small liberal arts school with just over 2,000 students. With an estimated population around 16,000, the town is a charming lakeside spot just north of Charlotte.

The town's old-school downtown streets and variety of nostalgic or award-winning food options makes it a great place for a weekend getaway. Downtown shopping is a must, Southern Living says, with a local bookstore and village shop.

The college itself is also a fun option, academic or not. The campus is spotted with modern sculptures, which contrast the Greek revival architecture well.

Southern Living recommends spending Friday in town, Saturday on Lake Norman and Sunday wandering around Davidson's campus.

LAKE NORMAN

Southern Living recommends starting your lake day with a sweet treat from local cafe milkbread at the Davidson Farmers Market, where all produce sold was grown within 100 miles.

After picking up some local fruit, cheese, honey or soap, head over to the lake itself for kayaking, paddle boarding or pontoon boating, depending on preference. Rentals are available through several businesses.

FOOD

Davidson is also home to Kindred, a Michelin-recommended restaurant owned by local restaurateurs Joe and Katy Kindred. The acclaimed restaurant is in a building that was once the town pharmacy, and it serves casual Southern food with an upscale, seasonal twist. The restaurant is renowned for milkbread, the namesake item for their all-day cafes.

While Kindred is temporarily closed due to a small fire that caused some water damage, the restaurant plans to reopen in late summer or early fall.

In the meantime, the pair also own milkbread cafes in Davidson, uptown and Plaza Midwood, Albertine in uptown, and Hello, Sailor in Cornelius. Another restaurant venture, Deepwell, will open in Mooresville around the time Kindred reopens.

SOUTHERN LIVING FEATURES NORTH CAROLINA

Southern Living has featured plenty of other places in North Carolina, Charlotte'five has previously reported, including:

- **Beaches:** Calabash and Emerald Isle
- **Hotels:** Fearrington House Inn, The Inn on Biltmore Estate and Omni Grove Park Inn & Spa
- **Mountain towns:** Boone and Franklin



ROBERT WILLETT

The pedestrian exit to Wilmington Street from to the GoRaleigh Bus Station Bus Station has been closed in an effort to stop loitering and make the area safer, on Wednesday, August 26, 2026 in Raleigh, N.C.

WILL LOCAL OFFICIALS BUY IN?

City Council member Mitchell Silver supports King's vision.

"I thought it was very bold," he said.

The city's trying to do a lot in the area, between managing redevelopment and keeping a strong police presence there, Silver said.

He said it's "vitally important' for the city to take a look at what it can do around the square in the future.

"It's a transit hub, but it's also a social gathering space," Silver said.

King said the people he's talked to, including local officials, have all been receptive of his ideas.

But he asked for "business leaders, government leaders, nonprofit leaders, residents, transit advocates, families — anyone interested in the future of Raleigh — to come together and be part of a movement to transform that district to its highest potential."

FROM PAGE 1A

MOORE SQUARE

some of the best restaurants in the city, major tourism drivers, transit, a massive supply of parking and city-owned decks," King said.

But the area's decline has hurt the reputation of downtown and the city's tax base, he said.

King offered a family-friendly vision of the square and surrounding area to those gathered.

THE BUS SYSTEM

One of King's ideas is to repurpose the now-defunct R-Line of GoRaleigh's bus system. The line previously circulated through downtown, but the city paused its operations early [illegible] ridership [illegible]

Instead, he said, the city should make it into a route with "a purpose" connecting Marbles Kids Museum, state museums downtown and the Gipson Play Plaza at Dix Park.

That would enable families to have a "very full day" and create a "show of force that would blow away any other family-friendly itinerary in the region," King said.

He acknowledged that the design and function of the transit center at Moore Square are an issue, but he said the answers aren't simple.

Discussion about whether the bus station attracts or is part of the cause of [illegible] Raleigh [illegible]

data shows the area having the highest concentration of drug violations and assaults in the city over just the past 90 days.

"Bus riders are absolutely not to blame for any of our challenges here, and they deserve better too," King said.

But the current experience of the bus station there is "failing both transit users and downtown." He called for the city to renew its focus and come up with a solution.

That involves renewing discussions of how to better support those facing homelessness and mental illness, as well as dealing with crime.

A PARK FOR KIDS

When King took his two kids to Marbles Kids Museum, they enjoyed the [illegible]

But "they couldn't see a reason to go" to Moore Square, across the street.

He suggested the city add more kid-friendly play areas and architecture to the park as well as color and murals to the city's parking structures there.

CITY-OWNED PROPERTIES NEAR THE SQUARE

Raleigh owns several properties near the square and has aimed to get them developed for years.

But earlier this year, a planned development that would have brought 160 affordable apartments fell through.

The city is working to seek input from developers and prepare a redevelopment strategy.

King said it's key the city gets those properties sold [illegible]

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Exhibit I

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STATE OF WISCONSIN, COUNTY OF BROWN

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NAS Nashville Tennessean 09/01/2026

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UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT

In re Fieldstone A&E, LLC,
***d/b/a* Fieldstone Architecture & Engineering, *d/b/a* Fieldstone A & E,**
***d/b/a* Fieldstone Engineering, *d/b/a* Fieldstone Architecture**

Case No. 26-48494-tjt

YOU MAY HAVE A CLAIM AGAINST FIELDSTONE A&E, LLC

On July 30, 2026, Fieldstone A&E, LLC (the "Debtor") filed for relief under chapter 11 of title 11 of the United States Code (the "Bankruptcy Code"). The Debtor, its address, case number, proof of claim form, and other relevant information related to this chapter 11 case may be obtained from Kurtzman Carson Consultants, LLC dba Verita Global (the "Claims Agent") at:

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Bill would legalize homemade moonshine in the U.S.

Peter Burditt
Nashville Tennessean
USA TODAY NETWORK – TENNESSEE

For more than 150 years, Americans have been barred from legally distilling spirits at home, but U.S. Rep. Diana Harshbarger, R-TN, recently introduced legislation that would overturn the federal prohibition and legalize home distillation.

Harshbarger introduced the "Freedom to Home Distill Act" to Congress on Aug. 27, citing existing laws surrounding the homebrewing of wine and beer, as well as Tennessee and Appalachia's deep distilling roots.

Currently, it is legal to brew only wine and beer at home for personal consumption, but the distilling of liquor is a federal offense and has been since 1868, predating the U.S.'s prohibition by more than 50 years, according to Reuters.

Harshbarger's bill, which is co-sponsored by U.S. Rep. Tim Burchett, R-TN, and U.S. Rep. Riley Moore, R-WV, seeks to restore a piece of Appalachian culture that was lost when the law was enacted following the Civil War during the Reconstruction era.

"It makes no sense that Americans can legally make beer and wine at home for personal consumption, but not a small batch of spirits," said Harshbarger in a press release shared with The Tennessean.

How Harshbarger's bill would allow home distilling?

The "Freedom to Home Distill Act" will allow adults age 21 and older to distill their own limited and non-commercial spirits for personal and family use. The law is heavily modeled on the preexisting beer and wine brewing law.

If passed, Harshbarger's bill will allow and implement the following:

- Eliminate federal excise tax on distilled spirits produced at a qualifying home.
- An individual can distill up to 10 proof gallons per year for single-adult households and up to 20 proof gallons per year for households with two or more adults age 21 or older.
- Prohibit the commercial sale of liquor produced at a qualifying home.

Harshbarger's bill only applies to federal law, meaning states retain the authority to regulate or prohibit home distillation.



Diana Harshbarger with President Donald Trump.
PROVIDED BY DIANA HARSHBARGER'S CAMPAIGN

Why distilling liquor at home was banned

The 1868 ban on home spirit distilling was part of a law passed during the Reconstruction era to combat the widespread evasion of the federal tax on liquor, Reuters reported.

Since 1868, the law has not changed substantially, with violators being subject to up to five years in prison and a $10,000 fine.

According to the Internal Revenue Code of 1986, the law Harshbarger's bill seeks to amend, the following are violations of the law:

- Distilling liquor inside your house.
- Distilling liquor in a garage attached to your house.
- Operating a still in a backyard shed connected to a residence.
- Running a still anywhere on residential property that is considered part of the home's enclosure.
- Establishing an unlicensed distilled spirits plant.

What does federal law say about homebrewing beer and wine?

In 1978, Congress updated the Internal Revenue Code, making it legal for individuals to brew wine and beer in their home tax-free for personal use.

Under the law, adults can do the following:

- Brew wine and beer at home for personal and family use without paying federal taxes.
- Brew 100 gallons a year in a household with one adult.
- Brew 200 gallons per year in a household with two or more adults.

None of the product can be sold, but it can be removed from the home for competitions, exhibitions, tastings, or organized events.

What have Harshbarger and her co-sponsors said about the bill?

"Distilling has deep roots in Tennessee and across Appalachia, tied to self-reliance and craftsmanship that go back generations," said Harshbarger in the press release shared with The Tennessean.

"It's long past time we modernize this outdated federal law. My bill restores an important piece of that tradition and puts personal responsibility back where it belongs: with the American people."

"Nationwide prohibition ended nearly a century ago, yet the federal government continues to regulate domestic distilling operations. There is no reason to keep antiquated and inefficient laws on the books, nor is there any reason that this should not be state-level issue," added Burchett.

"West Virginia has a proud tradition of craftsmanship, independence, and yes, moonshining. The federal government shouldn't stand in the way of responsible adults distilling spirits for personal use in their own homes. The Freedom to Home Distill Act is a commonsense bill that protects Americans' individual liberties," said Moore.

"Moonshiners" reality TV star and native Tennessean Eric "Digger" Manes, also advocates for the bill. "Given that multiple states have legalized marijuana, it appears logical that we should be permitted to engage in our hobby without facing repercussions," said Manes.

"Congresswoman Harshbarger has dedicated three years of research and effort to the development of this bill solely because one of her constituents inquired about her interest in becoming a hero to four million citizens. The moonshine community cannot express its gratitude enough to Representative Diana Harshbarger," he continued.

Following the introduction of the bill, Harshbarger took to X to announce the news. "Who doesn't love a little moonshine?" she wrote.

"When my constituents, @MoonshinersTV stars Digger Manes & Mark Ramsey, approached me about ending the 158-year-old federal ban on home distilling, I knew it was a fight worth taking on!"

Peter Burditt covers trending news and service journalism for The Tennessean. Contact him at PBurditt@nashvill.gannett.com.

Armed man shot before negotiators reached scene

Keith Sharon
Nashville Tennessean
USA TODAY NETWORK – TENNESSEE

A man with a sword was shot by Metro Nashville police before a mental health negotiation team was in place to try to intervene, police spokesman Don Aaron said.

"The negotiator team was in the process of arriving when the shooting occurred," Aaron wrote.

Jason William Sexton, 54, was shot and killed as he held a sword outside his Hyundai on Cheshire Drive in Nashville on Aug. 29. SWAT officer Joshua Baney, who fired the fatal shot, was "decommissioned" in the hours after the shooting, meaning he has lost all his police authority.

Sexton was shot by Baney after Sexton threatened a store clerk who had confronted him about paying for a cup of coffee.

"Patrol officers talked with Sexton off and on for more than hour attempting to persuade him to surrender," the MNPD release stated.

SWAT officers were eventually called to the scene and were developing a plan to get Sexton into custody. Baney fired the shots from a distance while a sword-wielding Sexton stood outside his Hyundai with an unidentified woman in the car, police state.

Aaron said more than 700 MNPD officers (including SWAT) have received Crisis Intervention Training. He said the Partners in Care program pairs an officer with a clinician from the Mental Health Co-Op on weekdays, and the Mental Health Co-Op provides the negotiators.

The shooting of Jason Sexton took place on a Saturday.

Nashville police released body camera footage and 911 calls Aug. 29.

Jason Sexton's social media posts and criminal record

The circumstances that led to the shooting to be much deeper than a fight over a cup of coffee.

Sexton left dozens of Instagram posts of his last movements, which look like a three-day binge of arguing with gas station store attendants, fast driving to the thumping beat of music, threats of violence and posting a running racist monologue.

"The world is cruel and unforgiving," he says into the camera. "So welcome to my reality. Everybody dies."

There is a confrontation posted Aug. 28 in the Twice Daily store on Charlotte Avenue in which Sexton, who is white, shouts racial epithets at a Black woman mopping the floor. She grabs what looks like a small club, takes off her shoes and squares off as if to fight.

"If you play with me, I'm going to drop you in the store," she says.

The Tennessean spoke to employees at the store on Aug. 30, but they said they were not allowed to speak about the incident.

"I'm getting ready to post a video of all hell breaking loose," Sexton says to the camera after the incident in the store. "This guy assaulted me over a cup of coffee this morning."

Later, video posted on Aug. 29 shows Sexton unsheathing a sword as he approaches the same Twice Daily store. The video is titled "The return of the Jedi." It shows the store doors closing in front of him. Sexton knocks over a trash can, but he can't get in the store.

In screenshots Sexton posted Aug. 26 on his Instagram account, people expressed concern to him in messages.

"Maybe someone will help you," one person wrote to Sexton. "You're not ok."

Another person wrote, "I'm literally just worried. I care. I don't understand the anger. I only wanna know you are safe."

Jason Sexton has a criminal history in Nashville stretching back to 2008.

In his running video commentary, he says he has been to jail 25 times in 18 years.

Davidson County Court records show he has been arrested several times on drug charges, tampering with evidence and resisting arrest. There are other charges for assault, disorderly conduct, burglary and domestic violence.

Most recently, on July 22, 2026, he was charged with assault and released on a $2,000 bond.

What happens next for Officer Joshua Baney?

Metro Nashville Police spokesman Don Aaron said Baney will remain decommissioned while the shooting is investigated.

The Tennessee Bureau of Investigation will conduct the probe on behalf of District Attorney General Glenn Funk, Aaron said, and the MNPD will conduct a "separate but parallel" administrative investigation.

Baney has not been fired. "He remains an employee and is on administrative assignment," Aaron wrote in an email to The Tennessean.

What happened between Jason Sexton and MNPD?

According to Metro Nashville police, officers had been trying to arrest Sexton since Aug. 28 due to outstanding warrants for order of protection violations and criminal trespassing.

MNPD officials said officers first learned Sexton was armed with a sword when they were sent to a Shell market at 2112 Charlotte Avenue around 8 a.m. Saturday. Police learned of a dispute over a coffee payment between Sexton and the clerk. The clerk told police that Sexton drove away, returned with a full-size sword, got out of the car and yelled "come outside now, I'll kill you." Police said the clerk locked the doors before Sexton could enter the store.

A felony aggravated assault warrant was then issued against Sexton.

Police spotted Sexton's Hyundai at a car wash along Dickerson Pike and began tracking him, according to the statement, until he came to a stop on Cheshire Drive with MNPD vehicles behind him on the ground.

SWAT officers were eventually called to the scene and were developing a plan to get Sexton into custody.

"Baney ... was initially directed to assist in blocking Sexton's vehicle with his police truck," MNPD said. "He started to do that, got out, took up a position at the rear of a patrol vehicle, and fired on Sexton three times as he held the sword."

Sexton was taken to to Skyline Medical Center, where he later died, police said. The woman in the car was unharmed.

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Exhibit J



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STATE OF NEW YORK
COUNTY OF NEW YORK

Being duly sworn, Vanessa Salvo says that she is the principal clerk of USA TODAY, and is duly authorized by USA TODAY to make this affidavit, and is fully acquainted with the facts stated herein: on **Tuesday, September 1, 2026**, the following legal advertisement – **Fieldstone A&E, LLC** was published in the national edition of **USA TODAY.**

Vanessa Salvo

Principal Clerk of USA TODAY
September 1, 2026

MLB POWER RANKINGS

Baseball's worst division embarrassed again

Gabe Lacques
USA TODAY

The theory is things even out over a 162-game season. Yet in the American League West, everyone's finding out the only water level they're going to reach still has them submerged.

Major League Baseball's worst division could have restored some pride to the AL this weekend, when three teams played interleague series and another staged a rematch of the 2025 AL championship series. Instead, the Astros, Rangers, Mariners, Athletics and Angels went a combined 3-12, the latter three getting swept.

And the Mariners continued their stunning downfall.

They got trucked in Toronto, where ill-timed pitching changes and an offense prone to disappearing – the Mariners were one-hit over seven innings by 42-year-old Max Scherzer – led to a sweep. The preseason AL favorites dropped to 64-73 and down to No. 25 in USA TODAY Sports' power rankings.

Are they out of the playoff picture? Of course not! They're still in the AL, which means 13 losses in 21 games barely puts a dent in your hopes. Seattle's five games back in both the wild-card and West chases. And congrats to the Astros, who clawed above .500 and perhaps might win the division with a non-losing record.

Check back in a month.

A look at our updated rankings (Records and statistics entering Aug. 31):

1. Milwaukee Brewers (–): Dustin May knows he needs to justify why the Brewers traded for him.

2. Tampa Bay Rays (+1): A raucous sweep of the Padres at the Trop. Almost a shame they're leaving.

3. Los Angeles Dodgers (-1): How much will Shohei Ohtani's reduced pitching output affect his MVP chances?



Mariners relief pitcher Seranthony Dominguez, left, reacts after dropping a pop foul hit by Blue Jays catcher Alejandro Kirk on Aug. 30. DAN HAMILTON/IMAGN IMAGES

4. Atlanta Braves (–): Spencer Schwellenbach nearly made it all the way back, but elbow surgery was unavoidable.

5. New York Yankees (+1): Winning three of four from the Red Sox restores order, clinches the season series, sets up another wild-card battle.

6. Chicago Cubs (-1): Who knew Greg Maddux could channel 50 Cent so strongly?

7. Philadelphia Phillies (–): Thirteen wins in 15 games. Zack Wheeler looks good again, a September to remember on deck.

8. Boston Red Sox (+1): Went 60-41 with Roman Anthony out. Now he's back in the leadoff spot.

9. Chicago White Sox (+1): Colson Montgomery's strikeout rate up to 34.1%.

10. San Diego Padres (-2): A lost weekend in St. Pete included losing Luis Rengifo to a grisly injury.

11. Arizona Diamondbacks (–): 7-6 since The Ketel Affair began.

12. Cleveland Guardians (+4): Jose Ramirez should reach 300 home runs in September.

13. Houston Astros (+1): Jose Altuve tied for first in the AL with 20 successful ABS challenges.

14. Toronto Blue Jays (+3): Max Scherzer climbs to ninth on all-time strikeout list with seven-inning, 10-strikeout gem.

15. Miami Marlins (-3): Heriberto Hernández has 22 homers in 105 games.

16. St. Louis Cardinals (-3): JJ Wetherholt's wrist injury might end his season, but he's still Gold Glove-worthy and eligible.

17. Baltimore Orioles (+2): Beating up on bad teams, as they should. Can they complete road trip trifecta in Denver?

18. Texas Rangers (-3): Have lost 14 of last 17 on the road. Yet are just two games out of first, of course.

19. Pittsburgh Pirates (+1): Have won four of last five series.

20. Minnesota Twins (-2): Small sample size, but Kaelen Culpepper and Walker Jenkins make the future look pretty sweet.

21. Cincinnati Reds (–): Chase Burns now 15-3 on a 65-72 team. That ain't easy.

22. Detroit Tigers (–): Just about time to turn out the lights. The party's over.

23. Washington Nationals (+1): Finally register first walk-off win of season, thanks to Dylan Crews.

24. Seattle Mariners (-1): Kade Anderson pulled after 85 pitches, sees bullpen blow lead. Welcome to Seattle.

25. New York Mets (–): Juan Soto back in lineup just five weeks after serious calf injury.

26. Kansas City Royals (–): Not for nothing, they've won 12 of their last 14.

27. San Francisco Giants (–): Matt Wilkinson, Seth Lonsway, Nate Furman, Turner Hill – 2026 Giants, all of them.

28. Colorado Rockies (–): Cole Carrigg (finger) placed on six-inning IL.

29. Los Angeles Angels (–): Leadoff hitter Wade Meckler's OBP up to .363.

30. Athletics (–): A former Athletic says he hopes to never step foot in Yolo County again.

LITTLE LEAGUE WORLD SERIES

Curaçao cool is a winning model for youth sports



Stephen Borelli
USA TODAY

SOUTH WILLIAMSPORT, PA – During a visit here to greet fans and sign autographs, newly minted Baseball Hall of Famer Andruw Jones spoke of his island mentality. You saw it in the way he played. He was extremely talented, but also very relaxed.

He clearly loved what he was doing on a baseball field, and it showed. At times, even in the most intense game situations, he seemed content, like he was feeling the sea breeze of his native Curaçao.

We saw Curaçao cool on display on Aug. 30 in the Little League World Series championship game. Twelve-year-olds from the South Caribbean island showed it in their 11-2 win over (Henderson) Nevada.

"They keep breathing correctly and there's a song they are singing in the dugout and the coach tells them to do their best and that's what calms them at little," Curaçao's Juriënsly De Windt relayed through team interpreter Norval Faneyte.

De Windt doubled to right-center field in the fifth inning, clearing the bases to put the game away with a six-run lead. De Windt, who also started at pitcher and worked three innings, had the country's small by hearty hometown cheering section singing, too.

Curaçao went 5-0 over the tournament, making lots of fans along the way. Perhaps some youth baseball followers paid attention to how it did it, too.

"He went into the shop and he saw that people from the states were buying our stuff and people told him that we got a great team – he signed a lot of baseballs, too," Curaçao manager Rallison Gijsbertha said through Faneyte. "He was happy with that and thinks it was a great moment, a great thing to see, that people were chanting for us."

The proud islanders won their second Little League World Series title, following the 2004 one that had future major leaguers Jurickson Profar and Jonathan Schoop on it. The current players soaked up the experience on the field, making play after play to keep Nevada at bay.

The contributions for the good of the team were everywhere. De Windt fielded a bunt and made a nice play to first and first baseman V'dien Ignacio Lindo angled for an over-the-shoulder catch and to end the second and third innings.

Nevada's players pushed hard until the end, getting runners on base every inning but one, but Curaçao continued to put pressure on them defensively.

In the fourth, shortstop Zha-djir Janga fielded a ground ball and calmly threw to third baseman Ruendrikson Leutera, who tagged out a Nevada runner trying to advance with one out and nobody on base and the team only trailing by two runs.



Curaçao players cheer on the field Aug. 30 after defeating Nevada 11-2 to win the Little League World Series. MATTHEW O'HAREN/IMAGN IMAGES

At the Little Little League World Series, you bat 12. Curaçao had 12 hits by 11 different players, extending a narrative in youth baseball: No one player can carry a team.

On Sunday, they got back Shardijon De Lanoi, who had missed two games when he felt sick. He delivered a single that tied the score 2-2 in the top of the third.

"He said he played the first game and he was sick through the first game but he had a hit and today he came back after two games – he sat on the bench – and he had to do something for his name," said Faneyte, the interpreter.

De Lanoi's answer brought laughs and smiles to others at the press table, including Faneyte. "So that's why the hit came," the interpreter said.

While Nevada players showed their frustration when things weren't going well, Curaçao remained calm. Afterward, Gijsbertha said they were going to eat something they didn't eat here: "McDonald's! McDonald's!"

Nevada's Carsynn Meyer became the first American girl to play in a Little League baseball championship game. She and her teammates finished 4-1 at the tournament.

Their head coach, Cory Edwards, who represented a Paseo Verde Little League team here for the second time in three years, took a long moment to consider how their trip East had played out.

"I just hope that it's just an experience," he said. "They're 12. I hope it's not the best experience of their entire lives but I'm sure it's gonna be top 10 or up there. So I hope they take with them that they can conquer and do anything. I hope they learn a lot from this experience. I'm so proud of the different dynamic of what you have to do to get here and then how you have to live when you're here and, ultimately, you're put on camera and still told to play baseball and execute well.

"So I think perspective is something they don't have yet but when they look back and kind of realize what they accomplished and gained from here on out, I hope they shoot me a text or give me a call and just remember that it was a hell of a ride."

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A full copy of the Request for Proposals can be found on the Sourcewell Procurement Portal https://sourcewell.sourcedwell.com.gov.

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https://www.veritaglobal.net/fieldstone

THE LAST DAY TO FILE GENERAL CLAIMS AGAINST THE DEBTOR IS OCTOBER 22, 2026, AT 5:00 P.M. (PREVAILING EASTERN TIME). THE DEBTOR'S CHAPTER 11 SMALL BUSINESS SUBCHAPTER V PLAN FILING DEADLINE IS OCTOBER 28, 2026.

For more information, and instructions on how to obtain and file a proof of claim and associated documents, please visit the Claims Agent's designated website: https://www.veritaglobal.net/fieldstone **or call the Claims Agent at** (877) 725-7539 (U.S./Canada) or (424) 236-7247 (International)

ANY PERSON OR ENTITY THAT IS REQUIRED TO TIMELY FILE A PROOF OF CLAIM BUT FAILS TO DO SO SHALL NOT BE TREATED AS A CREDITOR WITH RESPECT TO SUCH CLAIM FOR THE PURPOSE OF VOTING AND DISTRIBUTION IN THE DEBTOR'S CHAPTER 11 CASE.

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Misc.

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QUINE 839 MANLIFT FOR SALE 843-696-4400

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Indoor Boat Slip Rental at Riverside Marina, N. Charleston, SC 843-330-5389. Private owner

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Gladys is 10 years old Pointer/Mix Playful and Goofy Get Cheese Couch Cruiser Apply at Harleraid.com


Ely is 5 years old Pit Bull Terrier/Mix Sweet and Spirited Dreams live her Love Language is Apply at Harleraid.com


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MONKEY
Teacup, will be 4lbs, 12wks, F, all shots, parents on premises, vet ck, $1600. CP4326696-8364


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Notice is hereby given that Pets With U LLC dba Helen Bridges Empire is going to the South Carolina Department of Revenue for a license and/or permit that will allow the sale and on premises consumption of beer and wine at 1004 Central Avenue, Summerville, Dorchester County, South Carolina 29483. To object to the issuance of this license and/or permit you must file an ABL-20 petition form by September 18, 2020.

ADs# 27142

Notice is hereby given that Mi Tierra Cafe#12 LLC intends to apply to the South Carolina Department of Revenue for a license and/or permit that will allow the sale and on premises consumption of beer and wine. Please direct all written protests or petitions to ABL@revenue.sc.gov and include in the subject line: Mi Tierra Cafe#12 LLC. Any protests must be received by September 18, 2020.

ADs# 27143

Legals

Filing Notices

NOTICE OF APPLICATION
Notice is hereby given that Fellowship Pointe Realty Group, LLC intends to apply to the South Carolina Department of Revenue for a license and/or permit that will allow the sale and on premises consumption of beer, wine and liquor at 20 Fellowship Road Ste. 1, Mount Pleasant, SC 29464. To object to the issuance of this license and/or permit you must file an ABL-20 petition form with the South Carolina Department of Revenue no later than September 18, 2020.

Submit the ABL-20 online at MyRevenueOnline.sc.gov, or email to ABL@rev.sc.gov.

ADs# 26633

NOTICE OF APPLICATION
Notice is hereby given that Old Village Sushi Club LLC intends to apply to the South Carolina Department of Revenue for a permit that will allow the sale and on premises consumption of beer, wine and liquor at 1306 Old Village Drive, Mt. Pleasant, South Carolina 29464. To object to the issuance of this license and/or permit, submit an ABL-20 online at MyRevenueOnline.sc.gov, or email to ABL@rev.sc.gov. Submit the ABL-20 online at MyRevenueOnline.sc.gov, or email to ABL@rev.sc.gov.

ADs# 26633

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ADs# 26638

NOTICE OF APPLICATION
Notice is hereby given that Airport Plaza, LLC d/b/a Express Kansas intends to apply to the South Carolina Department of Revenue for a license and/or permit that will allow the sale and on-premises consumption of beer, wine and spirits at 2041 Hooksdale Road, Suite 100, Charleston, SC 29406. To object to the issuance of this license and/or permit, submit an ABL-20 online at MyRevenueOnline.sc.gov, or email to ABL@rev.sc.gov. Submit the ABL-20 online at MyRevenueOnline.sc.gov, or email to ABL@rev.sc.gov.

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT

In re Fieldstone A&E, LLC, d/b/a Fieldstone Architecture & Engineering, d/b/a Fieldstone A & E, d/b/a Fieldstone Engineering, d/b/a Fieldstone Architecture

Case No. 20-48494-tjt

YOU MAY HAVE A CLAIM AGAINST FIELDSTONE A&E, LLC

On July 31, 2020, Fieldstone A&E, LLC d/b/a "Debtor") filed for relief under chapter 11 of title 11 of the United States Code and "Bankruptcy Code"). The Debtor to address case number, proof of claim bank, and other relevant information related to the chapter 11 case may be obtained from Kurtzman Carson Consultants, LLC d/b/a Verita Global the "Claims Agent") at

https://www.veritaglobal.net/fieldstone

THE LAST DAY TO FILE GENERAL CLAIMS AGAINST THE DEBTOR IS OCTOBER 22, 2020, AT 4:00 P.M. (PREVAILING EASTERN TIME). THE DEBTOR'S CHAPTER 11 SMALL BUSINESS SUBCHAPTER V PLAN FILING DEADLINE IS OCTOBER 28, 2020.

For more information and instructions on how to obtain and file a proof of claim and associated documents, please visit the Claims Agent's designated website: https://www.veritaglobal.net/fieldstone or call the Claims Agent at (877) 725-7339 (U.S./Canada) or (424) 236-7247 (International).

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Exhibit L

102061

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Case No. 26-48494-tjt was published in said newspaper by print in the issues of 09/02/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jesaca Bowling
Sworn to and subscribed before me this **09/02/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

LEGAL NOTICE

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT

In re Fieldstone A&E, LLC,
***d/b/a* Fieldstone Architecture & Engineering, *d/b/a* Fieldstone A & E,**
***d/b/a* Fieldstone Engineering, *d/b/a* Fieldstone Architecture**

Case No. 26-48494-tjt

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9/02/2026 102061-1

LAND
continued from 1B

the history of the county," Brian August, a Clearwater land use attorney whose firm represents the seller, said when he first presented the proposal to the state in December.

The sandy beach property could be nesting habitat for sea turtles and shorebirds like the American oystercatcher, snowy plover and least tern, records show. If bought and protected, it would join a chain of nearly 16 miles of conserved barrier islands including Caladesi Island, Honeymoon Island and Anclote Key Preserve state parks.

Questions remain about whether the mansion would be included in a future land acquisition. A map presented by the state in February showed that the three-bed, three-bath home was within the state's proposed purchase boundary.

After the presentation, a member of the state's land acquisition council, Lynetta Griner, asked the presenter, Daniel Alsentzer, a state lands bureau chief, about the house.

"It seems to me like that large, seaside mansion could really impact the price that you have to pay for this property," Griner said.

Buying structures, like homes or buildings, is not typical practice for state land-buying agencies, as they can increase the purchase price and incur unwanted upkeep or maintenance costs on the taxpayer's dime.

"It's a great opportunity to have that much undeveloped waterfront," Griner continued. "But to not have the house included, I think that would be ideal."

Alsentzer replied the natural land is the state's priority, and the state indicated that the house and land could be separated for any eventual purchase.

Asked about the proposal, including whether the state would be acquiring the mansion in the proposed land deal, a spokesperson for the environmental agency indicated it wasn't accounting for the price of the home in its valuation, as the property was being appraised "as if it is vacant" — with no house included on it — "and will not include any improvements to the property, such as the residence."

The agency said Caladesi Island State Park is only accessible by water, and by buying the property, it would provide an opportunity to make a land-based connection to the park. When the Times pointed out that the only road to the coastal property appears to be behind a private gate, the agency said in a follow-up statement that it was still "in the due diligence phase with this acquisition, so there are many unknowns."

The home was built in 1987 by the late Edwin Rhodes Hunter and his wife, Carolyn, two snowbirds from Des Moines, Iowa.

Hunter was a successful businessperson whose family owned several commercial properties, including the Clearwater Beach Hotel.

"He had a great respect for Florida and preserving the Florida environment," his son, Daniel, told the then-St. Petersburg Times in 1992.

"He loved to walk along the beach and would proudly tell me what birds he saw."

The family listed the property in 2024 for a whopping $37.5 million — $15 million more than the most expensive home ever sold in Tampa Bay.

They slashed the price several times, dropping it to $27.5 million in August of last year. But by October, they raised it back to the original asking price.

While it's unclear whether the house would be included in an acquisition, local government leaders have expressed support to expand the park by buying the coastal property, consisting of dunes, coastal strand and mangrove swamp.

The mayor of Clearwater, the city's tourism arm and the chairperson of the Pinellas County Commission have all penned letters in support of the purchase.

The land would be a welcome addition to the state park and shield a barrier island chain from the future threat of human development, they say.

Buying the property would "ensure that future generations can experience and enjoy Florida's natural beauty," Clearwater Mayor Bruce Rector wrote in November, urging the state to prioritize the deal.

"This acquisition represents a critical opportunity to protect irreplaceable natural resources while providing lasting benefits to Florida's citizens and visitors," Rector wrote.



A 10-member state lands council voted in February to add this property to the state's list of land that could be bought for conservation. In June, the environmental agency named the 30-acre property on its list of anticipated Florida Forever purchases, records show.
(Coastal Properties Group/Forbes Global Properties)



A map of the proposed purchase from February showed the house at 1198 Mandalay Point within the boundary line. The state says the coastal property would be added to Caladesi Island State Park. (Florida Department of Environmental Protection)

Times staff writer Rebecca Liebson contributed to this report.

The Tampa Bay Times launched the Environment Hub in 2025 to focus on some of Florida's most urgent and enduring challenges. You can contribute through our journalism fund at project.tampabay.com/thrivehub/.

Contact Max Chesnes at mchesnes@tampabay.com. Follow @MaxChesnes.

LEGAL NOTICE

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FOR THE EASTERN DISTRICT OF MICHIGAN-DETROIT
In re Fieldstone A&E, LLC,
d/b/a Fieldstone Architecture & Engineering, d/b/a Fieldstone A & E, d/b/a Fieldstone Engineering, d/b/a Fieldstone Architecture
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LEGAL NOTICE

TOWN OF INDIAN SHORES
NOTICE OF PUBLIC HEARING
ENACTMENT OF ORDINANCE

Notice is hereby given that a public hearing on the Second Reading of Ordinance No. 2026-02 will be held for consideration of approval and adoption at a Town Council Meeting scheduled for Wednesday, September 9, 2026, beginning at 5:01 P.M., at the Indian Shores Municipal Center located at 19305 Gulf Boulevard, 4th Floor Community Center, Indian Shores, Florida. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Copies of the ordinance are on file at the Town Clerk's office for inspection and examination.

SECOND READING OF ORDINANCE NO. 2026-02

AN ORDINANCE OF THE TOWN OF INDIAN SHORES, FLORIDA, AMENDING CHAPTER 70 – TRAFFIC AND VEHICLES – ARTICLE I. – IN GENERAL, SECTION 70-7, RECREATIONAL VEHICLES, BOATS OR TRAILERS ON PUBLIC OR PRIVATE PROPERTY, TO PROVIDE THAT THE TOWN ADMINISTRATOR OR HIS OR HER DESIGNEE HAS THE AUTHORITY TO GRANT CERTAIN PERMITS; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Any person who decides to appeal any decision of the Town Council with respect to any matter considered at any meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes that testimony and evidence upon which the appeal is to be based.

Any person with a disability requiring reasonable accommodation to participate in this meeting should contact the Town Clerk's Office with your request. Phone 727-595-[illegible]60.

Freddie Lozano, Town Clerk
Town of Indian Shores

LEGAL NOTICE

CITY OF CLEARWATER
NOTICE OF CITY COUNCIL
PUBLIC HEARING

The City Council of the City of Clearwater, Florida, will hold a public hearing on September 17, 2026 beginning at 6:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, Clearwater Main Library, 100 South Osceola Ave, Clearwater, Florida, **to consider adoption of the following ordinance:**

ORDINANCE NO. 9909-26

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, VACATING CITY RIGHTS-OF-WAY LYING IN SECTION 16, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS THOSE PORTIONS OF LAURA STREET, A 15 FOOT PLATTED ALLEY, AND NORTH STREET, ALSO KNOWN AS GROVE STREET, LYING EAST OF EAST STREET, ALSO KNOWN AS EAST AVENUE AND ABUTTING BLOCKS 14, 15, AND 16, WITHIN GOULD & EWING'S 2ND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; PROVIDING FOR CONDITIONS; PROVIDING SEVERANCE; PROVIDING AN EFFECTIVE DATE.

Interested parties may appear and be heard at the hearings or file written notice of approval or objection with the City Clerk prior to the hearings. Any person who decides to appeal any decision made by the City Council, with respect to any matter considered at such hearings, will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105. The inclusion of this statement does not create or imply a right to appeal the decision if such right does not exist as a matter of law.

City of Clearwater
City Clerk Department — Rosemarie Call, MPA, MMC
600 Cleveland Street, Suite 600 — City Clerk
Clearwater, FL 33758-4748

A COPY OF THIS AD IN LARGE PRINT IS AVAILABLE IN THE OFFICIAL RECORDS AND LEGISLATIVE SERVICES DEPT. ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION TO PARTICIPATE IN THIS [illegible] SERVICES DEPT. WITH THEIR REQUEST AT (727) 562-4090.

LEGAL NOTICE

CITY OF CLEARWATER
NOTICE OF CITY COUNCIL
PUBLIC HEARING

The City Council of the City of Clearwater, Florida, will hold a public hearing on September 17, 2026 beginning at 6:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, Clearwater Main Library, 100 South Osceola Ave, Clearwater, Florida, **to consider adoption of the following ordinance:**

ORDINANCE NO. 9889-26

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA VACATING PORTIONS OF RIGHT OF WAY AS RECORDED IN PLAT BOOK 13, PAGE 59 IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA CONSISTING OF THE MALL, LANTANA AVENUE, ICLEWILD DRIVE, EVERGREEN AVENUE, GARDENIA COURT, WOODLAWN TERRACE, NO NAME STREETS, AND SHORE DRIVE, ABUTTING TRACT B, CLEARWATER VILLAGE PHASE 1, AS RECORDED IN PLAT BOOK 139, PAGES 6-8 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; PROVIDING FOR CONDITIONS PRECEDENT AND SUBSEQUENT TO SAID VACATION; PROVIDING AN EFFECTIVE DATE.

Interested parties may appear and be heard at the hearings or file written notice of approval or objection with the City Clerk prior to the hearings. Any person who decides to appeal any decision made by the City Council, with respect to any matter considered at such hearings, will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105. The inclusion of this statement does not create or imply a right to appeal the decision if such right does not exist as a matter of law.

City of Clearwater
City Clerk Department — Rosemarie Call, MPA, MMC
600 Cleveland Street, Suite 600 — City Clerk
Clearwater, FL 33758-4748

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EXHIBIT C

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

In re:	:	
	:	
	:	
PROJECT ORANGE ASSOCIATES, LLC,	:	Chapter 11
	:	Case No. 10-12307(MG)
	:	
Debtor.	:	

ORDER DENYING MOTION TO TRANSFER VENUE

Syracuse University filed a motion seeking to transfer venue of this case to United States Bankruptcy Court for the Northern District of New York pursuant to 28 U.S.C. § 1412. (*See* ECF # 51.) The motion also joined two other requests for relief, stated in the alternative, seeking relief from the automatic stay to permit ongoing state court litigation pending in Syracuse to proceed or dismissing debtor's chapter 11 case. Niagara Mohawk Power Corp. joined in the portion of Syracuse University's motion seeking a transfer of venue. (ECF #63.) The debtor, Project Orange Associates, LLC ("Debtor"), filed an objection to the motion (ECF # 73), and Syracuse University filed a reply. (ECF # 79, 80.) The Court heard argument of the motion on June 7, 2010. For the reasons explained below, the motion to transfer venue is denied. The portions of the motion seeking relief from the automatic stay or dismissal of the case will be dealt with in a separate order.

Syracuse University acknowledges that venue of this case properly lies in this district. It nevertheless argues that venue should be changed "in the interest of justice or for the convenience of the parties." 28 U.S.C. § 1412. It also acknowledges that a change of venue for these reasons rests in the discretion of the court. Based on the record before the court, the court concludes that venue should be retained in this district.

It is undisputed that the Debtor's executive office has been located in New York City for more than 180 days. While the Debtor's sole operating facility is located in Syracuse, New York, that fact alone does not support changing venue. All of Debtor's employees, as well as its books and records, are located in New York City. The Debtor's cogeneration facility in Syracuse, when in the operation, produces electricity that is sold to the New York Independent System Operator ("NYISO"), a non-profit organization that monitors New York's wholesale electricity market, for distribution around the state. While Syracuse University and the City of Syracuse are creditors of the debtor, and would no doubt find it more convenient for this case to proceed in bankruptcy court in the Northern District in Syracuse, the Court notes that counsel for both Syracuse University and Niagara Mohawk Power Corp. both have offices in Manhattan. Moreover, the convenience of creditors, while entitled to some weight, is not sufficient to overcome the presumption in favor of the Debtor's choice of forum.

Syracuse University also points to the state court litigation that has been pending between it and the debtor in Syracuse for the last several years. That fact is not relevant to whether venue of the bankruptcy case should be retained in this district. The Court will address in a separate order whether the automatic stay should be lifted to permit the state court litigation in Syracuse to go forward.

In support of its argument that venue should be transferred to the Northern District, Syracuse University relies primarily on my prior decision in *In re Dunmore Homes, Inc.*, 380 B.R. 663 (Bankr. S.D.N.Y. 2008), transferring venue of that case from the Southern District of New York to the Eastern District of California. *Dunmore* is distinguishable. Dunmore was a California-based homebuilder. Virtually all of its

business over many years was conducted in California, its officers and employees were all located in California, and most of its creditors were located in California. A few months before the bankruptcy filing, Dunmore sold all of its assets to a new entity for $500 and an assumption of liabilities. That new entity, which became the debtor in the case, had no office, employees, or bank accounts in New York. Its only presence in New York was its recent incorporation in this state. *Id.* at 667-68. Because the debtor was a New York corporation, venue was proper in this district pursuant to 28 U.S.C. § 1408. *Id.* at 670. In granting the motion to transfer venue pursuant to section 1412, the Court described the applicable standards as follows:

> The decision to transfer venue is within the discretion of the court, as evidenced by the use of the permissive "may" in § 1412. A court should base its analysis on the facts underlying each particular case. However, the power to transfer a case [or proceeding] should be exercised cautiously. A debtor's selection of a proper venue is entitled to great weight in the consideration of change of venue motions. As a result, a heavy burden of proof rests on the moving party to demonstrate that the balance of convenience clearly weighs in his favor. The party moving for change of venue bears the burden of proof and that burden must be carried by a preponderance of the evidence.

Id. (internal quotation marks and citations omitted).

Applying the standards set forth in *Dunmore* to the facts of this case, the Court concludes that Syracuse University has failed to carry its heavy burden of proof to demonstrate that the balance of convenience or the interests of justice clearly weigh in its favor sufficient to overcome the great weight accorded to the Debtor's choice of forum.

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Therefore, the motion to transfer venue is **DENIED**.

IT IS SO ORDERED.

DATED: June 9, 2010
New York, New York

/s/Martin Glenn
MARTIN GLENN
United States Bankruptcy Judge