COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

Nicholas Donohue
Chairperson

1221 East Broad Street
Richmond, Virginia 23219

(804) 482-5818

Agenda item # 12

RESOLUTION
OF THE
COMMONWEALTH TRANSPORTATION BOARD

October 13, 2026

MOTION

Made By: Mr. Gribbin, **Seconded By:** Mr. Morison

Action: Motion Carried, Unanimously

Title: Location Approval for the University Boulevard Extension (Devlin Road to Wellington Road)

WHEREAS, State Highway Project 0840-076-R21, P101, R201, C501, B671 (UPC# 118313), University Boulevard Extension, will extend University Boulevard from the existing Devlin Road/University Boulevard intersection westward approximately 2.5 miles to the existing four-lane University Boulevard approximately 650 feet south of the existing Wellington Road/University Boulevard intersection in Prince William County (the "Project"); and

WHEREAS, the proposed Project consists of a four-lane divided roadway with four 12-foot travel lanes, a 5-foot sidewalk, a 10-foot shared-use path, turn lanes at specific locations, traffic signals, and one bridge over a tributary of Rocky Branch; and

WHEREAS, the purpose and need of the Project is to provide additional capacity to alleviate existing and future traffic congestion on local roads and intersections; support existing and planned local development and County plans and goals; and safely improve multimodal connectivity and accessibility between the western and eastern portions of Prince William County; and

WHEREAS, in accordance with Va. Code § 33.2-208 and applicable policies and regulations of the Commonwealth Transportation Board (CTB), including 24 VAC 30-380-10, a Location and Design Public Hearing was held on April 30, 2026, from 6:00pm to 8:00pm, at Piney Branch Elementary School, 8301 Linton Hall Road, Bristow VA, in Prince William County for the purpose of receiving comments on the proposed Project and Environmental Assessment; and

WHEREAS, proper notice of the public hearing was provided in accordance with applicable VDOT requirements, and the public was provided an opportunity to review the project information, Environmental Assessment, and conceptual design plans and to submit comments through May 15, 2026; and

WHEREAS, eight attendees signed the public hearing sign-in sheet, and three comments were documented during the public comment period, including concerns regarding student and pedestrian safety near Gainesville High School and Middle School and a request for additional consideration of wildlife/animal crossing accommodations and evaluation of a roundabout at the Devlin Road intersection; and

WHEREAS, the University Boulevard Operational and Safety Analysis and a subsequent roundabout analysis were completed, and the roundabout analysis concluded that a roundabout at the Devlin Road/University Boulevard intersection would not perform adequately under the 2048 design-year condition; and

WHEREAS, the Project programmed using federal funding and is therefore subject to the National Environmental Policy Act, and an Environmental Assessment (EA) was prepared and approved by the Federal Highway Administration for public viewing on March 16, 2026, and was made available for public review in advance of the public hearing; and

WHEREAS, environmental review and coordination identified impacts to streams, wetlands, floodplains, and forested tree habitat, with additional avoidance, minimization, mitigation, and agency coordination to continue during final design and permitting; and

WHEREAS, based on preliminary design, no residential or commercial displacements or relocations are anticipated, although easements and/or minor property acquisition may be required, with additional maintenance, drainage, or utility easements potentially identified as design progresses; and

WHEREAS, the Prince William Board of County Supervisors adopted Resolution No. 26-335 on June 2, 2026, endorsing the location and design of the University Boulevard Extension, subject to additional adjustments that may be required to obtain final VDOT approval of the plans; and

WHEREAS, the economic, social, and environmental effects of the proposed Project have been examined and given proper consideration, and the information presented at the public hearing, together with the available engineering, environmental, traffic, right-of-way, and public involvement information, has been reviewed; and

WHEREAS, the proposed Project is being advanced as a design-build project, and the current project schedule identifies October 2026 for CTB action and resolution, November 2026 for approval of the revised EA, February 2027 for the issuance of the Request for Proposals, and May 2027 for the award of the design-build contract.

NOW, THEREFORE, BE IT RESOLVED, that the Commonwealth Transportation Board hereby approves the proposed location of the University Boulevard Extension from Devlin Road to Wellington Road in Prince William County, as presented at the April 30, 2026, Location and Design Public Hearing and as shown in Attachment A.

BE IT FURTHER RESOLVED, that should ongoing environmental review, final design, right-of-way activities, or other project development result in a substantial change to the approved project location, the Virginia Department of Transportation shall brief the Commonwealth Transportation Board on the revised project location.

Attachment A: University Boulevard Extension Location Exhibit, Devlin Road to Wellington Road.

####

Commonwealth Transportation Board (CTB)Decision Brief

Location Approval for the University Boulevard Extension (Devlin Road to Wellington Road)

Issue: The University Boulevard Extension (the "Project") involves extending University Boulevard from Devlin Road to Wellington Road in Prince William County. Pursuant to Va. Code § 33.2-208, the Commonwealth Transportation Board (CTB) is required to locate and establish the routes to be followed by the highways comprising the systems of state highways.

Facts:

- The Project (State Project No. 0840-076-R21, P101, R201, C501, B671; UPC #118313) will extend University Boulevard from the existing Devlin Road/University Boulevard intersection westward approximately 2.5 miles to the existing four-lane University Boulevard approximately 650 feet south of the existing Wellington Road/University Boulevard intersection.

- The proposed Project consists of a four-lane divided roadway with four 12-foot travel lanes, a 5-foot sidewalk, a 10-foot shared-use path, turn lanes at specific locations coordinated with planned adjacent development, traffic signals, and one bridge over a tributary of Rocky Branch.

- The purpose and need of the Project are to provide additional capacity to alleviate existing and future traffic congestion on local roads and intersections; support existing and planned local development and County plans and goals; and safely improve multimodal connectivity and accessibility between the western and eastern portions of Prince William County.

- The Project is programmed for design-build delivery. The public hearing materials identify a programmed project budget of $135 million for design, engineering, environmental, right-of-way, and construction from a combination of local, state, and federal sources.

- Prince William County conducted a Location and Design Public Hearing on April 30, 2026, from 6:00pm to 8:00pm, at Piney Branch Elementary School, 8301 Linton Hall Road, Bristow, VA. Eight attendees signed the sign-in sheet. The public comment period remained open through May 15, 2026.

- Eight attendees signed the public hearing sign-in sheet, and three comments were documented during the public comment period, including concerns regarding student and pedestrian safety near Gainesville High School and Middle School and a request for additional consideration of wildlife/animal crossing accommodations and evaluation of a roundabout at the Devlin Road intersection.

- The project team evaluated a roundabout at the Devlin Road/University Boulevard intersection. The analysis concluded that a roundabout would not perform adequately under the 2048 design-year condition.

- The proposed Project is programmed using federal funding, therefore the National Environmental Policy Act (NEPA) applies and an Environmental Assessment (EA) level NEPA document is required. The EA was approved by the Federal Highway Administration for public viewing on March 16, 2026, and was made available for public review in advance of the public hearing. Environmental review and coordination will continue as the Project advances.

- The public hearing materials identify unavoidable impacts including approximately 3,150 linear feet of streams, 10 acres of wetlands, 1 acre of floodplain, and 19 acres of forested tree habitat. Further avoidance, minimization, mitigation, and agency coordination are identified for final design and permitting.

- Based on preliminary design, no residential or commercial displacements or relocations are anticipated. Easements and/or minor property acquisition may be required, with additional maintenance, drainage, or utility easements potentially identified as design progresses.

- The Prince William Board of County Supervisors adopted Resolution No. 26-335 on June 2, 2026, endorsing the location and design of the University Boulevard Extension, subject to additional adjustments that may be required to obtain final VDOT approval of the plans.

- The current public hearing schedule identifies October 2026 for CTB action and resolution, November 2026 for the approved revised EA, February 2027 for the release of the Request for Proposals, and May 2027 for award of the design-build contract.

Recommendations: The Virginia Department of Transportation recommends approval of the proposed location of the University Boulevard Extension in its entirety, as presented at the April 30, 2026, Location and Design Public Hearing and as shown in Attachment A. Prince William County supports the proposed location through Resolution No. 26-335.

Action Required by CTB: Va. Code § 33.2-208 requires a majority vote of the CTB to locate and establish the routes to be followed by the roads comprising the systems of state highways between points designated in the establishment of such systems.

Result, if Approved: If approved by the CTB, the University Boulevard Extension project may proceed toward final environmental clearance, final design, right-of-way activities, and design-build procurement and delivery, subject to all applicable approvals and requirements.

Options: Approve, Deny, or Defer

Attachment A: University Boulevard Extension Location Exhibit, Devlin Road to Wellington Road.

Docusign Envelope ID: D325D935-E4E7-846F-8022-5B940A8DAA83

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1221 East Broad Street
Richmond, Virginia 23219

(804) 786-2701

October 1, 2026

The Honorable Nicholas Donohue
The Honorable Raymond D. Smoot, Jr.
The Honorable Frederick T. Stant, III
The Honorable Tom Fowlkes
The Honorable Joel "Rex" Davis
The Honorable Linda Green
The Honorable D. J. Gribbin
The Honorable Becky Norton Dunlop
The Honorable John P. Good Jr.
The Honorable J. Randall Minchew
The Honorable Grindly Johnson
The Honorable C. Dulany Morison
The Honorable Jim Moye
The Honorable Charles Payne
The Honorable Marianne Moffat Radcliff
The Honorable Stephen C. Brich, P. E.
The Honorable Mariia Zimmerman

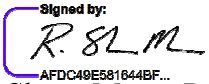
Subject: Location Approval for University Boulevard Extension (Devlin Road to Wellington Road)

Dear Commonwealth Transportation Board Members:

The Department has initiated the above request for Location Approval for your consideration. The proposed Location Approval on State Project 0840-076-R21, P101, RW201, C501, B671 (UPC# 118313) has been recommended for approval by the Department's staff.

I have reviewed the staff's recommendations and determined that this request should be considered by the Board.

Sincerely,

Signed by:

AFDC49E581644BF...

Shane Mann, P.E.
Deputy Chief Engineer
for Barton A. Thrasher, P.E.
Chief Engineer

Docusign Envelope ID: D325D935-E4E7-846F-8022-5B940A8DAA83

CTB LOCATION AND DESIGN PUBLIC HEARING SUMMARY
University Blvd Extension Project
Prince William County

State Project: 0840-076-R21
UPC: 118313
Federal Project: RSTP-5B01(576); P101, RSTP-5B01(577); R201, RSTP-5B01(578); C501 / B671
Fr: Existing intersection of University Boulevard and Devlin Road
To: Existing four-lane University Boulevard approximately 650 feet south of the existing Wellington Road/University Boulevard intersection
Project Length: 2.5 miles

PROJECT HISTORY –
Growth and development in western Prince William County have led to increased traffic demand and congestion on the local roadway network, demonstrating the need for the University Boulevard Extension as a critical link in the County's planned transportation network and Comprehensive Plan.

PROJECT PURPOSE –
Provide additional capacity to alleviate congestion on local roads and intersections; maintain consistency with existing and planned local development and County plans and goals; and safely improve multimodal connection and accessibility between the western and eastern portions of Prince William County

TYPICAL SECTION –
Four-lane divided roadway with four 12-foot travel lanes, a 5-foot sidewalk, a 10-foot shared-use path, turn lanes at specific locations, and one bridge over a tributary of Rocky Branch.

PUBLIC HEARING –
Type- Location and Design
Date - April 30, 2026
Time - 6:00 PM to 8:00 pm
Location – Piney Branch Elementary School, 8301 Linton Hall Road, Bristow, VA 20136

ATTENDANCE – Eight (8) attendees signed the public hearing sign-in sheet.

COMMENTS RECEIVED –
Two written comments were received by email. No formal comments were made to the court reporter and no comment forms were submitted at the hearing. Senator Danica A. Roem also made a request for additional information at the hearing.

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ENVIRONMENTAL DATA –

The project is subject to the National Environmental Policy Act (NEPA) due to the use of federal funding. An Environmental Assessment (EA) was prepared in accordance with NEPA and 23 CFR 771.119. FHWA approved the EA for public availability on March 16, 2026. The revised EA and Finding of No Significant Impact (FONSI) are anticipated for FHWA approval in November 2026.

The University Blvd Extension Project will continue to be coordinated with the appropriate federal, state and local agencies as part of the environmental review and approval process required throughout project development and construction. All required environmental clearances and permits will be obtained prior to commencement of construction. Strict compliance with all environmental conditions and commitments resulting from regulatory approvals, and implementation of the Virginia Department of Transportation's specifications and standard best practices will protect the environment during construction.

ESTIMATED COST –

Preliminary Engineering	- $7,00,000.00
Right of Way and Utilities	- $36,000,000.00
Construction	- $92,000,000.00
Total estimated cost	- $135,000,000.00

ADVERTISEMENT – Construction is currently scheduled to begin summer of 2027.

RIGHT OF WAY – No families, businesses, or non-profit organizations will be displaced as a result of this Project.

TRAFFIC DATA – It is anticipated that in the design year of 2048, the average daily traffic volume will range from approximately 36,960 to 43,230 vehicles per day on University Boulevard within the project corridor.

STAFF RECOMMENDS – Approval of the location and design of the University Boulevard Extension from Devlin Road to Wellington Road as proposed and presented at the April 30, 2026, Location and Design Public Hearing.

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LEGAL NOTICES

PRINCE WILLIAM COUNTY

PUBLIC HEARING
UNIVERSITY BOULEVARD EXTENSION PROJECT
(Devlin Road to Wellington Road)
VDOT UPC: 118313
Prince William County
Thursday, April 30th, 2026
6:00 p.m. – 8:00 p.m.
Piney Branch Elementary School Cafeteria
8301 Linton Hall Road
Bristow, VA 20136

The Prince William County Department of Transportation (PWCDOT) will conduct a Public Hearing for the University Boulevard Extension project at the Piney Branch Elementary School Cafeteria, 8301 Linton Hall Road, Bristow, Virginia, 20136, from 6:00 p.m. to 8:00 p.m. on Thursday, April 30, 2026. Prince William County representatives and consultant design staff will be present to discuss the project and answer questions.

The University Boulevard Extension project includes a 2.5-mile extension of University Boulevard from Devlin Road to Wellington Road as a four-lane divided roadway with four 12-foot travel lanes, a 5' sidewalk, a 10' shared use path and one bridge over the Rocky Branch tributary. The extension project begins at the existing Devlin Road/University Boulevard intersection and extends westward approximately 13,200 feet, on new alignment, to the existing four-lane University Boulevard approximately 650 feet south of the existing Wellington Road/University Boulevard intersection. Turn lanes will be provided at specific locations (coordinated with planned adjacent developments).

The public can review project information at: https://www.pwcva.gov/department/transportation/current-road-projects.

Provide your written or verbal comments at the Public Hearing or submit them by May 15, 2026 to Mr. Gary Li, Project Manager, Prince William County Department of Transportation, 5 County Complex Court, Suite 290, Prince William, VA 22192. You may also email your comments to GLi@pwcgov.org. Please reference "University Boulevard Extension Project" in the subject heading.

Prince William County ensures nondiscrimination and equal employment in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964. For more information, call 703-792-4228 or TDD 703-792-5223.

Accessibility to Persons with Disabilities: This Public Hearing is being held at a public facility accessible to persons with disabilities. If you need more information or special assistance for persons with disabilities or limited English proficiency, contact Mr. Gary Li, Prince William County Department of Transportation, 5 County Complex Court, Suite 290, Prince William, VA, 22192, (703) 930-2568, or at GLi@pwcgov.org no later than April 17, 2026.

ORDER OF PUBLICATION
Commonwealth of Virginia VA. CODE $ 8.01-316
CASE# JJ163482-02-00.
( ) General District County Court
(X) Juvenile and Domestic Relations District Court.
Commonwealth of Virginia, in re ***ANDRADE SANCHEZ, KEYSI YORLETH*** ;
The object of the suit is to: OBTAIN CUSTODY OF MINOR CHILD .
It is ORDERED that (X) the defendant (X) **EVER ANDRADE** appear at the above-named Court and protect his or her interests on or before APRIL 3, 20262:30PM
BRIAN JAMES , DEPUTY CLERK

ORDER OF PUBLICATION
Commonwealth of Virginia VA. CODE $ 8.01-316
CASE# JJ164683-01-00.
( ) General District County Court
(X) Juvenile and Domestic Relations District Court.
Commonwealth of Virginia, in re ***WILLIAMS, MARIANA JANETTE*** ;
The object of the suit is to: FULL & LEGAL CUSTODY OF MARIANA WILLIAMS .
It is ORDERED that (X) the defendant (X) **TYRONE T. WILLIAMS JR** appear at the above-named Court and protect his or her interests on or before APRIL 3, 20262:30PM
KENYEA MARTINEZ , DEPUTY CLERK

ORDER OF PUBLICATION
Commonwealth of Virginia VA. CODE $ 8.01-316
CASE# JJ163483-02-00.
( ) General District County Court
(X) Juvenile and Domestic Relations District Court.
Commonwealth of Virginia, in re ***HERRERA SANCHEZ, MIA STACY*** ;
The object of the suit is to: OBTAIN CUSTODY OF MINOR CHILD .
It is ORDERED that (X) the defendant (X) **BORRIS HERRERA** appear at the above-named Court and protect his or her interests on or before APRIL 3, 20262:30PM
BRIAN JAMES , DEPUTY CLERK

ORDER OF PUBLICATION
Commonwealth of Virginia VA. CODE $ 8.01-316
CASE# JJ163548-03-00.
( ) General District County Court
(X) Juvenile and Domestic Relations District Court.
Commonwealth of Virginia, in re ***KAMOBAYA, AMELIA J*** ;
The object of the suit is to: OBTAIN CUSTODY OF MINOR CHILD .
It is ORDERED that (X) the defendant (X) **ALIYANNA D. CRAWFORD** appear at the above-named Court and protect his or her interests on or before APRIL 24, 202609:00AM
BRIAN JAMES , DEPUTY CLERK

IN THE SUPERIOR COURT OF GWINNETT COUNTY STATE OF GEORGIA

E-FILED IN OFFICE - CS
CLERK OF SUPERIOR COURT
GWINNETT COUNTY, GEORGIA
25-A-07712-11
3/4/2026 4:22 PM
TIANA P. GARNER, CLERK

CIVIL ACTION FILE NUMBER
25-A-07712-11

LEDONNA PEREZ,
Plaintiff,
vs.

MARIO A. PEREZ,
Defendant.

NOTICE OF PUBLICATION
OF COMPLAINT FOR DIVORCE

To Mario A. Perez:

By Order of the Court for service by publication dated October 16th, 2025, you are hereby notified that a Complaint for Divorce has been filed in the Superior Court of Gwinnett County; Civil Action File Number 25-A-07712-11 on August 20th, 2025.

You may obtain a copy of the Complaint from two places. You may either obtain a copy from the Clerk of Gwinnett County Superior Court, 75 Langley Drive, Lawrenceville, Georgia 30046, or from the undersigned attorney's office.

You are required to file your answer or objections to the Complaint with the Clerk of Gwinnett County Superior Court, 75 Langley Drive, Lawrenceville, Georgia 30046. You must also serve a copy of your answer or objection to Plaintiff's counsel, Catherine Sartain, Stearns-Montgomery & Proctor, 291 SE Alexander Street, Marietta, Georgia 30060.

Your answer or objections must be made within 60 days of this Notice of Publication.

This 4th day of March, 2026.

Respectfully submitted,
STEARNS-MONTGOMERY & PROCTOR

/s/ Catherine Sartain
Catherine Sartain – Gainesville Office
Georgia Bar No. 691070
Attorneys for Plaintiff

291 SE Alexander Street
Marietta, Georgia 30060
770.426.1148 (t)
csartain@stearns-law.com

ORDER OF PUBLICATION
Commonwealth of Virginia VA. CODE $ 8.01-316
CASE# JJ158124-01-01; JJ158125-01-01.
( ) General District County Court
(X) Juvenile and Domestic Relations District Court.
Commonwealth of Virginia, in re ***RODRIGUEZ, MELANIE ELIZABETH; RODRIGUEZ, ANTHONY JAMES*** ;
The object of the suit is to: OBTAIN CUSTODY OF MINOR CHILD .
It is ORDERED that (X) the defendant (X) **ORLANDO RODRIGUEZ** appear at the above-named Court and protect his or her interests on or before APRIL 17, 202609:00AM
ANDREA MCCARTHY , DEPUTY CLERK

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LEGAL NOTICES

PRINCE WILLIAM
Transportation

PUBLIC HEARING

UNIVERSITY BOULEVARD EXTENSION PROJECT
(Devlin Road to Wellington Road)

VDOT UPC: 118313
State Project Number: 0840-076-R21
Federal Number: RSTP-5B01(576)
Prince William County
Thursday, April 30th, 2026, 6:00 p.m. – 8:00 p.m.
Piney Branch Elementary School Cafeteria
8301 Linton Hall Road, Bristow, VA 20136

The Prince William County Department of Transportation (PWCDOT) will conduct a Public Hearing for the University Boulevard Extension project at the Piney Branch Elementary School Cafeteria, 8301 Linton Hall Road, Bristow, Virginia, 20136, from 6:00 p.m. to 8:00 p.m. on Thursday, April 30, 2026. Prince William County representatives and consultant design staff will be present to discuss the project and answer questions.

The University Boulevard Extension project includes a 2.5-mile extension of University Boulevard from Devlin Road to Wellington Road as a four-lane divided roadway with four 12-foot travel lanes, a 5' sidewalk, a 10' shared use path and one bridge over the Rocky Branch tributary. The extension project begins at the existing Devlin Road/University Boulevard intersection and extends westward approximately 13,200 feet, on new alignment, to the existing four-lane University Boulevard approximately 650 feet south of the existing Wellington Road/University Boulevard intersection. Turn lanes will be provided at specific locations (coordinated with planned adjacent developments). Tentative project schedules will also be discussed at the Public Hearing.

In accordance with the National Environmental Policy Act (NEPA) and 23 CFR 771.119, an Environmental Assessment (EA) has been prepared to assess the project's potential effects on environmental resources. In accordance with the National Historic Preservation Act, Section 106 and 36 CFR Part 800, information concerning the potential effects of proposed improvements on properties listed or eligible for listing on the National Register of Historic Places are included in the NEPA documentation. Additionally, pursuant to the requirements of 23 CFR 774.5, after coordination with the Virginia Department of Historic Resources was completed, FHWA concurred with Section 4(f) applicability criteria for a *de minimis* impact determination as a result of the University Boulevard Extension project.

The public can review project information, including the EA, at: https://www.pwcva.gov/department/transportation/current-road-projects. Information regarding right-of-way acquisition and relocation assistance, if applicable, will be available for review at the Public Hearing.

Provide your written or verbal comments at the Public Hearing or submit them by May 15, 2026 to Mr. Gary Li, Project Manager, Prince William County Department of Transportation, 5 County Complex Court, Suite 290, Prince William, VA 22192. You may also email your comments to GLi@pwcgov.org. Please reference "University Boulevard Extension Project" in the subject heading.

Prince William County ensures nondiscrimination and equal employment in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964. For more information, call 703-792-4228 or TDD 703-792-5223.

Accessibility to Persons with Disabilities: This Public Hearing is being held at a public facility accessible to persons with disabilities. If you need more information or special assistance for persons with disabilities or limited English proficiency, contact Mr. Gary Li, Prince William County Department of Transportation, 5 County Complex Court, Suite 290, Prince William, VA, 22192, (703) 930-2568, or at GLi@pwcgov.org no later than April 24, 2026.

Microsoft

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Ad # 0012516907 Name PRINCE WILLIAM CO DE Size 144.0 lines

Class 815 PO# na Authorized By Gary Li Account 2010144809

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). 04/15/2026

Account 2010144809

Witness my hand and official seal this 15th day of April 2026

Sandra Broadstone

My commission expires 9/30/2026

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UNIVERSITY BOULEVARD EXTENSION PROJECT
(Devlin Road to Wellington Road)

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State Project Number: 0840-076-R21
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Docusign Envelope ID: D325D935-E4E7-846F-8022-5B940A8DAA83

815 **Legal Notices** | 815 **Legal Notices**

PUBLIC HEARING

UNIVERSITY BOULEVARD EXTENSION PROJECT
(Devlin Road to Wellington Road)

VDOT UPC: 118313
Prince William County
Thursday, April 30th, 2026
6:00 p.m. – 8:00 p.m.
Piney Branch Elementary School Cafeteria
8301 Linton Hall Road
Bristow, VA 20136

The Prince William County Department of Transportation (PWCDOT) will conduct a Public Hearing for the University Boulevard Extension project at the Piney Branch Elementary School Cafeteria, 8301 Linton Hall Road, Bristow, Virginia, 20136, from 6:00 p.m. to 8:00 p.m. on Thursday, April 30, 2026. Prince William County representatives and consultant design staff will be present to discuss the project and answer questions.

The University Boulevard Extension project includes a 2.5-mile extension of University Boulevard from Devlin Road to Wellington Road as a four-lane divided roadway with four 12-foot travel lanes, a 5' sidewalk, a 10' shared use path and one bridge over the Rocky Branch tributary. The extension project begins at the existing Devlin Road/University Boulevard intersection and extends westward approximately 13,200 feet, on new alignment, to the existing four-lane University Boulevard approximately 650 feet south of the existing Wellington Road/University Boulevard intersection. Turn lanes will be provided at specific locations (coordinated with planned adjacent developments).

The public can review project information at: https://www.pwcva.gov/department/transportation/current-road-projects.

Provide your written or verbal comments at the Public Hearing or submit them by May 15, 2026 to Mr. Gary Li, Project Manager, Prince William County Department of Transportation, 5 County Complex Court, Suite 290, Prince William, VA 22192. You may also email your comments to GLi@pwcgov.org. Please reference "University Boulevard Extension Project" in the subject heading.

Prince William County ensures nondiscrimination and equal employment in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964. For more information, call 703-792-4228 or TDD 703-792-5223.

Accessibility to Persons with Disabilities: This Public Hearing is being held at a public facility accessible to persons with disabilities. If you need more information or special assistance for persons with disabilities or limited English proficiency, contact Mr. Gary Li, Prince William County Department of Transportation, 5 County Complex Court, Suite 290, Prince William, VA, 22192, (703) 930-2568, or at GLi@pwcgov.org no later than April 17, 2026.

857 **Howard County** | 857 **Howard County**

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

SUBSTITUTE TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
8370 Ice Crystal Dr, Unit E
Laurel, MD 20723

Under and by virtue of the power of sale contained in a certain Deed of Trust to STEPHEN J. WOOD, Trustee(s), dated June 9, 2023, and recorded among the Land Records of HOWARD COUNTY, MARYLAND in Liber 22006 , folio 474 , the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE HOWARD COUNTY COURTHOUSE LOCATED AT 9250 JUDICIAL WAY, ELLICOTT CITY, MD 21043 ON,

MARCH 25, 2026 at 12:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in HOWARD COUNTY, MD and described as follows:

UNIT 8370 'E' IN PHASE 3, BUILDING NO. 10, PURSUANT TO A CONDOMINIUM REGIME ESTABLISHED BY AND AS SHOWN ON A PLAT ENTITLED "CHERRY TREE PARK CONDOMINIUM IV" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT NOS. 23033 THROUGH 23035, AND IN PLAT NOS. 23447 THROUGH 23449, AND IN PLAT NOS. 23520 THROUGH 23522, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO AND ESTABLISHED BY CONDOMINIUM DECLARATION AND BY-LAWS RECORDED OCTOBER 31, 2014 IN LIBER 15857 FOLIO 290, AND FIRST AMENDMENT RECORDED AUGUST 20, 2015 IN LIBER 16393 FOLIO 340, AND SECOND AMENDMENT RECORDED OCTOBER 16, 2015 IN LIBER 16495 FOLIO 132, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY.

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of $16,500.00 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 HOWARD COUNTY, MARYLAND interest to be paid at the rate of 6.49 % on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. All other public charges and private charges or assessments, including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps and transfer taxes and all other costs incident to the settlement shall be borne by the purchaser. If applicable, condominium and/or homeowner association dues and assessments will be adjusted to date of sale. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, maybe announced at the time and date of sale. Sale is subject to the attestation by the Borrower in accordance with Section 5.A of the Governor's order of 10.16.2020 .File No. (25-12540 ADC)

BRENNAN FERGUSON, JOHN C. HANRAHAN,
JEREMY B. WILKINS, AMANDA DRISCOLE,
ROBERT OLIVERI, PAUL HEINMULLER,
Substitute Trustees

Potential Bidders: For sale information, please visit www.Auction.com or call (800) 280-2832.

Mar 9,16,23, 2026 0012513116

815 **Legal Notices**

Circuit Court for Anne Arundel County, Maryland
Case No. C-02-CV-25-002623
KP IV Navy LLC
v.
Lasang Pinoy, LLC et al.
NOTICE

KP IV Navy, LLC, has filed a complaint entitled: Complaint for Breach of Lease and Guaranty in which it is seeking to enter judgment against Lasang Pinoy, LLC, Neil Nichols and Quiza Nichols, jointly and severally, for breach of the lease and breach of the guaranty, respectively in the principal amount of $2,892,582.63, plus all additional amounts of damage arising from Tenant's and Guarantors' breaches.

Notice is hereby issued by the Circuit Court for Anne Arundel County, Maryland that the relief sought in the aforementioned complaint may be granted unless cause be shown to the contrary. Quiza Nichols a/k/a Lourquiza Nichols is to file a response to the complaint on or before: May 8, 2026.

Failure to file the response within the time allowed may result in a judgment by default or the granting of the relief sought.

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840 **Trustees Sale - DC** | 840 **Trustees Sale - DC**

4400 GAULT PLACE NORTHEAST , WASHINGTON DC 20019

In execution of the Superior Court for the District of Columbia's Decree of Sale in Case: 2024-CAB-007554 the undersigned Trustee(s) will offer for sale the property known as 4400 GAULT PLACE NORTHEAST , WASHINGTON DC 20019 at a public auction within the offices of, HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Avenue NW Suite 440, Washington, DC 20015 202-463-4567 On **MARCH 31, 2026 AT 11:00 A.M**, the land and premises situated in the District of Columbia, and designated as and being Lot 0121 and in Square 5129 and more particularly described in the Deed of Trust recorded in the Land Records of the District of Columbia, on OCTOBER 17, 2005 as Instrument Number: 2005148705 the property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court

TERMS OF SALE: A deposit of the lesser of $35,000.00 or 10% of the sale price will be required at time of sale in cash or certified funds. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the credit and may submit a written bid to the Trustee which shall be announced at sale. The balance of the purchase price is to be paid in cash within 30 days of final ratification of the sale by the Court.

TIME IS OF THE ESSENCE. If purchaser fails to settle within the aforesaid for 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 (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate contained in the Deed of Trust Note from the date of sale to the date the funds are received in the office of the Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. Trustees' File No. 23-013764

JAMES E. CLARKE SUBSTITUTE TRUSTEE

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

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5335 Wisconsin Ave., NW, Ste 440
Washington, DC 20015
202-463-4567
www.hwestauctions.com

Mar 2,9,16,23, 2026 0012512137

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5335 Wisconsin Avenue, NW, Suite 440
Washington, DC 20015
202-463-4567
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TRUSTEE'S FORECLOSURE SALE OF
RESIDENTIAL DWELLING KNOWN AS:
2908 LANGSTON PL SE, WASHINGTON, DC 20020

By virtue of that certain Deed of Trust and Security Agreement dated as of November 10, 2022 and recorded among the land records of the District of Columbia as Document No. 2022126732 (the "Deed of Trust"), defaults having been made in the payment of the debt secured thereby and the covenants contained therein, and being instructed to do so by the party secured by the Deed of Trust (the "Noteholder"), the undersigned Trustees, any of whom may act, will on **March 31, 2026, at 11:30 a.m.,** at the offices of Harvey West Auctioneers, 5335 Wisconsin Avenue, NW, Suite 440, Washington, D.C. 20015, offer for sale at public auction to the highest bidder the real property more particularly described as:

PART OF LOTS NUMBERED 123 AND 124 IN GEORGE EMMONS' SUBDIVISION OF TRACT OF LAND KNOWN AS "GARFIELD", AS PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN GOVERNOR SHEPHERD AT FOLIO 155 BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LANGSTON PLACE, 50 FEET WIDE AS DEDICATED AND SHOWN ON PLAT RECORDED IN SAID SURVEYOR'S OFFICE IN LIBER 135 AT FOLIO 117, AND THE NORTHEASTERLY LINE OF SAID LOT 123 AND RUNNING THENCE SOUTHEASTERLY ALONG THE SAID NORTHEASTERLY LINE OF LOT 123, 150 FEET TO A POINT; THENCE SOUTHWESTERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF LANGSTON PLACE, 62 FEET TO A POINT; THENCE NORTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF LOT 123, 150 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF LANGSTON PLACE, THENCE NORTH, 62 FEET ALONG SAID LINE TO THE POINT AND PLACE OF BEGINNING.

TERMS OF SALE: The property is being sold on an "AS-IS" basis without any representations or warranties of any kind, express or implied and is sold subject to any real estate taxes, or other prior liens, encumbrances and municipal assessments, if any. A deposit of $10,000 will be required at time of sale, such deposit to be by certified check. All conveyancing, recording, recordation tax, transfer fees/taxes shall be the purchaser's costs and obligations and must be paid at settlement. 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 certified check and all other terms to be complied with within 30 days of auction date, otherwise deposit is forfeited and the property may be re-advertised and sold at the discretion of the Trustee's and at the risk and cost of the defaulting purchaser. The Trustee cannot guarantee clear title or the purchaser's ability to obtain title insurance; therefore, the purchaser may not be able to obtain financing and must nevertheless be able to pay the balance of the purchase price in full within 30 days. The Trustee shall convey a deed pursuant to D.C. Code Section 42-1903.13(c) (1) and (3) and make no further representations of warranties as to title. Purchaser must record such deed with the D.C. Recorder of Deeds within 30 days of receipt of the deed. The Trustee reserves the right in its sole discretion to rescind the sale at any time before conveyance of the deed. In the event of failure on the part of the Trustee to convey such deed, the purchaser's sole remedy shall be return of the deposit.

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Mar 23,24,25,26,27, 2026 0012513416

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840 **Trustees Sale - DC** | 840 **Trustees Sale - DC**

4731 1ST STREET SOUTHWEST 203,
AND PARKING SPACE NO. P-8,
WASHINGTON DC 20032

In execution of the Superior Court for the District of Columbias Decree of Sale in Case: 2023-CAB-004366 the undersigned Trustee(s) will offer for sale the property known as 4731 1ST STREET SOUTHWEST 203, AND PARKING SPACE NO. P-8, WASHINGTON DC 20032 at a public auction within the offices of, HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Avenue NW Suite 440, Washington, DC 20015 202-463-4567 On **MARCH 31, 2026 AT 11:00 A.M**, the land and premises situated in the District of Columbia, and designated as and being Lot 2015 and in Square 6254 and more particularly described in the Deed of Trust recorded in the Land Records of the District of Columbia, on AUGUST 3, 2005 as Instrument Number: 2005107995 the property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court

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

TIME IS OF THE ESSENCE.

If purchaser fails to settle within the aforesaid for 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 (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate contained in the Deed of Trust Note from the date of sale to the date the funds are received in the office of the Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest.Trustees' File No. 22-004125

JAMES E. CLARKE SUBSTITUTE TRUSTEE
C/O ORLANS PC
1602 Village Market Blvd SE, Suite 310
Leesburg, VA 20175
(703) 777-7101

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202-463-4567
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Mar 2,9,16,23, 2026 0012512610

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Washington, DC 20015
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TRUSTEE'S FORECLOSURE SALE OF
RESIDENTIAL DWELLING KNOWN AS:
2840 LANGSTON PL SE, WASHINGTON, DC 20020

By virtue of that certain Deed of Trust and Security Agreement dated as of November 10, 2022 and recorded among the land records of the District of Columbia as Document No. 2022126745 (the "Deed of Trust"), defaults having been made in the payment of the debt secured thereby and the covenants contained therein, and being instructed to do so by the party secured by the Deed of Trust (the "Noteholder"), the undersigned Trustees, any of whom may act, will on **March 31, 2026, at 11:30 a.m.,** at the offices of Harvey West Auctioneers, 5335 Wisconsin Avenue, NW, Suite 440, Washington, D.C. 20015, offer for sale at public auction to the highest bidder the real property more particularly described as:

LOT NUMBERED ONE HUNDRED THIRTY TWO (132), IN SQUARE NUMBERED FIFTY SEVEN HUNDRED FORTY ONE (5741) IN THE SUBDIVISION MADE BY KARL W. CORBY CONSTRUCTION CORP., AS PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 136 AT FOLIO 140.

TERMS OF SALE: The property is being sold on an "AS-IS" basis without any representations or warranties of any kind, express or implied and is sold subject to any real estate taxes, or other prior liens, encumbrances and municipal assessments, if any. A deposit of $10,000 will be required at time of sale, such deposit to be by certified check. All conveyancing, recording, recordation tax, transfer fees/taxes shall be the purchaser's costs and obligations and must be paid at settlement. 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 certified check and all other terms to be complied with within 30 days of auction date, otherwise deposit is forfeited and the property may be re-advertised and sold at the discretion of the Trustee's and at the risk and cost of the defaulting purchaser. The Trustee cannot guarantee clear title or the purchaser's ability to obtain title insurance; therefore, the purchaser may not be able to obtain financing and must nevertheless be able to pay the balance of the purchase price in full within 30 days. The Trustee shall convey a deed pursuant to D.C. Code Section 42-1903.13(c) (1) and (3) and make no further representations of warranties as to title. Purchaser must record such deed with the D.C. Recorder of Deeds within 30 days of receipt of the deed. The Trustee reserves the right in its sole discretion to rescind the sale at any time before conveyance of the deed. In the event of failure on the part of the Trustee to convey such deed, the purchaser's sole remedy shall be return of the deposit.

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5335 Wisconsin Ave., NW, Ste 440
Washington, DC 20015
202-463-4567
www.hwestauctions.com

Mar 23,24,25,26,27, 2026 0012513418

815 **Legal Notices**

There is now pending before the **District of Columbia Superior Court** an action, case number **2025-CAB-005060** seeking to affect title to the property now or formerly owned by RICHARD LEE REED, located at **330 Rhode Island Avenue NE, Unit: 304, Washington, DC 20002.** A copy of the action is available in the Clerk's office of the Court. A written answer, including any claims or defenses must be filed with the District of Columbia Superior Court Civil Branch, 500 Indiana Avenue, NW, Washington, D.C. 20001, on or before the 2nd day of April, 2026.

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840 **Trustees Sale - DC** | 840 **Trustees Sale - DC**

5107 NORTH CAPITOL STREET NE, WASHINGTON DC 20011

In execution of the Superior Court for the District of Columbias Decree of Sale in Case: 2024-CAB-002933 the undersigned Trustee(s) will offer for sale the property known as 5107 NORTH CAPITOL STREET NE, WASHINGTON DC 20011 at a public auction within the offices of, HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Avenue NW Suite 440, Washington, DC 20015 202-463-4567 On **APRIL 14, 2026 AT 11:00 A.M**, the land and premises situated in the District of Columbia, and designated as and being Lot 0015 and in Square 3697 and more particularly described in the Deed of Trust recorded in the Land Records of the District of Columbia, on August 26, 2021 as Instrument Number: 2021115656 the property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court

TERMS OF SALE: A deposit of the lesser of $35,000.00 or 10% of the sale price will be required at time of sale in cash or certified funds. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the credit and may submit a written bid to the Trustee which shall be announced at sale. The balance of the purchase price is to be paid in cash within 30 days of final ratification of the sale by the Court.

TIME IS OF THE ESSENCE.

If purchaser fails to settle within the aforesaid for 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 (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate contained in the Deed of Trust Note from the date of sale to the date the funds are received in the office of the Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest.Trustees' File No. 24-000884

JAMES E. CLARKE SUBSTITUTE TRUSTEE
C/O ORLANS PC
1602 Village Market Blvd SE, Suite 310
Leesburg, VA 20175
(703) 777-7101

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5335 Wisconsin Ave., NW, Ste 440
Washington, DC 20015
202-463-4567
www.hwestauctions.com

Mar 16,23,30,Apr 6, 2026 0012513760

850 **Montgomery County** | 850 **Montgomery County**

Robertson, Anschutz, Schneid & Crane, LLC
11350 McCormick Road, EP 1, Suite 302
Hunt Valley, MD 21031
470-321-7112

TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
12403 MILESTONE MANOR LN
GERMANTOWN, MD 20876

Under a power of sale contained in that Deed of Trust dated July 23, 2018, and recorded in Liber 56547, folio 222, of the land records of MONTGOMERY COUNTY , with an original principal balance of $401,250.00, default having occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE MONTGOMERY COUNTY COURTHOUSE LOCATED AT 50 MARYLAND AVENUE, ROCKVILLE, MD 20850 ON,

APRIL 1, 2026 at 1:15 PM

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# - 02-03000963

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the same, **including any condominium or homeowners association assessments pursuant to MD Real Property Article Â§11-110 and Â§11B-117.**

TERMS OF SALE: A non-refundable bidder's deposit of $35,500.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 5.75% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such even this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (25-347660)

Keith Yacko, David Williamson,
Substitute Trustees

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Mar 16,23,30, 2026 0012512918

840 **Trustees Sale - DC** | 840 **Trustees Sale - DC**

4530 DIX STREET NE, WASHINGTON DC 20019

In execution of the Superior Court for the District of Columbia's Decree of Sale in Case:2019 CA 001271 R(RP) the undersigned Trustee(s) will offer for sale the property known as 4530 DIX STREET NE, WASHINGTON DC 20019 at a public auction within the offices of, HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Avenue NW Suite 440, Washington, DC 20015 202-463-4567 On **MARCH 31, 2026 AT 11:00 AM**, the land and premises situated in the District of Columbia, and designated as and being Lot 0826 in Square 5133, and more particularly described in the Deed of Trust recorded SEPTEMBER 30, 2002 in the Land Records of the District of Columbia, as Instrument Number 2002112856 the property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court

TERMS OF SALE: A deposit of the lesser of $15,000.00 or 10% of the sale price will be required at time of sale in cash or certified funds. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the credit and may submit a written bid to the Trustee which shall be announced at sale. The balance of the purchase price is to be paid in cash within 60 days of final ratification of the sale by the Court.

TIME IS OF THE ESSENCE. If purchaser fails to settle within the aforesaid SIXTY (60) days of the ratification, the purchaser agrees to pay the Trustees' reasonable attorney fees as ordered by the Court, plus all costs incurred, if the Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by the purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States 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. Trustees' File No 19-900021

JAMES E. CLARKE, SUBSTITUTE TRUSTEE
C/O ORLANS PC
1602 Village Market Blvd SE, Suite 310
Leesburg, VA 20175

HARVEY WEST AUCTIONEERS, INC.
5335 Wisconsin Ave., NW, Ste 440
Washington, DC 20015
202-463-4567
www.hwestauctions.com

Mar 2,9,16,23, 2026 0012511783

806 55TH STREET NE, WASHINGTON DC 20019

In execution of the Superior Court for the District of Columbia's Decree of Sale in Case: 2024-CAB-001854 the undersigned Trustee(s) will offer for sale the property known as 806 55TH STREET NE, WASHINGTON DC 20019 at a public auction within the offices of, HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Avenue NW Suite 440, Washington, DC 20015 202-463-4567 On **MARCH 31, 2026 AT 11:00 A.M**, the land and premises situated in the District of Columbia, and designated as and being Lot 0069 and in Square 5211 and more particularly described in the Deed of Trust recorded in the Land Records of the District of Columbia, on SEPTEMBER 7, 2017 as Instrument Number: 2017099039 the property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court

TERMS OF SALE: A deposit of the lesser of $35,000.00 or 10% of the sale price will be required at time of sale in cash or certified funds. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the credit and may submit a written bid to the Trustee which shall be announced at sale. The balance of the purchase price is to be paid in cash within 30 days of final ratification of the sale by the Court.

TIME IS OF THE ESSENCE. If purchaser fails to settle within the aforesaid for 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 (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate contained in the Deed of Trust Note from the date of sale to the date the funds are received in the office of the Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. Trustees' File No. 23-010516

JAMES E. CLARKE SUBSTITUTE TRUSTEE

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

HARVEY WEST AUCTIONEERS, INC.
5335 Wisconsin Ave., NW, Ste 440
Washington, DC 20015
202-463-4567
www.hwestauctions.com

Mar 2,9,16,23, 2026 0012511782

Docusign Envelope ID: D325D935-E4E7-846F-8022-5B940A8DAA83

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MONDAY, APRIL 20, 2026

EZ

815 **Legal Notices**

PUBLIC HEARING

UNIVERSITY BOULEVARD EXTENSION PROJECT
(Devlin Road to Wellington Road)

VDOT UPC: 118313
Prince William County
Thursday, April 30th, 2026
6:00 p.m. – 8:00 p.m.
Piney Branch Elementary School Cafeteria
8301 Linton Hall Road
Bristow, VA 20136

The Prince William County Department of Transportation (PWCDOT) will conduct a Public Hearing for the University Boulevard Extension project at the Piney Branch Elementary School Cafeteria, 8301 Linton Hall Road, Bristow, Virginia, 20136, from 6:00 p.m. to 8:00 p.m. on Thursday, April 30, 2026. Prince William County representatives and consultant design staff will be present to discuss the project and answer questions.

The University Boulevard Extension project includes a 2.5-mile extension of University Boulevard from Devlin Road to Wellington Road as a four-lane divided roadway with four 12-foot travel lanes, a 5' sidewalk, a 10' shared use path and one bridge over the Rocky Branch tributary. The extension project begins at the existing Devlin Road/University Boulevard intersection and extends westward approximately 13,200 feet, on new alignment, to the existing four-lane University Boulevard approximately 650 feet south of the existing Wellington Road/University Boulevard intersection. Turn lanes will be provided at specific locations (coordinated with planned adjacent developments).

The public can review project information at: https://www.pwcva.gov/department/transportation/current-road-projects.

Provide your written or verbal comments at the Public Hearing or submit them by May 15, 2026 to Mr. Gary Li, Project Manager, Prince William County Department of Transportation, 5 County Complex Court, Suite 290, Prince William, VA 22192. You may also email your comments to GLi@pwcgov.org. Please reference "University Boulevard Extension Project" in the subject heading.

Prince William County ensures nondiscrimination and equal employment in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964. For more information, call 703-792-4228 or TDD 703-792-5223.

Accessibility to Persons with Disabilities: This Public Hearing is being held at a public facility accessible to persons with disabilities. If you need more information or special assistance for persons with disabilities or limited English proficiency, contact Mr. Gary Li, Prince William County Department of Transportation, 5 County Complex Court, Suite 290, Prince William, VA, 22192, (703) 930-2568, or at GLi@pwcgov.org no later than April 17, 2026.

1405 **Cars**

CADILLAC

Must SEE



Cheverolet Corvette Stingray Z51 2017 PRICE $45,500

Exterior Color: Torch Red Interior Color: Jet Black Seating Capacity: 2 Engine: 6.2L V-8 gasoline direct injection, variable valve control, premium leaded, engine with cylinder deactivation and 460HPHorsepower: 460HP @6000 RPM Transmission: 8-speed automatic
Drive type: RWD Standard curb weight 3298 lbs.|
This vehicle is fully equipped. For more information see the attached Window Sticker|
This vehicle has $6,000 worth of Paint Protection Film (PPF) including on the wheels (rims) Factory upgrades included with original MSRP of $2,920 (8-speed Paddle Shift Transmission with Auto Modes $1,725 and Performance Exhaust $1,195)

1408 **Antiques & Classics**



BMW M6 Coupe 2007 10-Cynlinder 5.0L 500hp Engine, MDrive or 7 speed manual gearbox. 21600 original miles, Showroom condition, $109K original sticker, Asking $31,910. Serious inquires call Gary 301.509.1383 or email garydemoss@verizon.net

815 **Legal Notices**

ABC LICENSE: Bartaco One Loudoun, LLC Trading as bartaco, 44695 Uptown Road Drive Ashburn (Loudoun County) Virginia 20147. The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Mixed Beverage Restaurant license to sell or manufacture alcoholic beverages. Anthony Valletta, CEO **NOTE:** Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or (800) 552- 3200.

ABC LICENSE: Shake Shack Virginia, LLC Trading as Shake Shack, 621 King Street Alexandria Virginia 22314. The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a Restaurant Wine and Beer On- & Off- Premises license to sell or manufacture alcoholic beverages. Robert Lynch CEO **NOTE:** Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or (800) 552- 3200.

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to collocate wireless communications antennas at a top height of 61.4 feet on a 72- foot building at the approx. vicinity of 1673 Park Avenue NW Washington, DC 20010. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: *Trileaf Corp, Katherine Lawlor, k.lawlor@trileaf.com, 303 International Circle, Suite 150, Hunt Valley, MD 21030, (410) 853-7128.*

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850 **Montgomery County**

DISTRICT COURT OF MARYLAND FOR MONTGOMERY COUNTY
191 East Jefferson St.
Rockville, MD 20850

Case No. D-06-CV-24-026809

Kimberly Place Condominium
Plaintiff/Judgment Creditor
10410 Kensington Parkway,
Suite 222
Kensington, MD 20895
vs.

Baboucarr Senghore et al
Defendant/Judgment Debtor
2405 Sun Valley Circle, Unit 4-C
Silver Spring, MD 20906

NOTICE OF PROPOSED RATIFICATION OF SALE OF REAL PROPERTY
(Md. Rules 3-644 (d) and 14-405)

The property specifically described in the inventory has been sold at judicial sale. Inventory of property sold: Real property of baboucarr Senghore and Aminata Ndong Senghore, located at **2405 Sun Valley Circle (Unit 4-C), Silver Spring, MD 20906** and further describe as Condominium Unit numbered and lettered 4-C" KIMBERLY PLACE CONDOMINIUM", a horizontal property regime, as established pursuant to a Condominium Master Deed February 1, 1972 and recorded in Liber 4184 at folio 495, one of the Land Records of Montgomery County, Maryland, as shown on Condominium Plat Book 3, at Plat 281 through 294 inclusive. Which has an address of 2405 Sun Valley Circle, Silver Spring, MD 20906. Being the same property described in Liber 17199, folio 793, among the aforesaid land Records. Being the same property conveyed unto Baboucarr Senghore and Aminata Ndong Senghore in deed recorded in Liber 26093 at Folio 0150 among the land records of Montgomery County, Maryland. The sale will be ratified unless cause to the contrary is shown on or before 04/25/2026 (30 days after the date of this notice). A copy of this Notice will be published at least once a week in each of three successive weeks before 04/26/2026, in one or more newspapers of genral circulation in Montgomery County. The report states the amount of the sale to be **$6,000**.

03/26/2026
Date

Kathy S. Hefner
Clerk

Apr 6,13,20, 2026 0012516273

IN THE CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND

Laura H.G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs

vs.

Maria Rosie Alva aka
Maria Rocio Alva
Defendant

Civil No. C-15-CV-25-003862

NOTICE

ORDERED, this **26th day of March, 2026** by the Circuit Court of MONTGOMERY COUNTY, Maryland, that the sale of the property at **1221 Travis View Court, Gaithersburg, Maryland 20879** mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the **27th day of April, 2026** next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the **27th day of April, 2026, next.** The report states the amount of sale to be **$376,000.00.**

Karen A. Bushell
CLERK OF THE CIRCUIT COURT
MONTGOMERY COUNTY, MARYLAND

Apr 6,13,20, 2026 0012516058

IN THE CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND

Brennan Ferguson, et al.
Substitute Trustees
Plaintiffs,

V.

Oluwafolajimi Adeparioye,
Defendant.

Case No. C-15-CV-24-002935

NOTICE

Notice is hereby issued this **27th day of March, 2026**, that the sale of the property in this case, **8610 Woodbrook Ln, Chevy Chase, Maryland 20815**, reported by Brennan Ferguson, John C. Hanrahan, Jeremy B. Wilkins, Amanda Driscole, Robert Oliveri, and Paul Heinmuller, Substitute Trustees, be ratified and confirmed, unless cause to the contrary be shown on or before the **27th day of April, 2026** provided a copy of this Notice be inserted in The Washington Post, a newspaper published in Montgomery County, Maryland, once in each of three (3) successive weeks on or before the **27th day of April, 2026**. The report states the amount of sale to be **$712,500.00**.

Karen A. Bushell
Clerk of the Circuit Court

Apr 6,13,20, 2026 0012516099

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840 **Trustees Sale - DC**

1112 SAVANNAH ST SE, UNIT 21 , WASHINGTON DC 20032

In execution of the Superior Court for the District of Columbias Decree of Sale in Case: 2025-CAB-001721 the undersigned Trustee(s) will offer for sale the property known as 1112 SAVANNAH ST SE, UNIT 21 , WASHINGTON DC 20032 at a public auction within the offices of, HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Avenue NW Suite 440, Washington, DC 20015 202-463-4567 On **APRIL 28, 2026 AT 11:00 A.M**, the land and premises situated in the District of Columbia, and designated as and being Lot 2006 and in Square 5945 and more particularly described in the Deed of Trust recorded in the Land Records of the District of Columbia, on July 6, 2018 as Instrument Number: 2018067514 the property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court

TERMS OF SALE: A deposit of the lesser of $20,000.00 or 10% of the sale price will be required at time of sale in cash or certified funds. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the credit and may submit a written bid to the Trustee which shall be announced at sale. The balance of the purchase price is to be paid in cash within 30 days of final ratification of the sale by the Court.

TIME IS OF THE ESSENCE.

If purchaser fails to settle within the aforesaid for 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 (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate contained in the Deed of Trust Note from the date of sale to the date the funds are received in the office of the Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/ forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest.Trustees' File No. 25-000082

JAMES E. CLARKE SUBSTITUTE TRUSTEE

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

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5335 Wisconsin Ave., NW, Ste 440
Washington, DC 20015
202-463-4567
www.hwestauctions.com

Mar 30,Apr 6,13,20, 2026 0012514366

851 **Prince Georges County**

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

ANDREW J. BRENNER, et. al.
6001 Executive Blvd, Suite 200
Rockville, MD 20852
Substitute Trustees/Plaintiffs,

VS.

NATHAN L. FRAZER, JR.
512 Wilson Bridge Drive,
Unit C-2
Oxon Hill, MD 20745
Defendant(s).

Case No.C-16-CV-25-006374

NOTICE

Notice is hereby given this **27 day of March, 2026**, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as **512 Wilson Bridge Drive, Unit C-2, Oxon Hill, MD 20745** made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the **27th day of April 2026**, provided a copy of this NOTICE be inserted in some daily news- paper printed in said County, once in each of three successive weeks before the **27th day of April, 2026**. The report states the purchase price at the Foreclosure sale to be **$75,000.00**.

Mahasin El Amin
Clerk, Circuit Court for
Prince George's County,
Maryland

Matter ID#MD-331523-3

Apr 6,13,20, 2026 0012516076

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

ANDREW J. BRENNER, et. al.
6001 Executive Blvd, Suite 200
Rockville, MD 20852
Substitute Trustees/Plaintiffs,

VS.

GEORGE A. BASSFORD
(DECEASED)
15644 Millbrook Lane, Unit 33
Laurel, MD 20707
Defendant(s).

Case No.C-16-CV-25-006430

NOTICE

Notice is hereby given this **26 day of March, 2026**, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as **15644 Millbrook Lane, Unit 33, Laurel, MD 20707** made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the **27th day of April 2026**, provided a copy of this NOTICE be inserted in some daily news- paper printed in said County, once in each of three successive weeks before the **27th day of April, 2026**. The report states the purchase price at the Foreclosure sale to be **$207,000.00**.

Mahasin El Amin
Clerk, Circuit Court for
Prince George's County,
Maryland

Matter ID#MD-367941

Apr 6,13,20, 2026 0012516043

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851 **Prince Georges County**

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

NICOLE LIPINSKI, et al.
Substitute Trustee
Plaintiff

V.

11501 WILLIAM BEANES RD LLC, ET AL.
Defendant

Civil No.: C-16-CV-25-000895

NOTICE OF SALE

11501 William Beanes Road, Upper Marlboro, MD 20772

Notice is hereby issued by the Circuit Court of PRINCE GEORGE'S COUNTY this **26th day of March, 2026** that the sale of the property mentioned in these proceedings, made and reported by NICOLE LIPINSKI, Substitute Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the **27th day of April, 2026**, provided, a copy of this notice be inserted in WASHINGTON POST a newspaper published in PRINCE GEORGE'S COUNTY, once in each of three successive weeks, before the **27th day of April, 2026**. The Report of Sale states the amount of sale to be **$1,094,800.00**.

Mahasin El Amin
Clerk Circuit Court for
PRINCE GEORGE'S COUNTY

Apr 6,13,20, 2026 0012516053

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

NICOLE LIPINSKI, et al.
Substitute Trustee
Plaintiff

V.

RICHARD PAYNE, ET AL.
Defendant

Civil No.: C-16-CV-25-004779

NOTICE OF SALE

1152 Windemere Court, Fort Washington, MD 20744

Notice is hereby issued by the Circuit Court of PRINCE GEORGE'S COUNTY this **26th day of March, 2026** that the sale of the property mentioned in these proceedings, made and reported by NICOLE LIPINSKI, Substitute Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the **27th day of April, 2026**, provided, a copy of this notice be inserted in WASHINGTON POST a newspaper published in PRINCE GEORGE'S COUNTY, once in each of three successive weeks, before the **27th day of April, 2026**. The Report of Sale states the amount of sale to be **$226,000.00**.

Mahasin El Amin
Clerk Circuit Court for
PRINCE GEORGE'S COUNTY

Apr 6,13,20, 2026 0012516054

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840 **Trustees Sale - DC**

1626 15TH ST NW APT 301, WASHINGTON DC 20009

In execution of the Superior Court for the District of Columbias Decree of Sale in Case: 2024-CAB-005854 the undersigned Trustee(s) will offer for sale the property known as 1626 15TH ST NW APT 301, WASHINGTON DC 20009 at a public auction within the offices of, HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Avenue NW Suite 440, Washington, DC 20015 202-463-4567 On **MAY 12, 2026 AT 11:00 A.M**, the land and premises situated in the District of Columbia, and designated as and being Lot 2020 and in Square 0193 and more particularly described in the Deed of Trust recorded in the Land Records of the District of Columbia, on OCTOBER 8, 2015 as Instrument Number: 2015103370 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 $10,000.00 or 10% of the sale price will be required at time of sale in cash or certified funds. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the credit and may submit a written bid to the Trustee which shall be announced at sale. The balance of the purchase price is to be paid in cash within 30 days of final ratification of the sale by the Court.

TIME IS OF THE ESSENCE.

If purchaser fails to settle within the aforesaid for 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 (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 deposi returned without interest. Trustees' File No.24-006337

JAMES E. CLARKE SUBSTITUTE TRUSTEE
C/O ORLANS PC
1602 Village Market Blvd SE, Suite 310
Leesburg, VA 20175
(703) 777-7101

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202-463-4567
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Apr 13,20,27,May 4, 2026 0012516095

851 **Prince Georges County**

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

ROBERT A. JONES, *et al*
Plaintiffs, Substitute Trustees

v.
STACIA L. SHIELDS
Defendant(s)

Civil Action No.
C-16-CV-25-000968

NOTICE

Notice is hereby given this **26th day of March, 2026**, by the Circuit Court for Montgomery County, Maryland, that the sale of the property mentioned in these proceedings and described as **10404 Brightfield Ln, Upper Marlboro, MD 20772** will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the **27th day of April, 2026**, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the **27th day of April, 2026**. The Report of Sale states the amount of the sale to be **$525,000.00**

Mahasin El Amin
CLERK OF THE CIRCUIT COURT
FOR PRINCE GEORGE'S COUNTY,
MARYLAND

SWPC File# 65843

Apr 6,13,20, 2026 0012516123

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877 **Spotsylvania County**

TRUSTEE'S SALE OF
4901 PARTLOW RD,
PARTLOW, VA 22534

In execution of a certain Deed of Trust dated November 3, 2023, in the original principal amount of $306,450.00 recorded in the Clerk's Office, Circuit Court for Spotsylvania County, Virginia as Instrument No. 230014849. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for the City of Fredericksburg, 701 Princess Anne St., Fredericksburg, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **May 15, 2026, at 10:30 AM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND WITH ALL RIGHTS AND PRIVILEGES THERETO APPURTENANT, SITUATE, LYING AND BEING IN THE BERKELEY MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, KNOWN AND DESIGNATED AS LOT 1, CONTAINING 5.000 ACRES, RIVERS EDGE, AS SHOWN ON A PLAT OF SUBDIVISION MADE BY KNISELEY, WEBB AND ASSOCIATES, CLS, DATED OCTOBER 31, 1991, AND DULY RECORDED AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA, IN PLAT FILE 3, PAGES 455 THROUGH 457 (ERRONEOUSLY REFERRED TO AS PLAT FILE 3, PAGES 456 AND 457).

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.aldridgepite.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically.

This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation. Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. If you have any questions or concerns, please contact the Virginia Pre-Sale Department of counsel for Equity Trustees, LLC at 301-961-6555, website: www.aldridgepite.com. VA-381644-1.

Mar 16,23,Apr 20, 2026 0012514870

MARYLAND

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840 **Trustees Sale - DC**

Samuel I. White, P.C.
6100 EXECUTIVE BLVD.
SUITE 400
ROCKVILLE, MARYLAND 20852

SUBSTITUTE TRUSTEE'S SALE
OF VALUABLE RESIDENTIAL DWELLING
KNOWN AS:
1315 MONTELLO STREET NE, WASHINGTON DC 20002
saving and excepting UNIT #3

By virtue of Deed of Trust recorded in the land records of the District of Columbia recorded on September 14, 2018, as Instrument Number 2018092727 , and in accordance Judgment filed on in case 2024-CAB-002802 and at the request of the party secured thereby, the undersigned Substitute Trustees will offer to sell at public auction, within the office of

HARVEY WEST AUCTIONEERS, INC.
5335 Wisconsin Avenue, NW, Suite 440
Washington, DC 20015-2034
On
April 28, 2026 at 12:00 PM

the land and premises situated in the District of Columbia and more particularly described in the above referenced Deed of Trust and as of the date hereof designated on the Records of the Assessor of the District of Columbia for assessment purposes as 1315 Montello Street NE, Washington, DC 20002
LOT 2004, 2005 and 2007 and fka LOT 0139 AND SQUARE 4063

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, the ability of the purchaser to obtain title insurance or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to any assessments including assessment pursuant to D.C. Code Section 42-1903.13

TERMS OF SALE: A deposit of $20,000.00 PAYABLE ONLY BY certified funds, shall be required at the time of sale. CASH WILL NOT BE AN ACCEPTABLE FORM OF DEPOSIT. The balance of the purchase price with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note (10% 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 years real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale are to be paid by the purchaser. All costs of deed recordation including but not limited to title examination, conveyancing, city revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from date of sale. Time is of the essence for the Purchaser. If the Purchaser fails to settle within ten days of ratification, Purchaser agrees that the property will be resold and the entire deposit retained by the Substitute Trustees as liquidated damages for all losses occasioned by the purchasers default and purchaser shall have no further liability. The purchaser agrees to accept service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for all correspondence including any Motion or Show Cause Order incident to this sale. The 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 and repayment agreement, reinstated or paid off the loan prior to sale. In any such event or if the sale is not ratified, the purchaser's only remedy is return of the deposit without interest.

Trustees File No. 84354
Daniel J. Pesachowitz, Esquire
Attorney for Trustees

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Apr 20, 2026 0012517018

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840 **Trustees Sale - DC**

225 8TH ST NE, WASHINGTON DC 20002

In execution of the Superior Court for the District of Columbias Decree of Sale in Case: 2025-CAB-001397 the undersigned Trustee(s) will offer for sale the property known as 225 8TH ST NE, WASHINGTON DC 20002 at a public auction within the offices of, HARVEY WEST AUCTIONEERS, INC. 5335 Wisconsin Avenue NW Suite 440, Washington, DC 20015 202-463-4567 On **APRIL 28, 2026 AT 11:00 A.M,** the land and premises situated in the District of Columbia, and designated as and being Lot 0802 and in Square 0917 and more particularly described in the Deed of Trust recorded in the Land Records of the District of Columbia, on March 29, 2005 as Instrument Number: 2005043741 the property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in Fee Simple, subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court

TERMS OF SALE: A deposit of the lesser of $20,000.00 or 10% of the sale price will be required at time of sale in cash or certified funds. The deposit required to bid at the auction is waived for the Noteholder and any of its successors or assigns. The Noteholder may bid up to the credit and may submit a written bid to the Trustee which shall be announced at sale. The balance of the purchase price is to be paid in cash within 30 days of final ratification of the sale by the Court.

TIME IS OF THE ESSENCE.

If purchaser fails to settle within the aforesaid for 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 (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 deposi returned without interest.Trustees' File No. 24-017330

JAMES E. CLARKE SUBSTITUTE TRUSTEE

C/O ORLANS PC
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Mar 30,Apr 6,13,20, 2026 0012514362

850 **Montgomery County**

Robertson, Anschutz, Schneid & Crane, LLC
11350 McCormick Road, EP 1, Suite 302
Hunt Valley, MD 21031
470-321-7112

TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
18908 WILLOW GROVE RD
OLNEY, MD 20832

Under a power of sale contained in that Deed of Trust dated June 8, 2023, and recorded in Liber 67102, folio 11, of the land records of MONTGOMERY COUNTY ,with an original principal balance of $599,307.00, default having occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE MONTGOMERY COUNTY COURTHOUSE LOCATED AT 50 MARYLAND AVENUE, ROCKVILLE, MD 20850 ON,

APRIL 29, 2026 at 1:15 PM

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 - 08-00743025

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the same, **including any condominium or homeowners association assessments pursuant to MD Real Property Article Â§11-110 and Â§11B-117.**

TERMS OF SALE: A non-refundable bidder's deposit of $58,500.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 6.5% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such even this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (25-365649)

Keith Yacko, David Williamson,
Substitute Trustees

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Apr 13,20,27, 2026 0012515630

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Empleos

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ANUNCIO PÚBLICO ▼

DEPARTAMENTO DE TRANSPORTE DEL CONDADO DE FAIRFAX, VIRGINIA
Proyecto de la Calle Lincoln
Aviso de Disposición para Realizar una Audiencia Pública

El Departamento de Transporte del Condado de Fairfax (FCDOT) está planificando una nueva carretera que conecte Old Meadow Road con Magarity Road en Tysons. La propuesta Lincoln Street proporcionará un acceso alternativo desde Old Meadow Road hacia la I-66 y la zona de McLean, evitando ciertas secciones de la Ruta 123. Forma parte de la cuadrícula de calles de Tysons, una red de calles para acomodar el crecimiento previsto, para una comunidad urbana bien conectada y más habitable. Para más información sobre la cuadrícula de calles, por favor, visite: https://www.fairfaxcounty.gov/tysons/transportation.

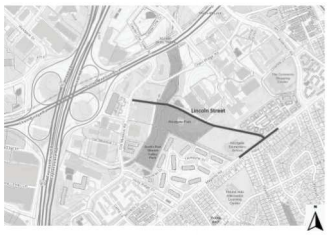
El proyecto de Lincoln Street construirá una carretera de dos carriles con aceras a ambos lados y un puente sobre Scott's Run. Además, el proyecto incluye mini rotondas dobles en Magarity Road en la intersección de Peabody Drive y Violet Ridge Place.

La financiación del proyecto incluye impuestos locales, aportaciones y subvenciones estatales.

La información relacionada con el proyecto está disponible para su revisión en el Departamento de Transporte del Condado de Fairfax, 4050 Legato Road, Suite 400, Fairfax VA 22033. Por favor llame al 703-877-5733 para concertar una cita. La información también está disponible en línea, por favor, visite: https://www.fairfaxcounty.gov/transportation/projects/lincoln-street.

Si sus preocupaciones no pueden ser satisfechas, FCDOT está dispuesto a realizar una audiencia pública. Puede solicitar que se celebre una audiencia pública enviando una carta por escrito a la Sra. Sonia Shahnaj, Gerente de Proyectos, Departamento de Transporte del Condado de Fairfax, 4050 Legato Road, Suite 400, Fairfax VA 22033, antes o hasta el 10 de abril de 2026. Si al recibir comentarios del público se considera necesario realizar una audiencia pública, se publicará un aviso con la fecha, hora y lugar de la audiencia.

Condado de Fairfax Proyecto #:	Proyecto Estatal #:	UPC #:
1400164-2023	9999-029-R21	118307



El Condado de Fairfax garantiza la no discriminación y la igualdad de oportunidades laborales en todos sus programas y actividades, de conformidad con los Títulos VI y VII de la Ley de Derechos Civiles de 1964, y sus enmiendas. Si necesita adaptaciones para cualquier tipo de discapacidad o asistencia con el idioma, comuníquese con el FCDOT al 703-877-5600, TTY 711.

Marzo de 2026

PRINCE WILLIAM Transportation

AUDIENCIA PÚBLICA

PROYECTO DE EXTENSIÓN DE UNIVERSITY BOULEVARD
(Desde Devlin Road hasta Wellington Road)

VDOT UPC: 118313
Condado de Prince William
Jueves 30 de abril de 2026 - 6:00 p.m. – 8:00 p.m.
Cafetería de Piney Branch Elementary School
8301 Linton Hall Road, Bristow, VA 20136

El Departamento de Transporte del Condado de Prince William llevará a cabo una audiencia pública para el **Proyecto de Extensión de University Boulevard en la cafetería de Piney Branch Elementary School, 8301 Linton Hall Road, Bristow, Virginia, 20136, de 6:00 p.m. a 8:00 p.m. el jueves 30 de abril de 2026**. Estarán presentes representantes del Condado de Prince William y el personal de diseño de la consultora para discutir el proyecto y responder a preguntas.

El Proyecto de Extensión de University Boulevard incluye una extensión de 2.5 millas de University Boulevard desde Devlin Road hasta Wellington Road como una carretera dividida de cuatro carriles con cuatro carriles de circulación de 12 pies de ancho, una acera de 5 pies, un sendero de uso compartido de 10 pies y un puente sobre el afluente Rocky Branch. El proyecto de extensión comienza en la intersección existente de Devlin Road y University Boulevard y se extiende hacia el oeste aproximadamente 13.200 pies, en un nuevo alineamiento, hasta la existente University Boulevard de cuatro carriles, aproximadamente 650 pies al sur de la intersección existente de Wellington Road y University Boulevard. Se instalarán carriles de giro en ubicaciones específicas (coordinados con los desarrollos adyacentes planificados).

El público puede revisar la información del proyecto en: https://www.pwcva.gov/department/transportation/current-road-projects.

Presente sus comentarios por escrito o verbalmente en la audiencia pública o envíelos antes del 15 de mayo de 2026 al Sr. Gary Li, Project Manager, Prince William County Department of Transportation, 5 County Complex Court, Suite 290, Prince William, VA 22192. También puede enviar sus comentarios por correo electrónico a GLi@pwcgov.org. Por favor, indique "Proyecto de Extensión de University Boulevard" en la referencia del correo.

El Condado de Prince William garantiza la no discriminación y la igualdad en el empleo en todos los programas y actividades, de conformidad con los Títulos VI y VII de la Ley de Derechos Civiles de 1964. Para obtener más información, llame al 703-792-4228 o al TDD 703-792-5223.

Accesibilidad para personas con discapacidades: Esta audiencia pública se llevará a cabo en una instalación pública accesible para personas con discapacidades. Si necesita más información o asistencia especial para personas con discapacidades o con dominio limitado del inglés, comuníquese con el Sr. Gary Li, Project Manager, Prince William County Department of Transportation, 5 County Complex Court, Suite 290, Prince William, VA, 22192, (703) 930-2568, o a GLi@pwcgov.org a más tardar el 17 de abril de 2026.

Docusign Envelope ID: D325D935-E4E7-846F-8022-5B940A8DAA83

Estados cambian leyes para evitar que hijos de inmigrantes detenidos entren al sistema de cuidado temporal

Por Jazmin Orozco Rodríguez /KFF Health News

La separación de sus padres es profundamente traumática para los niños y suele provocar diversos problemas de salud y psicológicos



KFF HEALTH NEWS; IMMIGRANT GUARDIANSHIP (OROZCORODRIGUEZ)

Mientras las autoridades migratorias llevan a cabo lo que el presidente Donald Trump ha prometido que será la mayor operación de deportación masiva en la historia de Estados Unidos, varios estados están aprobando leyes para evitar que los niños de padres detenidos, sin otros familiares o amigos, entren al sistema de cuidado temporal.

El gobierno federal no lleva un registro de cuántos niños han ingresado a este sistema como consecuencia de operativos de control migratorio, lo que dificulta saber con qué frecuencia ocurre.

En Oregon, hasta febrero, dos niños habían sido ubicados en hogares temporales luego de ser separados de sus padres en casos de detención migratoria, según Jake Sunderland, vocero del Departamento de Servicios Humanos del estado.

"Antes del otoño de 2025, esto nunca había ocurrido", aseguró.

Hasta mediados de febrero, casi 70.000 personas se encontraban detenidas por el Servicio de Inmigración y Control de Aduanas (ICE, por sus siglas en inglés).

El récord de 73.000 personas detenidas en enero representó un aumento del 84% comparado con el año anterior. Según una investigación de ProPublica, hasta agosto de 2025, padres de 11.000 niños con ciudadanía estadounidense habían sido detenidos desde el inicio del mandato de Trump.

El medio NOTUS informó en febrero que por lo menos 32 niños de padres detenidos o deportados habían sido colocados en hogares temporales en siete estados.

Sandy Santana, director ejecutivo de Children's Rights, una organización de defensa legal, dijo que sospechan que el número real es mucho mayor.

"*Ese número nos parece realmente muy bajo*", *dijo*.

La separación de sus padres es profundamente traumática para los niños y suele provocar diversos problemas de salud y psicológicos, incluido el trastorno de estrés postraumático. El estrés prolongado e intenso también puede causar infecciones más frecuentes en los niños y problemas en el desarrollo. Ese "estrés tóxico" también se asocia con daños en áreas del cerebro responsables del aprendizaje y la memoria, según KFF, una organización sin fines de lucro dedicada a la información en salud que incluye a KFF Health News.

Durante el primer mandato de Trump, Maryland, Nueva York, Washington, D.C. y Virginia modificaron algunas leyes para permitir que tutores recibieran derechos parentales temporales en casos relacionados con migración. Ahora, tras el regreso de Trump al poder el año pasado, el aumento en los controles migratorios está impulsando una nueva ola de respuestas estatales.

En Nueva Jersey, legisladores están considerando un proyecto para modificar una ley estatal que permite que los padres designen tutores temporales para casos de muerte o incapacidad. La nueva versión agregaría como otra razón válida la separación por control migratorio federal.

El año pasado, Nevada y California aprobaron leyes para proteger a las familias separadas por acciones de control migratorio. La ley de California, llamada Ley del Plan de Preparación Familiar (Family Preparedness Plan Act), permite que los padres designen tutores y compartan derechos de custodia, en lugar de que sus derechos se suspendan mientras están detenidos. Si son liberados y pueden reunirse con sus hijos, recuperan sus derechos parentales completos.

Existen importantes obstáculos legales para la reunificación familiar una vez que un niño entra bajo custodia estatal, explicó Juan Guzman, director del tribunal de menores y tutela en Alliance for Children's Rights, una organización de defensa legal en Los Ángeles.

Si el niño es colocado en cuidado temporal y ni el padre ni la madre pueden participar en los procesos judiciales requeridos porque están detenidos o han sido deportados, es menos probable que puedan volver a reunirse con su hijo, afirmó Guzman.

Se estima que 5,6 millones de niños que son ciudadanos estadounidenses viven con un padre u otro familiar que no tiene estatus migratorio legal, según investigaciones de Brookings Institution, un centro de estudios en Washington, D.C. Dentro de ese grupo, 2,6 millones de niños tienen a ambos padres sin estatus legal.

Santana dijo que es probable que el número de casos de separación familiar aumente a medida que el gobierno de Trump avance con su campaña migratoria. Por lo tanto, más niños corren el riesgo de terminar en el sistema de cuidado temporal.

Las directivas del ICE exigen que la agencia se esfuerce en facilitar la participación de los padres detenidos en los procedimientos de los tribunales de familia, de bienestar infantil o de tutela, pero Santana indicó que no está claro que el ICE esté cumpliendo con estas normas.

Los funcionarios de ICE no respondieron a las solicitudes de comentarios para este artículo.

Antes de que cambiara la ley de California, la única razón por la que un padre podía compartir derechos de custodia con otro tutor era si tenía una enfermedad terminal, contó Guzman.

Ahora, si los padres preparan un plan con anticipación y designan a alguien de confianza que pueda hacerse cargo de sus hijos si llegara a ser necesario, la agencia estatal de bienestar infantil puede iniciar el proceso para entregar a los niños a esa persona sin tener que abrir un caso formal de cuidado temporal, agregó.

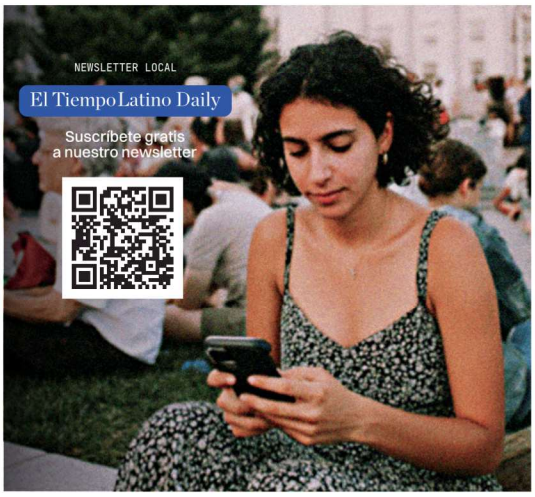
Aunque los legisladores de Nevada el año pasado ampliaron una ley de tutela ya existente para incluir el control migratorio, la medida exige que los padres presenten documentación notarial ante la oficina del secretario de estado, un trámite administrativo que puede resultar costoso, dijo Cristian González-Pérez, abogado en Make the Road Nevada, una organización sin fines de lucro que ofrece recursos a comunidades inmigrantes.

González-Pérez señaló que algunos inmigrantes dudan en completar formularios gubernamentales por temor a que el ICE pueda acceder a esa información y los persiga. Él les asegura a los miembros de la comunidad que los formularios estatales son confidenciales y solo pueden ser consultados por hospitales y tribunales.

El gobierno de Trump ha tomado medidas sin precedentes para acceder a información sensible a través de los Centros de Servicios de Medicare y Medicaid, el Servicio de Impuestos Internos (IRS), el Programa de Asistencia Nutricional Suplementaria (SNAP), el Departamento de Vivienda y Desarrollo Urbano y otras entidades.

González-Pérez y Guzmán consideran que muchos padres inmigrantes no conocen sus derechos. Designar un tutor temporal y crear un plan familiar es una forma de no sentirse impotentes, afirmó González-Pérez.

"La gente no quiere hablar de esa cuestión", reflexionó Guzman. "Que un padre tenga que hablar con un niño sobre la posibilidad de separarse da miedo. No es algo que nadie quiera hacer", concluyó.



PRINCE WILLIAM
Transportation

AUDIENCIA PÚBLICA

PROYECTO DE EXTENSIÓN DE UNIVERSITY BOULEVARD
(Desde Devlin Road hasta Wellington Road)

VDOT UPC: 118313
Condado de Prince William
Jueves 30 de abril de 2026
6:00 p.m. – 8:00 p.m.
Cafetería de Piney Branch Elementary School
8301 Linton Hall Road, Bristow, VA 20136

El Departamento de Transporte del Condado de Prince William llevará a cabo una audiencia pública para el **Proyecto de Extensión de University Boulevard en la cafetería de Piney Branch Elementary School, 8301 Linton Hall Road, Bristow, Virginia, 20136, de 6:00 p.m. a 8:00 p.m. el jueves 30 de abril de 2026.** Estarán presentes representantes del Condado de Prince William y el personal de diseño de la consultora para discutir el proyecto y responder a preguntas. La información sobre los impactos a la propiedad, las políticas de asistencia para la reubicación, y los cronogramas tentativos estará disponible para su revisión en la audiencia pública.

El Proyecto de Extensión de University Boulevard incluye una extensión de 2.5 millas de University Boulevard desde Devlin Road hasta Wellington Road como una carretera dividida de cuatro carriles con cuatro carriles de circulación de 12 pies de ancho, una acera de 5 pies, un sendero de uso compartido de 10 pies y un puente sobre el afluente Rocky Branch. El proyecto de extensión comienza en la intersección existente de Devlin Road y University Boulevard y se extiende hacia el oeste aproximadamente 13.200 pies, en un nuevo trazado, hasta el University Boulevard existente de cuatro carriles, aproximadamente 650 pies al sur de la intersección existente de Wellington Road y University Boulevard. Se instalarán carriles de giro en ubicaciones específicas (coordinados con los desarrollos adyacentes planificados). Los cronogramas provisionales del proyecto también se discutirán en la Audiencia Pública.

De conformidad con la Ley Nacional de Política Ambiental (NEPA) y el artículo 23 CFR(Código de Reglamentos Federales) 771.119, se ha elaborado una evaluación ambiental (EA) para analizar los posibles efectos del proyecto sobre los recursos ambientales. De conformidad con la Ley Nacional de Preservación Histórica, Sección 106 y 36 CFR Parte 800, se incluye en la documentación de la NEPA información relativa a los posibles efectos de las mejoras propuestas sobre las propiedades incluidas o elegibles para ser incluidas en el Registro Nacional de Lugares Históricos. Además, de conformidad con los requisitos del 23 CFR 774.5, una vez completada la coordinación con el Departamento de Recursos Históricos de Virginia, la FHWA (Administración Federal de Carreteras) aceptó los criterios de aplicabilidad de la Sección 4(f) para una determinación de impacto de mínimis como resultado del Proyecto de Extensión de University Boulevard.

El público puede revisar la información del proyecto, incluida la EA, en:
https://www.pwcva.gov/department/transportation/current-road-projects.

La información relativa a la adquisición de derechos de vía y a la asistencia para la reubicación, si corresponde, estará disponible para su consulta en la Audiencia Pública.

Presente sus comentarios por escrito o verbalmente en la audiencia pública o envíelos antes del 15 de mayo de 2026 al Sr. Gary Li, Project Manager, Prince William County Department of Transportation, 5 County Complex Court, Suite 290, Prince William, VA 22192. También puede enviar sus comentarios por correo electrónico a GLi@pwcgov.org. Por favor, indique "Proyecto de Extensión de University Boulevard" en el asunto del correo.

Accesibilidad para personas con discapacidades: Esta audiencia pública se llevará a cabo en una instalación pública accesible para personas con discapacidades. Si necesita más información o asistencia especial para personas con discapacidades o con dominio limitado del inglés, comuníquese con el Sr. Gary Li, Project Manager, Prince William County Department of Transportation, 5 County Complex Court, Suite 290, Prince William, VA, 22192, (703) 930-2568, o a GLi@pwcgov.org a más tardar el 24 de abril de 2026.

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MOTION: **STEWART** **June 2, 2026**
Regular Meeting

SECOND: **BAILEY** **Res. No. 26-335**

RE: **ENDORSE THE LOCATION AND DESIGN OF THE UNIVERSITY BOULEVARD EXTENSION (DEVLIN ROAD TO WELLINGTON ROAD) PROJECT, PROJECT NUMBER 0840-076-R21, UPC 118313 – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: **APPROVED**

WHEREAS, the University Boulevard Extension (Devlin Road to Wellington Road) Project (Project) involves the extension of University Boulevard from Devlin Road to Wellington Road as a four (4) lane roadway with four (4) 12-foot travel lanes, a five (5) foot-wide sidewalk, and a ten (10) foot-wide shared-use path with turn lanes and traffic signals; and

WHEREAS, on June 6, 2023, via Resolution Number (Res. No.) 23-304, a County-State agreement from the Virginia Department of Transportation (VDOT) was approved by the Prince William Board of County Supervisors (Board) that grants the County local administration over the County Project and budgeted and appropriated $30,678,323 in federal funding, $4,927,118 in Northern Virginia Transportation Authority (NVTA) 30 percent local funding, and $4,927,118 in state revenue sharing funding to the Project; and

WHEREAS, on May 14, 2024, via Res. No. 24-385, the Board approved the forward appropriation of $53,000,000 of NVTA 70 percent regional funding to the County Project; and, on July 29, 2025, via Res. No. 25-399, the Board approved the appropriation of $89,950 from Prince William Water for the County Project, bringing the total Project budget to $93,622,509; and

WHEREAS, in accordance with the National Environmental Policy Act and 23 CFR 771.117, an Environmental Assessment (EA) document was prepared to assess the Project's potential effects on environmental resources; and

WHEREAS, the EA was approved by the Federal Highway Administration for public viewing. The document was available for public viewing online, and a copy of the EA was available for review at the location of the public hearing; and

WHEREAS, on April 30, 2026, a public hearing on the location and design of the Project was held at Piney Branch Elementary School to discuss the Project, answer questions, and receive comments on the proposed improvements. Comments provided by the attendees during the public hearing, along with those submitted within ten (10) business days following the meeting, were documented and will be taken into consideration as the design progresses; and

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WHEREAS, the Board's endorsement of the Project's location and design is needed before the release of the design-build Request for Proposals;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby endorses the location and design of the University Boulevard Extension (Devlin Road to Wellington Road) Project in the Brentsville Magisterial District, subject to additional adjustments that may be required after the design and location endorsement as necessary to ensure the final approval of the plans by the Virginia Department of Transportation.

Votes:
Ayes: Angry, Bailey, Boddye, Jefferson, Stewart, Vega
Nays: None
Absent from Vote: LaCroix
Absent from Meeting: Gordy

For Information:
Transportation Director
County Attorney

ATTEST: Andrea P. Madden
Clerk to the Board