

## HIGH-RISK DEALS ON SHABBY HOMES ENSNARE BUYERS

### MARKET IN FIXER-UPPERS

#### Many Seeking American Dream Often End Up Facing Eviction

By **MATTHEW GOLDSTEIN**  
and **ALEXANDRA STEVENSON**

AKRON, Ohio — Hundreds of broken-down houses still dot the streets of this onetime tire capital of the world, a scar from the financial crisis and housing bust.

The wood has rotted in some; others have black mold, broken windows or failing foundations. Many lack working electrical systems or are missing water pipes and furnaces. The unpaid property taxes mount.

Dozens of these houses were scooped up after the financial crisis by investors, who then make deals with low-income home buyers unable to get traditional mortgages. The arrangement is something like buying a home on an installment plan, with a high-interest, long-term loan called a contract for deed, or land contract.

But for buyers lured by the dream of homeownership, these seller-financed transactions can become a money trap that ends with a quick eviction by the seller, who can flip the home again. Before the housing crisis, low-income buyers got too much of a house that they couldn't afford. Now, they are getting too little of a house that they can't afford to

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DOUG MILLS/THE NEW YORK TIMES

### Scalia Remembered

Maureen Scalia followed the coffin of Justice Antonin Scalia on Saturday. Page 21.

# TRUMP AND CLINTON ARE VICTORIOUS; BUSH DROPS OUT AS FIELD NARROWS

## A Diverse Coalition in Nevada Deals a Blow to Sanders

By **AMY CHOZICK**  
and **PATRICK HEALY**

LAS VEGAS — Buoyed by the support of minority voters and enthusiastic workers in the city's big casinos, Hillary Clinton defeated Senator Bernie Sanders in the Nevada caucuses on Saturday, thwarting his momentum and proving to an anxious Democratic Party that she can assemble a broad coalition to carry her to the general election.

Mrs. Clinton's team breathed a sigh of relief as the results of the often-unpredictable campaign made clear that she had rebounded after her crushing defeat in the New Hampshire primary. At a caucus at the famed Caesars Palace, blackjack dealers, pit bosses, cooks and housekeepers excitedly declared their support for the former secretary of state.

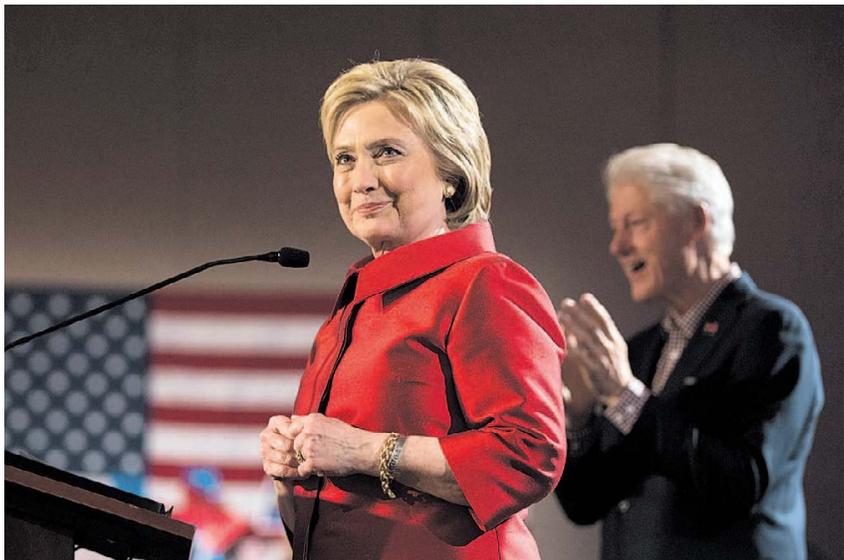
Voters in many predominantly Hispanic and black neighborhoods backed Mrs. Clinton after she worked hard to connect with them, most notably when she comforted a tearful young Latina who feared her parents would be deported. That moment was turned into a powerful ad here for Mrs. Clinton, whose message of solidarity with minority voters stood in contrast to Mr. Sanders's more esoteric attacks on Wall Street and the campaign finance system.

With votes from 92 percent of caucus precincts counted, Mrs. Clinton had won 52.6 percent, while Mr. Sanders had drawn 47.3 percent in relatively modest turnout. Mrs. Clinton had been far ahead in the polls until recently, when Mr. Sanders became better known here and struck fear into the Clinton campaign that he might prevail in Nevada and deal her a serious setback.

In her victory speech Saturday afternoon, in a ballroom at Caesars Palace, Mrs. Clinton devoted her campaign to "hotel and casino workers who never wavered" and "the thousands of men and women with kids to raise, bills to pay and dreams that won't die." She used plural pronouns like "we" and "us" more than usual, as opposed to leaning on "I," a clear attempt to make her campaign about voters as Mr. Sanders has done powerfully.

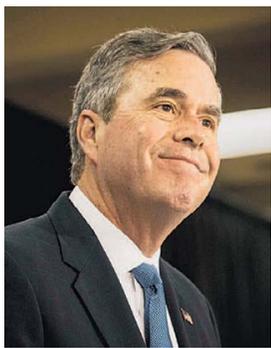
"We look at our country and see so much that isn't working

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RUTH FREMSON/THE NEW YORK TIMES

Hillary Clinton at Caesars Palace on Saturday. She said her run was devoted to working people.



GABRIELLA DEMCZUK FOR THE NEW YORK TIMES

Jeb Bush telling supporters in Columbia, S.C., that he was suspending his campaign. Donald J. Trump celebrated his second straight primary victory with his wife, Melania, right, in Spartanburg, S.C.



JIM WILSON/THE NEW YORK TIMES

### NEWS ANALYSIS

## Bush Family's Party Is Owned by Others Now

By **MICHAEL BARBARO**  
and **ASHLEY PARKER**

In his emotional seven-minute farewell to a Republican Party that elevated his father and brother to the White House, there were two words that a choked-up Jeb Bush could not bring himself to utter: "Donald Trump."

Mr. Bush, the former governor of Florida, had been soundly re-

jected by an electorate he no longer recognized, hobbling his campaign and leaving him little choice but to withdraw from the presidential race.

"The people of Iowa and New Hampshire and South Carolina have spoken," Mr. Bush said, holding back tears. "And I really respect their decision."

It was a stunning turn for the man who a year ago embodied all

the qualities that his party's elders imagined Republican voters wanted in a president: civility, experience, pedigree and tolerance.

They were wrong. The party of Prescott Bush, George Bush and George W. Bush is, for the moment, the party of Donald J. Trump.

For the past year, party leaders

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## Cruz and Rubio Vie for Second Place in Primary

By **JONATHAN MARTIN**  
and **ALEXANDER BURNS**

COLUMBIA, S.C. — Donald J. Trump rolled to a commanding victory in the South Carolina primary on Saturday, solidifying his position as the Republican presidential front-runner after a savage campaign that drove Jeb Bush, the son and brother of presidents, to quit the race.

Mr. Trump ran ahead of Senators Marco Rubio of Florida and Ted Cruz of Texas, who were locked in a battle for second place. Both have struggled to become the principal alternative to Mr. Trump, a larger-than-life candidate from outside the political system whose nomination would upend the Republican Party.

With 99 percent of precincts reporting, Mr. Trump had won 32 percent of the vote and led his nearest rivals by about 10 percentage points. He was likely to capture all 50 delegates at stake in the state.

Mr. Trump has benefited so far from the fractious group of candidates running against him. But the results in South Carolina began to narrow that field to a small and tenacious handful, who may give Mr. Trump a tougher challenge next month in a series of delegate-rich states like Texas, Virginia and Florida.

Celebrating his triumph before a raucous crowd in Spartanburg, Mr. Trump trumpeted the "incredible movement" his campaign had become and looked ahead to the March contests as a chance to lock up the nomination.

"Let's put this thing away and let's make America great again," he said.

Mr. Rubio sought to define the campaign as a contest purely among Mr. Trump, Mr. Cruz and himself. "This has become a three-person race, and we will win the nomination," he told cheering supporters in Columbia.

Surrounding himself with Gov. Nikki R. Haley, an Indian-American, and Senator Tim Scott, an African-American, Mr. Rubio, the son of Cuban immigrants, recounted their biographies and his own, seeking to portray the coming race as a choice between the new faces of the Republican Party and Mr. Trump's brand of resentment politics. Underscoring his frequent theme of generation-

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## Kanye West's Latest Album: Ever in Flux, Even After Release

When Kanye West first tweeted a handwritten 10-song track list for his seventh album, "The Life of Pablo," late last month, the photo was captioned, "So happy to be finished with the best album of all time."

**JON CARAMANICA**  
**CRITIC'S NOTEBOOK**

Best? Could happen. Finished? Not even close. Instead, the rollout of "Pablo" has been an unprecedented public marathon, with Mr. West, the Grammy-winning rap artist, adding songs, revising lyrics on quick notice, adding and dropping contributors, changing the album's title and release date several times, and gabbing about

it all on Twitter. The process has also included televised live performances, public squabbles, unauthorized leaks of demo recordings — the sort of stuff Dylan archivists typically wait decades to hear — and a fashion show with 1,000 models.

The result is an exemplar of modern celebrity musicmaking: a dramatic, rococo, continuous (and possibly still continuing) narrative that spans music, fashion, theater and politics. Mr. West has turned the album release process — historically a predictably structured event, and lately rewritten by stars like Beyoncé as precise, sudden assault — into

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KUNI TAKAHASHI FOR THE NEW YORK TIMES

### Rethinking Female Sterilization

Women waiting at a hospital in Mahendragarh for an exam before sterilization, a long-used practice in India. Page 8.

## Apple Sees Its Privacy Stance As Crucial to Its Global Brand

By **KATIE BENNER** and **PAUL MOZUR**

SAN FRANCISCO — It took six years for Apple to persuade China's largest wireless carrier, China Mobile, to sell the iPhone. Apple's chief executive, Timothy D. Cook, made repeated trips to China to meet with top government officials and executives to woo them personally.

The persistence paid off. In 2013, China Mobile relented, a moment Mr. Cook later described as "a watershed day" for Apple.

Today, China is Apple's second-largest market after the United States — Chinese consumers spent \$59 billion on Apple products in the last fiscal year — and the iPhone, the company's

top seller, has become both a status symbol and a form of personal security, given how difficult the device is to break into in a country where people increasingly worry about hacking and cyber-crime.

Apple's success in China helps explain why it is now in a standoff with the United States government over whether to help officials gain access to the encrypted iPhone of one of the attackers in the San Bernardino, Calif., mass shooting last December.

The company is playing the long game with its business. Privacy and security have become

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### INTERNATIONAL 6-11

#### Zika and Climate Change

Over the coming decades, global warming is likely to increase the range and speed the life cycle of mosquitoes carrying viruses like Zika and dengue. PAGE 6

### NATIONAL 14-23

#### A Rush to Tap Storm Water

Rain has finally arrived in parched Southern California, and municipalities are looking for ways to capture runoff before it drains into the ocean. PAGE 14

### SUNDAYBUSINESS

#### SiriusXM's Fight for Listeners

The satellite giant proved that people would pay for radio in their cars. But audio apps are bringing a lot of new competition to the dashboard. PAGE 1

### MAGAZINE

#### A Black Officer's Awakening

Edwin Raymond wanted to change the New York Police Department from the inside. He wound up the lead plaintiff in a lawsuit brought by 12 minority officers.

### SUNDAY REVIEW

#### Ross Douthat

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