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LEGAL NOTICES

AB4520
IN THE CIRCUIT COURT OF THE
STATE OF OREGON
FOR THE COUNTY OF CLATSOP

In the Matter of the Estate of
DORIS JUNE HUDDLESTON
Deceased.

No. 14PB02725

NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that
ROBERT ALAN HUDDLESTON
has been appointed personal rep-
resentative. All persons having
claims against the estate are re-
quired to present them, with
vouchers attached, to the un-
dersigned personal representative at
801 Commercial Street, Astoria,
Oregon, or mail them to PO Box
508, Astoria, OR 97103, within
four months after the date of first
publication of this notice, or the
claims may be barred.

All persons whose rights may be af-
fected by the proceedings may ob-
tain additional information from the
records of the court, the personal
representative, or the attorneys for
the personal representative.

Dated and first published January 7,
2015.

Robert Alan Huddleston
Personal Representative
PO Box 508
Astoria, OR 97103

Attorneys for Personal
Representative:
SNOW & SNOW
801 Commercial Street
PO Box 508
Astoria, OR 97103

Published: January 7th, 14th and
21st, 2015.

AB4544

Meeting Notice

The Friends of Old Fort Stevens,
Inc., a nonprofit corporation, calls
a General Membership Meeting
for January 28th, 2015 at 10:00
a.m. at the Camp Rilea admini-
stration building.

Published: January 21st, 2015

LEGAL NOTICES

AB4502
TRUSTEE'S NOTICE OF SALE

T.S. No.: OR-14-634677-NH Reference is made to that certain deed made by, PHIL A. ELKINS AND HEATHER K. ELKINS, HUSBAND AND WIFE as Grantor to PACIFIC NORTHWEST COMPANY OF OREGON, INC. as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR QUICKEN LOANS, INC. as Beneficiary, dated 1/4/2013, recorded 1/17/2013, in official records of CLATSOP County, Oregon in book/reel/volume No. fee/file/instrument/microfilm/reception number 201300417 covering the following described real property situated in said County, and State, to-wit: APN: 30383 3004 81021BA 03000 LOT 1, BLOCK 1, ALDERCREEK ACRES, IN THE CITY OF WARRENTON, CLATSOP COUNTY, OREGON. Commonly known as: 64 NW ELM AVE, WARRENTON, OR 97146 Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantors: The installments of principal and interest which became due on 11/1/2013, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$235,398.85 together with interest thereon at the rate of 3.7500 per annum from 10/1/2013 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust. Whereof, notice hereby is given that Quality Loan Service Corporation of Washington, the undersigned trustee will on 4/27/2015 at the hour of 11:00 am, Standard of Time, as established by section 187.110, Oregon Revised Statutes, AT THE FRONT ENTRANCE TO THE COURTHOUSE, 749 COMMERCIAL ST, ASTORIA, OR 97103 County of CLATSOP, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. For Sale Information Call: 714-730-2727 or Login to: www.servicelinkasap.com In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by Quality Loan Service Corporation of Washington. If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. **QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** TS No: OR-14-634677-NH Dated: 12-15-14 Quality Loan Service Corporation of Washington, as Trustee Signature By: Nina Hernandez, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 A-FN4502935

Published: 01/07/2015, 01/14/2015, 01/21/2015, 01/28/2015

AB4507

TRUSTEE'S NOTICE OF SALE

T.S. No.: OR-14-637575-NH Order No.: 140187705-OR-MSO Reference is made to that certain deed made by, RICHARD J. BARTOLDUS, AN UNMARRIED MAN as Grantor to NORTHWEST TRUSTEE SERVICES, INC., as trustee, in favor of BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, as Beneficiary, dated 2/3/2009, recorded 2/9/2009, in official records of CLATSOP County, Oregon, in book/reel/volume No. fee/file/instrument/microfile/reception number 200901050 covering the following described real property situated in said County and State, to-wit: A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, COUNTY OF CLATSOP, STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE MARY BARTOLDUS TRACT OF LAND AS DESCRIBED IN BOOK 247, PAGE 48, CLATSOP COUNTY RECORDS, THE TRUE POINT OF BEGINNING; THENCE NORTH 36°00' EAST ALONG SAID BARTOLDUS EAST LINE AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 200 FEET TO A POINT; THENCE SOUTH 60°30' EAST A DISTANCE OF 200 FEET TO A POINT; THENCE SOUTH 36°00' WEST A DISTANCE OF 200 FEET TO A POINT; THENCE NORTH 60°30' WEST A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHWEST CORNER OF THE BARTOLDUS TRACT AFORESAID, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF NEHALEM HIGHWAY, THE TRUE POINT OF BEGINNING; THENCE SOUTH 60°30' EAST A DISTANCE OF 360 FEET TO A POINT; THENCE SOUTH 36°00' WEST A DISTANCE OF 50 FEET TO A POINT; THENCE NORTH 60°30' WEST TO EAST RIGHT OF WAY OF NEHALEM HIGHWAY; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY TO THE TRUE POINT OF BEGINNING. PARCEL NO. 2: BEGINNING AT A POINT WHICH IS 1901.98 FEET NORTH AND 1182.1 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLATSOP, STATE OF OREGON; SAID POINT BEING ON THE SOUTHEASTERLY LINE OF THE ASTORIA-JEWELL HIGHWAY AND IS ALSO THE MOST NORTHERLY CORNER OF THAT TRACT CONVEYED TO SUSAN J. ORR BY DEED RECORDED FEBRUARY 11, 1963 IN BOOK 268, PAGE 61, CLATSOP COUNTY RECORDS; THENCE SOUTH 60°30' EAST 400 FEET; THENCE DUE EAST 392 FEET TO A POINT WHICH IS 442 FEET WEST OF THE EAST LINE OF SAID SECTION 28; THENCE NORTH 440 FEET TO THE SOUTHERLY MEANDER LINE OF THE WALLUSKI RIVER; THENCE NORTHWESTERLY ALONG SAID MEANDER LINE A DISTANCE OF 350 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO MARY ETHEL BARTOLDUS BY DEED RECORDED AUGUST 22, 1958 IN BOOK 247, PAGE 38, CLATSOP COUNTY RECORDS; THENCE SOUTH 36°00' WEST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT A DISTANCE OF 268 FEET, MORE OR LESS, TO THE NORTH CORNER OF THAT TRACT CONVEYED TO ROY N. WOODS, ET UX RECORDED OCTOBER 5, 1976 IN BOOK 437, PAGE 830, CLATSOP COUNTY RECORDS; THENCE SOUTH 60°30' EAST 200 FEET; THENCE SOUTH 36°00' WEST 200 FEET; THENCE NORTH 60°30' WEST A DISTANCE OF 360 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ASTORIA-JEWELL HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 200 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. Commonly known as: 91997 HIGHWAY 202, ASTORIA, OR 97103 Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. The default for which the foreclosure is made is the grantors: THE PROPERTY CEASED TO BE THE PRINCIPAL RESIDENCE OF THE BORROWER(S) FOR A REASON OTHER THAN DEATH AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE OTHER BORROWER AND, AS A RESULT, ALL SUMS DUE UNDER THE NOTE HAVE BECOME DUE AND PAYABLE. This default can be resolved if at least one borrower takes possession of the property as his or her principal residence. In order to cure the default in this manner you must contact Quality, the current trustee, whose contact information is set forth herein. By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: the sum of \$269,542.70 together with interest thereon at the rate of 1.9010 per annum; plus all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust. Whereof, notice hereby is given that Quality Loan Service Corporation of Washington, the undersigned trustee will on 4/28/2015 at the hour of 1:00 pm, Standard of Time, as established by section 187.110, Oregon Revised Statutes, At the front door to Clatsop County Courthouse, 749 Commercial, Astoria, OR 97103 County of CLATSOP, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. For Sale Information Call: 714-573-1965 or Login to: www.priorityposting.com. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by Quality Loan Service Corporation of Washington. If there are any irregularities discovered within 10 days of the date of this sale, that the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. **QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** TS No: OR-14-637575-NH Dated: 12/10/14 Quality Loan Service Corporation of Washington, as Trustee Signature By: Nina Hernandez, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 P1124687

Published: December 31st, 2014, January 7th, 14th, and 21st, 2015

LEGAL NOTICES

AB4541
PUBLIC NOTICE

Notice is hereby given that in accordance with Section 12.030 of the Gearhart Zoning Ordinance the Gearhart City Council will hold a public hearing on Wednesday, February 4, 2015 at 6:00 p.m., Gearhart City Hall, 698 Pacific Way, Gearhart, Oregon:

Annexation request File #14-006 submitted by Michael Fraser to annex three parcels of land for a total of 35 acres. Said property is located at Hwy 101 and south of Del Rey Road, further described as Assessors map 7 10 33A Tax Lot 401; and map 7 10 34B Tax Lots 3200 & 3500. Approval criteria relevant to the request are the Gearhart Comprehensive Plan and Zoning Ordinance Section 2.060 and ORS Section 222.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria pertinent to each request are available for review at Gearhart City Hall at the office of Chad Sweet, 503 738-5501, and copies may be obtained at a reasonable cost. Staff reports will be available for inspection at no cost and may be obtained at reasonable cost seven (7) days prior to the hearing. All interested parties are invited to express their opinion for or against the request at the hearing or by letter addressed to the Gearhart City Council, P O Box 2510, Gearhart, Oregon 97138, received prior to the hearing. The public hearing will be conducted in accordance with Section 12.050 of the Gearhart Zoning Ordinance. Failure to raise an issue in person or by letter precludes appeal. In raising an issue, the relevant criteria of which the issue is directed must be specified. Failure to do so will preclude appeal on the criterion.

Chad Sweet
City Administrator
City of Gearhart

Published: January 21st, and 28th, 2015.

AB4530

CITY OF WARRENTON

INVITATION TO BID

Sealed bids for the **SW Birch Court Reconstruction Project** will be received by Don Snyder, Public Works Director, for the Owner, City of Warrenton, at 225 S Main Avenue, Warrenton, Oregon 97146 at 2:00 p.m., Pacific Standard Time, on January 28, 2015 at which time and place they will be publicly opened and read aloud. No bids will be accepted after this time. All bidders shall submit, in a separate, sealed envelope, within two working hours of the bid opening time, on the bid date, a completed First-Tier Subcontractor Disclosure Form in compliance with ORS 279C.370.

The work for this project consists of approximately 600 LF of street and utility reconstruction work. The work will be accomplished in the Winter/Spring of 2015.

In general the elements of work include, but are not limited to:

1. Installation of water main and appurtenances.
2. Adjustment of existing water main valve boxes and appurtenances.
3. Installation of storm drainage including storm pipe and catch basins.
4. Adjustment of existing sewer manholes and cleanouts.
5. Construction of concrete curb.
6. Paving of a residential street and shoulder rock work.

Complete digital project bidding documents are available at www.questcdn.com. You may download the digital plan documents for \$20 by inputting Quest project # 3645538 on the website's Project Search page. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in free membership registration, downloading, and working with this digital project information. An optional paper set of project documents is also available for a nonrefundable price of \$60 per set. Please make your check payable to HLB Otak, Inc. and send it to 4253 A, Hwy 101 N, Seaside, OR 97138. Please contact us at (503) 738-3425 if you have any questions.

All bidders shall comply with the provisions of ORS 279C.800-870 [workers on public works to be paid not less than prevailing rate of wage for projects over \$50,000.00]. Contractors submitting bids are required to be registered with the Construction Contractor's Board.

A pre-bid conference will not be held.

Bid security in the amount of not less than 10% of the bid must accompany each bid in accordance with the Instructions to Bidders. The Owner reserves the right to reject any bid not in compliance with all prescribed public bidding procedures and requirements, and may reject, for good cause, any or all bids upon a finding of the Owner that it is in the public interest to do so in accordance with ORS 279C.395. The Owner reserves the right to waive any bid irregularities or informalities.

No bidder may withdraw or modify the bidder's bid after the hour set for the opening thereof, until after the lapse of 30 days from the bid opening.

By Order of the
City of Warrenton

Published: January 14th and 21st, 2015.

"In One Ear"
Our own gossip column

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Oregon Construction Contractor's Law requires that all those who advertise remodeling, repair or construction services be registered with the Construction Contractor's Board. Registration means contractors have bonds and insurance on the job site. For your protection, be sure any construction contractors you hire are registered. If they are not, or if you are a contractor who wishes to register, call Construction Contractor's Board in Salem, OR 1-503-378-4621.