

LEGAL NOTICES

AB4850
Gearhart Storage pursuant to its lien rights, intends to sell at cash only public auction
 Abandoned/forfeited property
2 EACH Storage Units
3 EACH RV's
1 EACH Auto
 Auction to be held at 10am Wednesday, July 22nd, 2015 at 3899 Hwy. 101 N.
 No Previews-All Sales Final
Published: July 10th, and 17th, 2015

AB4862
IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF CLATSOP
 In the Matter of the Estate of
HERBERT WATSON JOHANSON, Jr., Deceased.
No. 15PB02891
NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that DENNIS HERBERT JOHANSON has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned 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 affected by the proceedings may obtain additional information from the records of the court, the personal representative, or the attorneys for the personal representative.

Dated and first published July 17, 2015.

Dennis Herbert Johanson
 Personal Representative
 PO Box 508
 Astoria, OR 97103

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

Publication Dates: July 17th, 24th & 31st, 2015

LEGAL NOTICES

AB4847
Vessel / Property Seizure Auction Notice
 Notice is hereby given to all interested parties that the Port of Astoria will foreclose its lien and claim, and proceed to sell the following vessel(s) Pursuant to Ordinance 99-01; ORS 830.911, 830.918 and 830.936 at Public Auction for cash on July 28, 2015 at 10:00 am at North Tongue Point Pier 2, Astoria, OR. 97103
M/V BETTY A
 a 1970 78ft Steel power boat
 USCG Doc. #526744
 Owned by Eric Boone
 Moorage and/or Storage Charges
 Balance Due: \$3,013.57
Published: July 10th, and 17th, 2015

If You Live In Seaside or Cannon Beach DIAL
325-3211
 FOR A Daily Astorian Classified Ad
LIVE OUTSIDE ASTORIA? To place your ad in the Daily Astorian Classifieds, simply dial: 1-800-781-3211
It's fast and it's toll free!

LEGAL NOTICES

AB4860
POST-FILING NEWSPAPER ANNOUNCEMENT TEXT FOR K17HA-D, K25KS-D, K28MJ-D, K29AZ-D, K35HU-D, K46AK-D, K48MP-D
 On June 29, 2015, an application was filed with the Federal Communications Commission, Washington, D.C., seeking its consent to transfer of control of Sander Operating Co. III LLC, licensee of television station KGW(TV), Channel 8, Portland, OR, and the following stations that rebroadcast KGW(TV): K48MP-D, Channel 48, Corvallis, OR, transmitting with a power of 5.5 kW at Peterson Butte.; K29AZ-D, Channel 29, Newport, OR transmitting with a power of 5.7 kW at Otter Crest; K28MJ-D, Channel 28, Tillamook, OR, transmitting with a power of 1.13 kW at Mt. Hebo; K46AK-D, Channel 46, Prineville, etc., OR transmitting with a power of 1.35 kW at Grizzly Peak; K25KS-D, Channel 25, The Dalles, OR, transmitting with a power of 2.4 kW at Stacker Butte; K35HU-D, Channel 35, Grays River, OR, transmitting with a power of 1.7 kW at Kayo Peak; K17HA-D, Channel 17, Astoria, OR, transmitting with a power of 5 kW at Megler Mt.; from Sander Holdings Co. LLC to KING Broadcasting Company.
 Sander Media LLC is the sole member and manager of Sander Holdings Co. LLC, which in turn is the sole member and manager of Sander Operating Co. III LLC. Jack Sander is the sole member and manager of Sander Media LLC.
 The officers and directors and attributable shareholders of KING Broadcasting Company are: Belo Holdings, Inc., Belo Corp., TEGNA Inc., Doug Armstrong, William Behan, Howard D. Elias, Lidia Fonseca, Jill Greenthal, Victoria D. Harker, Michael A. Hart, Ray Heacock, Carl C. Icahn, Kevin E. Lord, David T. Lougee, Marjorie Magner, Gracia C. Martore, Todd A. Mayman, Scott K. McCune, Henry McGee, RJ Meritt, Susan P. Ness, Bruce Nolop, Kevin Polchow, Neal Shapiro, and Jack Williams.
 A copy of this application is available for public inspection at www.fcc.gov.
Published: July 17th, 2015

LEGAL NOTICES

AB4846
Vessel / Property Seizure Auction Notice
 Notice is hereby given to all interested parties that the Port of Astoria will foreclose its lien and claim, and proceed to sell the following vessel(s) Pursuant to Ordinance 99-01; ORS 87.152, 830.918 and 830.936 at Public Auction for cash on July 28, 2015 at 11:00 am at the Port of Astoria West Basin Slip D-11, Astoria, OR. 97103
M/V AFRICAN QUEEN
 OR 231ACJ a 1974 35 ft. Roughwater fiberglass Hull Recreational Vessel
 Owned by David Warnecke and security holder Key Bank NA
 Moorage and/or Storage Charges Balance Due: \$1,965.94
Published: July 10th, and 17th, 2015

LIVE OUTSIDE ASTORIA? To place your ad in the Daily Astorian Classifieds, simply dial: 1-800-781-3211
It's fast and it's toll free!

LEGAL NOTICES

AB4845
TRUSTEE'S NOTICE OF SALE
 Reference is made to a certain trust deed ("Trust Deed") made, executed and delivered by **Kenneth D. Nanson and Joan L. Nanson, tenants by the entirety**, as grantor, to **Pacific Title Company**, as trustee, in favor of Bank of Astoria, as beneficiary, dated January 26, 2007, and recorded on February 1, 2007 as Recording No. 200701122, in the mortgage records of Clatsop County, Oregon. A Modification Agreement was recorded February 4, 2009 as Recording No. 200900946 of said Records. **Columbia State Bank, is successor-by-merger to Bank of Astoria.**
 The Trust Deed covers the following described real property ("Property") situated in said county and state, to-wit:
 All those lots or portions of lots lying East of Highway 101, numbered 3 through 9, Block 10, IVY PARK, in Clatsop County, Oregon.
 There are defaults by the grantor or other person owing an obligation, the performance of which is secured by the Trust Deed, with respect to provisions therein which authorize sale in the event of default of such provision; the defaults for which foreclosure is made is grantor's failure to pay when due the following sums:
 1. Pursuant to the cross-collateralization provision in the Trust Deed, the failure of Kenneth D. Nanson under that Personal Revolving Line of Credit dated March 21, 1997, in the original principal sum of \$25,000.00, to pay the following amounts due thereunder: arrearage in the amount of \$9,128.66, plus additional payments, late fees, and interest due at the time of reinstatement or sale;
 2. The failure of Kenneth D. Nanson under that certain Commercial Promissory Note dated January 30, 2009 ("Note"), in the original principal sum of \$67,500.00, which replaced that certain Promissory Note dated January 26, 2007 in the original principal amount of \$60,000.00, to pay when due the following sums: arrearage in the sum of \$20,719.60 as of April 1, 2015, plus additional payments, property expenditures, taxes, liens, assessments, insurance, late fees, attorney's and trustee's fees and costs, and interest due at the time of reinstatement or sale; and
 3. Grantors' failure to pay taxes when levied or assessed against the Property.
 By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit; as of April 1, 2015: payoff of Note in the sum of \$71,180; payoff of that Personal Revolving Line of Credit in the sum of \$19,465.25; plus taxes, liens, assessments, property expenditures, insurance, accruing interest, late fees, attorney's and trustee's fees and costs incurred by beneficiary or its assigns.
 WHEREFORE, notice hereby is given that the undersigned trustee will on September 16, 2015, at the hour of 11:00 a.m., in accord with the standard of time established by ORS 187.110, at the following place: North Front Entrance of the Clatsop County Courthouse, 749 Commercial Street, Astoria, Oregon, sell at public auction to the highest bidder for cash the interest in the above-described Property, which the grantor had or had power to convey at the time of the execution by grantor of the said Trust Deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the Trust Deed, to partially satisfy the 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 ORS 86.778 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or Trust Deed, and in addition to paying said sum or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.778.
 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.
 In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Trust Deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.
 DATED: April 15, 2015.
Marisol Ricoy McAllister, Successor Trustee
 Farleigh Wada Witt
 121 SW Morrison, Suite 600
 Portland, OR 97204
 Phone: 503-228-6044; fax: 503-228-1741
Published: July 10th, 17th, 24th and 31st, 2015



WWW.OREGONCOASTREALESTATE.COM

1399 SANDY RIDGE LN, GEARHART
OPEN HOUSE: SATURDAY, JULY 18, 1 TO 3PM

- Beautifully maintained home with gardens, RV pad, tiled kitchen, sunny and bright!
- Open great room, large over sized garage and family room on the second floor.
- An extraordinary buy!

\$325,000
CINDY HAWKINS COLLEY **LRG Larcin Realty Group, Inc.**
 503-440-0130 503-738-5797

1271 SW 9TH ST., WARRENTON
OPEN HOUSE: SUNDAY, JULY 19, 3 TO 5PM

- Picturesque park-like setting, 4BR/2 full baths, 2240 sq. ft. on 1 acre
- Double Garage, Garden Sheds, Covered Patio/Gazebo
- Open design/Skylights
- Offers Considered

\$332,500
FOR SALE BY OWNER
 503-861-0846

325/327 NE SKIPANON, WARRENTON

- Riverside with river view. Remodeled combination of two ground floor units.
- Stainless steel appliances, new carpet, new custom cabinets, 2 kitchens, 2 laundries, 2 fireplaces.
- Plenty of living space and two 50' boat slips included.
- Amenities include swimming pool and tennis court

\$395,000
CINDY HAWKINS COLLEY **LRG Larcin Realty Group, Inc.**
 503-440-0130 503-738-5797

647 WEST MARINE DRIVE, ASTORIA

- Some views of Young's Bay
- Single level living tastefully remodeled
- New roof, deck, several new windows, upgraded electrical service, and newer furnace plus more.

\$175,000
ENOLA BAETEN 503-440-5150
ROSALIE MCCLEARY 503-791-3070
Pete Anderson REALTY, INC.
ADVANTAGE REAL ESTATE NETWORK
 503-325-0285

690 17TH ST, ASTORIA

- Features double formal parlors, formal dining, a thoughtfully renovated kitchen with eating nook, 4 bedrooms 2.5 bathrooms.
- Exquisite wood finish detail and a lovely master gardener yard
- Views of the Columbia River and Astoria Cityscape.
- Updated mechanicals and so much more

\$369,900
DEBRA BOWE
 503-440-7474
Windermere REAL ESTATE
 PACIFIC LAND CO.

1 3RD ST #101, ASTORIA

- Main floor condominium in Astoria's desirable Columbia House
- Sits over the water and features a panoramic view of the River, working waterfront, Astoria-Megler Bridge and so much more.
- One of the largest units at 1460 square feet, this single level residence has been thoughtfully renovated and is ready to occupy.

\$345,000
DEBRA BOWE
 503-440-7474
Windermere REAL ESTATE
 PACIFIC LAND CO.

201 W FRANKLIN AVE, ASTORIA

- Classic Columbia River view home located in Astoria's historic Uniontown District.
- Beautifully cared for Craftsman style home w/ formal living & dining, a spacious kitchen w/ nook & cooking island.
- Full bath and separate utility on main, and three bedrooms and a full bathroom on the second level.
- Full basement affords storage and workshop space. Large backyard deck

\$269,950
DEBRA BOWE
 503-440-7474
Windermere REAL ESTATE
 PACIFIC LAND CO.

1217 CHINOOK LN, GEARHART

- Custom, two-story home in the Royal Chinook neighborhood is just a short distance to ocean beaches.
- Formal living and dining, chef's kitchen with eating nook opens to spacious family room.
- Master suite and two additional bedrooms on second level, plus bonus room for added bedroom space or rec room, studio and more!
- Attached oversized two bay garage, fenced backyard and lovely landscaping

\$429,000
DEBRA BOWE
 503-440-7474
Windermere REAL ESTATE
 PACIFIC LAND CO.

1550 LEXINGTON AVE, ASTORIA

- This classic Astoria ranch features one of Astoria's finest views.
- Situated on a .34 acre estate sized lot, this exquisite home boasts a breathtaking restoration spearheaded by Ed Overbay.
- Master suite addition, elegantly re-invented main living area, with chef's kitchen, hardwood floors, an open floor plan, and beyond.

\$789,000
DEBRA BOWE
 503-440-7474
Windermere REAL ESTATE
 PACIFIC LAND CO.

92192 ASPMO ROAD, ASTORIA

- Situated on nearly a half-acre lot affording privacy and a view of Young's Bay and the countryside.
- Renovated two-level home offers formal living and dining, three bedrooms, two full baths.
- Large deck, perfect for outdoor entertaining.

\$269,000
DEBRA BOWE
 503-440-7474
Windermere REAL ESTATE
 PACIFIC LAND CO.

TL#00300 SE PACIFIC, WARRENTON

- Level land, check with the city of Warrenton for building possibilities.

\$35,000
VICKY RUTHERFORD
 503-338-2116
AREA Properties
 503-325-6848

92224 SIMONSEN RD, ASTORIA

- Very private treed setting in Svensen.
- Home has updating throughout. Open floor plan, two decks, paved driveway and parking.
- Fruit trees and berry bushes. Large trees on back of property.
- New septic system 2003.

\$175,000
VICKY RUTHERFORD
 503-338-2116
AREA Properties
 503-325-6848

84 SKYLINE AVE., ASTORIA

- One level, river view home in nice hilltop location
- Open kitchen/dining area with slider to back patio
- 3 bedroom, 1.5 bath, spacious living room
- Two fireplaces, oversized yard and extra off street parking.

\$315,000
VICKY RUTHERFORD
 503-338-2116
AREA Properties
 503-325-6848

ADVERTISE YOUR LISTINGS HERE!
ONLY \$35 per listing
Call Laura Kaim 503-738-5561
lkaim@dailyastorian.com