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LEGAL NOTICES

AB4322 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF CLATSOP

in the Matter of the Estate of DONNA PARNELL, Deceased.

NO. 15PB05807 NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that Jill Harms has been appointed personal representative of the above entitled estate. All persons having claims against the estate are required to present them to the undersigned personal representative in care of the undersigned at: 438 Pleasant, Astoria OR 97103, within four (4) months after the date of the first publication of this notice, as stated below, or such claims may be barred.

All persons whose right may be affected by the proceedings in this estate may obtain additional information from the records of the Court, the personal representative or the attorney for the personal representative.

Dated and first published December 29, 2015.

Jill Harms, Personal Representative 438 Pleasant Astoria, OR 97103

Attorney for Personal Representative: Kelly M. Stearns, Attorney at Law OSB 086717 1139 Exchange St. Astoria, OR 97103 (503) 468-3100 office (503) 325-1103 fax kmstearns@columbiapacificlaw.com

Published: December 29th, 2015, January 5th and 12th, 2016.

LEGAL NOTICES

AB4331 Main Street Storage(North) Pursuant to its lien rights Intends to sell at Cash only Public oral auction

The property of: **Natalie Claude #126 Jon Fasching #52B Leeann Travenshek #64 Eric Fahlstrom #82 Dana Marteeny #68 Kurt Murray #114 Billie Tarabochia #79A James Rose #15** Sale to be held at 51 NE Harbor Ct. Warrenton, Oregon 1/20/16 at 10:30am (503) 861-2880 **Published: January 5th, and 12th, 2016**

AB4332 Main Street Storage(South) Pursuant to its lien rights Intends to sell at Cash only Public oral auction

The property of: **Jawna Bowerman #206 Brandie Laseter #142 Mark Crouch #152A Eric Fahlstrom #189 Danielle Jacobs #333 Marie Johnson #226 Ashley Obyrant #220 Samantha Shepherd #233 Richard Gray #228** Sale to be held at 1805 S. Main Ave. Warrenton, Oregon 1/20/16 11:00am (503) 861-2880 **Published: January 5th, and 12th, 2016**

Specialty Services

We urge you to patronize the local professionals advertising in The Daily Astorian Specialty Services. To place your Specialty Services ad, call 325-3211.

LEGAL NOTICES

AB4319 CITY OF ASTORIA NOTICE OF PUBLIC HEARING

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, January 19, 2016 at 5:15 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria.

The purpose of the hearing is to consider the following request(s):

- 1.Exterior Alteration EX15-14 by Daniel Peters to rebuild the exterior stairs and add a two-story deck on the NW corner elevation and change a 1:1 window to multi-light door on the North elevation (2nd floor) of an existing single family dwelling at 726 27th Street in the R-2, Medium Density Residential zone.
- 2.New Construction NC15-08 by Daniel Peters to construct an approximate 484 square foot detached garage on the South elevation, adjacent to an historic structure at 726 27th Street in the R-2, Medium Density Residential zone.
- 3.Exterior Alteration EX15-15 by RDA Project Management LLC for The Armory to add 1st floor: Mezzanine windows, repair and/or replace windows and door on South elevation, replace windows on North elevation, replace arched windows with insulated glass to match historic windows on East and West elevations; 2nd floor: Install mezzanine windows, replace windows with double panes, add stairs to deck, replace door, and install awning on North elevation at 1636 Exchange in the MH, Maritime Heritage zone.

For information, call or write the Community Development Department, 1095 Duane St., Astoria OR 97103, phone 503-338-5183.

The location of the hearing is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at 503-338-5183 48 hours before the meeting.

The Historic Landmarks Commission reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA Sherri Williams Administrative Assistant

Published: January 12th, 2016.

AB4316 TRUSTEE'S NOTICE OF SALE (Non-Residential Trust Deed)

Reference is made to that certain Deed of Trust made by Raymond Mahan Gonzales, as Grantor ("Grantor"), to Pacific Northwest Title Company, as Trustee, in favor of Peter P. Urbanski and Betty L. Urbanski, as husband and wife, as Beneficiaries, dated February 25, 2005, and recorded on February 25, 2005 in the Official Records of Clatsop County, Oregon, as instrument number 2005-02279, and re-recorded on March 2, 2005, in the Official Records of Clatsop County, Oregon, as instrument number 2005-02490, covering the following described real property situated in the above-mentioned county and state, to-wit:

THE EAST 50 FEET OF LOT 2, AND THE SOUTH HALF OF LOT 20, BLOCK 3, ARCH CAPE PARK, IN THE COUNTY OF CLATSOP, STATE OF OREGON; EXCEPTING PORTION OF LOT 20 IN HIGHWAY.

On May 9, 2007, a Modification of Deed of Trust ("Modification") dated February 25, 2007, was recorded in the Official Records of Clatsop County, Oregon, as No. 2007-04677, to modify the original Deed of Trust to decrease the principal amount from \$120,000 to \$117,912 and extend the maturity date from February 24, 2007, to February 24, 2010. On July 31, 2015, the Modification was re-recorded, in the Official Records of Clatsop County, Oregon, as instrument number 2015-06217 to correct the legal description in the Modification. The Deed of Trust as modified by the Modification is referred to as the "Trust Deed."

Pacific Northwest Title was designated Trustee in the Trust Deed. The Beneficiary has appointed Harry M. Hanna as Successor Trustee under an Appointment of Successor Trustee, dated September 12, 2015, and recorded on October 5, 2015, in the Official Records of Clatsop County, Oregon, as Recorder's No. 2015-08205.

The undersigned hereby certifies that no assignments of the Trust Deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county in which the above-described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the Trust Deed, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

The promissory note secured by the Trust Deed matured on February 24, 2010. Grantor Raymond Mahan Gonzales defaulted by failing to pay the promissory note, upon its maturity. The performance of payment, for which Grantor Raymond Mahan Gonzales is in default, is secured by the Trust Deed, with respect to provisions therein which authorize sale in the event of default of such provision. As a result of the above-described default, all sums due and owing on the obligation secured by the Trust Deed are immediately due and payable, those sums being the following, to-wit:

| | |
|---|---------------------|
| Matured Balance Due | \$114,657.91 |
| Interest from September 25, 2010, at the rate of 9% per annum | \$64,094.60 |
| Attorney's Fees/Costs through 9/8/15 | \$32,334.82 |
| TOTAL DUE: | \$211,087.33 |

*Plus a per diem of \$44.76 for attorney's fees, costs, and advances

WHEREFORE, notice is hereby given that the undersigned Trustee will, on **March 15, 2016, at the hour of 10:00 a.m.**, in accord with the standard of time established by ORS 187.110, at the front steps of the Clatsop County Courthouse, 749 Commercial Street, 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 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 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 ORS 86.753 has the right, at any time prior to five (5) 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 sums or tendering the performance necessary to cure the defaults, by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with trustee's and attorneys' fees not exceeding the amounts provided by said ORS 86.753.

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 November 3, 2015 /s/Harry M. Hanna
Harry M. Hanna, Successor Trustee
Sussman Shank, LLP
1000 SW Broadway, Suite 1400
Portland, OR 97205
503-227-1111

STATE OF OREGON)
County of Multnomah) ss.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above-named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

/s/Laurie R. Hager
Attorney for said Trustee

If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in opposite the name and address of party to be served.

SERVE:
Grantor/Borrower
Raymond Mahan Gonzales
PO Box 1900
Yucca Valley, CA 92286-1900
-and-
79594 Hwy 101
Arch Cape, OR 97102
--
Occupants
79594 Hwy 101
Arch Cape, OR 97102

Published: January 5th, 12th, 19th and 26th, 2016

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