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LEGAL NOTICES

AB4326
IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF CLATSOP PROBATE DEPARTMENT

In the matter of the Estate of: BARBARA JOANNE PETERSON, Deceased

Case No. 15PB05776

NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that David W. Peterson has been the appointed Personal Representative. All persons having claims against the estate are required to present them, with vouchers to the undersigned Personal Representative, at Steven D. Gerttula, 416 Bond Street, Astoria, OR, 97103 within four (4) months after the date of the 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 attorney for the Personal Representative, Steven D. Gerttula, 416 Bond Street, Astoria, OR 97103.

Dated and First Published: January 18, 2016

Personal Representative: David W. Petersen 5294 Birch Street Astoria, OR 97103 (503)325-7838

Attorney for Personal Representative: Steven D. Gerttula, OSB #77184 416 Bond Street Astoria, OR 97103 (503)325-5434

Published: January 18th, 25th, February 1st, and 8th, 2016.

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LEGAL NOTICES

AB4337
IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF CLATSOP PROBATE DEPARTMENT

In the Matter of the Estate of: MARY ELLEN OLIVER Deceased

Case No. 15PB06090

NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that Margaret Oliver has been appointed the Administrator. All persons having claims against the estate are required to present them, with vouchers to the undersigned Administrator, at Steven D. Gerttula, 416 Bond Street, Astoria, OR 97103 within four (4) months after the date of the 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 Administrator, or the attorney for the Administrator, Steven D. Gerttula, 416 Bond Street, Astoria, OR 97103.

Dated and First Published: January 11, 2016

Administrator: Margaret Oliver 2415 Oregon Street Seaside, OR 97138 Phone: 503-440-0493

Attorney for Administrator: Steven D. Gerttula, OSB #77184 416 Bond Street Astoria, OR 97103 Phone: 503-325-5434

Published: January 11th, 18th, 25th, and February 1st, 2016.

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LEGAL NOTICES

LEGAL NOTICES

AB4333
IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF CLATSOP

In the Matter of the Estate of WILLIAM R. "MITCH" MITCHUM, III Deceased

No. 15PB06159 NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that Marie A. Mitchum has been appointed Personal Representative of the above entitled estate. All persons having claims against the estate are required to present them, with vouchers attached, to the Personal Representative in care of Heather Reynolds, Attorney, at P.O. Box 145 (800 Exchange Street, Suite 330), Astoria, OR 97103, within four months after the date of the 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 attorney for the Personal Representative, Heather Reynolds.

Dated: December 29, 2015

Marie A. Mitchum, Personal Representative
c/o Heather Reynolds, Attorney at Law
P.O. Box 145
Astoria, Oregon 97103
(503) 325-8449
Published: January 4th, 11th, and 18th, 2016

AB4990 TRUSTEE'S NOTICE OF SALE

T.S. No.: OR-15-686224-AJ Reference is made to that certain deed made by **RANDALL P. STEMPEM AND DEBORAH J. STEMPEM, AS TENANTS BY THE ENTIRETY** as Grantor to TICOR TITLE CO, as trustee, in favor of **BANK OF ASTORIA**, as Beneficiary, dated 9/3/2003, recorded 9/11/2003, in official records of CLATSOP County, Oregon in book/reel/volume No. and/or as fee/file/instrument/ microfilm / reception number **200313632** covering the following described real property situated in said County, and State, to-wit: **APN: 50477 0101 80917CD 00700 50477 LOT 3, SUNSET RIVER KNOLL, RECORDED JULY 10, 1996 IN PLAT BOOK 14, PAGE 65, IN THE CITY OF ASTORIA, COUNTY OF CLATSOP, STATE OF OREGON.** Commonly known as: 1322 Olney Ave., Astoria, OR 97103 The undersigned hereby certifies that based upon business records there are no known written 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 or counties 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, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). 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 rec orded pursuant to Section 86.752 (3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums: Delinquent Payments: Payment Information From Through Total Payments 10/1/2012 12/10/2015 \$30,535.29 Late Charges From Through Total Late Charges 10/1/2012 12/10/2015 \$0.00 Beneficiary's Advances, Costs, And Expenses Unset \$7,789.36 Total Advances: \$7,789.36 TOTAL FORECLOSURE COST: \$935.55 TOTAL REQUIRED TO REINSTATE: \$33,656.56 TOTAL REQUIRED TO PAYOFF: \$51,030.95 By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: **The installments of principal and interest which became due on 10/1/2012, 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.** Whereof, notice hereby is given that Quality Loan Service Corporation of Washington, the undersigned trustee will on 4/4/2016 at the hour of 10:00 AM Standard of Time, as established by section 187.110, Oregon Revised Statutes, **Inside the main lobby of the County Courthouse 749 Commercial Street Astoria, Oregon 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. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except: Name and Last Known Address and Nature of Right, Lien or Interest Randall Stemper PO BOX 1417 ASTORIA, OR 97103 Original Borrower Deborah Stemper PO BOX 1417 ASTORIA, OR 97103 Original Borrower **For Sale Information Call: 888-988-6736 or Login to: Salestrack.tdsf.com** In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and 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. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771 . 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-15-686224-AJ Dated: 11/16/2015 Quality Loan Service Corporation of Washington, as Trustee Signature By: Alma Clark, 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 1 st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0096175 1/18/2016 1/25/2016 2/1/2016 2/8/2016**

Published: January 18th, 25th, February 1st and 8th, 2015.

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