

A small town newspaper with a global outlook



One of the Pacific Northwest's great small newspapers



LEGAL NOTICES

AB4345 NOTICE OF SHERIFF'S SALE

On March 8, 2016, at the hour of 10:00 AM at the Clatsop County Courthouse, 749 Commercial Street in the City of Astoria, Oregon, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 33883 Highway 26, Seaside, OREGON. The court case number is 14CV19112, where WELLS FARGO BANK, N.A is plaintiff, and JESSICA L. BRIEN; MARK J. BRIEN; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 33883 HIGHWAY 26, SEASIDE, OR 97138 is defendant. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Clatsop County Sheriff's Office. For more information on this sale go to: <http://oregonsheriffssales.org/> (OR), <http://files.co.clatsop.or.us/ccso/foreclosures.pdf>

Published: January 26th, February 2nd, 9th, and 16th, 2016

LEGAL NOTICES

AB4357

Main Street Storage(North) Pursuant to its lien rights Intends to sell at Cash only Public oral auction The property of: **Dana Marteeny #53A** Sale to be held at 51 NE Harbor Ct. Warrenton, Oregon 2/24/16 at 10:30am (503) 861-2880 **Published: February 9th and 16th, 2016**

AB4358

Main Street Storage(South) Pursuant to its lien rights Intends to sell at Cash only Public oral auction The property of: **Marty Crane #186 Rachael Schmitz #208** Sale to be held at 1805 S. Main Ave. Warrenton, Oregon 2/24/16 11:00am (503) 861-2880 **Published: February 9th and 16th, 2016**

If You Live In Seaside or Cannon Beach DIAL **325-3211** FOR A Daily Astorian Classified Ad

LEGAL NOTICES

AB4359

Notice of Public Meeting Skipanon Water Control District Board of Directors Meeting Noon, February 23, 2016 Pacific Grange Highway 101 & Cullaby Lake Ln. Agenda Includes: District updates, O&M District Engineering Plan & Hearing Schedule Public Welcome For info: Tessa Scheller 503-861-3669 **Published: February 16th, 2016**

ERROR AND CANCELLATIONS

Please read your ad on the first day. If you see an error, The Daily Astorian will gladly re-run your ad correctly. We accept responsibility for the first incorrect insertion, and then only to the extent of a corrected insertion or refund of the price paid. To cancel or correct an ad, call 503-325-3211 or 1-800-781-3211.

LEGAL NOTICES

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AB4353

Notice of Public Hearing The City of Astoria Planning Commission will hold a public hearing on Tuesday, February 23, 2016 at 6:30 p.m., in the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

Conditional Use CU16-01 by Josh Allison to locate light manufacturing (brewery) and taproom in an existing commercial building at 1343 Duane (Map T8N-R9W Section 8CD, Tax Lot(s) 15000; Lot(s) E. 86.29 feet of Lot 2, Block 117, Shively) in the C-4, Central Commercial 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 handicapped. 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 prior to the meeting.

The Astoria Planning 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: February 16th, 2016

LEGAL NOTICES

AB4314 TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Jeffrey N. McAllister, A MARRIED PERSON, as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated October 26, 2012, recorded November 1, 2012, in the mortgage records of Clatsop County, Oregon, as Document No. 201208918, covering the following described real property situated in said county and state, to wit:

LOTS 1, 2, 3, 4 AND 5, BLOCK 8, AMENDED PLAT OF WOODLAND PARK ADDITION TO GEARHART PARK, IN THE CITY OF GEARHART, RECORDED APRIL 15, 1916 IN BOOK 7 OF PLATS, PAGE 27, COUNTY OF CLATSOP AND STATE OF OREGON, EXCEPTING THEREFROM THE EAST 3 FEET OF LOT 1, TOGETHER WITH THAT PORTION OF VACATED 8TH STREET THAT BY LAW ENFORSES, ADJACENT TO SAID LOTS 1, 2, 3, AND 4. TOGETHER WITH AN SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET OUT IN DOCUMENT RECORDED IN BOOK 758, PAGE 660, RECORDS OF CLATSOP COUNTY, OREGON. PROPERTY ADDRESS: 3281 Highway 101, Gearhart, OR 97138

There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments of \$1,220.81 beginning March 1, 2015; plus late charges of \$156.45; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$203,683.01 with interest thereon at the rate of 4.25000 percent per annum beginning February 1, 2015; plus escrow advances of \$564.99; plus late charges of \$156.45; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice is hereby given that the undersigned trustee will on March 18, 2016, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at Clatsop County Courthouse Front Entrance, 749 Commercial Street, Astoria, OR 97103, in the City of Astoria, County of Clatsop, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above, which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including reasonable charges by the trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time that is not later than 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 principle 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 those sums 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 and attorney fees not exceeding the amounts provided by 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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Robinson Tait, P.S.
Authorized to sign on behalf of the trustee
710 Second Ave, Suite 710
Seattle, WA 98104

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE RECEIVED A DISCHARGE OF THE DEBT REFERENCED HEREIN IN A BANKRUPTCY PROCEEDING, THIS LETTER IS NOT AN ATTEMPT TO IMPOSE PERSONAL LIABILITY UPON YOU FOR PAYMENT OF THAT DEBT. IN THE EVENT YOU HAVE RECEIVED A BANKRUPTCY DISCHARGE, ANY ACTION TO ENFORCE THE DEBT WILL BE TAKEN AGAINST THE PROPERTY ONLY.
Published: February 9th, 16th, 23rd, and March 1st, 2016

AB4998 TRUSTEE'S NOTICE OF SALE

T.S. No.: OR-15-683477-AJ Reference is made to that certain deed made by, HERBERT CAMBERG AND TINA CAMBERG, AS TENANTS BY ENTIRETY as Grantor to LAND AMERICA ONE STOP, as trustee, in favor of CITICORP TRUST BANK, FSB, as Beneficiary, dated 1/21/2006, recorded 1/26/2006, in official records of CLATSOP County, Oregon in book/reel/volume No. and/or as fee/file/instrument/ microfilm /reception number 200600921 covering the following described real property situated in said County, and State, to-wit: APN: 040703BC 03400 1123 0802 LOTS 2 AND 3, TRACT 27, ELDERBERRY & NEHALEM HOMESITES, IN THE COUNTY OF CLATSOP, STATE OF OREGON. Commonly known as: 81245 Bear Rd, Seaside, OR 97138 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 recorded 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 12/17/2015 \$22,582.44 Late Charges From Through Total Late Charges 12/17/2015 \$0.00 Beneficiary's Advances, Costs, And Expenses Escrow Advances \$5,661.73 Total Advances: \$5,661.73 TOTAL FORECLOSURE COST: \$1,407.00 TOTAL REQUIRED TO REINSTATE: \$28,541.94 TOTAL REQUIRED TO PAYOFF: \$92,126.61 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 1/1/2013, 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 beneficiary's 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 4/19/2016 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 Herbert Camberg PO BOX 564 BRIDGEPORT, NE 69336 Original Borrower Tina Camberg PO BOX 564 BRIDGEPORT, NE 69336 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-15-683477-AJ Dated: 12/1/2015 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 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0097088 2/1/2016 2/8/2016 2/15/2016 2/22/2016 **Published: February 2nd, 9th, 16th, 23rd, 2016.**

AB4354 TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Wayne L. Fleming and Lucia F. Fleming as grantor, to Fidelity National Title Ins Co as trustee, in favor of Wells Fargo Bank, N.A. as beneficiary, dated December 20, 2011, recorded December 28, 2011, in the mortgage records of Clatsop County, Oregon, as Document No. 201109619, and assigned to WELLS FARGO BANK, N.A. on December 28, 2011 in the records of Clatsop County, Oregon, as Document No. 201109619, covering the following described real property situated in said county and state, to wit:

PARCEL NO. 1:
The North one-half of that portion of Section 21, Township 7 North, Range 10 West, Willamette Meridian, County of Clatsop, State of Oregon, described as follows:
Beginning at the Northwest corner of that tract of land conveyed to Michael T. Manion, et ux by Deed recorded June 12, 1968 in Book 306, page 464, Clatsop County Records; thence East along said Manion North line to the Southwest corner of that tract conveyed to Robert C. Anderson, et al by Deed recorded October 7, 1968 in Book 311, page 533, Clatsop County Records; thence North 08° 04' East along Anderson, et al West line and Northerly continuation thereof 280 feet, more or less, to the Southeast corner of that certain tract of land conveyed to Ruben Michael Kuratli by Parcel 4 in Deed recorded December 1, 1967 in Book 299, page 462, Clatsop County Records; thence West along Kuratli's South line a distance of 100 feet, more or less, to the East line of an easement recorded in Book 255, page 429, Clatsop County Records; thence South along said East line of easement 280 feet, more or less, to the point of beginning, being all in Section 21, Township 7 North, Range 10 West, Willamette Meridian, County of Clatsop, State of Oregon.

PARCEL NO. 2:
The Westerly 50 feet measured parallel to the Westerly line of that portion of Section 21, Township 7 North, Range 10 West, Willamette Meridian, County of Clatsop, State of Oregon, described as follows:
Beginning at a point 438.5 feet West of the Northwest corner of the John Thomas Donation Land Claim No. 41 in Section 16, Township 7 North, Range 10 West, Willamette Meridian; thence South 8° 04' East 571 feet, more or less, to the Southwest corner of that tract of land conveyed to Barney Lucas, et ux by Deed recorded May 1, 1962 in Book 264, page 158, Clatsop County Records; thence continuing South 8° 04' East 1500 feet to the true point of beginning of the tract herein described; said point of beginning being also the Southwest corner of the tract described as Parcel 3 in Deed from William R. Manion, et al to Ruben Michael Kuratli recorded December 1, 1967 in Book 299, page 462, Clatsop County Records; thence South 8° 04' East 140 feet; thence East to the centerline of Neacoxie Lake or Creek; thence Northerly along the centerline of said Neacoxie Lake to a point East of the point of beginning; thence West to the point of beginning; reserving an easement over the Northerly 15 feet of Parcels 1 and 2 above described for road and utility purposes.

PROPERTY ADDRESS: 89921 Manion Drive, Warrenton, OR 97146
There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments in the total amount of \$11,037.84 beginning June 1, 2015 through January 20, 2016; plus accrued late charges in the amount of \$275.96; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$270,309.59 with interest thereon at the rate of 4.00000 percent per annum beginning May 1, 2015; plus accumulated late charges in the amount of \$275.96; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice is hereby given that the undersigned trustee will on May 20, 2016, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at Clatsop County Courthouse Front Entrance, 749 Commercial Street, Astoria, OR 97103, in the City of Astoria, County of Clatsop, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above, which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including reasonable charges by the trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time that is not later than 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 principle 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 those sums 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 and attorney fees not exceeding the amounts provided by ORS 86.778.

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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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Robinson Tait, P.S.
Authorized to sign on behalf of the trustee
710 Second Ave, Suite 710
Seattle, WA 98104

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Published: February 16th, 23rd, March 1st, and 8th 2016.