


150 Homes for Sale

PUBLISHER'S NOTICE



All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "Any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD at 1(800)669-9777. The toll free telephone number for the hearing impaired is 1(800)927-9275.

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.

210 Apartments, Unfurnished

View our listings at www.beachproperty1.com
Beach Property Management
 503-738-9068

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.

220 Plexes

1 Bedroom Duplex. Completely remodeled. Next to river in Seaside 6th Ave. \$850/mo. 503-807-2488

Astoria 2bd 1 ba Upper Level Apartment in 4-plex River View with Balcony Dishwasher, Washer/Dryer Hook-ups 2 car off-street parking No Smoking/Pets \$835/Month+Deposits 503-325-8722

230 Houses, Unfurnished

For all our available rentals. **CPSMANAGEMENT.COM** (503)738-5488/ (888)916-RENT

230 Houses, Unfurnished



Newly Remodeled 4 bedroom 2 bathroom house Great river views, privacy. Full basement, detached double garage. 2904 Irving Ave, Astoria Flexible lease. **FURNITURE OPTIONAL.** Call for details. 503-956-5741

260 Commercial Rental

Astoria: 3925 Abbey Lane, 800 square feet and up. Starting at \$.50 square foot. (503)440-6945

290 Boat/RV Storage Space

Wanted: Indoor boat storage in Warrenton/Gearhart/Seaside/Astoria area. Need 30-35' x 12' (approx.). Would prefer a long term agreement - can pay in advance. **Contact: Jock 503-715-7705**

340 Fuel & Wood

FREE WOODEN PALLETS Available for pick up at The Daily Astorian loading dock. 949 Exchange St, Astoria

NOTICE TO CONSUMERS Oregon Firewood Law requires advertisements quote a price and also express quantity in units of a cord or fractional part of a cord. Ads must also identify the species of wood and whether the wood is unseasoned (green) or dry.

If You Live In Seaside or Cannon Beach DIAL

325-3211

FOR A Daily Astorian Classified Ad

375 Misc for Sale

If you want results... 74% of Clatsop County Residents read The Daily Astorian and rated Classifieds #1 for the most read section!! (From 2010 Astoria Market Study, by Marshall Marketing & Communications, Inc. Pittsburgh, PA) (503)325-3211 ext. 231 or (800)781-3211 classifieds@dailyastorian.com www.dailyastorian.com

408 Musical Lessons

Professional Audio Recording and Guitar Lessons DJ's- Karaoke and Band for Hire Call Jesse 503-791-6248

435 Sporting Goods/Hunting

Rickreall Gun Show March 12th 9am-5pm March 13th 9am-3pm Polk County Fairgrounds, 520 South Pacific Hwy West, Rickreall Oregon

500 Boats for Sale

1977 34ft CHB Trawler, 120hp Ford Lehman, runs, major exterior and interior TLC or salvage. All offers considered. Astoria. 503-887-3218

WE DELIVER!

Please leave a light on or install motion detector lights to make your carrier's job easier. Thanks!

THE DAILY ASTORIAN

520 Coml. Fishing Boat/Equip.

15ft Smoker Craft, Motor 25horse E-Tech Evinrude, Low hours, With Trailer. \$3000. 503-325-7147

585 Antique-Classic Cars

Astoria Automotive Swap Meet Vendors Wanted Clatsop Fairgrounds Saturday, March 12th 8am-2pm Contact Fred at 503-325-8437-evenings 1-800-220-0792-days or Rod 971-219-5517

590 Automobiles

'98 Cherokee Straight 6 Automatic 148k Miles, 9klbs wench, new, and custom bumper. \$4250. 503-438-0234

590 Automobiles

For Sale 1984 Corvette, Black/Black Interior 7,700 miles, Excellent Condition Originally Equiped. Asking \$15,000 503-812-3489

Legal Notices

AB4355 NOTICE OF SHERIFF'S SALE

On March 22, 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: 40598 Old Highway 30, Astoria, OREGON. The court case number is 14CV14259, where U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is plaintiff, and ALYCE A. BURGESS; HARRY OLIVER STAPLES, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF SHARON R. BURNSIDE-STAPLES; JONI DIANE BURNSIDE ALFARO; MICHAEL RAYMOND BURNSIDE; ATLAS FINANCIAL SERVICES; RAY KLEIN, INC., DBA PROFESSIONAL CREDIT SERVICE; STATE OF OREGON; OCCUPANTS OF THE PREMISES 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/fo_recllosures.pdf

Published: February 9, 16, 23, and March 1, 2016.

BUSINESS DIRECTORY
 YOUR GUIDE TO LOCAL PROFESSIONALS

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 •Stump Grinding
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HOME DELIVERY! Your Daily Astorian should arrive by 5:30 p.m. Monday through Friday. If it does not, please call us at 503-325-3211 or 1-800-781-3211.

ARBOR CARE TREE SPECIALISTS
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1-800-220-0792 or 503-325-0792

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 1-503-578-4621.

BUILDERS

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NW Masonry Chimney Repair Inc.
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PROFESSIONAL SERVICES

Terry Marshall Bookkeeping Service (503)298-0750
 •Payables •Receivables •Payroll
 •Quarterly Reporting

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 ENURES, 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

LEGAL NOTICES

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' West 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.

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

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

AB4343 TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Alan Smiles as grantor, to Fidelity National Title INS CO as trustee, in favor of Wells Fargo Bank, N.A. as beneficiary, dated July 7, 2011, recorded July 12, 2011, in the mortgage records of Clatsop County, Oregon, as Document No. 201105240, covering the following described real property situated in said county and state, to wit:

LOT 4, BLOCK 4, SUBDIVISION OF STANLEY ACRES, IN THE CITY OF SEASIDE, COUNTY OF CLATSOP, STATE OF OREGON; TOGETHER WITH THAT PORTION OF VACATED ASTOR AVENUE DESCRIBED IN VACATION ORDERED RECORDED APRIL 11, 1973 IN BOOK 376, PAGE 209, CLATSOP COUNTY RECORDS, WHICH INSURES BY LAW.

More accurately known as;
 LOT 4, BLOCK 4, SUBDIVISION OF STANLEY ACRES, IN THE COUNTY OF CLATSOP, STATE OF OREGON; TOGETHER WITH THAT PORTION OF VACATED ASTOR AVENUE FROM THE WEST BOUNDARY OF SECOND STREET AND THE EAST BOUNDARY OF FIRST STREET, AS CONTAINED IN VACATION ORDERED RECORDED APRIL 11, 1973 IN BOOK 376, PAGE 209, CLATSOP COUNTY, OREGON.
 PROPERTY ADDRESS: 1120 Queen St, Seaside, 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 \$1,090.55 beginning March 1, 2013; plus advances of \$2,155.00; plus late charges in the amount of \$181.56; 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: \$165,310.19 with interest thereon at the rate of 5.00000 percent per annum beginning February 1, 2013; plus escrow advances of \$24,098.22; plus late charges in the amount of \$181.56; 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 13, 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

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Published: February 9th, 16th, 23rd, and March 1st, 2016