

LEGAL NOTICES

AB5266
Trustee's Notice of Sale
 OREGON TRUSTEE'S NOTICE OF SALE T.S. No: L547993 OR Unit Code: L Loan No: 33110555/NOSACK AP #1: 18748/6/1080636CA00402 Title #: 8607910 Reference is made to that certain Trust Deed made by ANGELA M. NOSACK as Grantor, to RURAL HOUSING SERVICE OR ITS SUCCESSOR AGENCY as Trustee, in favor of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE, SUCCESSOR IN INTEREST TO FMHA UNITED STATES DEPARTMENT OF AGRICULTURE as Beneficiary. Dated November 16, 2004, Recorded November 16, 2005 as Instr. No. 200513917 in Book --- Page of Official Records in the office of the Recorder of CLATSOP County; OREGON covering the following described real property situated in said county and state, to wit: EXHIBIT "A" Beginning at the Southwest corner of the J. A. McIntosh tract, said point being 1223.9 feet North and 208.8 feet East of the standard quarter Section corner on the South line of Section 36, Township 8 North, Range 6 West, Willamette Meridian, County of Clatsop, State of Oregon; thence North 18° 00' 00" West 28.8 feet to the North right of way line of U.S. Highway 30 as formerly located; thence North 48° 52' 00" West 597.6 feet along said North right of way line to the true point of - beginning of the tract hereby conveyed; thence North 39° 57' 00" East 104.4 feet along the Westerly line of that parcel described in : Book 840, pages 239 and 240, Clatsop County Records, to a point on the South line of that tract described as Parcel 1 in Book 350, page 114, Clatsop County Records; thence North 49° 00' 00" West 12.00 feet to the Southwesterly corner of that tract described as Parcel 1 in Book 350, page 114, Clatsop County Records; thence North 39° 57' 00" East 24.53 feet to the Southeast corner of that tract described as Parcel 2 in Book 350, page 114, Clatsop County Records; thence North 49° 00' 00" West 60.67 feet along the Southerly boundary of that tract described as Parcel 2 in Book 350, page 114, Clatsop County Records, to the boundary of property conveyed by Jack Robinson and Minnie Robinson to Oren Tweet, et ux; thence South 43° 07' 00" West 53.00 feet along said Tweet property to the Southeast corner thereof; thence following said Tweet property line North 47° 50' 00" West 24.00 feet to a point; thence South 15° 20' 00" West 84.63 feet to a point on said former right of way line of U.S. Highway 30; thence South 48° 52' 00" East 64.33 feet to the point of beginning. EXCEPTING that part conveyed by Grantor herein to the State of Oregon for highway purposes. Both the beneficiary and the trustee have elected to sell the said real property. The property will be sold to satisfy the obligations secured by said Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is Grantor's failure to pay when due, the following sums: 11 PYMTS FROM 09/16/13 TO 07/16/14 @ 460.71 \$5,067.81 22 PYMTS FROM 08/16/14 TO 05/16/16 @ 738.60 \$16,249.20 TOTAL LATE CHARGES \$220.69 MISCELLANEOUS FEES \$4,305.34 Sub-Total of Amounts in Arrears: \$25,843.04 Together with any default in the payment of recurring obligations as they become due. ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and Trust Deed, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee. The street or other common designation if any, of the real property described above is purported to be: 49229 HIGHWAY 30, WESTPORT, OR 97016 The undersigned Trustee disclaims any liability for any inaccuracy of the above street or other common designation. 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: Principal \$98,943.03, together with interest as provided in the note or other instrument secured from 08/16/13, plus subsidy recapture in the sum of \$23,699.13 and fees assessed in the amount of \$4,844.84, plus accrued interest due thereon, and such other costs and fees are due under the note or other instrument secured, and as are provided by statute. WHEREFORE, notice is hereby given that the undersigned trustee will, on October 3, 2016, at the hour of 10:00 A.M. in accord with the Standard Time, as established by O.R.S. 187.110, INSIDE THE MAIN LOBBY OF THE CLATSOP COUNTY COURTHOUSE, 749 COMMERCIAL STREET, ASTORIA, County of CLATSOP, State of OREGON, (which is the date, time and place set for said sale) 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 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 the right exists under O.R.S. 86.778, 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 paying 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 in the Notice of Default, that is capable of being cured by tendering the performance required under the obligation of the Trust Deed, and in addition to paying said 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's and attorney's fees not exceeding the amounts provided by said O.R.S. 86.778. It will be necessary for you to contact the undersigned prior to the time you tender reinstatement or payoff so that you be advised of the exact amount, including trustee's costs and fees, that you will be required to pay. Payment must be in the full amount in the form of cashier's or certified check. The effect of the sale will be to deprive you and all those who hold by, through and under you of all interest in the property described above. In construing this notice, the masculine gender includes the feminine and neuter, the singular gender 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. The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of the monies paid to the Trustee, and the successful bidder shall have no further recourse. 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 methamphetamine, 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. If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone numbers (s) on the day before the sale: (888) 988-6736 or you may access sales information at www.oregonlawcenter.org and www.osbar.org (providing more information and a directory of legal aid programs) <http://oregonlawhelp.org/OR/index.cfm> and Oregon State Bar Lawyer Referral Service 503-684-3763 or toll-free in Oregon at 800-452-7636 <http://www.osbar.org> <http://www.osbar.org/public/ris/ris.html#referral> and information on federal loan modification programs at: <http://www.makinghomeaffordable.gov/> TAC: 1416 PUB: 08/16/16, 08/23/16, 08/30/16, 09/06/16
 Published: August 16th, 23rd, 30th, and September 6th, 2016

WORLD BRIEFLY

Associated Press

Russian warplanes take off from Iran to target IS in Syria

MOSCOW — Russian warplanes took off on Tuesday from a base in Iran to target Islamic State fighters and other militants in Syria, Russia's Defense Ministry said, marking a major development in the country's civil war, now in its sixth year.

Russia has never used the territory of another country in the Middle East for its operations inside Syria, where it has been carrying out an aerial campaign in support of President Bashar Assad's government for nearly a year. The announcement suggests cooperation on the highest levels between Moscow and Tehran, both key allies of the embattled president.

It comes a day after Russia's defense minister said Moscow and Washington are edging closer to an agreement on Syria that would help defuse the situation in the besieged northern city of Aleppo.

Russian Defense Minister Sergei Shoigu said the agreement would "allow us to find common ground and start fighting together for bringing peace to that territory," adding that Russian representatives are "in a very active stage of talks with our American colleagues."

A U.S. official said, however, that discussions with the Russians are still ongoing and no agreement is close. The official spoke on condition of anonymity because of the sensitivity of the talks.

Analysis: Trump nation-building view not in line with Bush

WASHINGTON — Donald Trump says that as president he would end "our current strategy of nation-building and regime change" because they don't work. His dislike for nation-building is shared by many, including none other than the target of his criticism, President Barack Obama.

In fact it was Obama's predecessor, Republican George W. Bush, who committed the U.S. to large-scale nation-building projects in Iraq and Afghanistan. Obama discarded that strategy while trying to keep enough U.S. influence there to prevent those two countries from crumbling. Obama's approach may not have worked, but it's not Bush-like "nation-building."

And while the Republican presidential nominee argued against nation-building in a foreign policy speech Monday, he advocated for something even more grandiose: seizing Iraq's oil wealth in the aftermath of the U.S. invasion in 2003 that toppled Saddam Hussein.

"I have long said that we should have kept the oil in Iraq," he said in Youngstown, Ohio. "I said, 'Keep the oil. Keep the oil. Keep the oil. Don't let somebody else get it.'" It would have required U.S. troops to protect the oil, he said, but the benefit would have been clear today.

Flood maps: 'The cities and the county have a lot at stake'

Continued from Page 1A

MORE ONLINE
Maps online: <http://maps.co.clatsop.or.us/applications/index.html>
 Click on "Map Layers" tab and select "Draft FEMA Revisions 2016."

be subject to high-force winds and wave impact, Hansen said.

The county, she added, has already mailed letters to property owners in unincorporated areas who will see a portion of their land added to the flood plain on the revised maps.

A separate set of preliminary flood plain maps is undergoing a technical review funded by the cities of Warrenton and Astoria, Clatsop County, the Port of Astoria and Diking District No. 9. The stakeholders argue the maps exaggerate the flood risk and would force property owners into paying extra in flood insurance.

'A lot at stake'

The next step is a 90-day appeal period, which David Ratté, flood plain engineer with FEMA Region X, said he anticipates will begin in late September or early October when the agency publishes notifications in two local papers of record.

Assuming FEMA doesn't receive any significant appeals, the agency will issue a letter of final determination to the communities either late this year or early next year.

Then follows a six-month

adoption period for communities to update their flood plain ordinances. When the six months is up, the flood insurance rate maps become effective.

Wingard urges anyone with concerns about the maps to raise them during the appeal process so the hearings on the ordinances during that crucial six-month window can play out uninterrupted.

"Hopefully, folks will understand that the cities and the county have a lot at stake," Wingard said.

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Housing: Task force could have recommendations ready by November

Continued from Page 1A

The task force has seen 24- and 25-unit affordable housing concepts for the RV Park on Haskell Lane and the downtown Spruce Street parking lot, and a nine-unit design for affordable housing at the former Cannon Beach Children's Center in Tolovana Park. In a final report to the council, the task force might not suggest housing in downtown, but may recommend using small park model homes as one portion of affordable housing on the city-owned RV Park. Consultant Terri Silvis estimated the parking lot option would cost about \$4.5 million, the children's center property \$1.7 million and the RV Park about \$5 million. The numbers assume each square foot is \$150 and the city leases land to a real estate developer. Task force members discussed opportunities for local funding and private investors.

Narrowing options

The task force agreed that putting affordable housing on the downtown Spruce

Street parking lot was a "poor option" and "unrealistic," citing downtown businesses that need parking. The concept of housing at the children's center may be reconsidered to include the entire property, including the Tolovana Arts Colony building across the street.

In June, former Mayor Mike Morgan and former City Planner Rainmar Bartl suggested tiny, factory-built park model homes as an alternative concept for affordable housing at the RV Park.

The task force agreed to consider replacing some of the affordable housing units in the concept design with park model "tiny homes" that could work for individuals or couples.

"You're getting at the variety of needs that you've identified, some more expensive and some more quick and affordable," Silvis said of the park model cottages.

City Planner Mark Barnes said the RV Park is already zoned and permitted for park model homes, though the city would need to allow long-term tenants.

"Of the options we've talked about, that is by far the fastest," he said.

The cost of park models, which would take up 12 RV spaces, would be lower than new construction.

Response

Resident Ed Johnson said that people in the community who might be affected by affordable housing at the RV Park or at the children's center should be contacted before the task force makes a final recommendation.

"There's some bigger issues that I wish were being addressed, particularly those people most closely associated with the intended plans that you have on the table," Johnson said.

Several residents said it was business owners' issue and some local businesses provide housing for employees.

Resident Phil Massebeau said the focus should be on finding a private party to build housing.

"We could make it easier for an apartment complex to come in but why do we have to put one in the RV Park, the most populated part of Cannon Beach with full-time residents?" he said.

Resident Jan Siebert-Wahrmund said keeping the community sustainable is difficult.

"I know we don't have much water in our watershed to take on much more growth," she said.

The affordable homes would be available for those who make about 70 to 100 percent of the area median income.

"I think it's so critical that this gets done," City Manager Brent Kucera said. "We're the only ones trying to do this and I'd hate to see this go down in flames because it feels like the square foot cost is too much."

The task force could provide a report with recommendations to the City Council by November.

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