

101 Legal Notices

AB7324
Safekeeping Storage Centers
 3045 Hwy 101N
 Gearhart, OR 97138

Intends to hold for public sale at oral bid the following property pursuant to its lien rights for non-payment:

Loke unit # 026A
 Rodriguez unit # 073D

Sale to be held Saturday, June 29th @ 11:00am. Cash only
Published: June 13th and 27th, 2019.

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AB7326
Main Street Storage (South)
 Pursuant to its lien rights Intends to sell at Cash only Public oral auction

The property of:
 Mark Crouch #152A
 Jacob Leino #302
 Bill Saar #236
 Allen Saul #228
 Jan Stewart #170
 Sale to be held at 1805 S. Main Ave. Warrenton, Oregon 6/26/19 11:00 am (503) 861-2880
Published: June 13th and 20th, 2019.

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AB7309
IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF CLATSOP
 In the Matter of the Estate of HARRIET E. GRAY, Deceased.
 Case No. 19PB03824
NOTICE TO INTERESTED PERSONS
NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at 1580 N. Roosevelt Drive, Seaside, OR 97138, within four months after the date of 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. Dated and first published June 6, 2019.
 Personal Representative: Kim D. Gray
 4785 NW Neskowin Ave. Portland, OR 97229
 Attorney for Personal Representative: Lawrence J. Popkin
 Campbell & Popkin, LLC
 1580 N. Roosevelt Drive Seaside, OR 97138 (503) 738-8400
Published: June 6, 13, 20, 2019.

AB7271
NOTICE OF PUBLIC MEETING CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE COUNTYWIDE CITIZEN ADVISORY COMMITTEE

NOTICE IS HEREBY GIVEN that the Clatsop County Comprehensive Plan Update Countywide Citizen Advisory Committee will hold a public meeting at 2:00 PM on Thursday, June 20, 2019, at the Guy Boyington Building, 857 Commercial Street, Astoria, OR.

All documents are available for inspection at the Clatsop County Planning Division at 800 Exchange St, Suite 100, during normal business hours (M-F 7:30 a.m.-4 p.m.) at no cost. Paper copies may also be obtained at reasonable cost. The full agenda packet is posted at: <https://www.co.clatsop.or.us/meetings>. If you have questions about this matter or need more information, please contact the Planning Division at (503) 325-8611 or at comdev@co.clatsop.or.us or dev@co.clatsop.or.us.
Published: Thursday, June 13, 2019.

AB7275
NOTICE OF SHERIFF'S SALE

On July 11, 2019, at the hour of 10:00 AM at the Clatsop County Sheriff's Office, 1190 SE 19th Street in the City of Warrenton, Oregon, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 91240 Walluski Loop Rd Astoria, Oregon. The court case number is 18CV33171, where JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is plaintiff, and KENNETH D. BIVANS; CHRISTINE JONES; STATE OF OREGON; CHERYL MARIE THOMPSON nka CHERYL M. ZWEBER; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 91240 WALLUSKI LOOP ROAD, ASTORIA, OR 97103 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: May 23, 30, June 6, and 13, 2019.

Planning to move? Sell those items you can't take with you with a classified ad in The Astorian!

SPECIALTY SERVICES
 WE URGE YOU TO PATRONIZE THE LOCAL PROFESSIONALS ADVERTISING IN THE ASTORIAN SPECIALTY SERVICES. TO PLACE YOUR SPECIALTY SERVICES AD, CALL 325-3211.

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AB7323
CITY OF ASTORIA
NOTICE OF PUBLIC HEARING

The Astoria City Council will hold a public hearing on Monday, June 17, 2019 at 7:00 p.m., in the City Council Chambers at City Hall, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following requests:

1)Amendment Request (A19-01A) by Community Development Director to amend Development Code sections concerning Riverfront overlay zone requirements, add definitions for mass and scale, clarify how to apply various sections of the code for design review, clarify exceptions to building height, expand responsibilities of Design Review Committee, and other miscellaneous updates. Issues relative to height and maximum gross square footage in the Bridge Vista Area will be addressed separately as A19-01B and are still pending review at the Planning Commission hearings. Development Code Sections 1.400, 1.101 to 1.120, 3.075, 3.975, Articles 9, 10, and 14 are applicable to the request.

2)Amendment Request (A19-02) by Community Development Director to amend Development Code sections concerning Transient Lodging, amend and add definitions, add reference to City Code Home Stay Lodging regulations, establish standards for transient lodging in conjunction with Home Stay Lodging, allow administrative conditional use permits, limit transition of residential units in commercial zones to transient lodging, and other miscellaneous updates. Development Code Sections 1.400, 3.020, 7.100, 8.160, 11.020, 14.132, Articles 2, 9, and 10 are applicable to the request. The Astoria Planning Commission has recommended approval of the requests. 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 48 hours prior to the meeting at 503-338-5183. The Astoria City Council 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
 Tiffany Taylor, Administrative Assistant
Published: June 13, 2019.

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AB7327
FORM LB-1
NOTICE OF BUDGET HEARING

A public meeting of the Port of Astoria will be held on June 18th, 2019 at 4:00pm at 10 Pier One #209, Astoria, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2019. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at 10 Pier 1 #308 Astoria, Oregon, between the hours of 8:00am and 5:00pm or online at portofastoria.com. This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as the preceding year.

Contact: Will Isom, Director of Finance Telephone: (503) 741-3300 Email: wisom@portofastoria.com

FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS	Actual Amount 2017-2018	Adopted Budget This Year 2018-2019	Approved Budget Next Year 2019-2020
Beginning Fund Balance/Net Working Capital	2,024,014	2,256,173	1,616,173
Fees, Licenses, Permits, Fines, Assessments & Other Service Charges	147,148	144,000	144,500
Federal, State and all Other Grants, Gifts, Allocations and Donations	1,338,969	576,308	4,538,333
Revenue from Bonds and Other Debt			
Interfund Transfers / Internal Service Reimbursements	175,000	840,000	180,000
All Other Resources Except Current Year Property Taxes	9,046,900	9,169,220	9,135,693
Current Year Property Taxes Estimated to be Received	722,206	720,000	750,341
Total Resources	13,454,237	13,705,701	16,385,040

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION			
Personnel Services	2,845,798	2,991,674	2,884,655
Materials and Services	4,616,230	4,363,952	4,269,413
Capital Outlay	1,921,919	2,316,808	5,843,111
Debt Service	1,576,375	1,577,094	1,591,687
Interfund Transfers	175,000	840,000	180,000
Contingencies			
Special Payments			
Unappropriated Ending Balance and Reserved for Future Expenditure	2,318,915	1,616,173	1,616,174
Total Requirements	13,454,237	13,705,701	16,385,040

FINANCIAL SUMMARY - REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM*			
Name of Organizational Unit or Program			
FTE for that unit or program			
Waterfront West	4,663,732	6,110,193	5,291,906
FTE	8.46	14.32	12.33
Waterfront East	1,909,793	1,752,647	1,914,586
FTE	5.44	5.67	5.36
Airport	2,042,726	2,410,833	5,624,810
FTE	1.90	2.40	2.59
Tongue Point	547,405	54,100	0
FTE	2.45	0.00	0
Security	408,255	358,019	494,552
FTE	8.65	3.87	3.86
Administration	1,388,347	1,403,736	1,243,013
FTE	6.90	7.50	6.60
Not Allocated to Organizational Unit or Program	2,493,979	1,616,173	1,796,173
FTE	0.00	0.00	0.00
Total Requirements	13,454,237	13,705,701	16,385,040
Total FTE	33.80	33.76	30.74

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING *

The fiscal year 2019-20 budget for the Port of Astoria includes the following significant changes: 1) A significant increase in capital outlay and corresponding grant funding at the Astoria/Warrenton Airport. This is due to the fact that in 2019-20 the construction phase of taxi-way work will take place. 2) A reduction in FTE count from 33.76 to 30.74 to reduce total personnel costs, despite rising benefit costs. This reduction will be done through attrition rather than employee lay-offs.

PROPERTY TAX LEVIES			
	Rate or Amount Imposed 2017-2018	Rate or Amount Imposed This Year 2018-2019	Rate or Amount Approved Next Year 2019-2020
Permanent Rate Levy (rate limit .1256 per \$1,000)	.1256	.1256	.1256
Local Option Levy			
Levy For General Obligation Bonds			

STATEMENT OF INDEBTEDNESS		
LONG TERM DEBT	Estimated Debt Outstanding on July 1,	Estimated Debt Authorized, But Not Incurred on July 1
General Obligation Bonds	\$0	\$0
Other Bonds	\$0	\$0
Other Borrowings	\$14,960,812	\$0
Total	\$14,960,812	\$0

Published: June 13, 2019

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AB7317
FORM LB-1
NOTICE OF BUDGET HEARING

A public meeting of the Gearhart Rural Fire Protection District will be held on June 20, 2019 at 5:30 pm at Hertig Fire Station, 33496 Weelake Ln, Warrenton, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2019 as approved by the Gearhart Rural Fire Protection District Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at Gearhart Fire Station, 670 Pacific Way, Gearhart, Oregon, 97138 between the hours of 8:00 a.m. and 5:00 p.m. This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as the preceding year. If different, the major changes and their effect on the budget are: None

Mark Truax Telephone: 503-440-2622 Email: mark@brucecandy.com

FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS	Actual Amount 2017-18	Adopted Budget This Year 2018-19	Approved Budget Next Year 2019-20
Beginning Fund Balance/Net Working Capital	446,513	203,500	495,000
Fees, Licenses, Permits, Fines, Assessments & Other Service Charges			
Federal, State & all Other Grants, Gifts, Allocations & Donations			
Revenue from Bonds and Other Debt			
Interfund Transfers / Internal Service Reimbursements			54,400
All Other Resources Except Current Year Property Taxes	134,489	195,000	6,000
Current Year Property Taxes Estimated to be Received	130,537	118,400	125,000
Total Resources	701,539	516,900	680,400

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION			
Personnel Services			
Materials and Services	221,128	297,400	332,400
Capital Outlay		10,000	10,000
Debt Service			
Interfund Transfers	50,000	50,000	54,400
Contingencies			
Special Payments			
Unappropriated Ending Balance and Reserved for Future Expenditure	430,411	159,500	283,600
Total Requirements	701,539	516,900	680,400

PROPERTY TAX LEVIES			
	Rate or Amount Imposed 2017-18	Rate or Amount Imposed This Year 2018-19	Rate or Amount Approved Next Year 2019-20
Permanent Rate Levy (rate limit .3194 per \$1,000)	\$3.194 per \$1,000	\$3.194 per \$1,000	\$3.194 per \$1,000
Local Option Levy	125,000	125,000	0
Levy For General Obligation Bonds			

Published: June 13, 2019

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AB7290
TRUSTEE'S NOTICE OF SALE

TS No. 144359 APN No. 52018 Reference is made to that certain trust deed made by Dorothy O. Tikka, as grantor, Northwest Trustee Services, Inc., as trustee, in favor of Golf Savings Bank, as beneficiary, dated 03/09/2007 recorded on 03/16/2007, Inst No. 200702663 in the records of Clatsop County, Oregon, covering the following described real property situated in said County and State, to wit: Lots 31, 32 and the South 25 feet of Lot 33, Tract 2, Block 10, OLNEY'S ADDITION TO ASTORIA, as laid out and recorded by Jackson G. Hustler and H.S. Aiken, as executors of the last will and testament of Cyrus Olney, deceased and as subdivided by A. H. Stone, in the City of Astoria, Clatsop County, Oregon. COMMONLY KNOWN AS: 1556 6th Street, Astoria, OR, 97103 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 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is as follows: 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 with respect to provisions therein which authorize sale in the event of default of such provision; the default for which foreclosure is made is due to the death of the borrower pursuant to the Note, paragraph 7 and the Deed of Trust, paragraph 9. By the reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to wit: The principal sum of \$139,979.09 together with the interest until paid; plus all accrued late charges thereon; servicing costs, and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust totaling \$232,702.57 as of 2/28/2019. Whereof, notice hereby is given that the undersigned trustee will on July 18, 2019 at the hour of 11:00 AM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at the front entrance to the Clatsop County Courthouse located at 749 Commercial Street, Astoria, OR 97103, located in the City of Astoria, Clatsop County, 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 86.776 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 the sale. In construing this, the masculine gender includes the feminine and the successor in interest to the grantor as well as any other person owing obligation, the performance of which is secured by said trust deed; 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 The Mortgage Law Firm, LLC. 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. Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while there is a default. This shall serve as notice that the beneficiary shall be conducting property inspections on the referenced property. 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 RESIDENTIAL TENANTS** The property in which you are living is in foreclosure. A foreclosure sale is scheduled for July 18, 2019. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place. The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant. If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing. **PROTECTION FROM EVICTION IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR: • 60 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A FIXED TERM LEASE; OR • AT LEAST 30 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A MONTH-TO-MONTH OR WEEK-TO-WEEK RENTAL AGREEMENT.** If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 30 days, even though you have a fixed term lease with more than 30 days left. You must be provided with at least 30 days' written notice after the foreclosure sale before you can be required to move. A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement: • Is the result of an arm's-length transaction; • Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and • Was entered into prior to the date of the foreclosure sale. **ABOUT YOUR TENANCY BETWEEN NOW AND THE FORECLOSURE SALE: RENT YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE. SECURITY DEPOSIT** You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord. **ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE** The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 30 or 60 days. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise: • You do not owe rent; • The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and • You must move out by the date the new owner specifies in a notice to you. The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 30 or 60 days. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy. **IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER.** If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice. **OREGON STATE BAR, 16037 S.W. Upper Boones Ferry Road, Tigard Oregon 97224, Phone (503) 620-0222, Toll-free 1-800-452-8260 Website: <http://www.oregonlawhelp.org>** The Fair Debt Collection Practices Act requires that we state the following: this is an attempt to collect, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt. This letter is intended to exercise the note holders right's against the real property only. The Successor Trustee, The Mortgage Law Firm, LLC, has authorized the undersigned attorney to execute the document on the Successor Trustee's behalf as allowed under ORS 86.713(8). Dated: February 28, 2019 The Mortgage Law Firm, LLC Carrie Majors-Staab, OSB#980785 The Mortgage Law Firm, LLC 121 SW Salmon St; Suite 1100 Portland, OR 97204 A-4686927 06/06/2019, 06/13/2019, 06/20/2019, 06/27/2019
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