

651 Help Wanted



Clatsop Community Action is seeking a Veterans Service Officer (VSO) who will be responsible for serving Clatsop County's veterans and their dependents with fair and equitable assistance, counsel, claims representation and case management. To be eligible for this position, applicants must be a veteran who is either accredited by the VA and Oregon DVA as an Accredited Representative or able to obtain certification within 6 months. The VSO will maintain regular office hours and will provide out-of-office assistance to veterans and/or their dependents who are unable to travel. This position requires excellent communication skills and willingness to collaborate across boundaries to serve veterans and their families.

Position open until filled.

Pay rate \$55,000 to \$65,000 DOE

For an application contact: www.ccaservices.org

101 Legal Notices

AB7788
NOTICE TO INTERESTED PERSONS:

In the Court of the State or Oregon for the County of Clatsop
In the Matter of the Cheyenne Marie Butler, Deceased.
Case No. 20PB03362

Notice is hereby given that James Allan Butler, Jr., has been appointed personal representative of the above entitled estate. All persons having claims against the estate are required to present them to the undersigned personal representative in care of the undersigned at: 15791 Bear Creek Parkway, APT B208 Redmond, WA 98052, within four (4) months after the date of first publication of this notice, as stated below, or such claims may be barred.

All persons whose right may be affected by the proceedings in this estate 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 11, 2020.

James Allan Butler, Jr.
Personal Representative
15791 Bear Creek Parkway, APT B208
Redmond, WA 98052
tsrjim@gmail.com

Attorney for Personal Representative:
Kelly M. Stearns, Attorney at Law, OSB 086717
1139 Exchange St.
Astoria, OR 97103
503- 468- 0160
kmstearns@gmail.com
Published: June 11, 18, 25, 2020.

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101 Legal Notices

AB7811

NOTA: Las reuniones públicas se llevarán a cabo en las Cámaras del Consejo con una disposición de asientos limitada. Para cumplir con la recomendación de distanciamiento social, las reuniones ahora también pueden ser transmitidas en vivo por audio y video. Ir www.astoria.or.us/LIVE_STREAM.aspx para obtener instrucciones de conexión.

Aviso Público y Noticia de Audiencia Pública

La Ciudad de Astoria es elegible para aplicar a un Subsidio en 2020 del Community Development Block Grant que a su vez viene del Business Oregon.

Los Subsidios del Community Development Block Grant (Bloque Subsidiario para el Desarrollo Comunitario) vienen desde el U.S. Department of Housing and Urban Development (Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos). Los subsidios pueden ser usados para instalaciones públicas y remodelación de casas, principalmente por personas con ingresos moderados o bajos.

Se otorgarán aproximadamente \$ 12 millones a las ciudades y condados no metropolitanos de Oregon en 2020. Los fondos disponibles para Asistencia comercial son de \$ 2 millones. La financiación dedicada a los servicios públicos es de \$ 1,750,000.

La Ciudad de Astoria está preparando una solicitud para dos Subvenciones para el Desarrollo Comunitario 2020 de Business Oregon. El proyecto número uno será un **Subsidio de Asistencia de Emergencia para Pequeñas Empresas y Microempresas, que sirve al Condado de Clatsop, para la Respuesta Comunitaria COVID-19 por \$ 150,000.** La subvención máxima que una ciudad o condado puede recibir para un proyecto de este tipo es de \$ 150,000. Se estima que el proyecto beneficiará de 60 a 100 propietarios de negocios y sus empleados, de los cuales el 100% tendrá ingresos bajos o moderados.

El proyecto número dos es **una subvención de servicios públicos para el condado de Clatsop, para la respuesta comunitaria COVID-19 por \$ 50,000.** La subvención máxima que una ciudad o condado puede recibir es de \$ 50,000 para un proyecto de este tipo. Se estima que los proyectos propuestos beneficiarán al menos a 5000 personas, de las cuales el 41.53% será de ingresos bajos o moderados.

El Estado de Oregon espera recibir aproximadamente \$ 18.6 millones en fondos adicionales de Subsidios para el Desarrollo de la Comunidad. Si hay más fondos disponibles del programa Community Development Block Grant, la Ciudad tiene la intención de solicitar fondos adicionales para los dos tipos de proyectos que están solicitando: Subsidio de Emergencia para Pequeñas Empresas y Microempresas y Subsidio de Servicios Públicos.

Una audiencia pública se llevará a cabo por el Reunión del Consejo de la ciudad de Astoria a las 7:00 PM 6 de julio de 2020 en el Ayuntamiento de Astoria, 1095 Duane Street, Astoria, OR 97103.

El propósito de esta audiencia es para que el Consejo de la ciudad de Astoria obtenga puntos de vista de los ciudadanos y para responder preguntas acerca de:

Desarrollo comunitario y necesidades de vivienda, especialmente las necesidades de personas con ingresos moderados y bajos, así como también otras necesidades en la comunidad que podrá ser asistidas con un subsidio del proyecto Community Development Block Grant; and El proyecto propuesto.

Los comentarios escritos son también bienvenidos y deben ser recibidos el 5:00 PM 6 de julio de 2020 a jbenoit@astoria.or.us o al Ayuntamiento, C / O Jennifer Benoit, 1095 Duane Street, Astoria, OR 97103. Ambos comentarios, escritos y orales serán considerados por el Consejo de la ciudad de Astoria en decidir si aplican.

La ubicación de la audiencia es accesible para personas con incapacidades. Por favor dejar Oficina del administrador de la ciudad al 503-325-5824 para saber si usted necesitará cualquier tipo de acomodaciones especiales para asistir o participar en la reunión.

Más información sobre las subvenciones en bloque de desarrollo comunitario de Oregon, el proyecto propuesto y los registros sobre el uso anterior de la ciudad de Astoria de los fondos de la Subvención en bloque para el desarrollo comunitario está disponible para revisión pública digitalmente a pedido enviando un correo electrónico a jbenoit@astoria.or.us. Se solicita notificación previa. Si se necesitan adaptaciones especiales, notifique a la Oficina del Administrador de la Ciudad al 503-325-5824 para que se pueda proporcionar la asistencia adecuada.

La desalojamiento involuntaria permanente de personas o negocios no es esperada como un resultado del proyecto propuesto. Si la desalojamiento llegara a ser necesaria, serán examinadas alternativas para minimizar la desalojamiento y proveer beneficios requeridos/razonables para aquellos removidos. Calquier casa de ingreso moderado y bajo la cual sea demolida o convertida en otro uso será reemplazada.

CIUDAD DE ASTORIA
Jennifer Benoit,
Asistente Ejecutiva Oficina del Gerente de la Ciudad
Published: June 25, 2020.

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101 Legal Notices

AB7810
NOTICE OF BUDGET HEARING

A public meeting of the **SEASIDE RURAL FIRE DIS** will be held on **JUNE 30** at **7:30** ☐ a.m. at ☒ p.m.
(Governing body) (Date)

150 S LINCOLN, Oregon. The purpose of this meeting is to discuss the budget for the
(Location)

fiscal year beginning July 1, 20**20** as approved by the **FIRE DIST.** Budget Committee. A summary of
(Municipal corporation)

the budget is presented below. A copy of the budget may be inspected or obtained at **150 S LINCOLN**
(Street address)

between the hours of **9** a.m., and **4** p.m., or online at _____ This

budget is for an ☒ annual; ☐ biennial budget period. This budget was prepared on a basis of accounting that is: ☐ the same as; ☐ different than the preceding year. If different, the major changes and their effect on the budget are:

Contact _____ Telephone number _____ E-mail _____
()

FINANCIAL SUMMARY—RESOURCES			
TOTAL OF ALL FUNDS	Actual Amounts 20 19 –20 20	Adopted Budget This Year: 20 19 –20 20	Approved Budget Next Year: 20 20 –20 21
1. Beginning Fund Balance/Net Working Capital			
2. Fees, Licenses, Permits, Fines, Assessments & Other Service Charges...			
3. Federal, State & all Other Grants, Gifts, Allocations & Donations.....			
4. Revenue from Bonds & Other Debt.....			
5. Interfund Transfers/Internal Service Reimbursements			
6. All Other Resources Except Current Year Property Taxes.....			
7. Current Year Property Taxes Estimated to be Received.....			
8. Total Resources—add lines 1 through 7.....			
FINANCIAL SUMMARY—REQUIREMENTS BY OBJECT CLASSIFICATION			
9. Personnel Services			
10. Materials and Services	41,000.00	37,600.00	38,800.00
11. Capital Outlay			
12. Debt Service			
13. Interfund Transfers.....			
14. Contingencies.....			
15. Special Payments.....			
16. Unappropriated Ending Balance and Reserved for Future Expenditure ...			
17. Total Requirements—add lines 9 through 16	41,000.00	37,600.00	38,800.00

Published: June 25, 2020.

101 Legal Notices

AB7805
TRUSTEE'S NOTICE OF SALE

PLEASE TAKE NOTICE that the foregoing instrument shall constitute notice, pursuant to ORS 86.764, that the Grantor of the Trust Deed described below has defaulted on its obligations to beneficiary, and that the Beneficiary and Successor Trustee under the Trust Deed have elected to sell the property secured by the Trust Deed: DEED OF TRUST AND PROPERTY DESCRIPTION: This instrument makes reference to that certain that certain Deed of Trust, Assignment of Leases and Rents and Security Agreement dated November 2, 2015, and recorded November 3, 2015, as Instrument No. Instrument No. 201509041, in the Official Records of Clatsop County, Oregon wherein SHILO INN, WARRENTON, LLC, an Oregon limited liability company, is the Grantor, TICOR TITLE COMPANY is the original Trustee, and NATIXIS REAL ESTATE CAPITAL LLC, a Delaware limited liability company, is the original Beneficiary, as assigned to WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2016-NXSS, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2016-NXSS, by that certain Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement dated effective as of February 26, 2016, and recorded March 11, 2016, as Instrument No. 201601838, in the Official Records of Clatsop County, State of Oregon, as assigned to the Beneficiary, RSS WFCM2016NXSS-OR SIW, LLC, an Oregon limited liability company, by that certain Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement dated effective as of February 28, 2019, and recorded March 7, 2019, as Instrument No. 201901414 in the Official Records of Clatsop County, State of Oregon (the "Deed of Trust"). The aforementioned Deed of Trust covers property (the "Property") described as: Beginning at the Northwest corner of Block 2, MERIWETHER DOWNS ADDITION TO ASTORIA, in the County of Clatsop, State of Oregon; thence East along the North boundary of said Block 2 a distance of 193 feet; thence South and parallel with the West boundary of said Block 2 a distance of 260.14 feet to the South boundary of said Block 2; thence West 193 feet to the Southwest corner of said Block 2; thence North 260.14 feet to the point of beginning. TOGETHER WITH a non-exclusive easement for ingress and egress over Grantors' remaining property consisting of the remainder of Block 2, Meriwether Downs Addition to Astoria, Blocks 1 through 18, County of Clatsop, State of Oregon. ALSO TOGETHER WITH a perpetual non-exclusive easement for parking described as follows: Beginning at a point on the North boundary of Block 2, Meriwether Downs Addition to Astoria, Blocks 1 through 18, County of Clatsop, State of Oregon; said point of beginning bears East 193 feet from the Northwest corner of said Block 2; thence South and parallel with the West boundary of said Block 2 a distance of 260.14 feet to the South boundary of Block 2; thence East along said South boundary 100 feet; thence North 147 feet; thence West 36 feet; thence North 113.14 feet to the North boundary of said Block 2; thence West along said North boundary 64 feet to the point of beginning. ALSO TOGETHER WITH the benefits of that agreement captioned Reciprocal Easement and Agreement dated November 9, 1988 between A. J. Gerard, Kirk A. Fausett, Linda Fausett, James Whitney, and Elsie M. Whitney, recorded November 27, 1989 in Book 728, page 67, Clatsop County Records. Together with all buildings, structures, fixtures and other improvements now or hereafter located thereon (the "Improvements"), all Additional Collateral described in Exhibit A attached hereto and incorporated herein by reference, and all other personal property described in the Deed of Trust. The undersigned hereby certifies that he has no knowledge of any assignments of the Deed of Trust by the Trustee or by the Beneficiary or any appointments of a Successor Trustee other than the appointment of DAVID W. CRISWELL, ESQ., as Successor Trustee as recorded in the property records of the county in which the Property described above is situated. Further, the undersigned certifies that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the Deed of Trust. Or, if such action has been instituted, it has been dismissed except as permitted by ORS 86.752(7). The name and address of the Successor Trustee are as follows: David W. Criswell, Successor Trustee, Lane Powell PC, 601 SW Second Avenue, Suite 2100, Portland, OR 97204. The Deed of Trust is not a "Residential Trust Deed", as defined in ORS 86.705(6), thus the requirements of Chapter 304 [S.B. 558], Oregon Laws 2013, Chapter 112 [S.B. 1552], Section 4a, Oregon Laws 2012, and ORS 86.771(10) do not apply. DEFAULT BY GRANTOR: There are continuing and uncured defaults by Shilo Inn, Warrenton, LLC (the "Grantor") that, based on the provisions of the Deed of Trust and the loan documents executed in favor of RSS WFCM2016NXSS-OR SIW, LLC, an Oregon limited liability company ("Beneficiary"), for Loan No. 30-5550048, including the promissory note dated and effective as of November 2, 2015 ("Note"), authorize the foreclosure of the Deed of Trust and the sale of the Property described above, which uncured and continuing defaults include but are not necessarily limited to the following: 1. Grantor's failure to pay to Beneficiary, when and in the full amounts due, monthly installments as set forth on the Note secured by said Deed of Trust. Monthly installments in the amount of \$30,102.30 include principal and interest. The Grantor failed to make the full amount of required principal and interest payments under the Note due on September 5, 2018, and for each month thereafter through and including April 5, 2020. During the foregoing time period, Grantor made partial monthly payments or non-default contract principal and interest payments from time to time which have been credited to the indebtedness evidenced by the Note. Late charges, property protection advances, special servicing fees, workout fees, taxes, reserves, insurance and other charges through April 5, 2020, total \$447,073.82. Default Interest from September 5, 2018, due as of (i.e., through and including) April 5, 2020, is in the amount of \$330,448.66. Default interest per diem is \$670.42. ALL AMOUNTS are now due and payable along with all costs and fees associated with this foreclosure. 2. Additional defaults include Grantor's: (i) late payment and failure to pay transient room taxes due to the City of Warrenton for July 2018 to January 2019 in the amount of \$86,902.47 (with late payment penalties and interest the amount now due is \$134,132.47) (pending court action filed by the City of Warrenton against Grantor in the Clatsop County Circuit Court Case No. 19CV11278); (ii) allowing City of Warrenton liens for unpaid utilities to attach to the Property in the amounts of \$460.58 and \$3,559.45; (iii) allowing an Oregon Department of Revenue lien for unpaid state lodging taxes for the period ending December 31, 2018 to attach to the Property in the amount of \$2,955.39; (iv) allowing an Oregon Department of Revenue lien for unpaid state lodging taxes for the periods ending June 30, 2018 and September 30, 2018, to attach to the property in the amount of \$10,636.73; and (v) allowing a Clatsop County Personal Property Tax Warrant to attach to the property in the amount of \$3,092.77. TOTAL UNCURED MONETARY (PAYMENT) DEFAULT: By reason of said uncured and continuing defaults, the Beneficiary has accelerated and declared all sums owing on the obligation secured by the Deed of Trust and the Property immediately due and payable. The sums due and payable being the following: Unpaid principal and interest due and owing under the Note as of April 5, 2020: \$240,818.40. Unpaid Default Rate interest owing under the Note as of April 5, 2020: \$330,448.66. Late Fees: \$63,033.99. Property Protection Advances including attorneys' fees and costs paid through January 31, 2020, costs of foreclosure, consultants and inspection fees: \$56,868.80. Taxes, Reserves, Insurance, Deposits: \$194,171.04. Special Servicing Fees: \$70,583.33. Workout Fees: \$55,331.31. Payoff Fee: \$3,350.00. Interest on Advances: \$3,735.35. Accrued and unpaid attorneys' fees and costs from February 1, 2020, through March 31, 2020: \$2,177.74. TOTAL DUE: \$1,020,518.62. Accordingly, the arrearage owing on the obligation secured by the Deed of Trust is \$1,020,518.62 as of April 5, 2020, together with interest accruing on the principal portion of that amount, plus additional costs and expenses incurred by Beneficiary and/or the Successor Trustee (including their respective attorney's fees, costs, and expenses). ELECTION TO SELL: Notice is hereby given that the Beneficiary, by reason of the uncured and continuing defaults described above, has elected and does hereby elect to foreclose said Deed of Trust by advertisement and sale pursuant to ORS 86.752 et seq., and to cause to be sold at public auction to the highest bidder for cash, the Grantor's interest in the subject Property, which the Grantor had, or had the power to convey, at the time the Grantor executed the Deed of Trust in favor of the Beneficiary, along with any interest the Grantor or the Grantor's successors in interest acquired after the execution of the Deed of Trust, to satisfy the obligations secured by the Deed of Trust as well as the expenses of the sale, including compensation of the Trustee as provided by law, and the reasonable fees of Trustee's attorneys. PLEASE TAKE NOTICE that the sale will be held at the hour of 11:00 a.m., in accordance with the standard of time established by ORS 187.110, on Friday, August 21, 2020, on the front steps of the main entrance to the Clatsop County Courthouse, at 743 Commercial Street, Astoria, OR 97103. RIGHT OF RE-INSTATEMENT: Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five (5) days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Deed of Trust reinstated by (A) payment to the Beneficiary of the entire amount then due, other than such portion of the principal as would not then be due had no default occurred, together with the costs and expenses actually incurred in enforcing the terms of the obligation, as well as Successor Trustee and attorney fees as prescribed by ORS 86.778; and (B) by curing all such other continuing and uncured defaults as noted in this Notice. NOTICE REQUIRED UNDER ORS 86.771(9): Without limiting the Successor Trustee's disclaimer of representations or warranties, Oregon law requires the Successor 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. DATED: April 8, 2020. By: David W. Criswell, OSB 925930, Successor Trustee, Lane Powell PC, 601 SW Second Avenue, Suite 2100, Portland, OR 97204. Telephone: (503) 778-2100. Facsimile: (503) 778-2200. Email: CriswellD@LanePowell.com. EXHIBIT A. Additional Collateral. The Collateral located on the Property as detailed in UCC Financing Statement filed November 3, 2015, with the Oregon Secretary of State, File No. 90626543 (the "UCC1"), more particularly described as follows: (a) All machinery, furniture, furnishings, equipment, computer software and hardware, fixtures (including all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), inventory, materials, supplies and other articles of personal property and acccessions thereof, renewals and replacements thereof and substitutions thereof, and other property of every kind and nature, tangible or intangible, owned by Grantor, or in which Grantor has or shall have an interest, now or hereafter located upon 1609 E. Harbor Drive, Warrenton, OR 97146, the "Premises" or the "Improvements", or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Premises and the Improvements (hereinafter collectively referred to as the "Equipment"), including any leases of, deposits in connection with, and proceeds of any sale or transfer of any of the foregoing, and the right, title and interest of Grantor in and to any of the Equipment that may be subject to any "security interest" as defined in the Uniform Commercial Code, as in effect in the Oregon (the "UCC"). (b) All accounts (including reserve accounts), escrows, documents, instruments, chattel paper, claims, deposits and general intangibles, as the foregoing terms are defined in the UCC, and all franchises, trade names, trademarks, symbols, service marks, books, records, plans, specifications, designs, drawings, surveys, title insurance policies, permits, consents, licenses, management agreements, contract rights (including any contract with any architect or engineer or with any other provider of goods or services for or in connection with any construction, repair or other work upon the Property), approvals, actions, refunds of real estate taxes and assessments (and any other governmental impositions related to the Property) and causes of action that now or hereafter relate to, are derived from or are used in connection with the Property, or the use, operation, maintenance, occupancy or enjoyment thereof or the conduct of any business or activities thereon (hereinafter collectively referred to as the "Intangibles"); (c) All other personal property described in the UCC1; and (d) All proceeds, products, offspring, rents and profits from any of the foregoing, including those from sale, exchange, transfer, collection, loss, damage, disposition, substitution or replacement of any of the foregoing (together, the "Collateral").

Published: June 18, 25, July 2, 9, 2020.

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