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### 101 Legal Notices

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**AB8344**  
TS# 095695-OR APN: 40808000500 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on 12/10/2009, a certain Mortgage Deed of Trust was executed by JEAN E. PHELAN as trustor in favor of GENERATION MORTGAGE COMPANY as beneficiary, and was recorded on 12/15/2009, as Instrument No. 200911701, in the Office of the Recorder of Clatsop County, Oregon; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 10/31/2014, recorded on 4/21/2015, as instrument number 201502688, in the office of Clatsop County, Oregon; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the death of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 7/27/2021 is \$557,363.50; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on 9/7/2021 at 11:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Legal Description: THAT PORTION OF GOVERNMENT LOTS 8 AND 9 IN SECTION 8, TOWNSHIP 4 NORTH, RANGE 8 WEST, WILLAMETTE MERIDIAN, COUNTY OF CLATSOP, STATE OF OREGON, LYING EASTERLY OF THE HAMLET COUNTY ROAD AND SOUTHERLY OF THE SOUTHERLY LINE OF THE TWO EASEMENTS, 40 FEET IN WIDTH, GRANTED TO CROWN ZELLERBACH CORPORATION BY INSTRUMENT RECORDED OCTOBER 27, 1960 IN BOOK 257, PAGE 263, CLATSOP COUNTY RECORDS, AND INSTRUMENT RECORDED JULY 13, 1962 IN BOOK 265, PAGE 222, CLATSOP COUNTY RECORDS, EXCEPTING ANY PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF THE EASEMENT ABOVE REFERRED TO RECORDED JULY 13, 1962 IN BOOK 265, PAGE 222, CLATSOP COUNTY RECORDS. ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO GEORGE D. ROSS, ET UX RECORDED MAY 6, 1970 IN BOOK 333, PAGE 969, CLATSOP COUNTY RECORDS. TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THE TWO TRACTS OF LAND DESCRIBED IN EASEMENTS TO CROWN ZELLERBACH CORPORATION RECORDED OCTOBER 27, 1960 IN BOOK 257, PAGE 268, CLATSOP COUNTY RECORDS, AND RECORDED JULY 13, 1962 IN BOOK 265, PAGE 222, CLATSOP COUNTY RECORDS; EXCEPT THAT PORTION OF LAND DESCRIBED IN EASEMENT REFERRED TO AS BEING DESCRIBED IN BOOK 257, PAGE 268, LYING EASTERLY OF THE NORTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF THE EASEMENT HEREINABOVE REFERRED TO AS BEING DESCRIBED IN BOOK 265, PAGE 222, CLATSOP COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PERMANENT EASEMENT ON A STRIP OF LAND 40 FEET IN WIDTH FOR A RIGHT OF WAY AND ROAD SITUATED IN GOVERNMENT LOT 8 (SOUTHEAST QUARTER OF NORTHEAST QUARTER) OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN, COUNTY OF CLATSOP, STATE OF OREGON, SAID STRIP OF LAND BEING 20 FEET IN WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 8 WEST, WILLAMETTE MERIDIAN, COUNTY OF CLATSOP, STATE OF OREGON; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 1897.00 FEET TO A POINT WHERE SAID EAST LINE IS INTERSECTED BY THE SURVEYED BASELINE OF THE RIGHT OF WAY DESCRIBED IN THAT CERTAIN INSTRUMENT DATED OCTOBER 12, 1960, WHEREIN KINGSLEY LUMBER COMPANY GRANTED CROWN ZELLERBACH CORPORATION A PERMANENT EASEMENT FOR A RIGHT OF WAY IN GOVERNMENT LOT 8 IN SAID SECTION 8; THENCE FROM SAID POINT OF INTERSECTION SOUTH 63° 24' WEST ALONG SAID SURVEYED BASELINE A DISTANCE OF 256.44 FEET; THENCE SOUTH 73° 21' 30" WEST, CONTINUING ALONG SAID SURVEYED BASELINE, A DISTANCE OF 75.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 62° 15' EAST 100.0 FEET; THENCE SOUTH 67° EAST 100.0 FEET; THENCE SOUTH 79° EAST 114.0 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID SECTION 8, SAID POINT BEING THE TERMINUS OF THE CENTERLINE OF THE 40-FOOT WIDE STRIP OF LAND HEREIN DESCRIBED, AND IS SOUTHERLY 2143.70 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 8. EXCEPTING, HOWEVER, FROM THE ABOVE-DESCRIBED 40-FOOT WIDE STRIP OF LAND, THAT PORTION THEREOF LYING AND BEING WITHIN THE BOUNDARIES OF THE RIGHT OF WAY DESCRIBED IN SAID INSTRUMENT DATED OCTOBER 12, 1960. Commonly known as: 79721 HAMLET RD, SEASIDE, OR 97138-3625 The sale will be held at: AT THE FRONT ENTRANCE TO THE CLATSOP COUNTY COURTHOUSE, 749 COMMERCIAL ST., ASTORIA, OR 97103 Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$556,871.02. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is \$55,687.10. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$55,687.10 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashiers check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE DEATH OF ALL MORTGAGORS. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: July 27, 2021 CLEAR RECON CORP Foreclosure Commissioner Hamsa Uchi Title: Foreclosure Supervisor 1050 SW 6th Avenue, Suite 1100 Portland, OR 97204 Phone: (858) 750-7600 Fax No: (858) 412-2705  
**Published: August 17, 24, 31, 2021.**

### 107 Public Notices

**JEWELL SCHOOL DISTRICT - NEW GYM AND LOCKER ROOM REMODEL PROJECT**  
Proposals Due: September 20th, 2021 at 2:00 pm PST. Jewell School District (JSD) is requesting sealed proposals (RFP) for Progressive Design-Build services for the design, construction and start-up at JSD property located at 83874 Highway 103, Seaside, OR 97138. A general description of the project includes the design, construction and commission of the following: • Site development for installation of a new gym. • Installation of metal building for new gym. • Renovations to existing locker rooms, coaches' office, concessions and weight room. RFP documents can be obtained by contacting JSD Abram Jenks or by going to OregonBuys.gov/bso. Contact: Abram Jenks, Owner's Rep, Abram@KloshGroup.com

**SHOP LOCAL!**  
Check the Business Directory daily to utilize the local professionals advertising in The Astorian. To place an ad in our Business Directory, call **503-325-3211**.

DUST off the old pool table and sell it with a classified ad.

### 110 Announcements

Looking for a full time small engine mechanic to join our team. Wheeled Mechanic is preferred but small engine repair experience is required. We offer healthcare medical and dental, paid vacation and holidays, with a starting pay range of 18-\$22hr DOE (503)325-0792

### 204 Automobiles

**2004 Honda Accord EXL (loaded)**  
\$4,500 or best offer.  
503-738-0612

**'93 Subaru Impreza**  
Runs good. Needs paint.  
\$1,500 or best offer.  
Theresa (503) 440-7157

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### 251 Boats for Sale

**1992 Farallon 25**  
Commercial salmon troll permit. 350 Crusader gas engine. Fully loaded electronics, fishing gear, and safety equipment. Honda 20 outboard aux. Located Slip B15, Warrenton, OR. \$29,000 Call 503-791-1650

### 625 Other Rentals

**New Today!**

Rent a Hot Tub for Labor Day Weekend Fun! Astoria, Seaside, Warrenton, Gearhart, Cannon Beach, 503-556-2395.

### 651 Help Wanted

Part time maintenance position available at Safekeeping Storage Centers in Gearhart. Must have carpentry experience. Applications available in office at 3045 Hwy 101N, Gearhart. 503-738-6731

Have an extra room to rent? A classified ad will find a tenant fast!  
**Call 503-325-3211 today!**

### 651 Help Wanted

**Port of Astoria Airport Department** is now accepting applications for a Part-time Airline Fueller & Maintenance position. Visit the Port of Astoria website at [www.portofastoria.com](http://www.portofastoria.com)

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**Fulltime Position**  
**Dean of Student Success and Academic Partnerships**

**\$56,600 - \$80,700 DOE**  
**Excellent Benefits**

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Details and application packet available at: Human Resources - Tillamook Bay Community College (tillamookbaycc.edu)

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### 651 Help Wanted

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as a new or experienced  
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Perform installation and repair for cable, internet, telephone services. Career opportunity. Req: valid DL w/ good record; HS diploma or equiv; computer, communication, customer service, technical skills; mech aptitude; able to: work and travel in all kinds of weather; work in confined spaces; climb ladders; work near power lines.

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**Spectrum**

### 8-30 CRYPTOQUIP

P B M H U M B E R H J B E G O M U I H  
V H C B E H K B P O W G M F  
R Q V W G C O W G M F J O R I G M B T  
O M X W G J B T I B R H Q V E :  
K I X V V G T W G V V B P .  
**Saturday's Cryptoquip:** LEGENDARY CATTLE ENCLOSURE IN WHICH SWEET HUNGARIAN WINE IS STOCKPILED: THE TOKAY CORRAL.  
Today's Cryptoquip Clue: F equals G

## BUSINESS DIRECTORY

YOUR GUIDE TO LOCAL PROFESSIONALS

<p><b>Arborist</b></p> <p><b>Affordable Rates</b> <b>BIGBY'S TREE SERVICE</b></p> <p><b>ISA CERTIFIED ARBORISTS</b></p> <ul style="list-style-type: none"> <li>• Pruning</li> <li>• Removal</li> <li>• Stump Grinding</li> <li>• Excavator/Brush Rake</li> <li>• Vegetation Management</li> </ul> <p>(503)791-0767</p> <p><a href="http://bigbystreeservice.com">bigbystreeservice.com</a></p> <p>CCB#158562</p>	<p><b>Electricians</b></p> <p><b>WADSWORTH ELECTRIC</b></p> <p><b>Electrical Services</b></p> <p>503-325-5501</p> <p>ccb#2404</p>	<p><b>Lawn &amp; Garden</b></p> <p><b>Alejo's Landscape Maintenance LLC</b> One time clean ups! Monthly maintenance!</p> <p>Mowing, Weeding, Edging, Trimming, Pruning, Re-seeding, Gutters, Mulch, Power washing, and many other services!</p> <p>CALL US FOR A FREE ESTIMATE (503)791-0190 Licensed &amp; Insured</p>
<p><b>ARBOR CARE TREE SPECIALISTS</b> <b>ISA Certified Arborists</b> <b>ISA Board-Certified Master Arborist</b> <b>ISA Tree Risk Assessment Qualified</b></p> <p>Comprehensive Service, Pruning/Removal, Stump Grinding/Hazard Evaluations (503)791-0853 <a href="http://www.arborcarenw.com">www.arborcarenw.com</a> CCB#171855 WA#ARBORCI909RW <b>Care for Your Trees</b></p> <p>Sell your children's outgrown clothes and toys with a classified ad in The Astorian. Call <b>503-325-3211</b> to place your ad today!</p>	<p><b>Handyman Services</b></p> <p><b>North Coast Handyman &amp; Woodworking, LLC</b> (503) 440-5758 <b>Facebook: northcoasthw</b> Interior remodeling, siding, windows, decks, rot specialist. <b>Licensed, bonded, &amp; insured.</b> CCB#215908</p> <p><b>Handyman/Construction</b></p> <ul style="list-style-type: none"> <li>• Repair or remodel</li> <li>• Kitchen, Bath, Decks, Fence</li> <li>• No Job Too Small</li> </ul> <p>Call Tom (503)739-1550 CCB#201-303</p>	<p><b>Bellos Construction,</b> remodeling, framing, drywall, flooring, kitchen, showers, tile, roofing, siding, concrete work, pavers, driveway, retaining walls, pressure washing, painting, renovation.</p> <p><b>Free Estimates</b> Call (503)741-1582 CCB# 228782 *Bello*825CP <b>OR &amp; WA Licensed, Bonded &amp; Insured</b></p> <p>HAVE an extra room to rent? A classified ad will find a tenant fast. <b>CALL 503-325-3211</b></p> <p><b>JIM'S LAWN CARE</b> • Brush Clearing • Lawns • Shrubs • Hauling • Gutter &amp; Storm-Cleanup (503)325-2445 Free Estimates</p>
<p><b>Construction Design</b></p> <p><b>Jack Coffey Construction</b></p> <ul style="list-style-type: none"> <li>• New • Repair • Remodel</li> <li>• Drywall • Concrete • Decks</li> <li>• Licensed • Bonded • Insured</li> </ul> <p>(503)325-7406 • CCB#55284</p>	<p><b>Lawn &amp; Garden</b></p> <p><b>Ellis Tree &amp; Lawn Service</b> One-time clean-up or year-round lawn care. Brush clearing, tree service, stump grinding, pressure washing &amp; many other services. <b>Call Rick (503)791-1837</b></p> <p><b>Jamey's Lawn Service</b> Mowing, trimming, brush clearing, bark mulch and more. 503-791-6057</p>	<p><b>Professional Services</b></p> <p>TM Bookkeeping Service • Payables • Receivables • Payroll • Quarterly Reporting Terry (503)298-0750 Dionne (503)791-1928</p>