

## Legal Ads

### NOTICE OF PUBLIC HEARING

A public hearing is scheduled before the City of Warrenton Planning Commission at 6:00 p.m. on February 8, 2018 at the Warrenton City Hall, Commission Chambers, regarding a conditional use permit application submitted by Linda McElmurry to place a park model trailer as an accessory dwelling at 642 Fleet Street in Hammond. The subject property is also identified as Taxlot 81008AA01300.

The application will be reviewed under the procedures, standards and criteria in Warrenton Municipal Code 16.208.050, Type III Procedures (Quasi-Judicial) and WMC Chapter 16.220 Conditional Use Permits.

Anyone wishing to participate may testify verbally at the public hearing, or if not able to attend the hearing may submit written testimony, which must be received by the Warrenton Planning and Building Department by 5:00 P.M. on the day of the hearing. Written comments may be mailed to Skip Urling, Community Development Director, Warrenton Planning and Building Department, P.O. Box 250, Warrenton Oregon, 97146-0250, or hand delivered to City Hall, 225 S Main. Failure to raise an issue on the record in person or by letter before the close of the record at the City's public hearing, or failure to provide statements or evidence sufficient to afford the decision making body an opportunity to respond to the issue, will preclude appeal to the Land Use Board of Appeals based on that issue.

The application and staff report are available for review and/or purchase at the City of Warrenton Planning and Building Department; or by contacting Skip Urling, Community Development Director at 503-861-0920. The staff report will be available for review at no cost at least seven (7) days before the hearing.

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### NOTICE TO ALL POTENTIAL CLAIMANTS:

#### READ THESE PAPERS CAREFULLY!

A Petition for Forfeiture of an Animal Pursuant to ORS 167.347 has been filed in this case. The dog Breakfast, a red tick hound and great dane mix, was impounded on October 16, 2017 at the Safeway in Astoria Oregon. The owner of Breakfast is James Birt. Please contact Marissa Snyder, Deputy District Attorney, P.O. Box 149, Astoria OR 97103, 503-325-8581 for time and place of hearing.

*Date of First Service: January 26, 2018*

#### IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF CLATSOP

In the Matter of the Estate of GENEVA MAE MCKNIGHT, Deceased  
Case No.: 18PB00420

#### NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that Nadine Scott has been appointed Personal Representative. All persons having claims against the estate are required to present them, with vouchers attached, to the Personal Representative c/o Moberg & Rust, Attorneys at Law, P.C., 842 Broadway, Seaside Oregon 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 lawyer for the Personal Representative, Jeremy Rust.

*Dated and first published on January 26, 2018.*

Jeremy Rust, OSB No. 094927

Moberg & Rust, Attorneys at Law, P.C.

842 Broadway

Seaside, Oregon 97138

Attorney for Personal Representative

#### IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF CLATSOP

In the Matter of the Estate of RENEE GROSS, Deceased  
Case No.: 18PB00361

#### NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that Ella Driscoll has been appointed Personal Representative. All persons having claims against the estate are required to present them, with vouchers attached, to the Personal Representative c/o Moberg & Rust, Attorneys at Law, P.C., 842 Broadway, Seaside, Oregon 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 lawyer for the personal representative, Jeremy Rust.

*Dated and first published January 26, 2018.*

Jeremy Rust, OSB No. 094927

Moberg & Rust, Attorneys at Law, P.C.

842 Broadway

Seaside, Oregon 97138

Attorney for Personal Representative

#### NOTICE OF SHERIFF'S SALE

On February 27, 2018, 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: 35086 4th Lane, Astoria, OREGON. The court case number is 15CV13646, where BANK OF AMERICA, N.A. is plaintiff, and WILLIAM L. MEECH, an individual; KARA MEECH, an individual; HSBC MORTGAGE SERVICES INC., a corporation; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property 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>

*Publish: The Columbia Press, January 19, 26, February 2 and 9, 2018.*

#### IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF CLATSOP

In the Matter of the Estate of KENNETH IRVIN MANCEBO, Deceased  
Case No.: 18PB00157

#### NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that Carter Jason Mancebo has been appointed as the personal representative of the Estate of Kenneth Irvin Mancebo. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative in care of the undersigned attorney at: 900 SW 5th Ave., Ste. 2000, Portland, OR 97204, within four months after the date of first publication of this notice, as stated below, or such claims may be barred.

All persons whose rights 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 Jan. 19, 2018.*

Carter Jason Mancebo, Personal Representative

Lawrence J. Beck, OSB #861494,

Attorney for Personal Representative

900 SW 5th Ave., Ste. 2000

Portland, OR 97204

#### WARRENTON URBAN RENEWAL AGENCY ANNUAL REPORT

The Warrenton Urban Renewal Agency has published the 2016/17 annual report. It is on file at Warrenton City Hall and with the Warrenton Urban Renewal Agency. The full information is available to all interested persons.

In FY 2016/2017, the Warrenton URA received \$576,083 in tax revenue, \$2,200,000 in loan proceeds, \$20,789 in interest revenue, and \$302 in county land sales. The Agency spent \$2,191,506 on administrative services and supplies, debt retirement, and capital outlay.

The estimated Debt Service Fund revenues for FY 2017/18 are \$609,761. The budget for Debt Service for the current fiscal year is \$1,576,571, and the Capital Projects budget for Materials and Services and Capital Outlay for the current fiscal year is \$2,188,421. A more detailed breakdown of the budget for the Capital Projects Fund is shown below:

FY 2017/18 Capital Projects Budget	Budgeted Amount
<b>Total Resources</b>	<b>\$2,188,421</b>
<b>Expenditures</b>	
Materials and Services	
Printing/Advertising/Publicity	\$2,000
Dues/Meetings/Travel/Training	\$2,000
Professional Services	\$15,000
Master Plans/Studies	\$50,000
Bond Issue Costs	\$25,000
Façade improvements	\$25,000
<b>Total Materials and Services</b>	<b>\$119,000</b>
<b>Capital Outlay</b>	<b>\$2,069,421</b>
Contingency	\$0
<b>Total Expenditures</b>	<b>\$2,188,421</b>

The estimated impact of carrying out the Warrenton Urban Renewal Plan on the tax collections for the preceding year for all taxing districts is shown in the table below. The impacts on the Warrenton-Hammond School District and the Northwest Regional ESD are indirect impacts due to the state school funding formula in Oregon. Schools are funded on a per pupil formula established at the state level. These figures differ slightly from the tax increment revenue received figures as they do not represent under-collection, late payments, or delinquencies.

Taxing District	Revenue Forgone
Warrenton-Hammond School District #30	\$286,261.57
City of Warrenton	\$104,137.30
Clatsop County	\$95,629.71
Clatsop Community College	\$48,514.85
Clatsop Care Center	\$10,984.49
Sunset Empire Transportation	\$10,069.12
Northwest Regional ESD	\$9,584.51
Port of Astoria	\$7,807.61
Clatsop 4H & Extension	\$3,284.58
<b>Total</b>	<b>\$576,273.74</b>

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