

# Itemizer-Observer staff honored with awards

## I-O gets seven first-place nods for news, features, web

**By Emily Mentzer**  
The Itemizer-Observer

DALLAS — The *Itemizer-Observer* news staff was honored with 12 awards in the Better Newspaper Contest at the annual Oregon Newspapers Publishers Association banquet on Thursday.

Of the 12, seven were first-place nods.

Reporter Jolene Guzman won first place for Best Feature Writing: Personality ("A blessed life") and for Best News Photo ("A welcome

home"). She also won second place for Best Editorial writing and third place for Best Writing.

Editor Emily Mentzer won first place for Best Coverage of Business and Economic Issues ("The buzz about bees") and in the Best Enterprise category ("No place to call home"). She took third place for Best Editorial writing and third for Best Lifestyle Coverage ("A love lost, but never forgotten").

Former publisher Nancy Adams won first place for

Best Web Design.

Production and graphics designer Karyn Pressel won first place for Best Graphics ("All roads lead to Polk County").

As a staff, the *Itemizer* won first place for Best Special Section ("Explore Polk County 2015") and third place for Best Photo Essay ("Country Living").

The ONPA hosts the Better Newspaper Contest each year. Newspapers are broken down into categories based on circulation numbers.

# PUBLIC NOTICES

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF POLK

In the Matter of the Estate of: JOHN DELBERT GRAY, Deceased.

CASE NO. 16PB03392 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, c/o Raphael Conant, Attorney at Law, OSB #066877 PO Box 852, Salem, OR 97308, 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, Raphael Conant.

Dated and first published July 27, 2016.

George A. Gray, Personal Representative

(July 27; Aug. 3, 10, 2016)

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF POLK Probate Department

In the Matter of the Estate of MARK ABLER Deceased.

Case No. 16PB044532 NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that LESLIE WARD 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 Michael A. Halliday, Halliday Law, PC, 494 State St, Suite 250, Salem, Oregon 97301 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 attorneys for the personal representative.

DATED and first published July 20, 2016.

Michael A. Halliday, OSB #045610 Attorney for Personal Representative

(July 20, 27; Aug. 3, 2016)

PRUDENCE J. REED REVOCABLE TRUST NOTICE TO CLAIMANTS

In the Circuit Court of the State of Oregon for the County of Polk, Probate Department Case Number 16PB04415.

In the Matter of the Prudence J. Reed Revocable Trust under agreement dated July 17, 1997.

Prudence J. Reed is the Settlor of the Prudence J. Reed Revocable Trust. Pioneer Trust Bank, N.A., is the Trustee of the Prudence J. Reed Revocable Trust.

All persons having claims against the Settlor are required to present them to the Trustee at: Pioneer Trust Bank, N.A., P.O. Box 2305, Salem, OR 97308. Claims against the trust estate may be barred unless presented to the trustee at the address specified above within four months after the date of first publication of this notice.

All persons whose rights may be affected by the proceedings in this trust may obtain additional information from the Trustee or the court file.

Date first published July 20, 2016.

Pioneer Trust Bank, N.A., Trustee of the Prudence J. Reed Trust P.O. Box 2305 Salem, OR 97308

(July 20, 27; Aug. 3, 2016)

PUBLIC NOTICE Estate Ronald Reynolds Gilbreath

Notice to Interested Persons (16PB03902)

In the Circuit Court of the State of Oregon for the County of Polk, Probate Department.

In the Matter of the Estate of Ronald Reynolds Gilbreath, Deceased.

Notice is hereby given that Carolyn Cote has been appointed as the personal repre-

sentative of the above estate. All persons having claims against the estate are required to present them to the undersigned personal representative in care of the undersigned attorney at: 946 SE Uglow Ave., Dallas, OR 97338 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 July 13, 2016.

Carolyn Cote, Personal Representative of the Estate of Ronald Reynolds Gilbreath, Deceased Stan Butterfield, OSB No. 040535 Attorney at Law, P.C. 946 SE Uglow Ave. Dallas, OR 97338 Attorney for Personal Representative

(July 13, 20, 27, 2016)

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF POLK

In the Matter of the Estate of: ALAN LYLE MCKEE, Deceased.

Case No. 16PB04340 NOTICE TO INTERESTED PERSONS

Notice is hereby given that the undersigned has been appointed and has qualified as the personal representative of the above-entitled estate. All persons having claims against the estate are hereby required to present the same, with proper vouchers, within four months after the date of first publication of this notice, as stated below, to Sharon Kay McKee, the personal representative, in care of the law office of Rietmann & Rietmann, LLP, attorneys for the personal representative, at PO Box 852, Hermiston, Oregon 97838-0852, or they may be barred.

All persons whose rights may be affected by the proceeding 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: July 13, 2016.

/s/ Sharon Kay McKee Personal Representative c/o Emily K. Rietmann OSB #154094 Of Attorneys for Personal Representative Rietmann & Rietmann, LLP PO Box 852 Hermiston OR 97838-0852 Telephone: 541-701-1391 Fax: 888-700-0192

(July 13, 20, 27, 2016)

POLK COUNTY SURPLUS PROPERTY SALE

Polk County is accepting sealed bids on seven (7) parcels of surplus property. Bids will be received by the General Services Department, Room 1, Courthouse Basement, Dallas, OR 97338, until 3:00pm on Wednesday, August 10th, 2016.

Bids for the property will be opened and read in the Courthouse Conference Room, on the 1st floor, at 3:00pm on August 10th, 2016. Acceptance of bids will occur at the August 23rd, 2016, Board of Commissioners Meeting.

Properties offered for sale are listed below along with the market value of each parcel. All property is sold as is.

For information on a bid packet and or the procedure to submit bids contact Polk County General Services, at 503-623-8172.

Polk County reserves the right to reject any or all bids, to waive formalities, and postpone the awarding of the sale for 60 days.

PROPERTY LIST

1. Township 7, Range 6, Section 02 00, Tax Lot 1201. Account number 370794, Zoned FF, a 1.57 acre lot located on Brown Road, Dallas OR 97338. Market value \$11,990.00. Minimum bid is \$1,200.00.

2. Township 6, Range 4, Section 22 00, TaxLot 701. Account number 290423, Zoned FF, a 5.20 acre lot located on Zena Road, Salem 97304. Market value \$20,460.00. Minimum bid is \$12,500.00.

3. Township 7, Range 5, Section 34A 00, TaxLot 201. Account number 163695, Zoned RA, a 0.24 acre lot, located on Fir Villa Road, Dallas 97338. Market Value \$50,000.00. Mini-

mum bid is \$35,000.00.

4. (These 4 parcels are being sold as a group. Minimum bid is \$25,000.00) Township 8, Range 4, Section 21CD, TaxLot 2400. Account number 201496, Zoned RM, a 6,600 sq ft lot, located on Main Street, Independence 97351. Market value \$30,000.00.

Township 8, Range 4, Section 21CD, TaxLot 2200. Account number 201470, Zoned RM, a 17,872 sq ft lot, located on Main Street, Independence 97351. Market value \$2,240.00.

Township 8, Range 4, Section 21CD, TaxLot 3100. Account number 201553, Zoned RM, a 21,178 sq ft lot, located on Thorpe Street, Independence 97351. Market value \$3,460.00

(July 13 & 27, 2016)

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF POLK Probate Department

In the Matter of the Estate of STEPHEN K. TAYLOR Deceased.

Case No. 16PB04102 NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that THEA M. READ 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 Michael A. Halliday, Halliday Law, PC, 494 State St, Suite 250, Salem, Oregon 97301 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 attorneys for the personal representative.

DATED and first published July 13, 2016.

Michael A. Halliday, OSB #045610 Attorney for Personal Representative

(July 13, 20, 27, 2016)

TRUSTEE'S NOTICE OF SALE Reference is made to that certain trust deed made by THOMAS J. PHILLIPS AND MARILYN V. PHILLIPS, AS TENANTS BY THE ENTIRETY, THEIR HEIRS, SUCCESSORS, AND ASSIGNS as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated October 30, 2009, recorded November 6, 2009, in the mortgage records of Polk County, Oregon, as Document No. 2009-012863, and assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST on May 10, 2016 in the records of Polk County, Oregon, as Document No. 2016-004867, covering the following described real property situated in said county and state, to wit:

THE FOLLOWING DESCRIBED PROPERTY: PARCEL 3 OF PARTITION PLAT 1999-0025, FILED SEPTEMBER 13, 1999, IN VOLUME 1999, PAGE 0025, BOOK OF PARTITION PLATS FOR POLK COUNTY, STATE OF OREGON, AS FEE NO. 473049 TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SET FORTH ON SAID PARTITION PLAT VOLUME 1999, PAGE 0025.

PROPERTY ADDRESS: 6150 Fern Hill Road, Monmouth, OR 97361

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, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments in the total amount of \$15,566.88 beginning July 1, 2014; plus accrued late charges in the total amount of \$1,068.60; plus other fees and costs in the amount of \$712.50; together with title expense, costs, trustee's fees and attorney's

fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

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: \$275,407.06 with interest thereon at the rate of 5.25000 percent per annum beginning June 1, 2014; plus escrow advances in the total amount of \$4,469.84; plus accrued late charges in the total amount of \$1,068.00; plus other fees and costs in the amount of \$846.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice is hereby given that the undersigned trustee will on November 8, 2016, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.110, at Polk County Courthouse Main Entrance, 850 Main Street, Dallas, OR 97338, in the City of Dallas, County of Polk, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above, which the grantor had or had power to convey at the time of the execution of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including reasonable charges by the trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time that is not later than five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principle as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those 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 and attorney fees not exceeding the amounts provided by ORS 86.778.

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

In construing this notice, the singular 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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Robinson Tait, P.S. 710 Second Ave, Suite 710 Seattle, WA 98104

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE RECEIVED A DISCHARGE OF THE DEBT REFERENCED HEREIN IN A BANKRUPTCY PROCEEDING, THIS LETTER IS NOT AN ATTEMPT TO IMPOSE PERSONAL LIABILITY UPON YOU FOR PAYMENT OF THAT DEBT. IN THE EVENT YOU HAVE RECEIVED A BANKRUPTCY DISCHARGE, ANY ACTION TO ENFORCE THE DEBT WILL BE TAKEN AGAINST THE PROPERTY ONLY.

(July 13, 20, 27; Aug. 3, 2016)

# Paws for a Cause still needs donations

## Pet food, supplies donation drive concludes this month

**Itemizer-Observer staff report**

DALLAS — The annual month-long drive to benefit animals at local shelters is almost over.

This week is the last chance for the Polk County Sheriff's Office and other county departments to collect new or gently used pet supplies or pet food for the second annual Paws for a Cause event.

All items will be donated to local animal shelters in honor of the late Polk County Jail Sgt. Randy Whittaker.

Pet food, treats, toys, collars, leashes, food dishes and other supplies can be dropped off at county offices in several locations in Dallas and Rickreall:

- Polk County Sheriff's Office, 850 Main St.

Dallas.

- The Academy Building (leave donations at the second floor reception area), 182 SW Academy St.

- Dallas Public Works, 820 SW Ash St., Dallas.

- Community Corrections, 689 Main St., Dallas.

- Polk County Fairgrounds, 520 S. Pacific Highway (99W), Rickreall.

Cash donations will be accepted as well.

All money donated to the drive will go toward paying for the memorial kennel at Willamette Humane Society in Whittaker's name.

For more information: Jody Germond, 503-831-1733.

TRUSTEE'S NOTICE OF SALE

File No. 7023.102393 Reference is made to that certain trust deed made by Kimberly Desmarteau, a married woman, as grantor, to Fidelity National Title Insurance Company, as trustee, in favor of Wells Fargo Bank, N.A., as beneficiary, dated 05/17/07, recorded 06/01/07, in the mortgage records of POLK County, Oregon, as 2007-008778 and subsequently assigned to Citibank, National Association as Trustee for GSAA Home Equity Trust 2007-9, Asset-Backed Certificates, Series 2007-9 by Assignment recorded as 2011-008896, covering the following described real property situated in said county and state, to wit: Lot 3, Block 3, College Subdivision No. 2, in the City of Salem, County of Polk and State of Oregon. PROPERTY ADDRESS: 178 Stoneway Drive Northwest aka 178 Stoneway Drive Northwest, A-C Salem, OR 97304 Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$1,545.00 beginning 04/01/12, \$1,549.58 beginning 4/1/13, \$1,536.78 beginning 4/1/14 and \$1,623.38 beginning 6/1/16; plus prior accrued late charges of \$1,202.40; plus advances of \$4,795.50; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable. By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$221,596.91 with interest thereon at the rate of 4.75 percent per annum beginning 03/01/12; plus prior accrued late charges of \$1,202.40; plus advances of \$4,795.50; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable. WHEREFORE, notice is hereby given that the undersigned trustee will on October 4, 2016 at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at the following place: inside the new lobby at the Jefferson Street entrance of the Polk County Courthouse, 850 Main Street, in the City of Dallas, County of POLK, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 for reinstatement or payoff quotes requested pursuant to ORS 86.786 and 86.789 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.northwest-trustee.com. Notice is further given that any person named in ORS 86.778 has the right, 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 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) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or 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 ORS 86.778. Requests from persons named in ORS 86.778 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents. In construing this notice, the singular 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. Without limiting the trustee's disclaimer of representation 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. The trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com and www.USA-Foreclosure.com. For further information, please contact: Heather L. Smith Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 586-1900 Desmarteau, Kimberly (TS# 7023.102393) 1002.281467-File No.

(July 6, 13, 20, 27, 2016)

Advertisement for Whitworth Elementary School Seismic Rehabilitation

Dallas School District #2 is soliciting proposals for Whitworth Elementary School Seismic Rehabilitation

Location: Whitworth Elementary School, 1151 SE Miller Ave, Dallas, OR 97338

Bids are due by August 15, 2016 at 2:00 p.m. to Dallas School District #2, Attn: Kevin Montague, Facilities Director, 111 SW Ash St., Dallas, OR 97338, Telephone: 503-623-5594. Bids shall be provided in an opaque, sealed envelope with a label stating the name of the proposer and the title "Whitworth Elementary School Seismic Rehabilitation - Bid Enclosed".

Bids will be opened at 2:00 p.m. that same day. Sub-contractor disclosure statements shall be provided no later than 4:00 p.m. that same day in a SEPARATE opaque, sealed envelope with a label stating the name of the proposer and the title "Whitworth Elementary School Seismic Rehabilitation - Subcontractor Disclosure".

The scope of the services is more fully detailed in the Bid documents. This project is subject to both Federal and Oregon BOLI prevailing wage and certified payroll requirements. Responsive bidder must have a public works bond, provide a Bid Bond and Performance Bond.

Bid Packages can be obtained at the Dallas School District Office reception desk; 111 SW Ash St., Dallas, OR 97338 beginning July 19, 2016 at 9:00 a.m.

All questions shall be directed to Dallas School District #2, Kevin Montague via e-mail at: Kevin.Montague@dspd2.org. Answers will be provided via Addendum.

The Dallas School District #2 reserves the right to reject any and all bids due to either non-responsiveness or if it is determined to be in the best interests of the District to do so. The District also reserves the right to waive any and all informalities in the course of their review and decision to award.

(July 27, 2016)