

**PUBLIC NOTICE**

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 TENAN-**

**CY 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.oregon-lawhelp.org** **NOTICE TO VETERANS** If the recipient of this notice is a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Contact information for a service officer appointed for the county in which you live and contact information for a community action agency that serves the area where you live may be obtained by calling a 2-1-1 information service. 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: 12/28/23 The Mortgage Law Firm, LLC By: Jason L. Cotton, Attorney The Mortgage Law Firm, LLC 650 NE Holiday St., Suite 1600 Portland, OR 97232 Phone number for the Trustee: (971) 270-1230 A-4806185 01/10/2024, 01/17/2024, 01/24/2024, 01/31/2024 Published January 10, 17, 42, 31, 2024 Affid 4c

**Rep. Smith speaks at OSACA and OACTC Conference**



Rep. Greg Smith speaking at the conference in Hood River. - Contributed Photo

On January 9<sup>th</sup> Representative Greg Smith (R-Heppner) delivered the keynote address at the joint Oregon State Association of County Assessors (OSACA) & Oregon Association

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of County Tax Collectors (OACTC) Conference. It's an annual conference for county assessors and tax collectors, that was hosted in Hood River this year. Rep. Smith was invited to speak at the conference by Morrow County Assessor/Tax Collector Mike Gorman, who is also the current President of OSACA. Rep. Smith discussed a wide variety of topics, including County Assessment Function Funding Assistance (CAFFA) and tax abatements for veterans and their families.

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**Spiritually Speaking**

Father Thankachan Joseph



**“WHAT ARE YOU LOOKING FOR?”**

Today's reading continues with the celebration of the Baptism of the Lord. The Christmas pomp and decorations are all away, the Church is again back to the ordinary season. We read of the call of Samuel and the first four apostles of Christ according to the Johannine account. God continues to call people today - sometimes in very unlikely circumstances. For example, the call of Mother Theresa, a poor nun from Albania who came over to India to serve the rich and elite teenagers of Calcutta. In 1946, she was called by the Lord to start a new congregation to cater to the poor and the marginalized in Calcutta. She joyfully received the call of the Lord and through her “Yes,” today many are catered to by the sisters of Missionaries of Charity all over the world. God is still calling people in our own time. You and I need to respond to His call as Samuel responded, “Speak Lord, for your servant is listening.” (1Sam 3: 9).

In the First Letter of Paul to the Corinthians, (6:13-15, 17-20), Paul reminds the people of Corinth that our bodies are actually the possession of God. We are only the caretakers. The situation that forced Paul to write these strong words was some sort of immorality that was very prevalent among the inhabitants of Corinth. On the basis of the report from his reporter Cloy, he writes these strong words: “The body is not for immorality, but for the Lord.” Those were hard words for the people of Corinth. Before Paul introduced them to Christ, they had built their lives around sensual pleasure. But it did not bring them happiness, only heartbreak and despair. Still, it was hard for them to give up their old behaviors. Paul had to remind them that Jesus had “purchased them at a price.” They now belonged to Him – not just their souls, but their bodies as well. No Christian can say, “My body is my own. I can do whatever I want.” No, your body is not your own; we belong to the Lord.

The Gospel according to John (1:35-42) immediately follows John the Baptist's testimony about Jesus and his identification of Jesus as the Lamb of God. Having been baptized by John, Jesus begins to gather followers, the first having sought out Jesus because of the testimony and witness of John the Baptist. We are familiar with the title that John the Baptist uses for Jesus—the Lamb of God. For those who heard John the Baptist, however, this title recalled key themes from the Old Testament. It alludes to the paschal lamb offered as a sacrifice when God freed the Israelites from slavery in Egypt, the event that is commemorated by the Jewish Passover celebration. The designation also recalls the prophet Isaiah's description of the suffering servant of Israel. In using this name for Jesus, John the Baptist predicts Jesus's passion and death and the new interpretation of Passover that will begin with Jesus's Last Supper. We learn in today's reading that Jesus's first two followers were Andrew and another man, both followers of John the Baptist. After hearing John's testimony, they became followers of Jesus. During their time with Jesus, the details of which are not specified, Andrew and the other follower came to believe that Jesus was the Messiah. Andrew then brings his brother, Simon, to Jesus. Immediately, Jesus gives Simon a new name, calling him Peter, which means “rock” in Greek. The renaming of Simon to Peter is reported in all four of the Gospels. In the exchange between Andrew, the other disciple, and Jesus, we see an example of the usual pattern for first-century Jewish rabbinical schools. John's Gospel tells us how Jesus took the initiative in calling Philip and Nathanael, asking, “What are you looking for?” (1:39). He may be asking each of us the same questions hundreds of times, when we are tossed around with the hard realities of life. The Lord is repeating the same question to every one of us, “What are you looking for?” Do not be afraid to tell Him. And you may hear those beautiful words, “Come, and you will see.” Andrew, Simon, and the other first disciples were looking for the Messiah, whom they also came to know as the Son of God. What do we look for and what do we find in Jesus? Do you have an answer to this question of the Lord Jesus?

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