

RETURN ADDRESS:

Baum Etengoff & Buckley
Attorneys at Law
900 Washington Street, Suite 760
Vancouver, WA 98660

Doc # 2005159398
Page 1 of 8
Date: 11/07/2005 09:53A
Filed by: BAUM ETENGOFF & BUCKLEY
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$39.00

DOCUMENT TITLE(S):

NOTICE OF TRUSTEE'S SALE

REFERENCE NUMBER(S) OF RELATED DOCUMENT(S):

127622; 132389; 139645; 139646

Additional Reference #'s on page _____

GRANTOR(S):

Eagle Ridge Development Corporation

Additional Grantors on page # 4

GRANTEE(S):

Walter Gribner, Co-Trustee of the Gribner Living Trust dated Nov. 21, 1992

Additional Grantees on page # 1

LEGAL DESCRIPTION (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

The West 1/2 of the South West 1/4 of Section 4, Township 2 North, Range 7 East of the
Willamette Meridian, Skamania, County, Washington

Additional Legal is on page # _____

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER:

02 07-04-0-0-0300-00, 0301-00, 0303-00, 0305-00

Additional Parcel #'s on page _____

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

NOTICE OF TRUSTEE'S SALE

TO:

**Ronald G. Powell
For Eagle Ridge Development Corporation
150 Horseshoe Est Rd
Kelso, WA 98626**

**Ronald G. Powell
For Eagle Ridge Development Corporation
P O Box 10
Woodland, WA 98674**

**Tomoro, LLC
c/o DWTR & J Corp, Registered Agent
1501 4th Avenue, Suite 2600
Seattle, WA 98101-1688**

**American Equities
4225 NE St. James Rd
Vancouver, WA 98663**

**Ross Miles
4225 NE St. James Rd
Vancouver, WA 98663**

**Heart of Hope Ministries, Int.
c/o Deborah R. Marshall, Registered Agent
7104 NE 65th Place
Vancouver, WA 98661**

**Richard G. Bloomquist
16121 NE 119th
Brush Prairie, WA 98606**

**Slavic Gospel Associations, Inc.
c/o Slavic Gospel Church
276 Harvest Way
Bellingham, WA 98226-7397**

Slavic Gospel Associations, Inc.
c/o Slavic Gospel Church
3405 S 336th Street
Auburn, WA 98001-9630

Slavic Gospel Associations, Inc.
c/o Slavic Gospel Church
276 Harvest Way
Lynden, WA 98264

Slavic Gospel Associations, Inc.
c/o First Slavic Full Gospel Church
Anatoliy A. Desyatnik
14611 Admiralty Way A-204
Lynnwood, WA 98037

I

NOTICE IS HEREBY GIVEN that the undersigned trustee will on the 10th day of March, 2006, at the hour of 10:00 o'clock, a.m. at SKAMANIA COUNTY COURTHOUSE in the City of Stevenson, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Skamania, State of Washington, to wit:

The West 1/2 of the South West 1/4 of Section 4, Township 2 North, Range 7 East
of the Willamette Meridian, Skamania, County, Washington

which is the subject to that certain deed of trust dated March 5, 1997, recorded March 19, 1997, under Auditor's Book 163 Page 497, records of Skamania County, Washington, from EAGLE RIDGE DEVELOPMENT CORPORATION, Grantor, to Charles H. Buckley, Jr., as Successor Trustee, to secure an obligation in favor of WALTER GRIBNER and ILA MAE GRIBNER, Co-Trustees of the Gribner Living Trust dated Nov. 21, 1992 and NAOMI PEASE LEDFORD, as Beneficiaries.

II

No action is now pending to seek satisfaction of the obligation in any Court by reason of the Grantor's default on the obligation by said deed of trust.

III

The default for which this foreclosure is made is as follows:
Failure to pay when due the following amounts which are now in arrears:

Final Payment: Principal and Interest Due July 1, 2005, ONE HUNDRED EIGHTYONE THOUSAND ONE HUNDRED FIFTY AND 11/100'S (\$181,150.11).

IV

The sum owing on the obligation secured by the deed of trust is: Principal \$181,150.11, together with interest as in the note provided from the 19th day of July, 2001, and such other costs and fees as are provided by statute.

V

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by said Deed of Trust as provided by statute. Said sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 10th day of March, 2006. The defaults referred to in Paragraph III must be cured by the 27th day of February, 2007, (11 days before the sale date) to cause discontinuance of the sale. The sale will be discontinued and terminated if at any time before the 28th day of February, 2006, (10 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated by the grantor anytime after the 27th day of February, 2006, (11 days before the sale date) and before the grantor or his successor in interest paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or deed of trust.

VI

A written notice of default was transmitted by the Beneficiary or trustee to the grantor or his successor in interest at the following address:

P O BOX 10
WOODLAND, WA 98674
And
150 HORSESHOE EST RD
KELSO, WA 98626

by both first class and certified mail on the 1st day of August, 2005, proof of which is in the possession of the trustee; and the grantor or his successor in interest was personally served on the 1st day of August, 2005, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in Paragraph I above, and the trustee has in his possession proof of such service or posting.

VII

The Trustee whose name and address is set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII

The effect of the sale will be to deprive the grantor and all those who hold by, through or under him of all their interest in the above-described property.

Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the trustee's sale.

Charles H. Buckley, Jr.
Trustee
900 Washington Street Suite 760
Vancouver, WA 98660

On this day personally appeared before me, Charles H. Buckley, Jr., to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

PAMELA M. SULLIVAN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 1, 2009

Pamela M. Sullivan
Pamela M. Sullivan
NOTARY PUBLIC in and for the
State of Washington residing
in Vancouver. My commission
expires: 01-01-09

RETURN ADDRESS:

Baum Etengoff & Buckley
Attorneys at Law
900 Washington Street, Suite 760
Vancouver, WA 98660

DOCUMENT TITLE(S):

NOTICE OF FORECLOSURE

REFERENCE NUMBER(S) OF RELATED DOCUMENT(S):

127622; 132389; 139645; 139646

Additional Reference #'s on page _____

GRANTOR(S):

Eagle Ridge Development Corporation

Additional Grantors on page # _____

GRANTEE(S):

Walter Gribner, Co-Trustee of the Gribner Living Trust dated Nov. 21, 1992

Additional Grantees on page # _____

LEGAL DESCRIPTION (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

The West 1/2 of the South West 1/4 of Section 4, Township 2 North, Range 7 East of the
Willamette Meridian, Skamania County, Washington

Additional Legal is on page # _____

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER:

02 07-04-0-0-0300-00, 0301-00, 0303-00, 0305-00

Additional Parcel #'s on page _____

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

NOTICE OF FORECLOSURE

Pursuant to the Revised Code of Washington
Chapter 61.24 RCW, et seq.

TO: EAGLE RIDGE DEVELOPMENT CORPORATION

RE: The West 1/2 of the South West 1/4 of Section 4, Township 2 North, Range
7 East of the Willamette Meridian, Skamania County, Washington

Deed of Trust located under in Book 163 Page 498,
Records of Skamania County Auditor

Beneficiary, Walter Gribner, and Ila Gribner, Co-Trustees of the
Gribner Living Trust dated Nov. 21, 1992, Beneficiary; and
Naomi Pease Ledford

The attached Notice of Trustee's Sale is a consequence of your default in your obligation to Walter Gribner, and Ila Gribner, Co-Trustees of the Gribner Living Trust dated Nov. 21, 1992, Beneficiary; and Naomi Pease Ledford, the beneficiaries of your Deed of Trust and holder of your Note. Unless you cure the default, your property will be sold at auction on the 10th day of March, 2006.

To cure your default, you must bring your payments current and pay accrued late charges and other costs, advances, and attorney fees as set forth below by the 27th day of February, 2006, (11 days before the sale date). To date, these arrears and costs are as follows:

Final Payment: Principal and Interest Due July 1, 2005, ONE HUNDRED EIGHTYONE THOUSAND ONE HUNDRED FIFTY AND 11/100'S (\$181,150.11).

OTHER CHARGES, COSTS AND FEES: In addition to the amounts in arrears specified

above, you are or may be obligated to pay the following charges, costs and fees to reinstate the deed of trust if reinstatement is made before recording of the Notice of Trustee's Sale:

a.	Cost of title report for foreclosure	\$	350.00
b.	Service or posting Notice of Default		150.00
c.	Postage		125.00
d.	Attorney fee		1,500.00
e.	Inspection fees		0.0
f.	Recording fees		150.00

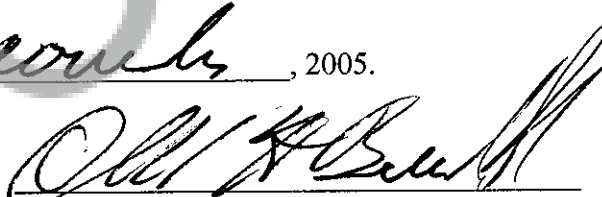
TOTAL CHARGES, COSTS AND FEES: \$2,275.00

You may reinstate your Note and Deed of Trust at any time up to and including the 27th day of February, 2006, (11 days before the sale date) by paying the amount set forth or estimated above. In addition, because some of the charges can only be estimated at this time, and because the expenditures required to preserve the property or to comply with state or local law, it will be necessary for you to contact the trustee before the time you tender reinstatement so that you may be advised of the exact amount you will be required to pay. **AFTER THE 27th DAY OF FEBRUARY, 2006, YOU MAY NOT REINSTATE YOUR DEED OF TRUST BY PAYING THE BACK PAYMENTS AND COSTS AND FEES AS OUTLINED ABOVE.** In such case, you will only be able to stop the sale by paying the total principal balance **\$181,150.11** plus accrued interest, costs and advances, if any, made pursuant to the terms of the documents.

You may contest this default by initiating court action in the Superior Court of Clark County. In such action, you may raise any legitimate defenses you have to this default. You may also contest this sale in court by initiating court action. A copy of your Note and Deed of Trust are enclosed. You may wish to consult a lawyer. Legal action on your part may prevent or restrain the sale, but only if you persuade the court of the merits of your defense.

If you do not reinstate your Note and Deed of Trust by paying the amount demanded here, or if you do not succeed in restraining the sale by court action, your property will be sold to satisfy your obligations. The effect of such sale will be to deprive you and all those who hold by, through or under you of all interest in the property.

DATED THIS 2 day of March, 2005.



Charles H. Buckley, Jr., Trustee
900 Washington Street Suite 760
Vancouver, WA 98660