

AFTER RECORDING RETURN TO:
Tarlow Naito & Summers, LLP
6650 SW Redwood Lane, Suite 215
Portland Oregon 97224
(10188.0001/dlp)

This space provided for recorder's use.

NOTICE OF TRUSTEE'S SALE

Reference numbers of related documents:
on page 2 of document

Grantor(s): (Last, First, Middle Initial)

1. Angel Heights, LLC
- 2.
- 3.

Etc. additional names on page _____ of document

Grantee(s): (Last, First, Middle Initial)

4. ABB Partners, L.L.C.
- 5.
- 6.

Etc. additional names on page _____ of document

Legal Description:

7. (abbreviated) Lots 8,9,10,12,15,19,20,26 & 27 Angel Heights
8. Additional legal description is on page 2 of document

Assessor's Property Tax Parcel Account Number(s):

03 07 36 3 3 0111 00, 03 07 36 3 3 0112 00
03 07 36 3 3 0113 00, 03 07 36 3 3 0115 00
03 07 36 3 3 0118 00, 03 07 36 3 3 0122 00
03 07 36 3 3 0123 00, 03 07 36 3 3 0129 00
03 07 36 3 3 0100 00,

I.

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee, Steven L. Naito, will on the day of February 22, 2008 at the hour of 1:00 p.m. at: front steps of the Skamania County Superior Courthouse, 240 Vancouver Ave., Stevenson, Washington 98649 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 Cowlitz, State of Washington, to wit:

Lots 8,9,10,12,15,19,20, 26 &27, ANGEL HEIGHTS
SUBDIVISION PHASE I, according to the plat thereof, recorded
under Recording No. 2005158873, records of Skamania County,
Washington.

EXCEPT from Lot 27 the following described property:

That portion of Lot 27, ANGEL HEIGHT SUBDIVISION to the
City of Stevenson, Skamania County, Washington, as recorded in
Auditor's File No. 2005158873, located in the Southwest quarter of
Section 36, Township 3 North, Range 7 East of the Willamette
Meridian, Skamania County, Washington, and being more
particularly described as follows:

BEGINNING at the Southwest corner of said Lot 27; thence North
0°42'31": East 75.22 feet; thence South 89°33'07" East 80.94 feet;
thence South 71°58'13" East 96.24 feet; thence South 19°39'15"
West 49.65 feet; thence North 89°16'56" West 156.69 feet to the
Point of Beginning.

which is subject to that certain Deed of Trust dated August 15, 2006, recorded August 15, 2006, Recording No. 2006162637, records of Skamania County, State of Washington from Angel Heights LLC, a Washington limited liability company, as Grantor, to Clark County Title, as Trustee, to secure an obligation in favor of ABB Partners, L.L.C., an Arizona limited liability company, the original beneficiary.

II.

No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III.

The defaults for which this foreclosure is made are as follows:

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10188.0001 005 dlp notice of trustees sale.doc/dlp/11/20/07-1f

DOC # 2007160312
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Failure to pay when due the following amounts which are now in arrears: The entire principal and accrued interest on the note due and payable August 15, 2007 consisting of principal of \$985,000, default interest from August 15, 2007 to September 20, 2007 in the amount of \$17,972.75, 10% late fee on the principal amount of \$98,500, plus all accrued interest, late fees, attorney fees and costs incurred from September 20, 2007 through the date of cure.

IV.

The sum owing on the obligation secured by the Deed of Trust is: As of September 20, 2007, the sum of \$1,101,472.70, which sum includes principal, interest and late fees, together with default interest as provided in the note or other instrument secured from September 21, 2007, such other costs and fees as are due under the note or other instrument secured, and 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 the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on **February 22, 2008**. The default(s) referred to in paragraph III must be cured by February 11, 2008 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before February 11, 2008 (11 days before the sale date) the default(s) as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after February 11, 2008 (11 days before the sale date) and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Mimi Morissette, Registered Agent
and Guarantor
Angel Heights, LLC
1801 NE 82nd St.
Vancouver, WA 98665

Mimi Morissette, Registered Agent
and Guarantor
Angel Heights, LLC
P.O. Box 699
Cascade Locks, OR 97014

by both first class and certified mail on September 20, 2007 and September 27, 2007, respectively, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on October 1, 2007, 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 possession of proof of such service or posting.

VII.

The Trustee whose name and address are 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 the Grantor of all their interest in the above-described property.

IX.

Anyone having an objection to the sale on any grounds whatsoever are afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to the 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. Service of process of any lawsuit or legal action may be made on Steven L. Naito, whose address is: 1700 E. Fourth Plain Blvd., Vancouver, WA 98661.

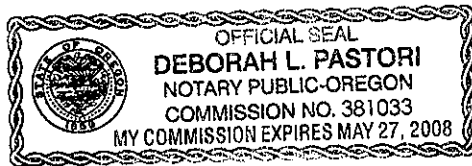
DATED this 20th day of November, 2007.

By: 

Steven L. Naito, Successor Trustee
6650 SW Redwood Lane, Suite 215
Portland, Oregon 97224
(503) 968-9000

STATE OF OREGON)
)
County of Washington)

This instrument was acknowledged before me on November 20, 2007, by
Steven L. Naito.



Deborah L. Pastori
Notary Public for Oregon
My Commission Expires: 5/27/08