

135680

BOOK 191 PAGE 239

FILED
CLERK OF SUPERIOR COURT
SKAGHANIA CO. TITLE

JUL 3 - 11 07 PM '99

OLSON
GARY W. OLSON

AFTER RECORDING MAIL TO:

Name Premier Mortgage Service

Address 15310 Barranca Parkway

City/State IRVINE CA 92618

SCR 22439

Document Title(s): (or transactions contained therein)

1. Notice of Trustee's Sale
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

3-20-98 : B174 P 610

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. Premier Mortgage Service of Washington
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. GOWAN, Theodore A.
2. GOWAN, KRISTEN L.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

NE 1/4 of Sec 19, T1N, R5E
Full legal page 6

☐ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s): 01-05-19-00-0200-00

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



Supervised
Notary Public
State of Washington
Notary Seal

AFTER RECORDING RETURN TO:

Premier Mortgage Services of WA, Inc.
15310 Barranca Parkway
Irvine, CA 92618
Attn: Trustee Dept.

TS No. 99-12229-WA

Loan No. 9837493

TSG No.

NOTICE OF TRUSTEE'S SALE

I.
NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **10/15/99** at the hour of **10:00 AM** at **The main entrance to the Skamania County Courthouse, 240 Vancouver Ave., Stevenson, WA**, 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:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART THEREOF. *pages*

which is subject to that certain Deed of Trust Recorded on 3/20/98, in Vol. 174, Page 610, under Auditor's File No. 130896, records of **SKAMANIA** County, Washington, from **THEODORE A. GOWAN AND KRISTEN L. GOWAN, HUSBAND AND WIFE, AS JOINT TENANTS**, as Grantor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION**, as Trustee, to secure an obligation in favor of **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION**, as Beneficiary, the beneficial interest of which was assigned to Bankers Trust Company, as Trustee for the Registered Holders of Salomon Brothers Mortgage Securities VII, Inc., under Pooling and Servicing Agreement Dated July 1, 1998, Asset-Backed Floating Rate Certificates, Series 1998-OPT1, under an Assignment recorded.

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

(WA-NOTS)

III.

The default(s) for which this foreclosure is made is/are as follows:

Monthly Payments:

Delinquent monthly payments from 11/1/98 through 6/1/99

8	Payments at	\$1,707.23 each	\$13,657.84
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Late Charges:

8	Late Charges at for each monthly payment not made within 15 days of its due date.	\$102.43 each	\$819.44
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Past Due Late Charges:

\$112.09

Other Advances:

\$308.00

Total:

\$14,897.37

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal of \$219,202.45, together with interest as provided in the note or other instrument secured from 3/12/98, and 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 10/15/99. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, or other defaults must be cured by 10/4/99 (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 10/4/99, (11 days before the sale date) the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State of federally chartered bank. The sale may be terminated any time after 10/4/99, and before the sale by the Borrower Grantor, or the Grantor's successor in interest or the holder of any recorded junior lien or encumbrance 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.

(WA-NOTS)

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Grantor or the Grantor's successor in interest at the following address:

181 MARBLE ROAD, WASHOUGAL, WA 98671

by both first class and certified mail on 1/20/99, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served on the 1/26/99, 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 any objections 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.

X.

The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the Unlawful Detainer Act, Chapter 15.12 RCW.

Dated: 6/30/99

Premier Mortgage Services of Washington, Inc.,
A Washington Corporation


Ronald W. Jantzen, Vice President
15310 Barranca Parkway
Irvine, CA 92618
(949) 790-8375

State Of California

County Of Orange

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) ss
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On this June 30, 1999, before me, the undersigned a Notary Public in and for the state of California, duly commissioned and sworn, personally appeared the above named person, to me known to be an Officer of Premier Mortgage Services of Washington, Inc., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath states that they are authorized to execute the said instrument.

WITNESS my hand and official seal here to affixed the day and year first above written.


Notary Public in and for said County and State



(WA-NOTS)

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99-12229-WA

EXHIBIT "A"

A tract of land located in the Northeast quarter of the Northeast quarter of Section 19, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania and State of Washington, described as follows:

Beginning at the Northeast corner of said Section 19, (also the Northeast corner of the One Acre Cemetery Tract mentioned in the Lizzie Mintener Deed, Volume F, Page 270 of Skamania County Deed Records) thence West along the North boundary of said Section 19, 208.7 feet to the True Point of Beginning of the following described tract; thence South along the West boundary of said Cemetery Tract 208.7 feet to the North boundary of a tract of land described in Volume X, Page 498; thence West 417.4 feet to the corner of the tract in said Volume X; thence North 208.7 feet to the Northwest corner of tract in said Volume X, being also the North boundary of said Section 19; thence East 417.4 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion conveyed to Mt. Pleasant Grange No. 194 by deed Recorded April 25, 1912 in Book N, Page 530, Skamania County Deed Records.