

140637

BOOK 201 PAGE 850

FIRST AMERICAN TITLE INSURANCE COMPANY  
AFTER RECORDING RETURN TO:

Premier Mortgage Services of WA, Inc.  
15310 Barranca Parkway  
Irvine, CA 92618  
Attn: Trustee Dept.  
(800) 530-6224

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE

MAR 22 2 52 PM '01  
P. Lowry  
AUDITOR  
GARY M. OLSON

TS No. 99-12229-WA

Loan No. 9837493

TSG No.

725324

WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT  
A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

### NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that the undersigned Trustee, Premier Mortgage Services of WA, Inc., will on 06/22/2001 at the hour of 10:00AM at AT THE MAIN ENTRANCE TO THE SUPERIOR COURTHOUSE, 240 VANCOUVER AVENUE, STEVENSON, WA 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.

NE1/4 Sec 19, T1N, R5E See Page 6 Tax Parcel No. 01-05-19-0-0-0200-00 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

#### 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)

By \_\_\_\_\_  
Notary Public  
for the State of Washington  
My Comm. Expires \_\_\_\_\_  
Notary Seal

## III.

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

Monthly Payments	Amounts	Total
Delinquent monthly payments from 11-1-99 through 3-1-01		
6 Payments at	\$1707.23 each	\$10243.38
6 Payments at	\$2179.76 each	\$13078.56
5 Payments at	\$2285.73 each	\$11428.65
16 Late Charges	\$102.43 each	\$1638.88
Past due Late Charges:		\$ 1251.43
Other Advances:		\$-1676.94
<b>Grand Total</b>		<b>\$ 35963.90</b>

## 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 03/12/1998, 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 06/22/2001. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, or other defaults must be cured by 06/11/2001 (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 06/11/2001, (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 06/11/2001, 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.

For further information please call the number listed below:  
(WA-NOTS)

Option One Mortgage Corporation  
3 Ada  
Irvine, CA 92618  
(800) 326-1500 x- 8332

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 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.

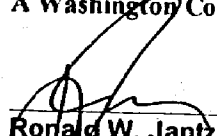
X.

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: November 10, 2000

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

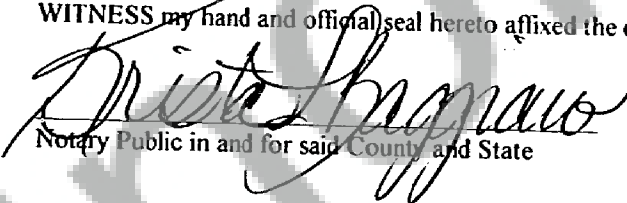
  
\_\_\_\_\_  
Ronald W. Jantzen, Vice President  
15310 Barranca Parkway  
Irvine, CA 92618  
(949) 790-8375

State Of California )

County Of Orange ) ss.  
)

On this March 15, 2001, 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 hereto affixed the day and year first above written.

  
\_\_\_\_\_  
Notary Public in and for said County and State



BOOK 207 PAGE 854

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.