

FACT SHEET

NOTICE OF FORECLOSURE SALE

**Punaluu Kai
53-524 Kamehameha Hwy., Unit A
Hauula, HI 96717**

TAX MAP KEY: (1) 5-3-006-035-0001

TITLE: Fee Simple

CIVIL NO. 18-1-1524-09 (JHC) (Foreclosure)

DESCRIPTION OF PROPERTY: Three bedrooms, three full baths, condominium. Interior space of approximately 2,011 square feet. Lot size of approximately 6,418 square feet.

I. OUTSTANDING DEBT ON PROPERTY:

MORTGAGE – DEUTSCHE BANK NATIONAL TRUST COMPANY

There is due and owing as of 04/05/2022 the following amounts, together with interest accruing at \$64.89 per diem at 6.125% per current term after/from 04/05/2022, late charges, further advances and all other expenses as may be approved by the Court.

Principal due on the note:	\$386,669.51
Interest (at date of default 6.125%) From 03/01/2018 to 04/05/2022 (Per diem \$64.89):	98,941.04
Late Charges:	1,254.29
Escrow Balance:	10,528.17
Taxes:	8,592.50
Prior Servicer Escrow Balance (if applicable):	1,935.67
Additional Costs:	1,077.50
Property Inspections:	527.50
Prior Servicer Fee	550.00
TOTAL DUE	<u>\$498,470.51</u>

II. TAX INFORMATION:

Assessed Value 2024:	Land	\$535,700
	Building	<u>572,200</u>
	Total	\$1,107,900

III. SALES INFORMATION:

OPEN HOUSE SCHEDULE:

PER COURT ORDER THERE WILL BE NO OPEN HOUSES

IV. AUCTION DATE:

February 7, 2024 at 12:00 noon at the Ewa end of Kaahumanu Hale (First Circuit Court), 777 Punchbowl Street, Honolulu, Hawaii, 96813.

V. TERMS OF SALE:

No Upset Price. Property sold in “as is” condition with 10% of highest bid payable in money order, certified or cashier’s check at close of auction, balance payable upon delivery of title. Potential bidders must be able to provide proof of their ability to comply with 10% of bid requirement prior to participating in the public auction. Buyer shall pay all costs of closing and conveyance including escrow, recordation fee and conveyance taxes and is responsible for securing possession of the property upon recordation. SALE SUBJECT TO COURT CONFIRMATION.

At the Court's discretion, the 10% down payment may be forfeited in full or in part if the purchaser shall fail to pay the balance of the purchase price as hereinafter set forth. In no event shall the purchaser be liable for damages greater than the forfeiture of the 10% down payment. Ability to obtain title insurance is not a condition of sale closing. Ability to close the sale via escrow is not a condition of sale closing.

VI. COMMISSIONER:

Curtis D. DeWeese
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