

FACT SHEET

1. PROPERTY DESCRIPTION

- A. **Address:** Waianae Model Building, 85-153D Ala Walua St. Waianae, HI 96792
- B. **Tax Map Key:** 1-8-5-026-007-0000
- C. **Description of Apartment Unit (info from C&C of Honolulu Real Property Assessment records):**
 - i. 3 BR, 1 Bath Townhome
 - ii. Living area 952 square feet
 - iii. Year built 1974
 - iv. Parking: 2 spots in carport.
- D. **Occupancy:** Vacant
- E. **Leasehold**
- F. **Schools:** Kamaile Academy PCS (Elementary)I, Waianae Intermediate, Waianae High
- G. **Managing Agent:** Hawaiiiana Mgmt, 711 Kapiolani Blvd #700, Honolulu, HI 96813, (808) 593-9100.

2. Tax Information :

- A. **2021:** \$1397.20 (\$698.60 paid on 08/18/2021, 698.60 paid on 02/17/2022)
- B. **2022:** \$1,576.40 (788.20 paid on 08/09/2022, 788.20 paid on 02/15/2023)
- C. **2023 Tax Assessed Value:** \$559,700 (Land: \$246,300, Building: \$313,400)

3. Sales Information:

A. Case Information:

- i. Case Name: U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust Mortgage Pass-through Certificates, Series 2004-7 vs. Randall M.L. Yee, Esq., as Special Administrator of the Estate of Betty Yong Gee Carrey aka Betty Young Gee Carrey, et al. Civil No. 1CCV-21-0000505 and 1CCV-20-0001429
- ii. Case Number: Civil No. 1CCV-21-0000505 and 1CCV-20-0001429
- iii. Amounts due: as of 10/04/2021, the Borrower owed Plaintiff under the Note, the amount of \$180,542.41, calculated as follows
Principal Balance: \$65,483.28
Interest good through 10/30/2021: \$65,120.75
Escrow Advance: \$12,484.27
Advances made on defendants behalf: \$37,034.36
Interest on Advances: \$419.75
Total Due: \$180,542.41

Interest continues to accrue on the Note at the default rate of 8.25% per annum or \$10.74 per day, for each day after 10/30/2021.

- B. **Open Houses:** December 8, 2023, 2-5 pm, December 9, 2023, 9-12pm.
- C. **Auction Information:** December 18, 2023, 12:00 clock noon, First Circuit Court Building (Ka'ahumanu Hale), 777 Punchbowl Street, Honolulu, HI, 96813, Halekauwila St.
 - i. The unit will be sold at public auction, without an upset price, as authorized by law and under the provisions of said mortgage. The sale shall not be final until approved and confirmed by the Court. The property will be sold in its AS IS condition, without any representations or warranties whatsoever as to title or possession and by way

of a quitclaim conveyance by public commissioner's sale.

The successful bidder shall make a down payment to the Commissioner in an amount not less than ten percent (10%) of the highest successful bid price. This payment shall be in cash, money order, by cashier's check or by certified check, provided that the Plaintiff may satisfy the down payment by way of offset up to the amount of its secured debt. Prior to bidding, the bidder must show the Commissioner their ability to make the required down payment immediately upon the close of the bidding. At the Court's discretion, the 10% down payment may be forfeited in whole or in part if the purchaser shall fail to pay the balance of the purchase price.

Buyer shall pay all costs of closing including but not limited to: escrow, conveyance and recordation fee, conveyance taxes, notary fees, and is responsible for securing possession of the property upon recordation, and all costs associated with securing possession.

The bid is subject to court confirmation. At the confirmation hearing bidding may be reopened with a bid amount at least 5% higher than the current winning bid. Closing usually occurs within thirty-five (35) days after entry of the order confirming the sale.

Pursuant to Hawaii Revised Statute 421J-10.5: Purchaser may be liable for unpaid regular monthly common assessments during six (6) months immediately preceding the earliest of sixty (60) days after confirmation of sale hearing, thirty-five (35) days after entry of the confirmation order, or the actual conveyance date.

4. **COMMISSIONER:** Jeremy Moncur, PO Box 522, Kahuku, HI 96731, (808) 428-1975, commissionermoncur@gmail.com