

# FORECLOSURE FACT SHEET

CIVIL NO. 16-1-0893-05 (DEO)

Circuit Court of the First Circuit, State of Hawaii

Citizens Bank, N.A., RBS Citizens N.A. and Citizen Bank of Massachusetts v. Pascal Christophe Bolomet; Routh Theresa Souza Bolomet; et al.

**AUCTION DATE:** WEDNESDAY, MARCH 20, 2024 at 12:00 O’CLOCK NOON, Ewa side of the front plaza level, Circuit Court of the First Circuit, Kaahumanu Hale, 777 Punchbowl Street, Honolulu, Hawaii 96813

**OPEN HOUSES:** PROPERTY WILL BE SOLD WITHOUT OPEN HOUSES pursuant to that certain *Order Granting Commissioner’s Motion for Leave to Sell Property Without Open Houses, or, in the alternative, for Further Instructions filed November 6, 2023* filed herein on January 16, 2024 (Dkt. # 360) in the above-referenced matter.

**PROPERTY ADDRESS & DESCRIPTION:** 59-740 ALAPIO PLACE, HALEIWA, HAWAII 96712 sometimes referred to as 59740 Alapio Place, Haleiwa, Hawaii and bearing Tax Map Key No. (1) 5-9-025-009. Single family fee simple home on a relatively flat lot having approximately 45,869 square feet. The structural improvements include four (4) bedrooms and (2) full baths with a total living area of approximately 2,079 square feet; a garage of approximately 702 square feet and two porch areas of 336 sq. ft. and 108 sq. ft. There is a separate laths greenhouse of approximately 1,500 sq. ft.

- a. First Floor: 1,134 square feet more or less
- b. Main Area: 945 square feet
- c. Garage (masonry) 702 square feet
- d. Porch shed: 336 square feet
- e. Porch w/ railing: 108 square feet

**REAL PROPERTY TAX:** 2023-24: First Increment (08/21/23): \$ 2,626.23  
Second Increment (02.20/24): \$ 2,626.22  
Total Tax: \$ 5,252.45 ♦

- ♦ Real property taxes **have not** been paid from August 20, 2020
- ♦ Real property taxes, plus interest and penalty (as of February 20, 2024) = **\$17,678.00**

- a. Assessed Land Value: \$ 1,231,800.00
- b. Assessed Building Value: \$ 451,100.00
- c. Total Property Assessed Value: \$ 1,682,900.00

**LIENS AND ENCUMBRANCES:**

**A. First Mortgage Lien: Citizen Bank, N.A., RBS Citizens N.A. and  
Citizens Bank of Massachusetts**

Principal Balance: **\$ 290,195.29**  
Deferred Principal Balance: -0-  
Interest At Date of Default: **85,873.48**

Escrow Balance: **37,740.72**

Taxes: \$11,560.64  
Insurance: \$26,289.61  
Escrow Payments/Credits: \$7,172.00  
Prior Servicer Escrow Balance: \$7,062.47

Additional Costs: **\$ 34,105.73**

Tax Lien Fee: \$315.47  
Recording Fee: \$62.00  
Publication Fee: \$2,220.94  
Hazard Insurance Fees: \$491.25  
Recoverable Foreclosure Costs: \$1,111.51  
Property Inspections: \$148.00  
Property Valuation Fee/BPO: \$100.00  
Process Fee: \$727.52  
Property Preservation/Maintenance Fee: -0-  
Certified Mail Cost: \$80.54  
Title Search Expenses: \$800.00  
Trustee Sale Guarantee (Title Fees): \$450.00  
Filing Fees: \$315.00  
Recoverable Attorneys' Fees: \$23,596.50  
Commissioner Fee: \$3,687.00

Sub-Total: **\$ 447,915.22**

Less: Suspense Balance: -0-

GRAND TOTAL: As of November 3, 2021: **\$ 447,915.22**

Per diem interest accrual for each day after **November 3, 2021** until paid, plus additional late fees, any further advance made by Plaintiff for the benefit or protection of the property (real property taxes, fire and/or mortgage insurance premiums, etc.), and such other amounts as the Court shall determine at a subsequent hearing.

**TERMS OF SALE:**

Property will be sold in “AS IS” condition, without any express or implied warranties or representations of any kind, at public auction with 10% of the highest bid payable in certified or cashier’s check at the close of auction. **THERE SHALL BE NO UPSET PRICE.** Balance of highest bid shall be paid in full upon court approval and confirmation of sale. Potential bidders must be able to provide proof of ability to comply with the 10% bid requirement BEFORE participating in the public auction. Purchaser shall pay ALL costs of closing, including, but not limited to, escrow fees, recordation fees, conveyance taxes and is responsible for securing possession of the Property upon escrow closing and recordation. Neither the availability of title insurance nor securing possession of the Property shall be conditions of sale closing. Sale closing usually occurs not later than thirty-five (35) days after the entry of the order confirming sale. Real property taxes shall be prorated as of the date of closing and recordation of the documents transferring title. The Property, including all improvements will be sold without personal property. Property is currently occupied, please do not disturb tenants. **ALL SALE AND TERMS OF SALE ARE SUBJECT TO COURT CONFIRMATION.**

**DUE DILIGENCE INFORMATION:**

Limited due diligence information is available upon request to the Commissioner. The information has been collected from various sources including tax records, a title report, and pleadings and appears to be reliable but it is not guaranteed. Potential bidders are expressly advised to perform and complete their own investigation and due diligence prior to bidding. For further information, contact Wayne K. T. Mau, Commissioner, 1003 Bishop Street, Pauahi Tower, Suite 320, Honolulu, Hawaii 96813; Telephone (808) 781-8494 (cell); (808) 380-8498; email: [wayne@wmaulaw.com](mailto:wayne@wmaulaw.com)

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