

**FACT SHEET**

**NOTICE OF FORECLOSURE SALE**

**56-377 Leleuli St.  
Kahuku, HI 96731**

**TAX MAP KEY:** (1) 5-6-010-126-0000

**TITLE:** Fee Simple

**CIVIL NO.** 1CC161002246 (DEO) (Foreclosure)

**DESCRIPTION OF PROPERTY:** Six bedrooms, four full baths, partially completed, single family home. Interior space of approximately 3,562 square feet. Basement garage approximately 399 square feet. Lot size of approximately 4,508 square feet.

**I. OUTSTANDING DEBT ON PROPERTY:**

**US BANK NATIONAL ASSOCIATION**

There is due and owing as of 09/07/2021 the following amounts, together with interest accruing at \$70.90 per day after 09/07/2021, late charges, further advances and all other expenses as may be approved by the Court.

Principal Balance	\$530,809.04
Deferred Principal Balance	54,631.20
Interest Amount:	144,573.07
Interest Due from 12/01/2015 to 09/07/2021	
@ variable rates Per Diem: \$70.90	
Property Inspection Costs	730.41
Property Preservation	4,742.30
Tax Lien	579.80
Hazard Insurance	32,744.00
County Real Property Taxes	<u>16,082.92</u>
<b>TOTAL DUE</b>	<b>\$784,892.74</b>

**II. TAX INFORMATION:**

Assessed Value 2024:	Land	\$419,300
	Building	<u>\$596,800</u>
	Total	\$1,016,100

### **III. SALES INFORMATION:**

PER COURT ORDER THERE WILL BE NO OPEN HOUSES.

### **IV. AUCTION DATE:**

May 23, 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 by certified 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. The ability to close the sale via escrow is not a condition of sale closing.

### **VI. COMMISSIONER:**

Curtis D. DeWeese  
47-860 Kamehameha Hwy.  
Kaneohe, HI 96744  
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