

## FACT SHEET

Civil No. 1CCV-22-0001512

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY BS CAPITAL INC. TRUST 2007-NC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES vs. DEMOCRETO MEJIA CALACSAN; et al. Circuit Court of the First Circuit, State of Hawaii

### I. PROPERTY DESCRIPTION

- A. Address: 91-1064 Huluhulu Street, Ewa Beach, Hawaii, 96706.
- B. Tax Map Key: 1-9-1-054-188-0000
- C. Description of Single Family House/Amenities: Three bedroom and two bathrooms; size - Approximately 1,420 sqft; Lot size - Approximately 5,379 sqft; 440 sqft garage; 136 sqft ceiled porch; One story single family home.
- D. Leasehold/Fee: Fee
- E. Age of Property: Built in 1989.
- F. Schools: Holomua Elementary School, Ilima Intermediate School, James Campbell High School
- G. Amounts Due and Owing Under the Note and Mortgage: \$947,208.59 as of June 1, 2023 (\$123.70 per day for each day after June 1, 2023)
- H. Taxes and Maintenance Fees: Current Real Property Taxes - \$2,741.90 (2022) and \$3,145.80 (2023).

II. TAX INFORMATION: Total Property Assessed Value - \$866,800 (2024); Assessed Building Value - \$188,400 (2024); Assessed Land Value - \$678,400 (2024)

### III. SALES INFORMATION:

Open Houses: February 10 & 17, 2024, 9am-12pm.

Auction: February 28, 2024; 12 o'clock noon; First Circuit Court Building.

### IV.

Terms of Sale: No upset price. Property sold "as is" condition at public auction with 10% of highest bid payable in cash, 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. Buyers shall pay all costs of closing including escrow, conveyance and recordation fee, conveyance taxes and are responsible for securing possession of the property upon recordation. SALE SUBJECT TO COURT CONFIRMATION.

V. Commissioner: Jeremy Moncur, 54-031 B Hauula Homestead Rd, Hauula, HI 96717; (808) 428-1975; [jeremy@stapleshawaii.com](mailto:jeremy@stapleshawaii.com).

DISCLOSURE; THE PURCHASE MAY BE LIABLE FOR UNPAID REGULAR COMMON ASSESSMENTS ASSESSED DURING THE SIX MONTHS IMMEDIATELY PRECEDING THE EARLIEST OF SIXTY (60) DAYS AFTER THE CONFIRMATION OF SALE HEARING, THIRTY-FIVE (35) DAYS AFTER ENTRY OF THE CONFIRMATION ORDER OR THE ACTUAL CONVEYANCE DATE.