

# FACT SHEET

**Deutsche Bank National Trust Company, a National Banking Association, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-NC5, Mortgage Pass Through Certificates, Series 2006-NC5 vs. Glenn Masashi Ikei; Ernelle Etsu Ikei, et al., Civil No. 1CC131002957**

## I. DESCRIPTION

- A. Address: 1256 Aupupu Place, Kailua, Hawaii 96734
- B. Tax Map Key: TMK: (1) 4-2-096-028-0000
- C. Description of Unit: 4 bdrm, 3 bath home with covered deck & pool; Living area: approx. 3,220 sq. ft; Land area approx. 6,600 sq. ft.; Property vacant
- D. Leasehold/Fee: Fee Simple
- E. Year Built: 1988
- F. Building: Single family home
- G. Property Taxes: Tax year 2023 \$ 14,004.64
- H. Amounts Due: Deutsche Bank National Trust Company, as Trustee (as of 2/9/22):
- |                                 |                 |
|---------------------------------|-----------------|
| Principal                       | \$ 962,000.00   |
| Interest (good through 3/8/22)  | \$ 884,845.06   |
| Escrow Advance                  | \$ 188,421.74   |
| Advances on behalf of Defendant | \$ 15,433.97    |
| Interest on Advances            | \$ 198.52       |
| Total                           | \$ 2,050,899.29 |
- (plus interest of \$148.79/day, late charges, legal fees, costs, expenses & advances)

## II. TAX INFORMATION

Assessed Value (Tax Year 2023) Building: \$ 851,600.00  
Land: \$1,026,000.00

## III. SALES INFORMATION

Open House: **Sunday, October 29, 2023 10 a.m. - 1 p.m.**  
**Saturday, November 11, 2023 10 a.m. - 1 p.m.**

Auction: **Tuesday, November 28, 2023, 12:00 p.m.** front of First Circuit Court, 777 Punchbowl Street, Hon., Hi.

Terms of Sale: No upset price. Property sold "as is" condition at public auction with 10% of highest bid payable in cash, certified check 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 the 10% of bid requirement prior to participating in the public auction. Buyer shall pay all costs of closing including escrow, conveyance and recordation fee, conveyance taxes and is responsible for securing possession of the property upon recordation and may also be assessed up to 6 months of unpaid regular monthly condominium association and or community association common assessments in the form of a special assessment. The inability of the Buyer to secure title insurance or financing shall not be a condition of closing.

## SALE SUBJECT TO COURT CONFIRMATION.

IV. **COMMISSIONER**: LORI M. OHINATA, ESQ.: 1050 Bishop Street, #370, Honolulu, Hawaii 96813  
Tel.: 808.687.0404; Email: Ohinata.L@gmail.com

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.  
INTERESTED PARTIES NEED TO DO THEIR OWN DUE DILIGENCE AND INQUIRY.**

Exhibit "B"