

**SHELL ENTERPRISE CO., LTD., vs. David Richard Geiss; Royal Hawaiian Raja Group Ltd.; Association Of Apartment Owners Of Royal Kuhio, by its Board of Directors; Director Of Department Of Taxation Of the State Of Hawaii; John Does 1-10; Jane Does 1-10; Doe Partnerships 1-10; Doe Corporations 1-10; Doe Entities 1-10; and Doe Governmental Units 1-10
Civil No. 1CCV-22-0001033 (JHA) (Foreclosure)**

FACT SHEET

I. PROPERTY DESCRIPTION

- A. Address: Royal Kuhio, 2240 Kuhio Ave., #3801
Honolulu, HI 96815

- B. Tax Map Key: (1) 2-6-020-058-0379

- C. Land Tenure: LEASEHOLD

- D. Description of Property: LEASEHOLD 3 bedrooms, 3 baths condo in Royal Kuhio.
Approximately 2,000 sq. ft. living area, 2 parking stalls if any as set forth in Declaration, lanai.

- E. Year Built: 1976

- F. Taxes: 2023 Real Property Taxes \$9,445

- G. Tax Information: Assessed Value 2023
 - Land \$171,300
 - Improved \$1,306,300
 - Total \$1,477,600

II. Defendant Geiss:

Rent:	\$ 66,644.65
Late Charges	\$ 490.00
Interest:	<u>\$ 16,679.57</u>
Subtotal For Defendant Geiss:	\$ 83,814.22

Credit payment by AOA/amounts held by Hawaiiiana: <\$ 5,179.,48>

Defendant Raja:

Rent:	\$ 37,885.89
Late Charges	\$ 120.00
Interest:	<u>\$ 3,265.42</u>
Subtotal For Defendant Geiss:	\$ 41,271.31

Total as of July 18, 2023 for Unit 3801:

\$ 119,906.05

Charges continue to accrue, including monthly rent due on the first day of the month presently in the amount of \$1,804.09, next due August 1, 2023, and, if applicable, a late charge of \$10 for each failure to make payment, plus interest at the rate of one percent (1%) per month. As Defendant Raja is the present Lessee, these amounts increase the amount due under the CCD from Defendant Raja.

- III. Open for Inspection: Sunday, June 23, 2024, 10:00 am – 1:00 pm
Sunday, June 30, 2024, 10:00 am – 1:00 pm

- I. Auction Date: Tuesday, July 23, 2024, 12:00 Noon at the Ewa front mountain entrance of the Circuit Court of the First Circuit (Judiciary Building), 777 Punchbowl Street, Honolulu, HI, where currently designated for auctions.

Terms of Sale: No Upset Price. The property will be sold in “AS IS” and, “WHERE IS” condition and may be “SUBJECT TO” other prior liens, defects, encumbrances, or other matters affecting title, and outstanding real property taxes; (3) Property sold without covenant or warranty, expressed or implied, as to title, possession or encumbrances and upon information and belief, Property has encumbrances; (4) Purchaser must pay no less than 10% of the highest successful bid price in **certified or cashier's check(s) made payable to Title Guaranty Hawaii escrow** at the close of the auction and prior to bidding must show proof of the ability to make such payment; (5) Property to be conveyed by quitclaim conveyance and upon payment by Purchaser of all costs related to the sale, including, but not limited to costs of drafting conveyance documents, notary fees, consent fees, escrow fees, delinquent maintenance fees as allowable by law, conveyance taxes and fees; (6) Purchaser is responsible for all title insurance, however, availability of title or other insurance shall not be a condition of closing; (7) Purchaser is responsible for obtaining possession after closing; (8) If the successful bidder later fails to comply with the terms and conditions of the public sale or fails to complete the purchase, the down payment shall be forfeited by that bidder; (9) Pursuant to Act 182, both condo and homeowner associations can assess the new buyer for the previous owner’s delinquency up to 6 months – no limit on amount. SALE IS SUBJECT TO COURT CONFIRMATION. The data within is compiled from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this Fact Sheet. Amounts may be subject to change.

For Further Information, Please Contact:

Michelle Wong, Commissioner

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Ad to run: Sunday, 6/04, 6/11, 6/18, 2023