

**INFORMATION, DESCRIPTION, AND CONDITIONS OF
JUDICIAL FORECLOSURE SALE**

ADDRESS: 2410 Cleghorn Street, #502
Waikiki Skytower
Honolulu, Hawaii 96815

NEIGHBORHOOD: Waikiki

TAX MAP KEY NO.: (1) 2-6-024-053-0002

LEGAL DESCRIPTION: See attached Exhibit "A".

DESCRIPTION OF IMPROVEMENTS: 1 bedroom, 1 bath condominium unit. 595 square feet (approx.). 2 parking stalls.

LAND TENURE: FEE SIMPLE

ZONING: APARTMENT

MAINTENANCE FEES: \$2,286.86/per month - plus sub-metered electricity billed monthly via statement (approx.).

REAL PROPERTY TAX ASSESSED VALUATION (2024):

Land	\$152,800
Building	<u>338,800</u>
Total	\$491,600

REAL PROPERTY TAX: \$1,647.80 (2023)

INFORMATION ABOUT THE PROJECT:

YEAR BUILT: 1978 (approx.)

TOTAL UNITS: 102

GUEST PARKING: 2

AMENITIES: Swimming pool and sauna.

MANAGEMENT COMPANY: Hawaiiiana Management Company, Ltd.

PUBLIC SCHOOLS: Jefferson Elementary School
Washington Middle School
Kaimuki High School

MORTGAGE/LIEN INFORMATION:

(1) First Mortgage: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-24CB, Mortgage Pass-Through Certificates, Series 2006-24CB

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Amount owed: \$445,589.85 as of October 6, 2023, plus interest at \$40.81 per day from October 6, 2023.

(2) Waikiki Skytower Condominium Association:

Amount owed: \$43,240.73 as of June 14, 2024.

OPEN HOUSES: Saturday, July 13, 2024, 1:30 p.m. - 4:30 p.m.
Saturday, July 20, 2024, 1:30 p.m. - 4:30 p.m.

AUCTION: Thursday, August 8, 2024, 12:00 noon, First Circuit Court, Kaahumanu Hale (ewa-end of ground floor plaza area), 777 Punchbowl Street, Honolulu, Hawaii.

TERMS OF SALE: The Property is to be sold in "AS IS" condition at public auction without an upset price. Ten percent (10%) of the highest bid shall be payable by money order, cashier's check or certified check at the close of the auction; the balance is payable by money order, cashier's check or certified check on delivery of title which should occur within 35 days of the confirmation. At the court's discretion, the 10% down payment may be forfeited in whole or in part if the purchaser fails to pay the balance of the purchase price as stated. Potential bidders must be able to provide proof of ability to comply with the 10% of bid requirement prior to participating in the public auction. The costs and expenses of closing, including, but not limited to, costs of conveyance, the preparation of the conveyance document, conveyance tax, escrow fees, recording fees, any proof of title, title insurance, notary fees, and the costs of securing possession of the Property at recordation shall all be the responsibility of and shall be paid for by the purchaser. The purchaser is responsible for securing possession of the Property at recordation. The purchaser could be liable for condominium special assessments for unpaid monthly common assessments pursuant to Hawaii law. The use of an escrow is required and the purchaser shall be responsible for the escrow costs. Neither the availability of title insurance or any other insurance, nor the securing of possession of the Property shall be a condition of closing. THE SALE IS SUBJECT TO COURT APPROVAL AND CONFIRMATION.

COMMISSIONER: MARVIN DANG, Esq.
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Honolulu, Hawaii 96812-4109
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The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-24CB, Mortgage Pass-Through Certificates, Series 2006-24CB vs. Derek Lee Daniels, et al.; Civil No. 1CCV-23-0000549, Circuit Court of the First Circuit

THE INFORMATION CONTAINED HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. HOWEVER, THEIR ACCURACY IS NOT GUARANTEED.

EXHIBIT A

-FIRST:-

Apartment No. 502 of the Condominium Project known as "WAIKIKI SKYTOWER", as established by Declaration of Horizontal Property Regime dated May 17, 1976, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 782712, as amended, and as shown on Condominium Map No. 289 and any amendments thereto.

Together with appurtenant easements as follows:

- (A) Exclusive easement(s) to use the Parking Space(s), if any, as shown in the Declaration, as amended.
- (B) Nonexclusive easements in the common elements designed for such purposes for ingress to, egress from, utility services for and support of said apartment; in the other common elements for use according to their respective purposes, subject always to the exclusive or limited use of the limited common elements as provided in said Declaration, as amended, and in all other apartments of the building for support.

-SECOND:-

An undivided 1.999% interest in all common elements of the project as established for said apartment by said Declaration, as amended, or such other fractional percentage interest as hereafter established for said apartment by any amendment of said Declaration, as tenant in common with the other owners thereof.

The land upon which said Condominium Project "WAIKIKI SKYTOWER" is located is described as follows:

All of that certain parcel of land situate at Waikiki, Honolulu, City and County of Honolulu, State of Hawaii, described as follows:

LOT 112, area 22,050 square feet, more or less, as shown on Map 48, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 350 of the Trustees under the Will of A. S. Cleghorn, deceased.

Being land(s) described in Transfer Certificate of Title No. 804,831 issued to DEREK LEE DANIELS, unmarried.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED

GRANTOR : JOS BURNETT and SAWAKO BURNETT, husband and wife

GRANTEE : DEREK LEE DANIELS, unmarried, as Tenant in
Severalty

DATED : May 5, 2006

FILED : Land Court Document No. 3427782