

**NOTICE OF INTENT FOR ASSOCIATION'S FORECLOSURE
UNDER POWER OF SALE OF INTERVAL OWNERSHIP**

LIKA LANI TIME SHARE OWNERS ASSOCIATION, a Hawaii non-profit corporation, under and pursuant to Sections 514E-29, and 667-62 through 667-65, Hawaii Revised Statutes, as amended, and the interval ownership project documents, gives notice that: Association will be foreclosed at a sale by public auction on: **Friday, April 11, 2025 at 10:30 a.m. Location: Department of Accounting and General Services (DAGS) KAUAI DISTRICT OFFICE, Kauai District Office, @ 1680 Haleukana St., Lihue, Hi, 96766**

Each of the following described properties to be sold is an interval ownership (time share) interest in the LIKA LANI located at: 4931 Lawai Road, Koloa, Kauai, Hawaii, consisting of an undivided interest in one of the apartments in said condominium as noted below:

LIKALANI – TMK: 4/2-6-005-003

OWNER	ICN NO.	UND INT.	RECD DATE	DOC. NO.	UND. % INT.	AMOUNT DUE	FIRST USE PERIOD	USE RIGHT
Dana J. Condello and Sandra K. Condello	LL1-28	1/51	3/24/1995	95-040027	.490196	\$ 2,754.51	2025	Float
Charles L. Destefano and Sarah L. Destefano	LL1-40	1/51	8/10/2017	A-64310710	.490196	\$ 2,831.00	2025	Float
Clyde K. Rogers	LL3-18	1/51	1/25/2017	A-62340200	.490196	\$ 2,754.51	2025	Float
Western States Services, Inc.	LL4-34	1/51	1/30/2020	A-73340451	.490196	\$ 2,754.51	2025	Float

TERMS OF SALE: 1) Property sold strictly in "AS IS" condition; 2) Property sold without covenant or warranty, express or implied, as the title, possession or encumbrances; 3) No upset price; 4) Association will do a credit bid of the balance due.

AT CLOSE OF AUCTION: 1) **At close of auction, purchaser must pay in cash, or by cashier's or certified check, a minimum of 10% of the highest successful price bid, payable to: PREFERRED CONTRACT MGMT. INC.;** 2) Balance owing on purchase must be received by Preferred Contract Mgmt. Inc., within 10 business days of Auction. 3) Upon payment by purchaser of all costs related to the sale, including, but not limited to, closing fees, preparation of conveyance documents, notary fees, consent fees, recording fee and conveyance tax, 4) Property to be conveyed by quitclaim conveyance within 30 - 45 days after auction.

PURCHASERS'S RESPONSIBILITIES: 1) It is purchaser's sole responsibility to obtain a title report and/or title insurance, **if desired**, purchaser shall secure possession of property at of closing.

AUCTION SALE: Subject to postponement and/or cancellation for any reason, before or after commencement of bidding at Lawai Beach Timeshare Owners Association and discretion.

NOTICE IS HEREBY GIVEN THAT THIS ACTION IS AN ATTEMPT TO COLLECT A DEBT, THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, AND THAT THE DEBT MAY BE DISPUTED.

**IF YOU WOULD LIKE TO BRING YOUR ACCOUNT CURRENT, PLEASE CALL Malia Beniamina, @ 1-808-240-5388
ACCOUNT MUST BE PAID IN FULL NO LATER THAN, AT CLOSE OF BUSINESS, WEDNESDAY, APRIL 9, 2025**

PLEASE BE AWARE THAT THE OUTSTANDING BALANCE CAN ADJUST AT THE TIME OF AUCTION/SALE. PLEASE CONTACT Danette Aiwohi or Tammi Broad for further particulars and starting/opening bid amounts, at PREFERRED CONTRACT MANAGEMENT, INC., P.O. Box 11460, Hilo, Hawaii 96721, Phone: (808) 935-6608.

DATED: Hilo, Hawaii, FEBRUARY 18, 2025