

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

LAWAI BEACH RESORT TIMESHARE OWNERS ASSOCIATION, 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 foreclosing at a sale by public auction on: **Wednesday, June 4, 2025, at 11:00 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 LAWAI BEACH RESORT PROGRAM located at: 5017 Lawai Road, Koloa, Kauai, Hawaii, consisting of an undivided interest in one of the apartments in said condominium as noted below:

LAWAI BEACH – TMK: 4/2-6-005-004

OWNER	ICN NO.	UND INT.	RECD DATE	DOC. NO.	UND. % INT.	AMOUNT DUE	FIRST USE PERIOD	USE RIGHT
RONALD C. CARLSON AND COLEEN CARLSON	A204-10	1/51	1/7/2016	A-58500608	0.4818	\$2,704.28	2025	FLOAT
TOM D. DEXEL AND DONELL KAY DEXEL	A409-03-EVEN	1/102	4/10/1996	96-048354	0.4818	\$2,511.73	2026	FLOAT
CAROL DORMANN AND SALLY NIST	A106-45	1/51	7/31/2000	2000-105632	0.4818	\$4,231.74	2025	FLOAT
STEVEN L. HANSEN	A103-24-ODD	1/102	10/4/2017	A64860567	0.4818	\$2,402.13	2025	FLOAT
STEVEN L. HANSEN	A203-34-ODD	1/102	10/4/2017	A64860567	0.4818	\$2,402.13	2025	FLOAT
YOSHIO KIYOKAWA, AS TRUSTEE OF THE YOSHIO KIYOKAWA REVOCABLE LIVING TRUST, DATED SEPTEMBER 4, 2001	A303-16	1/51	5/28/2008	2008-085653	0.4818	\$4,231.74	2025	FLOAT
YOSHIO KIYOKAWA, AS TRUSTEE OF THE YOSHIO KIYOKAWA REVOCABLE LIVING TRUST, DATED SEPTEMBER 4, 2001	A407-14-OD	1/102	5/7/2008	2008-072965	0.4818	\$2,434.94	2025	FLOAT
MINERVA REDMON	A405-44-EVEN	1/102	8/25/1995	95-109539	0.4818	\$2,511.73	2026	FLOAT
ALBERT J. TALLY AND FAITH M. TALLY, AS TRUSTEES OF THE TALLY TRUST, U/D/T, DATED MARCH 28, 1992	A403-09	1/51	12/5/1994	94-198324	0.4818	\$4,231.74	2025	FLOAT
JOHN MICHAEL WHEELER	A405-06-EVEN	1/102	10/7/2015	A-57580491	0.4818	\$2,511.73	2026	FLOAT
DAVID L. ARCHER AND DAWN M. ARCHER	B2309-44-ODD	1/102	4/20/1999	99-060516	0.4847	\$2,405.94	2025	FLOAT
ROBERT MARK BARTLETT AND JILL KATHLEEN STOREY	B2101-16	1/51	1/27/2022	A-80620271	0.5431	\$4,178.12	2025	FLOAT
ROBERT MARK BARTLETT AND JILL KATHLEEN STOREY	B2101-19	1/51	1/27/2022	A-80620271	0.5431	\$4,178.12	2025	FLOAT
ROBERT MARK BARTLETT AND JILL KATHLEEN STOREY	B2101-47	1/51	1/27/2022	A-80620271	0.5431	\$4,178.12	2025	FLOAT
JAMES BRAYDIS AND LINDA BRAYDIS	B2209-47	1/51	6/3/1998	98-079575	0.4847	\$4,178.12	2025	FLOAT
GARY L. EBEL AND LAURA E.A. EBEL	B2215-39-EVEN	1/102	1/26/1998	98-009779	0.4847	\$2,486.55	2026	FLOAT
ADE K. FRANKLIN AND TAMMI L. TURNER-FRANKLIN	B2116-04-ODD	1/102	3/27/1997	98-039021	0.5431	\$2,406.49	2025	FLOAT
ADE K. FRANKLIN AND TAMMI L. TURNER-FRANKLIN	B2207-30-EVEN	1/102	8/13/1996	96-116216	0.4847	\$2,486.55	2026	FLOAT
RYAN HAKOLA	B2408-51	1/51	5/19/2022	A-81740399	0.4847	\$4,178.12	2025	FLOAT
MARK EDINGTON AND TERRI EDINGTON, AS TRUSTEES OF THE MARK AND TERRI EDINGTON TRUST, DATED APRIL 16, 2005	B2209-09	1/51	7/15/2005	2005-140348	0.4847	\$4,178.12	2025	FLOAT
ALEXANDER PETRAITIS AND SANDRA ANN PETRAITIS	B2109-33	1/51	7/30/2019	A-71500302	0.7755	\$2,720.86	2025	FLOAT
ALEXANDER CHARLES PETRAITIS AND SANDRA ANN PETRAITIS	B2111-09	1/51	5/7/2018	A-67010273	0.7979	\$2,720.86	2025	FLOAT
ALEXANDER CHARLES PETRAITIS AND SANDRA ANN PETRAITIS	B2212-13	1/51	4/30/2018	A-66940275	0.7979	\$2,720.86	2025	FLOAT

2BR

2BR

2BR

**2BEDROOMS NOTED;
ALL OTHERS ARE 1BEDROOM**

2BR	ALEXANDER PETRAITIS AND SANDRA ANN PETRAITIS	B2216-36	1/51	7/30/2019	A-71500303	0.7555	\$2,720.86	2025	FLOAT
2BR	ALEXANDER PETRAITIS AND SANDRA PETRAITIS	B2404-17	1/51	8/26/2013	A-49860439	0.7979	\$2,720.86	2025	FLOAT
2BR	ALEXANDER PETRAITIS AND SANDRA PETRAITIS	B2404-18	1/51	8/26/2013	A-49860439	0.7979	\$2,720.86	2025	FLOAT
2BR	ALEXANDER CHARLES PETRAITIS AND SANDRA ANN PETRAITIS	B2410-44	1/51	8/30/2018	A-68160152	0.7979	\$2,720.86	2025	FLOAT
2BR	ALEXANDER CHARLES PETRAITIS AND SANDRA ANN PETRAITIS	B2414-49	1/51	8/30/2018	A-68160152	0.7555	\$2,720.86	2025	FLOAT
	DWAINE A. VANCLUTE AND ELIZABETH A. VANCLUTE, TRUSTEES OF THE VANCLUTE FAMILY TRUST DATED FEBRUARY 2, 2005	B2406-22	1/51	11/19/2012	A-47060591	0.4847	\$4,178.12	2025	FLOAT
2BR	KENNETH ARLEN WILLIAMS AND PATRICIA ANN WILLIAMS	B2109-03	1/51	6/13/2002	2002-102485	0.7755	\$2,529.36	2025	FLOAT
	KENNETH A. WILLIAMS AND PATRICIA A. WILLIAMS	B2307-04	1/51	6/5/1998	98-081266	0.4847	\$2,207.55	2025	FLOAT
2BR	KENNETH A. WILLIAMS AND PATRICIA A. WILLIAMS	B2310-41	1/51	7/3/1996	96-094850	0.7979	\$2,529.36	2025	FLOAT
	JAMES M. ALEXANDER AND LISA ALEXANDER	C407-19	1/51	6/27/1994	94-106886	0.4405	\$3,681.03	2025	FLOAT
	MICHAEL E. BRININSTOOL AND TAMMY L. BRININSTOOL	C305-35	1/51	10/6/2017	A64880517	0.4405	\$3,681.03	2025	FLOAT
	EARLE N. CHEW AND ANNE A. CHEW	C402-17	1/51	5/14/2004	2004-096898	0.4405	\$3,673.88	2025	FLOAT
	JMS HEALTH SOLUTIONS LLC, A TEXAS LIMITED LIABILITY COMPANY	C203-46	1/51	11/15/2016	A-61630009	0.4405	\$3,681.03	2025	FLOAT
	YOSHIO KIYOKAWA, TRUSTEE OF THE YOSHIO KIYOKAWA REVOCABLE LIVING TRUST DATED SEPTEMBER 4, 2001	C204-15-EVEN	1/102	6/17/2009	2009-092861	0.4405	\$2,233.97	2026	FLOAT
	HILARY M. KUNZ AND DONNA L. KUNZ	C112-50	1/51	12/20/2006	2006-233240	0.4028	\$3,681.03	2025	FLOAT
	BARBARA MARIE QUINTINSKIE AND AMBER D. DUNHAM	C105-10	1/51	10/17/2008	2008-160850	0.4028	\$3,681.03	2025	FLOAT
	BARBARA MARIE QUINTINSKIE AND AMBER D. DUNHAM	C207-34	1/51	10/17/2008	2008-160851	0.4405	\$3,681.03	2025	FLOAT
	THOMAS E. ROSSON AND TAMMY R. ROSSON	C305-50	1/51	4/21/1995	95-052972	0.4405	\$3,681.03	2025	FLOAT
	BRIAN K. SANTOS AND SUSAN M. SANTOS	C403-37	1/51	5/20/1994	94-085535	0.4405	\$2,191.33	2025	FLOAT
	SARAH JOAN SCHARF	C211-31	1/51	10/2/2015	A-57530707	0.4405	\$3,681.03	2025	FLOAT
	TAYLOR THOMPSON	C104-32	1/51	8/27/2019	A-71780264	0.4028	\$3,704.51	2025	FLOAT
	TAYLOR THOMPSON	C104-36	1/51	8/27/2019	A-71780264	0.4028	\$3,704.51	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, Monday, June 2, 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, April 24, 2025.

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