


Central Union Church Preschool and Kindergarten is a Christian based early childhood program that promotes spiritual, cognitive, socio-emotional and physical growth in a nurturing environment and provides a solid foundation for early learning. Its program of educating the whole child promotes a life-long enthusiasm for learning and provides a smooth transition from home to school.

It promotes the value of early childhood education throughout the community and provides for the on-going growth of its faculty and parent community.



[www.centralunionpreschool.org](http://www.centralunionpreschool.org)  
808.946.4025  
1660 S. Beretania Street, Honolulu, HI 96826

**PBN is on twitter**

@pacifichiznews  
follow us

**Get short, timely messages from Pacific Business News.**

Twitter is a rich source of instantly updated information. It's easy to stay updated on an incredibly wide variety of topics. Join today and follow @pacifichiznews.

## Foreclosure attorneys making changes after Act 48 gets OK

BY DUANE SHIMOGAWA  
PACIFIC BUSINESS NEWS

Changes to how Hawaii handles foreclosures — including the creation of a mandatory dispute-resolution program prior to starting nonjudicial proceedings — following last year's approval of Act 48 have caused some law firms to shift resources or retrain staff while others are adding people to help handle these cases.

Marvin Dang, managing partner of the Law Offices of Marvin S.C. Dang LLC, told PBN that his law firm is looking to expand as a result of the legislation.

Currently, his firm has five attorneys, with two to three handling foreclosure cases.

"Our practice is not exclusively foreclosures, [but] that area seems to be increasing," Dang said. "So we are looking at perhaps bringing in another attorney. We are examining that situation closely."

In addition to foreclosures, Dang's Honolulu-based boutique law firm works in the areas of creditor's rights, collections, legislation, lobbying, government relations, real estate, estate planning, probate, business, summary possession and bankruptcy.

When it comes to foreclosures, he said his firm represents local lenders such as American Savings Bank and Central Pacific Bank as well as Mainland mort-



TINA YUEN PBN

**Attorneys Marvin Dang and Summer Okada discuss a foreclosure case in Honolulu. Dang says Act 48 likely will cause his firm to add an attorney.**

gage companies.

"Since Act 48, we have not done nonjudicial foreclosures, so the emphasis has been on judicial foreclosures," he said.

SEE FORECLOSURE, PAGE 21



This *mom* makes our team *stronger*.

### DAWN SUGIHARA IS ONE DETERMINED WOMAN.

Ms. Sugihara is a savvy, civil litigator. But when she's not taking care of her clients, she's caring for her family and community. A devoted wife and mom, she works tirelessly within the community to help make Hawaii better for all our children. Case in point: Dawn is President of Hawaii Mother's Milk, a non-profit dedicated to providing Hawaii's mothers with the resources they need to help feed their newborns. It's a mission she takes very seriously. Dawn Sugihara embodies the spirit of Goodsill: *Community focused. Great to have on your team.*

Good people. Good counsel.  
Goodsill.<sup>SM</sup>

**GOODSILL**  
ANDERSON QUINN & STIFEL  
1878  
A LIMITED LIABILITY LAW PARTNERSHIP

Alii Place / Ste. 1800 / 1099 Alakea Street / Honolulu, Hawaii 96813 / (808) 547-5600 / goodsill.com

**Peter T. Kashiwa, Managing Partner**

## FORECLOSURE: Some attorneys think more change on the way

FROM PAGE 20

“With regard to it, we have not reached a peak yet based on what I see happening. And something will pass [in the state legislature] with regard to some changes to Act 48, but regardless, the amount of foreclosures in a way will probably still be at the same amount that it has been for awhile or show a slight increase.”

Honolulu attorney David Rosen, who has a total of four attorneys working at the firm in his name, has no plans of expanding because of Act 48.

Instead, he told PBN that he has switched his firm’s focus from nonjudicial to judicial, which required him to retrain his attorneys.

“Resolving these cases is more expensive and time consuming,” he said. “We were busy before and we’re busy now, and there’s only so much we can do.”

Rosen’s firm, which also handles other areas of law, represents banks in foreclosure cases.

“We’re going to stay the same size,” he said. “It’s just about extending the cycle for doing these cases.”

Honolulu attorney Walter Beh’s firm, which employs more than 20 lawyers who exclusively represent lenders, hasn’t hired more people just yet, although he’s not ruling out the possibility in the future.

“There are always judicial foreclosures, and then the big crunch of non-judicial now,” Beh told PBN. “So if you have been working in this area, you have always done both.”

Attorney John Morris, co-manager of Honolulu’s Ekimoto & Morris LLC, said that despite business being steady in the area of foreclosures his firm does not plan to add more people to his staff of six paralegals and two attorneys.

“We seem to have been able to keep up,” he told PBN. “We are still doing foreclosures, which we are still seeing a fairly good number of.”

But Morris, whose firm handles foreclosures for its condominium and homeowner associations clients, said it has had to instill some extra training for its staff in this area.

“We have had to explain to our people about following the requirements of the law,” he said. “We have also gone through all of our procedures to make sure that they are compliant with the law, as it has made a difference because of the potential liability that stands before us.”

With some attorneys expecting lawmakers to amend Act 48 before this session is over, law firms could have more changes coming their way as well.

dshimogawa@bizjournals.com | 955-8036

Practical Solutions to Legal Issues  
Throughout the Islands for 35 Years

## GARY G. GRIMMER & ASSOCIATES ATTORNEYS



BUSINESS  
REAL ESTATE  
CONSTRUCTION  
PROBATE  
INSURANCE  
GENERAL CIVIL

ADVICE  
CONTRACTS  
LLCS  
TRANSACTIONS

COURTS  
ARBITRATIONS  
MEDIATIONS

City Financial Tower | 201 Merchant Street, Suite 1940  
(808) 457-1330 | gary@grimmerhawaii.com  
www.grimmerhawaii.com

Throughout its 124-year history, **Case Lombardi & Pettit** has been known for its quality legal services, commitment to its clients, and dedication to Hawaii’s community.

## CASE LOMBARDI & PETTIT

A LAW CORPORATION

COMMITTED TO EXCEPTIONAL CLIENT SERVICE SINCE 1888

### Directors

Lissa H. Andrews  
James M. Cribley  
Stacey W.E. Foy  
Gregory M. Hansen  
Michael L. Lam  
Dennis M. Lombardi†  
Michael R. Marsh

Ted N. Pettit, Ph.D.  
Esther Han Roberts  
Lauren R. Sharkey  
Mark G. Valencia  
Nancy J. Youngren  
John D. Zalewski  
†A Law Corporation

### Associates

David G. Brittin  
Malia L. Day  
Ryan M. Hamaguchi  
Lisa K. Johnson  
Michael G. Kozak  
Dana R. Lyons  
David N. Matsumiya\*

Kate S. Metzger  
Dominique M. Tansley

### Of Counsel

Daniel H. Case  
Frederick W. Rohlfling, III  
\*Staff Attorney

2600 Mauka Tower | 737 Bishop Street | Honolulu, Hawaii 96813  
**Phone** (808) 547-5400 | **Fax** (808) 523-1888  
**Email** info@caselombardi.com | **Web** www.caselombardi.com

Bruce C. Bigelow (1946-2001)  
Lauren R. Sharkey, Managing Director

MEMBER  
**LEX MUNDI**  
THE HONOLULU BAR ASSOCIATION OF HAWAIIAN LAYERS