

**FOURTH AMENDED NOTICE OF SALE UNDER MORTGAGE**

FOURTH AMENDED NOTICE IS HEREBY GIVEN, pursuant to Section 2932 of the Civil Code of Guam, as codified by 18 G.C.A. § 36113, that the Mortgage executed and delivered by **MAGDALINE M. SANCHEZ**, a married woman, whose mailing address is P.O. Box 4109, Hagatna, Guam 96932, Mortgagor, in favor of **CITIBANK, N.A.**, which Mortgage was executed on November 24, 1998, and recorded with the Department of Land Management, Government of Guam, on November 30, 1998, under Instrument No. 594486, which Mortgage was later assigned by Citibank, N.A. to **CITIMORTGAGE, INC.** (herein "Mortgagee"), by Assignment of Mortgage dated April 16, 2020, and recorded with the Department of Land Management, Government of Guam, on May 2, 2022, under Instrument No. 973669, will be **FORECLOSED** pursuant to a **POWER OF SALE** contained in the above Mortgage. The property described below will be sold **WITHOUT WARRANTY BEING GIVEN**, express or implied, regarding title, possession, rights of redemption or encumbrances, as hereinafter described, to the highest bidder at public auction, at the Mayor's Office, Humatac, Guam at 2:30 p.m. on **Wednesday, February 12, 2025**, to satisfy the amount due on such mortgage on the day of sale. Terms of sale are strictly cash or as otherwise deemed acceptable by Seller.

The premises that are described in such Mortgage and that will be sold to satisfy the Mortgage are more particularly described as follows:

Lot 33, Block 2, Tract 3321, Unit 1, Humatac formerly Umatac, Guam, Estate Number 55489, Suburban, as said Lot is described in that Final Subdivision of Tract No. 3321, as shown on Drawing Number JCTS-02-77, as L.M. Check Number 342 FY 77, dated 15 February 78 and recorded on 27 March 78 under Instrument No. 289994 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 650± square meters or 7,000± square feet.

Last Certificate of Title Number: 75649 - Francisco M. Aguon and Magdaline M. Aguon.

Together with the buildings, improvements, tenements, rights, easements, privileges and appurtenances to the same belonging or appertaining or held and enjoyed herewith, including the reversions, remainders, rents, issues and profits thereof, all personal property, fixtures, chattels, furnishings, inventory thereon, and all of the estate, right, title and interest of the Mortgagor, both at law and in equity, therein and thereto.

The undersigned is the attorney for the lawful owner of such Mortgage and the Note secured thereby. **MAGDALINE M. SANCHEZ** has defaulted in performance of the terms and conditions of the Note and Mortgage in favor of Mortgagee dated November 24, 1998, and the unpaid principal, accrued interest, escrow balance, late charges, appraisal fees, property inspection, property preservation, NOS filing, foreclosure attorney fees, lender paid advances, mail costs, publication costs and title costs sum due is **ONE HUNDRED ONE THOUSAND SIX HUNDRED NINETY-TWO AND 74/100 DOLLARS (\$101,692.74)** as of December 27, 2024, plus interest on the unpaid principal balance at the rate of \$10.74 per day from December 27, 2024 to the date of full payment, together with costs of sale, additional late charges and attorneys' fees, are due and owing.

This Fourth Amended Notice of Sale hereby amends the previous Third Amended Notice of Sale recorded at Department of Land Management under Instrument No. 1001248 on date August 21, 2024 due to the need for internal loss mitigation review.

The undersigned reserves the right to withdraw this Notice, to reject any bid or to accept the highest bid, and to postpone the sale from time to time.

This Fourth Amended Notice of Sale Under Mortgage is made for the purpose of collecting a debt and any information obtained by the undersigned will be used for that purpose.

Dated this 31st day of December, 2024.

**BERMAN LAW FIRM**  
Attorneys for Mortgage  
**CITIMORTGAGE, INC.**  
By: /s/ **DANIEL J. BERMAN**

Guam, U.S.A.  
City of Hagatna

ON THIS 31st day of December, 2024, before me, the undersigned notary, personally appeared **DANIEL J. BERMAN**, known to me to be the person whose name is signed on the preceding document, and he acknowledged to me that he signed it voluntarily for its stated purpose, as attorney for **CITIMORTGAGE, INC.**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed my official seal the day and year first above written.

/s/ **ANTOINETTE P. LEON GUERRERO**  
**NOTARY PUBLIC**  
In and for Guam, U.S.A.

My Commission Expires: APR. 20, 2027  
Commission Number NP: 23-0566P  
173 Aspinall Ave. Ste 203A Hagatna, Guam 96932

**HOUSE FOR RENT**

**NEWLY RENOVATED**  
**4 BEDROOM**  
**2 BATHROOM**  
**SECTION 8 WELCOME**  
**CALL 671-489-8835**

**Guam Board of Allied Health Examiners**

194 Heman Cortez Ave., Teraje Prof. Bldg., Ste. 213  
Hagatna, Guam 96910  
Website: <https://guamhplto.org/gbahe>  
Contact No.: 671-735-7404/7408-12

**Regular Board Meeting**  
**Friday, February 7, 2025 at 12:00 p.m.**  
(Guam ChST)

<https://us06web.zoom.us/j/81890276902?pwd=Cac6a5CCPHJH4QbGhhmlH24ibibINF.1>

Meeting ID: 818 902 76902 Passcode: 449757

**AGENDA**

- I. CALL TO ORDER
  - a. Roll Call
  - b. Proof of Publications
- II. ADOPTION OF AGENDA
- III. APPROVAL OF MINUTES
- IV. TREASURER'S REPORT
- V. ADMINISTRATOR'S REPORT
- VI. GBAHE COMPLAINTS:
  - a. GBAHE-CO-22-03
  - b. GBAHE-CO-23-02
  - c. GBAHE-CO-23-03
  - d. GBAHE-CO-24-03
- VII. Old Business
  - a. Late Renewal Applications
- VIII. New Business
  - a. Initial/New Applications
  - b. Collaborative Practice Agreement
  - c. Renewal Applications
  - d. Late Renewal Applications
- IX. Next Board Meeting
- X. Adjournment

To view the names of the applicants being considered, go to: <https://guamhplto.org/gbahe>

LIVE Streaming link:  
[https://govguam.tv/video\\_details/gbahe/gbahe-live-stream](https://govguam.tv/video_details/gbahe/gbahe-live-stream)

This advertisement was paid for by DPHSS/Health Professional Licensing Office-Local Funds.

For more information, please contact the Board office at 735-7404/08 thru 12.

Persons needing telecommunication device for the Hearing/Speech Impaired (TDD) may contact 475-8339.

**CLASSIFIED ADVERTISING**

**REAL ESTATE?**

Sell, rent, buy, property through real estate ads. Ads can include photos, company logos to meet you needs and help you get the sale!

**ONLY \$14.00**  
A DAY/COLUMN INCH



**AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS**

**2 - CARPENTER WITH 1 YEAR EXPERIENCE** **\$18.34 PER HOUR\***  
Duties: Constructs, erects, installs and repairs structures and fixtures of wood, wallboard and plywood, including framework. Uses carpenter's hand tools and power tools conforming to local building codes. Reads blueprints, sketches, or building plans to determine type of work required and materials needed. Prepares layout, using ruler, framing square, and calipers. Erects framework for structure and lay subfloor board. Builds and installs stairs, cabinets, closets, windows, and doorframes.

**2 - CEMENT MASON WITH 1 YEAR EXPERIENCE** **\$17.51 PER HOUR\***  
Duties: Smooths and finishes surfaces of poured concrete floors, walls, sidewalks, or curbs to specified textures using hand tools or power tools including floats, trowels, and screeds. Signals concrete deliverer to position truck to facilitate pouring concrete. Spreads concrete into inaccessible section of forms using rake or shovel. Levels concrete to specified depth and workable consistency using hand screed and floats to bring water to surface and produce soft topping. Lays and installs concrete masonry units and lays and grouts floor and ceiling tiles. Mixes cement using shovel and/or cement mixing machine.

**1 - REINFORCING METAL WORKER WITH 1 YEAR EXPERIENCE** **\$16.98 PER HOUR\***  
Duties: Positions and secures steel bars in concrete forms to reinforce concrete. Determines numbers, sizes, shapes, and locations of reinforcing rods from blueprints, sketches, or oral instructions. Selects and places rods in forms and spacing, and fastens them together using wire and pliers. Cuts bars to required lengths using hacksaw, bar cutters, or acetylene torch.

**BENEFITS:** Round trip airfare for off-island hire; Meals and lodging at \$80.00/week; Local transportation to/from jobsite from the employer's designated housing facility.

*The job offer meets all EEO requirements, and initiates a temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. workers are highly encouraged to apply. Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will independently review matter.*

Apply in person at the American Job Center  
414 W. Soledad Avenue, Suite 300 GCIC Building Hagatna, Guam  
Or apply online at [www.hireguam.com](http://www.hireguam.com); Enter Keyword: 2025-035

**AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS**

**23-CARPENTER WITH 1 YEAR EXP.** **\$18.34 PER HR.\***  
Read blueprints, drawings, sketches to fully grasp requirements. Take measurements & calculate the size & amount of material needed.

**19 - CEMENT MASON WITH 1 YEAR EXP.** **\$17.51 PER HR.\***  
Smooth & finish surfaces of poured concrete such as floors, walls, sidewalks, roads or curbs using a variety of hand & power tools. Align forms for sidewalks, curbs or gutters; patch voids & use saws to cut expansion joints.

**4- HEAVY EQUIPMENT MECHANIC WITH 1 YEAR EXP.** **\$21.77 PER HR.\***  
Drive to project sites to inspect trucks, bulldozer & other heavy equipment. Repairs engine & hydraulic systems for various brands such as, but not limited to, Hitachi, Komatsu, Caterpillar, Kubota, Sakai & Hyundai for proper performance.

**19 - HEAVY EQUIPMENT OPERATOR WITH 1 YEAR EXP.** **\$18.97 PER HR.\***  
Operate heavy equipment such as motor graders, bulldozers, scrapers, compressors, pumps, cranes, derricks, shovels, tractors or front-end loaders to excavate, move & grade earth, erect structures or pour concrete or other hard surface pavement in compliance with company's operating safety policies & procedure.

**10 - PIPEFITTER WITH 1 YEAR EXP.** **\$19.48 PER HR.\***  
Lays out, assembles, installs & maintains pipe systems, pipe supports or related hydraulic or pneumatic equipment for steam, hot water, heating, cooling, lubricating, sprinkling or industrial production or processing systems.

**Benefits:** Roundtrip airfare for off-island hire; food & lodging @ \$150.00 per week; local transportation from employer's designated lodging facility to/from jobsites; employer/employee paid medical insurance.

**\*Special wage rate:** Work to be performed on DPRI-funded projects and projects covered by Davis Bacon, Service Contracts Act, and/or Executive Order 14206 will be paid no less than the indicated wage rate but may be paid more where special rates apply.

Successful applicant must be able to obtain military base access. Off-island hires must complete a health screening prior to working on Guam.

*The job offer meets all EEO requirements, and initiates a temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. workers are highly encouraged to apply. Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will independently review matter.*


For complete job duties, apply in person at American Job Center  
414 W. Soledad Avenue, Suite 300, GCIC Building, Hagatna, Guam  
Or apply online at [www.hireguam.com](http://www.hireguam.com); Enter Keyword: 2025-032


# Guam Board of Allied Health Examiners - Regular Board Meeting (2nd Notice)

 PRINT

## Guam Board of Allied Health Examiners - Regular Board Meeting (2nd Notice)

### MEETING

 **Posted on:** 02/05/2025 08:40 AM

 **Posted by:** Baltazar Hattori

 **Department(s):**


**DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES**  
(/notices?department\_id=10)


 **Division(s):**

HEALTH PROFESSIONAL LICENSING OFFICE (HPLO) (/notices?division\_id=258)

 **Notice Topic(s):** BOARD MEETING (/notices?topic\_id=76)

 **Types of Notice:** MEETING (/notices?type\_id=5)

 **For Audience(s):** PUBLIC (/notices?public=1)

 **Share this notice**



**Guam Board of Allied Health Examiners  
Regular Board Meeting  
Friday, February 7, 2025 at 12:00 p.m. (Guam ChST)**

**Join Zoom Meeting**

**[https://us06web.zoom.us/j/81890276902?  
pwd=Cac66a5CCPHjH4QbGbhmlH4biblNF.1](https://us06web.zoom.us/j/81890276902?pwd=Cac66a5CCPHjH4QbGbhmlH4biblNF.1)  
([https://us06web.zoom.us/j/81890276902?  
pwd=Cac66a5CCPHjH4QbGbhmlH4biblNF.1](https://us06web.zoom.us/j/81890276902?pwd=Cac66a5CCPHjH4QbGbhmlH4biblNF.1))  
Meeting ID: 818 9027 6902  
Passcode: 449757**

**AGENDA**

**I. Call to Order**

**a. Roll Call**

**b. Proof of Publications**

**II. Adoption of Agenda**

**III. Approval of Minutes**

**IV. Treasurer's Report**

**V. Administrator's Report**

**VI. GBAHE Complaints:**

- a. GBAHE-CO-22-03 MFT Received 02/21/22 M.  
Balajadia
- b. GBAHE-CO-23-02 Veterinarian Received 12/28/23 Off-  
Island Consultant
- c. GBAHE-CO-23-03 Veterinarian Received 12/28/23 Off-  
Island Consultant
- d. GBAHE-CO-24-03 SLP Received 08/06/24 N.  
Cepeda

**VII. Old Business**

**a. Late Renewal Applications**

- 1. Roa, Jessie C. for Physical Therapy

**VIII. New Business**

**a. Initial/New Applications**

- 1. Felipe, Christina Janine M. for Physical Therapy Assistant
- 2. Cintino, Yvonne Rose for Clinical Dietitian/Nutritionist

**b. Collaborative Practice Agreement**

**c. Renewal Applications**

- 1. March, Lynda for Clinical Dietitian/Nutritionist
- 2. Dunn, Joshua for Nutritionist

**d. Late Renewal Applications**

- 1. Leeper, Erica L. for Clinical Psychology
- 2. Carter, Kurt S. for Physical Therapy Assistant

**IX. Next Board Meeting**

**X. Adjournment**