



LOURDES A. LEON GUERRERO
GOVERNOR, MAGA'HAGA'

JOSHUA F. TENORIO
LT. GOVERNOR, SIGUNDO
MAGA'LAHI

GOVERNMENT OF GUAM

DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES
DIPATTAMENTON SALUT PUPBLEKO YAN SETBISION SUSIAT



ARTHUR U. SAN AGUSTIN, MHR
ACTING DIRECTOR

LAURENT SF DUENAS, MPH, BSN
DEPUTY DIRECTOR

TERRY G. AGUON
DEPUTY DIRECTOR

April 22, 2021

Honorable Lourdes Leon Guerrero
Governor of Guam
Executive Chambers
PO Box 2950
Hagåtña, Guam 96932

Honorable Therese Terlaje
Speaker, 36th Guam Legislature
163 Chalan Santa Papa
Hagåtña, Guam 96910

Re: Guam Board of Examiners for Dentistry Virtual Board Meeting for April 2021

Dear Governor Leon Guerrero and Speaker Terlaje:

As required by 5 GCA § 8113.1, attached please find electronic copies of the agenda, approved minutes, and other attachments to the following boards:

Should you have any questions, please call us at (671) 735-7404-11 or email to:
[nicole.romero@dphss.guam.gov/](mailto:nicole.romero@dphss.guam.gov)

Respectfully,

Nicole R. Romero
Word Processing Secretary II

Cc: Michael Weakly, Governor's Legal Office

Attachments: Agenda, Minutes and Announcements

GUAM BOARD OF EXAMINERS FOR DENTISTRY

Board Meeting Attendance Sheet

194 Hernan Cortez Ave, Hagatna, GU 96910

Health Professional Licensing Office Conference Room 209

Date of Meeting: Regular Meeting Special Meeting

Meeting Call to Order Time of Adjournment Quorum No Quorum

BOARD MEMBERS	POSITION	SIGNATURE
ANTONIO RAPADAS, DDS	CHAIRPERSON	Present
JOON HA, DDS	VICE CHAIRPERSON	Present
ROBERT YANG, DMD	SECRETARY	Present
COLLETTE SUPIT, DDS	MEMBER	Present
YOO, AUTUM	MEMBER	Present

OTHERS PRESENT

PRINT NAME	AGENCY	SIGNATURE
Zennia Pecina	HPLO	Present
Nicole Romero	HPLO	Present
Rob Weinberg		Present
Hemlani V. Minakshi		Present
Eddy Reyes	Flame Tree	Present
Chantay Benitez	Flame Tree	Present

**GUAM BOARD OF EXAMINERS FOR DENTISTRY
DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES
194 Hernan Cortez Ave. #213, Hagåtña, Guam 96910
Telephone: (671) 735-7408**



VIRTUAL BOARD MEETING

Wed, Apr 21, 2021 3:00 PM - 4:00 PM (ChST)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/765461101>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 765-461-101

AGENDA

- I. CALL TO ORDER: _____**
- II. ROLL CALL: Virtual roll call**
- III. PROOF OF PUBLICATION: AD Posted on Pacific Daily News**
- IV. APPROVAL OF AGENDA**
- V. APPROVAL OF MINUTES: February 17, 2021**
- VI. TRESURER'S REPORT:**
- VII. HPLO ADMINISTRATOR REPORT:**
 - (a) Compact License
 - (b) MPED 101
 - (c) Website
- VIII. OLD BUSINESS:**
 - (a) **Hearing Officer** for Pending Disciplinary cases – **Tabled** – Breanna Sablan, HPLO, PC III – Reporting on status
 - (b) **National Practitioners Data Bank**
- IX. NEW BUSINESS:**
 - (a) **Complaint No. 2009-01** – Attorney Minakshi V. Hemlani, Esq.
 - (b) **Complaint No. 2010-01** – Attorney Minakshi V. Hemlani, Esq.
 - (c) **Complaint No. 2010-02** – attorney Minakshi V. Hemlani, Esq.
 - (d) **Re- Examination for Review and Approval:**
 - (1) Jurga Martini - Dentist
 - (e) **Initial Application for Review and Approval:**

- (1) Richard W. Arbuckle – Dentist
 - (2) Elaine A. Bersaba Vong – Dentist
 - (3) Steven M. Debulgado – Dentist
 - (4) Joyce Ann R. Alfonso – Dental Assistant
 - (5) Steven R. Alizon – Dental Assistant
 - (6) Krisha Mae G. Asuncion – Dental Assistant
 - (7) Christine D. Cruz – Dental Assistant
 - (8) Karla J. De Torres – Dental Assistant
 - (9) Jan Vincent O. Donato – Dental Assistant
 - (10) Lorenz Michael O. Estabillo – Dental Assistant
 - (11) Carlo R. Peel – Dental Assistant
 - (12) Phonephalith Manivang – Dental Assistant
 - (13) Kristine Rivera – Dental Assistant
 - (14) Kiara Rae S. Sanchez – Dental Assistant
- (f) Renewal Application for Review and Approval:**
- (1) Al J. Dayo – Dental Assistant
 - (2) Barbara Joy B. Gogue – Dental Assistant
 - (3) Rhea E. Milazzo – Dental Assistant
 - (4) Tina M. Salas – Dental Assistant

X. OTHER BUSINESS:

- (a) Clinical Exam – August 17 & 18, 2021**

XI. ANNOUNCEMENT:

Next Board Meeting scheduled for **May 19, 2021 at 3:00 PM**

XII. ADJOURNMENT: _____

GUAM BOARD OF EXAMINERS FOR DENTISTRY

Terlaje Professional Bldg, 2nd Flr. Ste. 213, Hagaña, Guam 96910

VIRTUAL REGULAR BOARD MEETING

Wednesday, February 17, 2021 at 3:00 PM

MINUTES

<p>MEMBERS PRESENT:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Dr. Antonio Rapadas, Chairperson <input checked="" type="checkbox"/> Dr. Joon Ha, Vice Chairperson <input checked="" type="checkbox"/> Dr. Robert Yang, Secretary <input checked="" type="checkbox"/> Dr. Collette Supit, Member <input checked="" type="checkbox"/> Autumn Yoo, Member 	<p>OTHERS PRESENT:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Robert Weinberg, Assistant Attorney General <input checked="" type="checkbox"/> Janet Ward <input checked="" type="checkbox"/> Jon (Mobile) <input checked="" type="checkbox"/> Gerry B. Patricio <input checked="" type="checkbox"/> Zennia Pecina, HPLO Administrator <input checked="" type="checkbox"/> Nicole Romero, HPLO Secretary <input checked="" type="checkbox"/> Deborah Bojia, HPLO Admin Assistant <input checked="" type="checkbox"/> Eddy Reyes, FLAME TREE Freedom Center <input checked="" type="checkbox"/> Chantay Benitez, FLAME TREE Freedom Center
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TOPIC	DECISION(S) / ACTION(S) MADE	RESPONSIBLE PARTY	REPORTING TIMEFRAME	STATUS
I. CALL TO ORDER: VIRTUAL "GO TO MEETING"	Called to Order: https://global.gotomeeting.com/join/719553757 One-touch: Tel: +1 (786) 535-3211 Access Code: 719-553-757	Chair	3:12	Noted
II. ROLL CALL	Virtual roll call	Chair	3:12	Noted
III. PROOF OF PUBLICATION	Notices have been properly advertised on the Attorney General and DOA's Website prior to meeting.	HPLO	3:12	Confirmed
IV. APPROVAL OF AGENDA	Approved agenda with Amendments: <ul style="list-style-type: none"> - Add to Old Business: B. Botox Issue with Dr. Hayashi and C. PBIS Issue - Add to New Business: B. Dr. Ha's Letter for Opening New Dededo Dental Clinic Motion: Dr. Yang, 2 nd ; Dr. Ha	GBED	3:14	Approved
V. REVIEW OF MINUTES	Approved Minutes, dated January 20, 2021 Motion: Dr. Ha, 2 nd ; Dr. Yang	GBED	3:15	Approved
VI. HPLO ADMINISTRATOR'S REPORT	Noted, HPLO has nothing to report.	HPLO Administrator	3:15	Noted

TOPIC	DECISION(S) / ACTION(S) MADE	RESPONSIBLE PARTY	REPORTING TIMEFRAME	STATUS
VII. OLD BUSINESS	<p>A. Hearing Officer for Pending Disciplinary cases - Tabled - Breanna Sablan, HPLO, PC III – Reporting on status.</p> <p>B. Botox Issue with Dr. Hayashi</p> <ul style="list-style-type: none"> - Noted, Dr. Yang makes a motion to approve Dr. Hayashi's request for use of botox pending she has ADA certified courses and also to approve oral surgeons and periodontists use of botox only in oral cavities and nearby jaw areas for dental problems <p>Motion: Dr. Yang, 2nd. Dr. Ha</p> <p>C. PBIS Issue</p> <ul style="list-style-type: none"> - Noted, Dr. Ha will continue to move forward with background checks for applicants. At this time, applicants will still turn in applications to the HPLO office. - Noted, Chair requests HPLO to look into National Practitioners Data Bank for any useful applicant information 	GBED	3:15	Tabled
VIII. NEW BUSINESS	<p>A. Initial Applications for Review and Approval:</p> <ol style="list-style-type: none"> 1. James Anglim – Dental Auxiliary <ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 2. Anne Jennyca A. Quijano – Dental Assistant <ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 3. Angelica R. Reyes – Dental Assistant <ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 4. Patricia Cruz – Dental Assistant <ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 5. Maria Leah b. Pagdilao – Dental Assistant <ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 6. Bryoni N. Sagun – Dental Assistant <ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 7. Brianny Rae M. Castro – Dental Assistant <ul style="list-style-type: none"> **Noted, Approved Pending Employer Name and Date Planning to Work There - Motion to approve: Dr. Supit, 2nd. Dr. Ha 8. Gail C. Rapanut – Dental Assistant <ul style="list-style-type: none"> **Noted, Approved Pending Employer Name and SSN - Motion to approve: Dr. Supit, 2nd. Dr. Ha 9. Kelly E. Sauget – Dental Assistant <ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 10. Justin Benjamin S. Mendiola – Dental Assistant <ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 11. Ericka Blanca S. Tanilon – Dental Assistant 	GBED	3:20	Approved

TOPIC	DECISION(S) / ACTION(S) MADE	RESPONSIBLE PARTY	REPORTING TIMEFRAME	STATUS
	<ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 12. Kristina Quidachay – Dental Assistant <ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 13. Divina F. Manibusan – Dental Assistant <ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 14. Jacob Christopher P. Mafnas – Dental Assistant <ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 15. Gregilyn C. Topasna – Dental Assistant <ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 16. Jonathan F. Fernandez – Dental Assistant <ul style="list-style-type: none"> **Noted, Approved Pending Employer Name and Date Planning to Work There - Motion to approve: Dr. Supit, 2nd. Dr. Ha 17. Ruby Manabat – Dental Assistant <ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 18. Nicaella C. Guico – Dental Assistant <ul style="list-style-type: none"> - Motion to approve: Dr. Supit, 2nd. Dr. Ha 	<ul style="list-style-type: none"> GBED GBED GBED GBED GBED GBED GBED GBED 	<ul style="list-style-type: none"> 3:22 3:22 3:22 3:22 3:22 3:22 3:22 3:23 	<ul style="list-style-type: none"> Approved Approved Approved Approved Approved Approved Approved Noted
IX. OTHER BUSINESS	<p>A. Nominate a Treasurer for the Board</p> <ul style="list-style-type: none"> - Noted, HPL/O Administrator stated that treasurers from other boards meet once a month for now, so GBED needs to nominate a treasurer for GBED, upcoming meeting this Friday Feb. 19, 2021 at 9:00AM - Noted, Dr. Supit is nominated to be Treasurer for GBED and accepted. <p>B. Clinical Exams – February 16 & 17, 2021</p> <ol style="list-style-type: none"> 1. Dr. Eric Bauman, DMD. <ol style="list-style-type: none"> a. Jurisprudence Exam – 02/12/2021 Passed (X) Failed () b. Clinical Exam – Passed () Failed () <ul style="list-style-type: none"> - Motion to Approve: Dr. Ha 2nd: Dr. Yang 2. Dr. Susan Chon, DDS. <ol style="list-style-type: none"> a. Clinical Exam - Passed (X) Failed () <ul style="list-style-type: none"> - Motion to Approve: Dr. Yang 2nd: Dr. Supit 3. Dr. Paul Chun, DMD. <ol style="list-style-type: none"> a. Jurisprudence Exam - 02/03/2021 Passed (X) Failed () b. Clinical Exam – Passed () Failed () <ul style="list-style-type: none"> - Motion to Approve: Dr. Yang 2nd: Dr. Ha 	<ul style="list-style-type: none"> GBED 	<ul style="list-style-type: none"> 3:28 	<ul style="list-style-type: none"> Approved

TOPIC	DECISION(S) / ACTION(S) MADE	RESPONSIBLE PARTY	REPORTING TIMEFRAME	STATUS
	4. Dr. James B. Graham, DMD. a. Clinical Exam - Passed (X) Failed () - Motion to Approve: Dr. Yang 2 nd : Dr. Ha			
X.	ANNOUNCEMENT	GBED	3:28	Noted
XI.	ADJOURNMENT	GBED	3:30	Adjourned

Reviewed by:  04.21.21 Secretary / Date

Approved by:  4/21/2021 Chairperson / Date

Minutes by: Chantay Benitez, FLAME TREE Freedom Center, Inc.

LOCAL

Public invited to Earth Month event

From Staff Reports
Pacific Daily News

The Guam Department of Agriculture will celebrate Earth Month at the Cotal Conservation Area from 9 a.m. to 12:30 p.m. April 17.

The event starts at the Tarzan Falls Trailhead by the Guam Power Authority wind turbine, off Route 17, better known as Cross Island Road, in Santa Rita, according to a news release.

Activities include tours with conservation of ficers, drone flight demonstrations, hunter safety tips, wildfire prevention, weeding invasive vines, fertilizing native trees and geocaching.

Learn more

• Contact Ruddy Estoy at 300-7977/5 or ruddy.estoy@doag.guam.gov.

The public is invited to attend. The event will follow Department of Health and Social Services safety guidelines, which require face masks and social distancing. Bring your face masks, refillable water containers, sun protection (to include reef-safe sunscreen) and work gloves.

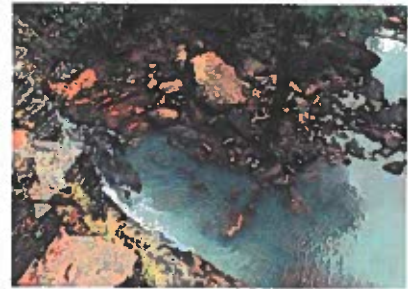


Photo of Tarzan Falls captured by former Photo of the Week winner Christopher Reyes. PHOTO COURTESY OF CHRISTOPHER REYES

OBITUARIES

Natsuo Obak

Natsuo Obak, of Tamuning, died April 5 at the age of 79.

Funeral services will be announced at a later date.

Rita Torres Benavente

Rita Torres Benavente, of Merizo, died March 31 at the age of 54.

Last respects will be held from 8 to 11 a.m. April 17 at the Benavente's residence

located at 563B Chalan Kanton Tasi, Merizo. Mass of Christian Burial will be at noon at the San Dimas Catholic Church in Merizo. Interment will follow at the Merizo Cemetery.

Desi Bersamin Godoy

Desi Bersamin Godoy, also known as "Des," of Mangilao, died April 3 at the age of 33.

Last respects will be held from 8:30 to 11 a.m. April 30 at Guam Memorial Funeral Home in Leyang, Barrigada. Mass of a Christian Burial will be offered at noon at Santa Teresita Catholic Church in Mangilao.

Private cremation will follow.

Edwin Galvez Bartolome

Edwin Galvez Bartolome, of Yigo, died March 6 at the age of 53.

Last respects will be held from 8 to 10:30 a.m. April 17 at Guam Memorial Funeral Home in Leyang, Barrigada. Mass of a Christian Burial will be offered at noon at Our Lady of Lourdes Catholic Church in Yigo.

Interment will follow at Guam Memorial Park.

Robert E. Simpkins Jr.

Robert E. Simpkins Jr., also known as "Buddy," of Hagåtña and formerly of Honolulu, Hawaii, died on April 3 at the age of 59.

Last respects will be held from 9 a.m. to noon April 21 at Guam Memorial Funeral Home Chapel in Leyang, Barrigada.

Interment will follow at Guam Memorial Park.

Eleanor Ramirez Lucero

Eleanor Ramirez Lucero, also known as "Elee," formerly of Barrigada Heights, died in the Philippines April 5 at the age of 88.

Rosary at 5:30 p.m. followed by 6 p.m. Mass through April 16 at St. Anthony's church.

Memorial service will be announced at a later date.

MACHINES ARE BACK!!!

Fortune BINGO!

OPEN DAILY (CLOSED ON FRIDAYS)

COME & TRY YOUR LUCK!!!

Compadres Mall, Harmon Loop Road
Tel: 632-4886 Doors Open: 4:00PM
Wednesday, April 14, 2021
Games Start at 7:30PM

EARLY BIRD \$500	REGULAR GAME PAYOUT \$1,000	LETTER X 12 NOS OR LESS \$2,000
FORTUNE STAR 24 NOS OR LESS \$3,000	FORTUNE PACKAGE \$25 <small>(70 Pkq + 2 Purple Star, 2x & Halftime)</small>	CONSOlation \$500
HALF TIME \$300	PROGRESSIVE JACKPOT 51 NOS OR LESS \$7,500	COVERALL JACKPOT 49 NOS OR LESS \$5,000
CONSOlation \$500	CONSOlation \$500	CONSOlation \$500

Minimum BUY-IN
2 Paper Packages / NO specials \$15

Fortune Package: \$25
(70 Package + 2 Purple Star, 2x & 2 Halftime)

Jewel Packages: \$35
(90 Packages + 3 Purple Star, 3x & 3 Halftime)

Crown Packages: \$45
(130 Packages + 4 Special each + 1 Early Bird + 1 Coverall + 1 Progressive Coverall)

Royal Package: \$50
(150 Packages + 5 Special each + 1 Early Bird + 1 Coverall + 1 Progressive Coverall)

Buy 2 Get 1 free ONLY on your CROWN & ROYAL PACKAGES

More info pls. contact Michelle at 488-0853

Early Bird \$3 or 2 for \$5

Letter X \$3

Purple Star \$3

Half-time \$2

Coverall Jackpot \$3

Progressive Coverall \$4

Additional Buy-IN Machine Only

Purple Star 5 for \$10

Letter X 5 for \$10

Coverall Jackpot 5 for \$10

Progressive Jackpot 5 for \$15

Management has the right to alter or change bingo program without prior notice.

Guam Board of Examiners for Dentistry
VIRTUAL BOARD MEETING

Wednesday, April 21, 2021
3:00 PM – 4:00 PM (ChST)

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/765461101>

For more information, please contact the Board office at 735-7404/10 thru 12. Persons needing telecommunication device for the Hearing/Speech Impaired (TDD) may contact 475-8339.

WEDNESDAY, APRIL 14, 2021 | GUAMPDN.COM

**Guam Board of Examiners for Dentistry
VIRTUAL BOARD MEETING**

**Wednesday, April 21, 2021
3:00 PM – 4:00 PM (ChST)**

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For more information, please contact the Board office at 735-7404/10 thru 12. Persons needing telecommunication devise for the Hearing/Speech Impaired (TDD) may contact 475-8339.

GOT DEBT

Always Speak to a Lawyer
FIRST CONSULTATION FREE
We are a Debt Relief Agency

Gumataotao & Polo

115 San Ramon St. Hagatna
Purple Bldg. near Superior Court Parking Lot

475-0200

LIFESTYLE

Memoir

Continued from Page 18

say that Tom was never not performing."

But she quickly moves on to her childhood, much of which was spent in Phoenix, Ariz., and her family history — a fascinating tale of stolen cars and vaudeville stages.

"My book could be in the fiction section because I'm writing a story like 'To Kill a Mockingbird,'" Jones says.

"This is real events, but we're gonna tell them like a song. We're gonna weave them in in a very different way so you can really enjoy the stuff you thought you wouldn't."

Jones was born in Chicago. Her family moved to Phoenix in 1959 when she was 4.

Phoenix is where she wrote her first song (for a frog she accidentally killed), fell in love with the Beatles and stole a car to run away to California with her boyfriend, leading to her first arrest.

It's where she came to realize that she didn't like French kisses, learned her first song on guitar ("Coming Back to Me," Jefferson Airplane) and played her first gig with a band.

'Sins offered up as collateral'

It's also where she learned what she describes in "Last Chance Texaco" as "my first lesson in the dark corridors of the music biz, where favors are exchanged and sins offered up as collateral."

It was the day she tried out for "The Lew King Rangers Show," a weekly children's talent show that aired on the local Phoenix station KPHO-TV.

She probably sang "On the Sunny Side of the Street," she says, singing a bit of the song as she enjoys the memory.

"The pianist, he went off, instead of playing just the chords, starting playing this improvisational stuff while I sang, just to check out

what I was made of," she recalls.

"And I was just great. I was only 8 or 9 years old, so everybody was duly impressed. I really thought they would escort me right from the audition to my dressing room."

Instead, they told her parents that the show would hire her but only if they bought insurance from the father of a guy who worked there for \$350.

"Now, my parents didn't have that kind of money," Jones says. And yet, they told her they would figure something out.

"But I said, 'No.' I was indignant on their behalf. I don't want to be on that show if that's how they do it. It was a big sacrifice. But when children have to make those kinds of sacrifices for their family, we become more knitted into the feeling of us instead of three individuals in a car."

That memory would serve her well.

"When I grow up and the A&R guy wants to have sex with me to give him my tape, I already have this muscle," she says. "I've seen this before. I'm not giving you anything to have the opportunity. I'm not giving you anything except my tape."

'No one was ever the same'

Jones had been talking about the idea of writing a book since 2001, and she had told some of these stories on her tour in support of 1984's "The Magazine."

"There were little kindlings, little tiny fires of the memoir going on, I think, all along," she says. "But I decided to try to get a deal from a publisher in 2013 or '14."

That's when she started working on the book in earnest.

There are stories in the book that she'd forgotten about until she started writing, like the man who tried to break into her family's home the year she turned 8.

"It hid under there like a

The real property affected by this instrument is described as:

PARCEL I:
Lot Number 439-1-3NEW-NEW, Piti/Agat, Guam, Suburban,
PARCEL II:
Lot 2, Tract 2411 Phase 1, Piti/Agat, Guam, Suburban,
Certificate of Title No. 71843.

NOTICE OF SALE UNDER MORTGAGE WITH POWER OF SALE

NOTICE IS HEREBY GIVEN pursuant to 18 G.C.A. § 36113, that the Fee Simple and Leasehold Mortgage on Real Property with Power of Sale and Security Agreement ("Mortgage") executed and delivered by Guam Industrial Services, Inc., Marianas Gas Corporation and Marianas Properties, LLC (individually and collectively, "Mortgagor"), to and for the benefit of BANK OF GUAM ("the Bank"), a Guam banking corporation authorized to transact business in Guam, as Mortgagee, dated March 31, 2016, recorded with the Office of Recorder, Department of Land Management, Government of Guam on March 31, 2016 under Instrument No. 890664, will be foreclosed pursuant to a power of sale contained in the Mortgage by sale of the premises encumbered by such Mortgage, as hereafter described, WITHOUT WARRANTY BEING GIVEN, express or implied, regarding title, possession, rights of redemption or encumbrances, to the highest bidder at public auction at Agat Mayor's office, at 10 a.m. on May 6, 2021, or so much thereafter as needed to satisfy the amount due on such Mortgage on the day of sale.

The Mortgagor has defaulted in payment of the Note secured by the Mortgage, and by reason of said default, the Bank issued and recorded a Notice of Default and Acceleration of Indebtedness on November 6, 2020, under Instrument No. 952043.

The terms of the sale are strictly cash, certified or cashier's check at the time and place of sale, or other terms deemed acceptable by Mortgagee.

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

Parcel I: Lot Number 439-1-3NEW-NEW, Piti/Agat, Guam, Suburban, as said Lot is described in that Consolidation Survey Map of Lots 439-1-3NEW & 439-1-6 into Lot 439-1-3NEW-NEW, as shown on Drawing Number RRV88-31 PRS, as L.M. Check Number 333 FY 88, dated 28 July 88 and recorded on 28 July 88 under Instrument No. 401407 at Land Management.
AREA: 52.048 ± Square Meters or 560.227 ± Square Feet
LAST CERTIFICATE OF TITLE NUMBER: 71843 - Guam Oil and Refinery Co. Inc. (as to Lot 439-1; Estate Number 16129).

Parcel II: Lot 2, Tract 2411, Phase 1, Piti/Agat, Guam, Suburban, as said Lot is described in that Re-Subdivision Survey Map of Lot R12, Tract 2411, as shown on Drawing Number 1084, as L.M. Check Number 068 FY 92, dated 13 March 92 and recorded on 03 February 95 under Instrument No. 523281 at Land Management.
AREA: 22.258 ± Square Meters or 239.580 ± Square Feet
LAST CERTIFICATE OF TITLE NUMBER: 71843 - Guam Oil and Refining Company, Inc., a Delaware Corporation (as to Basic Lot 439-1; Estate Number 16129).

TOGETHER with all buildings, structures and improvements thereon and to be placed or erected thereon.

The undersigned are attorneys for Mortgagee. Mortgagee is the lawful owner of such Mortgage and the Note secured thereby. Mortgagor has defaulted in the performance of the terms and conditions of said Note and Mortgage, and Mortgagee claims all of the principal in the sum of TWENTY-EIGHT MILLION THREE HUNDRED FIFTY-EIGHT THOUSAND SEVEN HUNDRED EIGHT DOLLARS AND SIXTEEN CENTS (\$28,356,708.16) and interest at the rate provided in the Note in the sum of THREE HUNDRED FORTY-EIGHT THOUSAND SIX HUNDRED SIXTEEN DOLLARS AND NINETY-NINE CENTS (\$348,616.99) as of April 1, 2021, which amounts are exclusive of attorney's fees and costs, and any advancements for insurance and taxes. Interest will accrue upon the Note until the date of sale.

The Mortgagee reserves the right to bid all or part of the amount due on the Mortgage at the time of the sale, to reject any and all bids, and to cancel, postpone, or extend the date, time and place for sale of such property.

Mortgagee hereby acknowledges and confirms that water and electricity are immediately available on the property or within 100 feet of the Premises described above.

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

IN WITNESS WHEREOF, this Notice of Sale Under Mortgage with Power of Sale has been executed this 1st day of April, 2021.

ARRIOLA LAW FIRM
259 Martyr Street, Suite 201
Hagatna, Guam 96932
By: /s/ ANITA P. ARRIOLA
Attorneys for Bank of Guam

GUAM, U.S.A.)
))
CITY OF HAGATNA)

On this 1st day of April, 2021, before me, personally appeared ANITA P. ARRIOLA, known to me to be the attorney for BANK OF GUAM and the person whose name is subscribed to the foregoing NOTICE OF SALE UNDER MORTGAGE WITH POWER OF SALE, and acknowledged to me that she executed the same as attorney and agent for BANK OF GUAM.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the date last above written.

By: /s/ AGNES M.S. MENO
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: JUNE 13, 2023
P.O. Box 170217 Inarajan, Gu 96917

MONDAY, APRIL 19, 2021 | GUAMPDN.COM

See MEMOIR, Page 20