



CIVIL SERVICE COMMISSION
KUMISION I SETSIBION SIBIT
Bell Tower Suite 201, 710 W. Marine Corps Drive, Hagåtña, Guam 96910
Tel: (671) 647-1855 * Fax: (671) 647-1867

NOTICE OF MEETING

IN-PERSON MEETING AT 9:00 A.M. ON TUESDAY, JANUARY 28, 2025.

The public can access a live stream of this meeting on the CSC website at: <https://us06web.zoom.us/j/85001771036?pwd=17Fn429TxcGMl6gWgYhTAQ03JC20.1>
(Meeting ID: 850 0177 1036 / Passcode: 272939)

AGENDA:

- I. CALL TO ORDER.
- II. APPROVAL OF MINUTES: 6/18/24; 7/11/24; 7/16/24; 8/1/24; 8/6/24; 8/8/24
- III. NEW BUSINESS:
 - (1) MOTION HEARING.
Eddie Nangauta vs. Customs and Quarantine Agency; (COA); 24-4408S.
- IV. OLD BUSINESS:
 - (1) HEARING ON THE MERITS (Continuation).
Christopher Florig vs. Guam Fire Department (GFD); CSC Case No.: 18-AA07F.
- V. GENERAL BUSINESS:
 - (1) Bills and Laws affecting CSC: None.
 - (2) Administrative Counsel Litigation Update.
 - (3) Board Training: Civil Service Commission Board Members.
- VI. ADJOURNMENT.

For special accommodations, please contact Maria P. Masnayan, CSC ADA Coordinator at (671) 647-1872 / (671) 647-1855.
/s/ Daniel D. Leon Guerrero, Executive Director
Paid by the Civil Service Commission

BROOKS CONCEPCION LAW, P.C.

247 Martyr Street, Ste. 101
Hagåtña, Guam 96910
(671) 472-6848
(671) 477-5790

IN THE SUPERIOR COURT OF GUAM

**IN THE MATTER OF THE ESTATE
OF
IGNACIO CHACO REYES,
Deceased.**

PROBATE CASE NO: PRO032-88

**NOTICE OF FILING APPLICATION FOR
REGISTRATION OF LAND UNDER LAND
TITLE REGISTRATION ACT**

TO: Government of Guam, Deepak Sadhwani,
Gonzalo C. Reyes, and Andresart Reyes.

PLEASE TAKE NOTICE that Application has been filed in this Court by Anthony B. Reyes, Administrator of the Estate Ignacio Chaco Reyes, whose mailing address is 138 Pale Medina Street, Santa Rita, Guam 96915, for the registration of the title to the real property hereinafter described, as provided by the Guam Land Registration Act, and praying for a decree declaring said applicant to be the owner in fee of such property in accordance with the prayer of said petition.

You and each of you are hereby directed to appear and answer said Petition within ten (10) days after personal service of this Notice if served within the Territory of Guam, or within Thirty (30) days if served outside the Territory of Guam. If you fail to so appear and answer, the Court will grant said Application and direct registration of the title to said land in accordance with the terms of said Act and you will be forever barred from disputing the same.

The real property described in said Application and title to which is sought to be registered is legally described under this proceedings as follows:

Lot 198NEW-1, Municipality of Hagat, Guam

Petitioner has alleged that the subject property is adjoined on all sides by properties owned by Government of Guam, Deepak Sadhwani, Gonzalo C. Reyes, and Andresart Reyes.

WITNESS and attested by my hand and seal of said court this JAN 14, 2025.

JANICE M. CAMACHO-PEREZ, ESQ.
Clerk of Court / Superior Court of Guam
BY: /s/ Edna M. Nogo
DEPUTY CLERK

NOTICE OF SALE UNDER MORTGAGE

NOTICE IS HEREBY GIVEN, pursuant to 18 G.C.A. §36113, Page 5 of the below described mortgage and the Notice of Default recorded on September 25, 2024 as Instrument No. 1002302, that the mortgage executed on August 20, 2015 by CHAUNCEY L.M. COLBERT and ALEJANDRINA ATOIGUE MANIBUSAN, ("Mortgagors"), in favor of BANK OF GUAM, ("Mortgagee"), and filed for record in the Department of Land Management, Government of Guam, on August 20, 2015 as Instrument No. 882141 will be FORECLOSED pursuant to a POWER OF SALE contained in the above mortgage.

The property described below will be sold, WITHOUT WARRANTY OF ANY KIND BEING GIVEN, EXPRESS OR IMPLIED, including without limitation, warranties regarding title, possession, rights of redemption, subsurface conditions, the condition of any structure or encumbrances, to the highest bidder at public auction, to be held at the Mayor's office in Ordot- Chalan pago, Guam at 2:00 p.m. on February 4, 2025, in order of satisfy the amount due on the mortgage and its promissory note at the time of the sale. Terms of the sale are cash, certified check or other terms deemed acceptable by Mortgagee. 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 bid made at the sale and to withdraw this notice and postpone the sale from time to time.

The property subject to the mortgage and to be sold at sale is as follows:

Lot No. 3412-1-3-4-1 (Subdivision of Lot No. 3412-1-3-4) Ordot-Chalan Pago, (formerly Sinajana), Guam, Estate No. 71657, Suburban, as said Lot-is marked and designated on Drawing No. CC-9415CP, (LM#329FY94) as described in that Re-Subdivision Survey Map, dated May 11, 1994 and recorded May 11, 1994, in the Department of Land Management, Government of Guam under Instrument No. 508226. Area: 1,864.± square meters.

The amount due the Mortgagee is for the sum of \$14,725.46, plus interest as of August 19, 2024 of \$155.24, interest at the rate of 7.4% per annum from August 19, 2024, attorney fees and costs of sale.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee or the Mortgagee's attorneys.

The undersigned are the attorneys for the Mortgagee and hereby give notice that they are attempting to collect a debt and any information that is obtained will be used for that purpose.

Dated this 24th day of December, 2024.

The Law Offices of Duncan G. McCully, P.C.
Attorneys for Bank of Guam
By: /s/ MARK S. BEGGS, of Counsel

Guam)
On this 24th day of December, 2024, before me, the undersigned Notary, personally appeared, MARK S. BEGGS, the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, as attorney for BANK OF GUAM

MAUREN E.T. TAITANO
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: Aug. 18, 2026
434 W O'Brien Dr Ste 201, ADA Cliffline
Office Building, Hagatna, Guam 96910



THE GUAM BOARD OF EXAMINERS FOR PHARMACY
DEPARTMENT OF PUBLIC HEALTH & SOCIAL SERVICES
194 Hernan Cortez Ave. #213, Hagåtña, Guam 96910
Telephone: (671) 735-7412

**Guam Board of Examiners for Pharmacy
Regular Board Meeting
Thursday, January 23, 2025 at 7:30 AM**

Join Zoom Meeting

<https://us06web.zoom.us/j/86112679840?pwd=2qCsdY88MgkUDuzTFR1B3JlGaoYzcn.1>
Meeting ID: 861 1267 9840
Passcode: 797988

Meeting Agenda:

- I. Call to Order:
 - (a) Roll Call
 - (b) Confirmation of Public Notice
 - (c) Election of Board Officers
- II. Approval of Agenda
- III. Review and Approval of Minutes: December 19, 2024 (Reconvened January 09, 2025)
- IV. HPLO Administrator's Report
- V. Complaint(s):
 - (a) GBEP-CO-16-01
 - (b) GBEP-CO-24-02
- VI. New Business:
 - (a) Pharmacist by Endorsement
 - (b) Pharmacy Technicians
- VII. Next Board Meeting:
 - (a) The next Guam Board of Examiners for Pharmacy Regular Session Meeting is scheduled for February 20, 2025 at 7:30 a.m.
- VIII. Adjournment

To view the names of the applicants being considered,

go to: <https://guamhplp.org/gbep>
LIVE Streaming link
<http://facebook.com/HPLoGUAM>

This advertisement was paid for by DPHSS/Health Professional Licensing Office-Local Funds
For more information, please contact the Board office at (671) 735-7404/10 thru 12. Persons needing telecommunication device for the Hearing/Speech Impaired (TDD) may contact (671) 475-8339.

**CLASSIFIED
ADVERTISING**

REAL ESTATE?

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

ONLY \$14.00
A DAY/COLUMN INCH



Call us at 671.649.1924 or email sales@postguam.com
Mon. - Fri. 8:00 am - 5:00 pm

NOTICE OF SALE UNDER MORTGAGE

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 **TESNY A. HAM and LORETTA M. HAM**, husband and wife, whose mailing address is 118 Lalo Ave., Mangilao, Guam 96913, and P.O. Box 21228, Barrigada, Guam 96921, Mortgagors, in favor of **CITIBANK, N.A.**, which Mortgage was executed on June 10, 1998, and recorded with the Department of Land Management, Government of Guam, on June 10, 1998, under Instrument No. 584947, which Mortgage was later assigned by Citibank, N.A. to **CITIMORTGAGE, INC.** (herein "Mortgagee"), by Assignment of Mortgage dated December 13, 2021, and recorded with the Department of Land Management, Government of Guam, on May 2, 2022, under Instrument No. 973671, 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, Mangilao, Guam at 2:00 p.m. on January 28, 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 Number 2304-3-R1, Mangilao, Guam, Estate Number 10564, Suburban, as said Lot is described in that Retraction Survey Map of Lots 2304-3-1 & 2304-3-R1, as shown on Drawing Number C55-12-1-87 B, as L.M. Check Number 069 FY 88, dated 07 December 87 and recorded on 09 December 87 under Instrument No. 392438 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 1,842± square meters or 19,827± square feet.

Last Certificate of Title Number: 26367 - Domingo Taitano Francisco and Patricia Iglesias Francisco, husband and wife

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 and inventory thereon, and all of the estate, right, title and interest of the Mortgagors, 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. **TESNY A. HAM and LORETTA M. HAM** have defaulted in performance of the terms and conditions of the Note and Mortgage in favor of Mortgagee dated June 10, 1998, and the unpaid principal, accrued interest, escrow overdraft, foreclosure attorney fees, property inspections, title costs, filing notice of default and mail costs sum due is **SIXTEEN THOUSAND NINE HUNDRED FORTY-FIVE and 34/100 DOLLARS (\$16,945.34)** as of November 27, 2024, plus interest on the unpaid principal balance at the rate of \$2.78 per day from November 27, 2024 to the date of full payment, together with costs of sale, additional late charges and attorneys' fees, are due and owing.

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 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 4th day of December, 2024.

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

Guam, U.S.A.
City of Hagåtña

ON THIS 4th 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/ **JENNIFER B. QUTUGUA**
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: APR. 29, 2025
P.O. Box 5580, Hagåtña, Guam 96932