

**Melanie Ann Castro Guerrero**  
 P.o. Box 20388  
 Barrigada, Guam 96921  
 Telephone: 671-688-6357  
 Email: melaniecastroguerrero@gmail.com  
 Pro Se

**IN THE SUPERIOR COURT OF GUAM**  
**IN THE MATTER OF THE ESTATE**  
**OF**  
**JOSEPH THOMAS CASTRO,**  
 Deceased.

**PROBATE CASE NO. PR0178-23**  
**NOTICE OF FIRST AND FINAL REPORT**  
**OF ADMINISTRATOR AND PETITION**  
**FOR FINAL DISTRIBUTION**

NOTICE IS HEREBY GIVEN that Petitioner's, Administrator of the estate of JOSEPH THOMAS CASTRO, deceased, has filed her First and Final Account and Report of Administration and Petition for Final Distribution, in said court, and that on OCTOBER 15 2024, at 11:00 a.m., of said day, at the Superior Court of Guam, Hagåtña, Guam, a hearing has been set for the settlement of said account for Final Distribution of said estate; All persons interested in attending said hearing are notified then and there to appear and show cause, if any they have, why said petition should not be granted.

Reference is hereby made to the said account and petition for further particulars.

Dated this 22<sup>nd</sup> day of August, 2024.

**ZOOM INFO:**  
 Meeting ID: 752 425 5848  
 Passcode: JARB

**MELANIE ANN CASTRO GUERRERO, Pro Se**  
 Petitioner  
**BY: /s/ MELANIE ANN CASTRO GUERRERO**  
 Administrator

**BROOKS CONCEPCION LAW, P.C.**  
 247 Martyr Street, Ste. 101  
 Hagåtña, Guam 96910  
 (671) 472-6848  
 (671) 477-5790  
 Attorneys for Administrator

**IN THE SUPERIOR COURT OF GUAM**  
**IN THE MATTER OF THE ESTATE**  
**OF**  
**LINDA MARY SANTHOS TORRES,**  
 Deceased.

**PROBATE CASE NO: PR0110-24**  
**NOTICE TO CREDITORS**

Notice is hereby given by the undersigned, Ben A. Torres, Administrator of the Estate of Linda Mary Santos Torres, deceased, to the creditors of, and all persons having claims against the said estate or against said deceased, that within sixty (60) days after the first publication of this notice, they either file them with necessary vouchers in the office of the Clerk of the Superior Court, Guam, or exhibit them with the necessary vouchers to Ben A. Torres, Administrator at the Law offices of BROOKS CONCEPCION LAW, P.C., at 247 Martyr Street, Ste. 101, Hagåtña, Guam, the same being the place for the transaction of the said estate.

Dated: AUGUST 14, 2024.

**BY: /s/ Ben A. Torres**  
**Administrator for the Estate of**  
**Linda Mary Santos Torres**

**THIRD AMENDED NOTICE OF SALE UNDER MORTGAGE**

THIRD 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, Mortgage, 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 "Mortgage"), 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, rregarding title, possession, rights of redemption or encumbrances, as hereinafter described, to the highest bidder at public auction, at the **Mayor's Office, Humåtak, Guam at 3:30 p.m. on Thursday, October 10, 2024**, 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, Humåtak 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, profits thereof, all personal property, fixtures, chattels, furnishings, inventory thereon, and all of the estate, right, title and interest of the Mortgage, 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, accrued late charges, foreclosure attorney fees, lender paid advances, mail costs, property inspections, publication costs, title costs, recording costs, property preservation and appraisal fees sum due is **NINETY-TWO THOUSAND ONE HUNDRED NINETY and 38/100 DOLLARS (\$92,190.38)** as of August 13, 2024, plus interest on the unpaid principal balance at the rate of \$11.40 per day from August 13, 2024 to the date of full payment, together with costs of sale, additional late charges and attorneys' fees, are due and owing.

This Third Amended Notice of Sale hereby amends the previous Second Amended Notice of Sale recorded at Department of Land Management under Instrument No. 997181 on date April 12, 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 Third 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 21<sup>st</sup> day of August, 2024.


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

Guam, U.S.A  
 City of Hagåtña

**ON THIS 21<sup>st</sup> day of August, 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, Hagåtña, Guam 96932



**Guam Board of Barbering and Cosmetology**

Monday, October 7, 2024 at 9:00 a.m. (Guam ChSt)

Join Zoom Meeting:  
<https://us06web.zoom.us/j/81736410152?pwd=d=yTWQkfcGIMT3nWpFm52bCiAD4nUAL.1>  
 Meeting ID: 817 3641 0152  
 Passcode: 817625


**AGENDA**

**I. Call to Order:**  
 a. Roll Call  
 b. Proof of Publications  
**II. Approval of Agenda**  
**III. Approval of Minutes**  
**IV. HPLO Administrator's Report**  
**V. Treasurer's Report**  
**VI. Old Business:**  
 (a) Rules and Regulations - On-Going  
 (b) Complaints  
 1. GBBC-CO-2024-0002  
 2. GBBC-CO-2024-0003  
**VII. New Business:**  
 (a) Applications for Examination  
 (b) Applications for Apprentice  
 (c) Applications for Re-Examination  
 (d) Stay Fresh Academy  
**VIII. Next Board Meeting**  
**IX. Adjournment:**

To view the names of the applicants being considered go to <https://guamhpl.org/gbbc>  
**LIVE Streaming link**  
[https://govguam.tv/video\\_details/gbbc/gbbc-live-stream](https://govguam.tv/video_details/gbbc/gbbc-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.

 Department of Public Health & Social Services  
**GUAM BOARD OF NURSE EXAMINERS**  
 Health Professional Licensing Office

**REGULAR BOARD MEETING**  
**Thursday, October 10, 2024 at 3:00 PM**  
 Join Zoom Meeting  
<https://us06web.zoom.us/j/82339612685?pwd=OauDDoewbWwSHZSEChMqC00YiUGT59.1>  
 Meeting ID: 823 3961 2685  
 Passcode: 331160

**AGENDA**

**I. CALL TO ORDER**  
 a) Proof of Publication  
 b) Roll Call  
**II. ADOPTION OF AGENDA**  
**III. APPROVAL OF MINUTES**  
**IV. TREASURER'S REPORT**  
**V. COMMITTEE REPORTS**  
 a) Rules and Regulations (Proposed)  
**VI. NURSING EDUCATION**  
 a) GCC ADN Program  
**VII. ADMINISTRATOR'S REPORT**  
 a) Appointment of Director of Nursing Program at UOG - Dr. A. Varghese  
 b) Online Graduate Nursing Program Approval  
 1) Briar Cliff University  
 c) Complaints  
 1) GBNE-CO-20-007/1, 2, 3, 4, 6 & 7 (G. Woodard) Received 9/16/20  
**VIII. NEW BUSINESS**  
 a) Reinstatement Application  
 1) Florence Peter, RN  
**IX. NEXT BOARD MEETING**  
**X. ADJOURNMENT**

To view the names of the applicants being considered, go to: <https://guamhpl.org/gbne>  
 To view the LIVE Streaming link:  
[https://go.opengovguam.com/meetings\\_list/gbne](https://go.opengovguam.com/meetings_list/gbne)

For more information, please contact the Board office at (671) 735-7409-12.

Persons needing a telecommunication device for the Hearing/ Speech Impaired (TDD) may contact (671) 475-8339.

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

**JOB OPENINGS**

**Mechanic/Mechanic Helper**  
**Welder/Welder Helper**  
**Operations Manager**  
**General Helper**  
**Driver**

**LAGU, LLC**  
**admin@lagugam.com**  
**(671) 649-5681**

**CLASSIFIED ADVERTISING**  
**ONLY \$14.00 A DAY/COLUMN INCH**  
 Call us at 671.649.1924 or email [sales@postguam.com](mailto:sales@postguam.com) Mon. - Fri. 8:00 am - 5:00 pm