

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 **CLARISSA RAE GUTIERREZ NKA CLARISSA RAE GUTIERREZ-ALVAREZ**, Mortgagor, together with her spouse, **ROBERT A. ALVAREZ**, Co-Mortgagor, wife and husband, whose mailing address is P.O. Box 4719, Hagatna, Guam 96932, in favor of **CITIBANK, N.A.**, which Mortgage was executed on March 16, 2000, and recorded with the Department of Land Management, Government of Guam, on March 21, 2000, under Instrument No. 618834, which Mortgage was later assigned by Citibank, N.A. to **CITIMORTGAGE, INC.** (herein "Mortgagee"), by Assignment of Mortgage dated July 31, 2024, and recorded with the Department of Land Management, Government of Guam, on August 20, 2024, under Instrument No. 1001192, 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, Sinajana, Guam at 3:30 p.m. on Tuesday, January 7, 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 3356-4, Sinajana, Guam, Estate Number 13698, Suburban, as said Lot is described in that Property Map Lots 3356-2, 3356-3 & 3356-4, as shown on Drawing Number ISL12-64S140, dated 18 January 65 and recorded on 19 January 65 under Instrument No. 59015 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 1,227± square meters.

Last Certificate of Title Number: 17823 - Atanacio B. Gutierrez and Felisa B. Gutierrez, 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 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. **CLARISSA RAE GUTIERREZ NKA CLARISSA RAE GUTIERREZ-ALVAREZ** and **ROBERT A. ALVAREZ** have defaulted in performance of the terms and conditions of the Note and Mortgage in favor of Mortgagee dated March 16, 2000, and the unpaid principal, accrued interest, escrow balance, accrued late charges, foreclosure attorney fees, property inspections, title costs, filing NOD and mail costs sum due is **ONE HUNDRED TWENTY-TWO THOUSAND ONE HUNDRED THREE and 80/100 DOLLARS (\$122,103.80)** as of November 6, 2024, plus interest on the unpaid principal balance at the rate of \$18.32 per day from November 6, 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 13 day of November, 2024.

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

Guam, U.S.A.
City of Hagatna

ON THIS 13th day of November, 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



Notice of Meeting

The Guam Board of Accountancy will hold its monthly Board meeting on Thursday, December 19, 2024, at 4:00 p.m. This meeting is open to the public via Zoom Video Conference. Anyone desiring to join the virtual meeting may enter the following link in a browser:

Meeting URL:
Join Zoom Meeting
<https://us06web.zoom.us/j/88005554098?pwd=0auVKI79ivbYb7obbIloZKUy7b2ab.1>
Meeting ID: 880 0555 4098 • Passcode: i4yVijrFfq

Our YouTube livestreaming events link for all Regular Board Meetings is available on the Board's website at: <http://www.guamboa.org/policies/activities.htm>.

AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES - November 21, 2024
- III. OLD BUSINESS
 - Guam Accountancy Endowment Fund Update
 - Visiting Professor Update
- IV. NEW BUSINESS
 - A. Requests for Approval
- V. GENERAL DISCUSSION/ANNOUNCEMENTS
 - FY2025 GBOA YTD Financial Summary
- VI. ADJOURNMENT

The names of applicants being considered are available on the Board's website at: <http://www.guamboa.org/policies/activities.htm>, along with other Board meeting materials. Detail materials will be available on the website one day before the meeting. Individuals requiring special accommodations or information may contact Ms. Anna Aflague at the Guam Board of Accountancy at 671-647-0813 FAX: 671-647-0816 or support@guamboa.org for assistance.



JUDICIAL COUNCIL OF GUAM

Suite 300 Guam Judicial Center
120 West O'Brien Drive, Hagatna, Guam 96910-5174
Tel: (671) 475-3300 Fax: (671) 475-3140
www.guamcourts.org

NOTICE OF PUBLIC MEETING

The Judicial Council of Guam will conduct its monthly meeting on Thursday, December 19, 2024, at 12:00 p.m. in the Monessa G. Lujan Appellate Courtroom, Guam Judicial Center, 120 West O'Brien Drive, Hagatna and via videoconference.

The meeting will also be streamed live on the Judiciary of Guam YouTube <https://youtube.com/@TheJudiciaryofGuam>

The following agenda is available on the Judiciary of Guam website:
<http://www.guamsupremecourt.com/Judicial-Council/Judicial-Council-of-Guam.asp>

- I. CALL TO ORDER
- II. PROOF OF DUE NOTICE OF MEETING:
 - December 12, 2024
 - December 17, 2024
- III. DETERMINATION OF QUORUM
- IV. READING AND DISPOSAL OF MINUTES:
 - November 21, 2024 Regular Meeting
- V. OLD BUSINESS
 - A. Judiciary FY 2025 Remittances Pursuant to Applicable Law
 - B. Update on Capital Improvement Projects
 - C. eCourts and eSupervision Transition
- VI. NEW BUSINESS
 - A. Resolution, JC24- Relative to Commending Joseph J. Leon Guerrero on his appointment to the Criminal Justice Information Services Advisory Policy Board
 - B. Notice of the Next Meeting (Thursday, January 16, 2025)
- VII. COMMUNICATIONS
- VIII. PUBLIC COMMENT
 - A. Guam Bar Association - President's Report
 - B. Court Employees Association
- IX. ADJOURNMENT

Any person(s) needing special accommodations, auxiliary aids, or services, please contact the Administrator of the Courts at 671-475-3544 or Jessica Perez-Jackson at 671-475-3300.

This ad was paid for with Government of Guam funds.
CHIEF JUSTICE ROBERT J. TORRES
Chairman

HOUSE FOR RENT

3 BEDROOM 2 BATHROOM
DEDEDO
SECTION 8 WELCOME
CALL 671-727-8204 / 671-747-1953

FOR RENT

3 bed/1 bath house Yigo
A/C, Stove, Fridge,
Typhoon Shutters
Section 8 okay
CALL 671-864-3305



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

The Guam Board of Examiners for Pharmacy Regular Board Meeting
Thursday, December 19, 2024 at 7:30 AM.

Join Zoom Meeting
<https://us06web.zoom.us/j/81906594517?pwd=rk1F8xX6bVjcuDMSVvdJ54tGU70Je.1>
Meeting ID: 819 0659 4517
Passcode: 137772

Meeting Agenda:

- I. Call to Order: (a) Roll Call (b) Confirmation of Public Notice
- II. Approval of Agenda
- III. Review and Approval of Minutes:
 - November 21, 2024
- IV. HPLO Administrator's Report
- V. Complaint(s): (a) GBEP-CO-16-01 (b) GBEP-CO-24-02
- VI. Old Business: (a) Pharmacy Technicians (b) Pharmacies/Facilities/Wholesalers (c) Scheduling of Butalbital-Acetaminophen-Caffeine (50MG-325MG-40MG) Fioricet
- VII. New Business: (a) Pharmacist by Endorsement (b) Pharmacies/Facilities/Wholesalers
- VIII. Next Board Meeting: (a) The next Guam Board of Examiners for Pharmacy Regular Session Meeting is scheduled for January 16, 2025 at 7:30 a.m. (b) Election of Board Officers will take place during the January 16, 2025 Board meeting
- IX. Adjournment

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

LIVE Streaming link
https://go.opengovguam.com/meetings_list/gbep

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.

AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

11 - CAMP COOK WITH ONE YEAR EXP. \$14.09 PER HOUR

Prepare and cook meals based on menus and portion requirements. Serve food to construction crew at workforce housing. May specialize in cooking a variety of Asian dishes, Filipino delicacies, and baking bread. Maintain cleanliness and functionality by cleaning and inspecting kitchen equipment and appliances. Take inventory and requisition necessary food supplies to ensure availability.

Benefits: Roundtrip airfare for off-island hire; food & lodging at \$80.00 per week; local transportation to/from jobsite.

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.

The complete job duties may be viewed in person at American Job Center
414 W. Soledad Avenue, Suite 300 GCIC Building, Hagatna, Guam
Or apply online at www.hireguam.com; Enter Keyword: 2025-022