

## 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 **MARIANITO C. BAUTISTA, JR. and MARYANN B. BALABAGNO**, two unmarried people, whose mailing addresses are 210 Father Ramon Street, Tamuning, GU 96913, and P.O. Box 20997, Barrigada, GU 96921, Mortgages, in favor of **CITIBANK, N.A.**, which Mortgage was executed on July 23, 1997, and recorded with the Department of Land Management, Government of Guam, on July 28, 1997, under Instrument No. 567777, 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. 973670, 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, **Dededo, Guam** at 2:00 p.m. on **May 23, 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 92-2-R1, Tract 538, Dededo, Guam, Estate Number 74934, Suburban, as said Lot is described in that Re-Subdivision Survey Map of Lot 92-2, Tract 538, as shown Drawing Number 96FG0-011, as L.M. Check Number 124 FY 97, dated and recorded on 11 February 97 under Instrument No. 559121 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 1,056.5± square meters or 11,372± square feet.

Certificate of Title Number: 112053- Marianito C. Bautista, Jr. and Maryann B. Balabagno, as joint tenants in common.

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. **MARIANITO C. BAUTISTA, JR. and MARYANN B. BALABAGNO** have defaulted in performance of the terms and conditions of the Note and Mortgage in favor of Mortgagee dated July 23, 1997, and the principal, accrued interest, escrow balance, foreclosure attorney fees, prior FC attorney fees, property inspection, tax, title costs, mail costs and recording costs for NOD sum due is **FORTY-FOUR THOUSAND SIX HUNDRED EIGHTY-FOUR and 28/100 DOLLARS (\$44,684.28)** as of March 31, 2025, plus interest on the unpaid principal balance at the rate of \$9.12 per day from March 31, 2025 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 April, 2025.

**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 April, 2025, 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. QUITUGUA**  
**NOTARY PUBLIC**

In and for Guam, U.S.A.

My Commission Expires: APR. 29, 2025  
P.O. Box 5580 Hagåtña, Guam 96932



## ISLAND WIDE HOME DELIVERY

Get the most local  
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to your doorstep daily.

Contact us at  
customerservice@postguam.com  
or call 671-649-1924



### Kumisión i Fino' CHamoru yan i Fina'na'guen i Historian yan i Lina'la' i TaoTao Tãno'

710 W Marine Corps Dr Suite 203 Bell Tower Plaza Aniquak, GU 96910  
kumisionchamoru@kumision.guam.gov  
(671) 922-0600

## PUBLIC NOTICE

Regular Board Meeting Date: May 22, 2025

Time: 12:30 PM • Place: Zoom

Zoom Meeting Link:

<https://us02web.zoom.us/j/838787787672pwd=U1VZbVhkaUJSTdkL010akkvTzIMZz09>

#### TAREHA:

- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| I. OTDEN                            | IX. RIPÔT I ATMENESTRASIÖN          |
| II. INIFRESI/TINANGA                | X. RIPÔT I PROYEKTO SIHA            |
| III. INAGANG I MEMBRO SIHA          | XI. RIPÔT I KUMITEHAN I NÁ'AN LUGÁT |
| IV. KINABÁLES I MEMBRO SIHA         | XII. GINAGAO PARA PINILA'           |
| V. RINIBISA YAN INADÁPTAN I TAREHA  | XIII. NUEBU NA ASUNTO               |
| VI. INADÁPTAN I FINALOFFAN          | XIV. PRIBILEHUN I PISU              |
| VII. RIPÔT I SIKRITÁRIAN I KUMISIÖN | XV. ANUNSIO SIHA                    |
| VIII. RIPÔT I KUMITEHAN EKSEKETIBU  | XVI. FINAKPO                        |

For ADA accommodations, please contact Savannah at (671) 922-0600

Next Board Meeting: June 5, 2025 at 12:30 PM

## AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

### 23 - CAMP COOK WITH 1 YEAR EXPERIENCE

**\$14.09 PER HOUR**

Prepare and cook foodstuffs according to menus or numbers of portions to be served. Apportion and serve food to construction employees. Plan menus, mainly Filipino cuisine, taking advantage of foods in season and local availability. Monitor menus and spending to ensure that meals are prepared economically. Take inventory of supplies and requisition food supplies. (Health certificate required upon hire and ability to work shift schedule)

**Benefits:** Roundtrip airfare for off-island hire, food & lodging at \$80.00 per week; local transportation to/from jobsite. Employer/employee-paid commercial medical insurance offered.

*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 on line at [www.hireguam.com](http://www.hireguam.com); Enter Keyword : 2025- 068

## AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

### 6 - CARPENTER WITH 1 YEAR EXP.

**\$18.34 PER HOUR**

Construct, erect, install, and repair structures and fixtures of wood, using carpenter's hand and power tools and conforming to local building codes.

### 4-CEMENT MASON with 1 year exp.

**\$17.51 PER HOUR**

Smooth and finishes surfaces of poured concrete floors, walls, sidewalks, or curbs to specified textures, using hand or power tools, including floats, trowels, and screeds.

### 2- ELECTRICIAN with 1 year exp.

**\$21.02 PER HOUR**

Plans layout, installs and repairs of the wiring of electrical fixtures, apparatus and control equipment.

### 1 - PAINTER with 1 year exp.

**\$19.82 PER HOUR**

Paint walls, equipment, buildings and other structural surfaces using brushes rollers and spray guns.

### 2 - PLUMBER with 1 year exp.

**\$19.48 PER HOUR**

Assemble, install, or repair various pipes and fittings for cold/hot water line and sewer line, plumbing fixtures and plumbing equipment according to specifications or plumbing codes.

### 2 - STRUCTURAL STEEL WORKER WITH 1 YEAR EXP.

**\$17.34 PER HOUR**

Raise, place, and unit iron or steel girders, columns and other structural members to form completed structures or structural frameworks.

### 1 - WELDER with 1 year exp.

**\$20.30 PER HOUR**

Use hand-welding, flame-cutting, hand soldering, or brazing equipment to weld or join metal components or to fill holes, indentations, or seams of fabricated metal products.

**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.*

For COMPLETE job duties, 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- 067