

Inauguration of the 4th Generation Light Rail Vehicles for the Light Rail Transit (LRT) - Line 1



President Ferdinand R. Marcos Jr. on Wednesday, July 19, 2023, leads the inauguration of the 4th Generation Light Rail Vehicles for the Light Rail Transit (LRT) - Line 1 in Pasay City.

With assistance from the Government of Japan through the Japan International Cooperation Agency (JICA), the country welcomed its first batch of 4th generation LRVs in 2021, with Mitsubishi Corporation as the implementing

contractor.

These will be used for the LRT-1 train system, as well as for the LRT-1 Cavite expansion which is expected to be fully operational by 2027.

The said undertaking forms part of the 'Capacity Enhancement of Mass Transit Systems in Metro

Manila Project' which supports the expansion of both the LRT-1 and LRT-2, with the aim to improve the capacity of LRT lines in delivering safer, more reliable, and punctual railway system to commuters in the National Capital Region (NCR). (PNA)



VOL. XIX • NO. 23 • 10.00 • JULY 18 - 24, 2023

PNP AND DICT FORGE STRATEGIC PARTNERSHIP THROUGH DIGITALIZATION ACCORD



The Philippine National Police (PNP) and the Department of Information and Communication Technology (DICT) solidified their collaboration through the signing of a Memorandum of Understanding (MOU) during today's Monday Flag Raising Ceremony.

PNP Chief, Police General Benjamin C. Acorda Jr., representing the PNP, and Secretary Atty. Ivan John E. Uy, on behalf of the DICT, affixed their signatures on the MOU, solidifying the commitment of both organizations to foster cooperation and innovation in the realm of information and communications technology. ▶ PNP • 5

E-commerce Company provides technology solutions, services for online traders to upscale and stay in business



With the steady rise of Filipino consumers' dependence to online transactions, whether to purchase or sell products and services, and manage transfer of payment and data; an innovative E-commerce company steps in to fill the gap between profitability and longevity for Filipino entrepreneurs.

Gengcos Digital Trading, Inc. – a forward looking e-commerce company based in Bacoar City (Cavite) provides the needed technology solutions and services to enable online sellers to reach their full market potential – a take-off from the various steps which helped its Founding Chairperson Carlie P. Gengcos on his online selling journey.

"Nagsimula ako as isang simpleng online seller, walang maasyadong malaking kapital. (Although) Magaling ako sa sales and marketing pero ibang bagay pala ang pagiging entrepreneur, Gengcos said. (I started as a ▶ E-COMMERCE • 5

DOST, partner agencies sign MOA promoting waste reduction in Cagayan Valley



Taguig City-AS a smart solution for waste reduction management, the Department of Science and Technology (DOST) together with the City Government of Cauayan, Isabela State University (ISU) and iTECHCONNECTPH.INC, signed a memorandum of Agreement (MOA) and contract on the establishment of a Material Recovery Facility (MRF) in Cauayan on July 17, 2023.

The implementation of an MRF is a vital step for Cauayan City towards sustainable waste management. This will significantly reduce the amount of waste going to landfills and produce valuable raw materials and other by-products. ▶ DOST • 5

SM PRIME TAPS CITICORE RENEWABLES FOR THE SUPPLY OF CLEAN ENERGY

SM Prime Holdings, Inc. (SM Prime) and Citicore Renewable Energy Company (CREC) signed a Memorandum of Agreement on 11 July 2023 as a joint commitment to champion renewable energy.



Through this partnership, SM Prime will source its energy requirements of up to 90-Megawatts (MWac) from CREC's upcoming Lumbangan Solar Power Plant in Tuy, Batangas. The long-term agreement will commence in the first half of 2024. This is in line with the Retail Competition and Open Access (RCOA) policies of the Department of Energy. ▶ SM PRIME • 5

Editorial

eLGU and eReport: Harnessing tech to enhance local governance

Republic Act No. 7160, or the Local Government Code of 1991, has granted local government units (LGUs) the authority to govern their respective territories with legislative, executive, and fiscal autonomy, empowering them to enact ordinances, manage wealth and resources, and provide essential public services. As LGUs are often the first point of contact between citizens and the government for various permits, clearances, and taxes, there is a need for efficient and responsive local governance.

Recognizing the pivotal role of LGUs in driving meaningful change in the country, the Marcos administration has been committed to strengthening their capacities. The administration believes that no meaningful change will happen if it doesn't start from the bottom — no matter how intensive the national government's efforts are to uplift the lives of Filipinos, without the full support and cooperation from LGUs, these initiatives risk becoming an exercise in futility.

This is the reason why this administration is moving toward automation via two mobile apps that were launched early this week in Malacañang. Demonstrating seriousness and urgency, the President himself unveiled these two mobile apps: the Electronic Local Government Unit (eLGU) System and the People's Feedback Mechanism (eReport). These apps are meant to harness the power of technology to make public service better and make crime reporting easier.

"With the power of technology, we can break barriers and bridge gaps in ways that we have never been able to do before," the President said.

Supported by officials from the Department of



Information and Communications Technology (DICT) headed by Secretary John Ivan Uy, and the Department of the Interior and Local Government (DILG) led by Secretary Benhur Abalos, the apps' launch signifies a "paradigm shift in delivering public service toward building a more efficient, transparent, and citizen-centered governance system."

"The eLGU app is a step closer to realizing the vision of digitalization in the local governments while the eReport will serve as an avenue for people to report criminalities, fire incidents, and emergencies," Abalos said.

The eLGU "covers a wide range of local government services such as business permit licensing, notice of violations, notification system, community tax, health certificates, local civil registry, business tax and real property tax." The eReport, on the other hand, is "interoperable and linked with the Philippine National Police's (PNP) iReport, which is a Crime Response Management System and the Bureau of Fire Protection's

(BFP) Fire Response Management System. This allows citizens to voice real-time reports through their mobile devices."

"In line with the priority of President Marcos on the realization of government processes to enhance economic competitiveness, we see the eLGU and eReport System as among the complete steps in realizing the strategies laid out in the Philippine Development Plan," Abalos said. "By taking advantage of new technologies, we open doors to boundless possibilities, promote transparency, and engage our communities toward more opportunities and progress."

As we embrace the advantages of digital adaptation, looking back — or staying still — is no longer an option. Progress demands that we move forward, harnessing the best available technology, and ensuring its accessibility to all citizens. With the eLGU and eReport apps leading the way, we should expect a government that eases our lives, rather than one that further burdens us with more bureaucracy.

CAVITE TIMES JOURNAL PAHAYAGAN NG TANAY NA CAVITEÑO

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NOTE: All news articles and opinions expressed by the writers are entirely their own and do not reflect the opinion of the Publisher, Management of this Publication.

DOST-Rizal, LGU-Tanay conduct medical mission and feeding program to children and elderly in Tanay, introduce benefits of E-Nutribun

TANAY, Rizal – The Department of Science and Technology (DOST)-Rizal together with the Local Government Unit (LGU) Tanay joined forces to deliver medical, healthcare, and nutrition services to the tenants of Eastshine Residences, Brgy. Plaza Aldea, Tanay, Rizal last July 6, 2023.

This initiative is coordinated with affiliates from the Barangay Health Workers (BHWs), the Municipal Health Office (MHO) of LGU Tanay, Rizal Provincial Health Office, and the 2nd Infantry Division Philippine Army. They provided free health check-ups, multivitamins and supplements, and dental kit to the children and elderly.

Adolescent boys were also given the chance to have themselves listed for free circumcision. The feeding program was also done simultaneously where Enhanced Nutribun (E-Nutribun) and goto were distributed to the participating residents. A lecture was also presented by Dr. Ernest Piguig, from the MHO LGU Tanay, about the specifics and precautions of hypertension. Meanwhile, the importance of dental care was also discussed by

Dra. Katalina Custodio and afterwards, she demonstrated the proper way of brushing the teeth.

Provincial S&T Director Fernando Ablaza of DOST Rizal gave his message during the program wherein he emphasized the benefits and difference of the improved E-Nutribun and the benefit to children's health, "Mas siksik at mas nakakabusog ang E-Nutribun ngayon kumpara sa mga pinapamahagi sa ating mga paaralan noon, mas marami na rin ang sangkap nitong may sustansya." Vice Mayor Rex Manuel Tanjuatco also stated in his message that the LGU shows how it values their constituents through these types of initiatives.

E-Nutribun is one of DOST-FNRI's answers to the call of the Department of Social Welfare and Development's (DSWD)



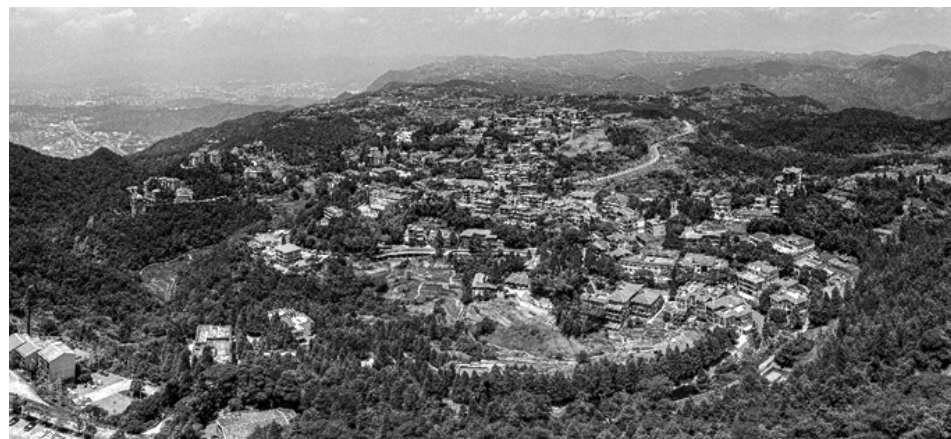
Memorandum Circular No. 12 Series of 2020, or the Guidelines in the Implementation of the Supplementary Feeding Program During Community Quarantine or Other Emergencies.

E-Nutribun has more micronutrients like iron and vitamin A. The texture is

softer and weighs 160-165 grams per piece, which is easier for children to hold and bite. Each serving of E-Nutribun weighing 160-165 grams per piece, has 504 calories, 17.8 grams protein, 6.08 milligrams iron and 244 micrograms vitamin A. **(By Arthea Marie M. Genova and Trinidad R. Sager)**

Kuliang story of China-U.S. friendship passed down for generations

Since the 1880s, large batches of foreign expatriates moved to Fuzhou, southeast China's Fujian province. Many of them would spend the summer in Kuliang, or what's known as Guling in Mandarin, a popular place for summer vacation located on the outskirts of Fuzhou.



An aerial view of Kuliang. (Photo by Lin Shuangwei)



An old photo of Kuliang. (Photo provided by Lin Yi'nan)

There, they built villas, hospitals, tennis courts, swimming pools, postal offices and many other facilities, and established a deep bond with local residents.

Recently, Kuliang welcomed many old friends from the United States attending the "Bond with Kuliang: 2023 China-U.S. People-to-People Friendship Forum." Some of them spent their childhood in Kuliang with their parents, and some boast close relations with the Chinese small town through their families. Kuliang is like a bond that connects them with China.

Chinese President Xi Jinping sent a congratulatory letter to the forum. "I was very glad to hear from members of the Kuliang Friends, and to know from your letter more touching stories about your connection with Kuliang," said Xi in the letter.

In 1901, U.S. citizen Milton Gardner came to Fuzhou as an infant with his parents and stayed until his family moved back to the United States in 1911. Gardner had been longing for revisiting his childhood home, but had never been able to make his wish fulfilled before passing away.

In 1992, Xi, who was then secretary of the Fuzhou Municipal Committee of the

Communist Party of China, learned about this touching story from an article titled "Ah! Kuliang." He then invited Milton Gardner's widow, Elizabeth Gardner, to visit China, so as to help fulfill her husband's lasting wish.

Since then, the Kuliang story has become well-known to many.

Lee Gardner, grandnephew of Milton Gardner, told People's Daily that his whole family is grateful to Xi for realizing the dream of a senior American, adding that the Kuliang story has touched many people in the United States.

According to the man, who has visited Kuliang four times, his grandfather and father were both born in Kuliang, and the place was their homeland and also Lee's second hometown. He said the words of love are universal though in different languages.

He showed to People's Daily a photo album kept by his family, which records the deep bond between the Gardners and Kuliang. He said the album is the most valuable treasure of his family and would be presented to the Chinese people as a gift this time he came to Kuliang.

Gail Harris, who once lived in Kuliang as a child, said in Fuzhou dialect "I'm home" as she once again set foot on the land of

Kuliang for the forum.

Her grandfather Harry Russell Caldwell was an expert on the ecological environment of Fujian province and compiled South China Birds, a book studying bird populations in Kuliang. It's one of the earliest modern scientific works recording China's bird species.

Harris noted that Caldwell loved China and the Chinese people, and now his grandchildren have also fallen in love with this country, adding that she very much misses and loves the time she spent in China.

This time, Harris met her childhood friend Li Yiyi. They sat down and exchanged slowly, word by word, in Fuzhou dialect. The two friends greeted each other, with hands clasped together.

Harris said that she hopes the bond in Kuliang could be passed down from generation to generation, so that love and friendship will live on forever.

Octogenarian Priscilla Brewster Gill came to attend the forum accompanied by her granddaughter Katy Barber, recalling the old streets and alleys she remembered from her childhood. China is the hometown where her heart belongs, Gill said.

Gill was born in Fuzhou's Gutian. Her father Harold Brewster

once ran a clinic in Kuliang and was the last foreign president of the current Fuzhou Medical University Union Hospital.

Gill lived in China for 12 years and used to help her father take care of patients. She recalled her childhood when she fell down and got hurt, the local villagers would also help her with her wounds. She and the locals were like families, Gill said.

Elyn MacInnis, 72, is a senior advisor of the Kuliang tourism and culture research association. Her husband Peter MacInnis was born in Fuzhou, and her father-in-law Donald MacInnis was once a member of the Flying Tigers, a group of volunteer American volunteer pilots who came to China and stood shoulder to shoulder with the Chinese people to fight the Japanese invasion.

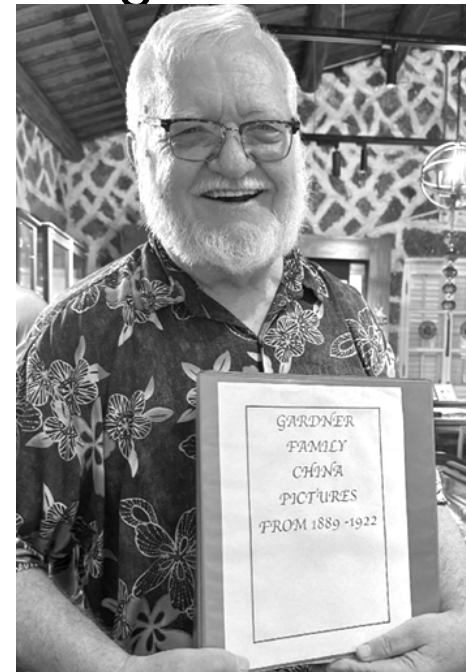
Over the years, the woman has been committed to spreading the Kuliang story.

In 2016, she set up an English website about Kuliang and its history and established the group "Kuliang Friends" in the United States. Today, the group has over 50 members and has grown into an important force driving non-governmental friendly exchanges between China and the United States.

Amity between the people holds the key to sound state-to-state relations. The Kuliang story is a great example of the people-to-people friendship between China and the United States.

Although the two countries are currently facing difficulties and challenges in their relations, they are in dire need of enhancing people-to-people exchanges.

Elyn MacInnis told People's Daily that their elder generations lived in Kuliang in the past and got along well with the locals, and this piece of history just



Lee Gardner holds a photo album that records his family's bond with Kuliang. (Photo by Wang Yinxin/People's Daily)



Elyn MacInnis and her daughter use a bucket to draw water from a century-old well in Kuliang. (Photo by Weng Rongfei)

well presents the good qualities of mankind - understanding, respect, peace, friendship and love.

She noted that the Kuliang story belongs to not only China and the United States, but also the

whole humanity at large. She hopes that children from across the world could gather in Kuliang one day and carry on the Kuliang story. (By Bai Ziwei, Liu Ge, Wang Yinxin, People's Daily)

In need...

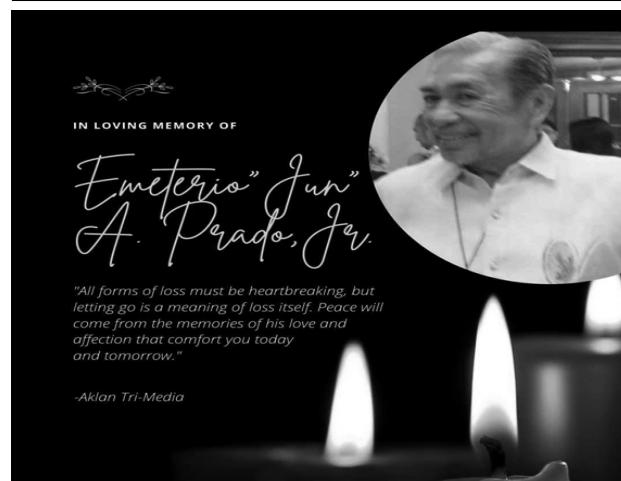
(FROM PAGE 12)

Ansagay, who is the co-founder of Caviteñaraketeras (a group of freelance businesswomen and service providers who sell "everything under the sun") is aware of the struggle in finding a professional work environ

to conduct client dealings and do the product presentations and calls.

Interested parties may contact CWC at telephone number (046) 437 9344 or email cworkcentralimus@gmail.com. You may also check their Facebook page: <https://www.facebook.com/cworkcentralimus> for details.

In photo: CoWork Central, located at the 2/F Paolo Building, Emilio Aguinaldo Highway, Anabu 1B, Imus offers shared office space for start up businesses, freelance professionals, and students. (Photo courtesy of CWC)



PRADO WRITES 30 - PHILIPPINE Press fraternities mourned the passing of journalist Emeterio 'Jun' A. Prado. Various media fraternities nationwide led by Nelson Santos, president of the Publishers Association of the Philippines (PAPI) and Lydia Bueno, President of National Press Club (NPC) mourned the passing of Emeterio A. Prado. Prado, one of the country's leading journalists, was a regular columnist of the Philippines Graphic for many years. He had also edited various publications. Prior to his employment with the Philippine Charity Sweepstakes office (PCSO), Prado was an active member of NPC, Federation of Provincial Press Clubs of the Philippines and Aklan Press Club. While serving as PCSO communications officer, Prado was trained in printing operation in Hiedelberg, Germany. Prado was married to the late Ambassador Teresita Vega Prado, with whom he has two children.

Malacañang... (FROM PAGE 12)

and postured for all missions.

President Ferdinand R. Marcos Jr. congratulates

outgoing Armed Forces of the Philippines (AFP) chief Gen. Andres Centino (second from left) on his

next appointment as Presidential Adviser on the West Philippine Sea. Looking on are Defense Secretary Gilberto Teodoro and incoming AFP Chief of Staff Lt. Gen. Romeo Brawner.

**REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
CITY OF IMUS, CAVITE**

**HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG FUND),**
Mortgagee,

**-versus- EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135 AS AMENDED BY ACT 4118**

**FERNANDO F. QUIAMBAO married to
MARICRIS M. QUIAMBAO,**
Mortgagors,
FC CASE NO. 17902-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **FERNANDO F. QUIAMBAO married to MARICRIS M. QUIAMBAO**, mortgagors, with residential and postal address at 2117 Almeda St., Tondo, Manila AND/OR Lot 18 Block 9, La Terraza, Phase 1-B, Bucandala, Imus, Cavite to satisfy the mortgage indebtedness which as of March 15, 2023 amounts to **FOUR HUNDRED TWENTY TWO THOUSAND SIX HUNDRED SIX PESOS AND SIXTY CENTAVOS 60/100 (Php422,606.60)** Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **August 15, 2023 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippines Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-1327818

"A parcel of land (Lot 18 Block 9 of the consolidation-subdivision plan, PCS-04-021973, being a portion of Lot 1354-A-1, Psd-04-136387, Lot 1353-T-1, (LRC) Psd-379113 and Lot 1350, RS-04-004375), situated in the Barangay of Bucandala, Municipality of Imus, Province of Cavite, Island of Luzon. Bounded on the SW., along line 1-2 by Road Lot 9, on the NW, along line 2-3 by Lot 19 Block 9, on the NE., along line 3-4 by Lot 9 Block 9, on the SE., along line 4-1 by Lot 17 Block 9 all of the cons -subd. plan.xx containing an area of **FORTY FIVE (45) SQUARE METERS. xxx**"

All sealed bids must be submitted to the undersigned on the above stated time and date.

In the event the public auction should not take place on the said date, it shall be held on **August 22, 2023** at 10:00 o'clock in the morning without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrance therein if any there be.

City of Imus, Cavite, Philippines, May 19, 2023.

(Sgd.) MHINARD SANTOS
Sheriff IV
Branch 122

APPROVED BY:

(Sgd.) ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

ATTY. MAYBELLE JOY E. BERNALES
ANCHOR COLLECTION SERVICES INC.
Bldg.# 2 Malakas cor. Mapagmahal St., Brgy.Pinyahan Quezon City

FERNANDO F. QUIAMBAO married to MARICRIS M. QUIAMBAO
2117 Almeda St., Tondo, Manila
Lot 18 Block 9 La Terraza, Phase 1-B, Bucandala, Imus, Cavite

Publication: Cavite Times Journal
Dates: July 18, 25 & August 1, 2023

**EXTRA-JUDICIAL SETTLEMENT OF ESTATE with
PARTITION**

Notice is hereby given to the public that **NICANORA ANDALAJAO PADILLA, RENE BENECEN ANDALAJAO, MARCOS BENECEN ANDALAJAO, ERIBERTA ANDALAJAO ESTRADA, FIDELA ANDALAJAO EVANGELISTA** and **VICTORINO BENECEN ANDALAJAO** are the surviving children and the legitimate heirs of **SPS. ISIDRO ANGLO ANDALAJAO who died on June 27, 2003** and **CRESENCIANA BENECEN ANDALAJAO** who died on August 15, 2016; that the deceased-spouses died leaving no last will and testament and without any outstanding debts to any person or entity, and that no proceedings in court, testate or intestate, have been filed concerning their estate; that the deceased-spouses, at the time of their death owned and left a parcel of agricultural land covered by **TCT No. EP-1100 EP No. 695842** described as follows: A parcel of agricultural land, Lot 1884-A Psd-04-138148 (AR) of the subdivision plan, being a portion of Lot 1884, Naic Estate Rs-04-002017 (AR) LRC Rec. No.), situated in the Brgy of Molino, Municipality of Naic, Province of Cavite, Island of Luzon... x x x containing an area of **THIRTEEN THOUSAND EIGHT HUNDRED SEVENTY FIVE (13,875) SQUARE METERS**; that the deceased-spouses left no debts or obligations whatsoever and no personal properties are involved in this extra-judicial settlement. It has been the subject of Extra-Judicial Settlement duly executed on February 3, 2023 by the heirs before Notary Public **Atty. Jane V. Malimban-Angue**, identified as Doc. No. 225, Page No. 45, Book No. XV, Series of 2023.

Publication: Cavite Times Journal
Dates: July 11, 18 & 25, 2023

**EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH
WAIVER OF SHARE**

Notice is hereby given to the public that **WILFREDO S. SACLOLO married to CYNTHIA D. SACLOLO**, both of legal age, Filipino, registered address at Bucal 1, Maragondon, Cavite and **GIRLIE S. TUAM married to JOEL PERCIVAL F. TUAM**, both of legal age, Filipino, registered at Ligton, Rosario, Cavite are children and heirs of the deceased **LEONA S. SACLOLO** who died on July 19, 2011 and **DEMETRIOL. SACLOLO** who died on April 14, 2021 leaving an intestate estate, part of which is a parcel of land situated at Ligton, Rosario, Cavite, Philippines, covered by TCT No. 88266, containing an area of **ONE HUNDRED NINETY (190) SQUARE METERS**. That the deceased couple died intestate, without testament and without leaving any debts whatsoever. That pursuant to Sec. 1 of the Revised Penal Code of the Court of the Philippines, and the parties herein being all of age, they have agreed to divide as they do hereby divide and adjudicate, the real properties above-described. It has been the subject of Extra-Judicial Settlement With Waiver of Share duly executed on July 13, 2023 by the heirs before Notary Public **Atty. Pauline Breissee Gayle D. Alcaraz**, identified as Doc. No. 492, Page No. 100, Book No. LV, Series of 2023.

Publication: Cavite Times Journal
Dates: July 18, 25 & August 1, 2023

ERRATUM

This is to correct the errors in the publication of Notice of Extra-Judicial Settlement of Estate of the late **ROMEO P. BIABAN**, who died on January 29, 2019. That **Kirsten Margaux Rhoma Biaban** is the only child of the deceased. That **Romeo P. Biaban and Juliet B. Calapardo** are the registered owner of the certain parcel of the land with an area of 100 square meters covered with **TCT-NO. 057-2023005572** and covered with **TCT-NO 057-2023005572** with an area 255 square meters, published by Cavite Times Journal dated May 23, 30 & June 06, 2023. It should be Extra Judicial Settlement of Estate of the late **ROMEO P. BIABAN** not as published.

Publication: Cavite Times Journal
Dates: July 18 - 24, 2023

**UGALIING MAGBASANG
CAVITE TIMES JOURNAL**

EXTRA-JUDICIAL SETTLEMENT OF ESTATE

Notice is hereby given to the public that this EXTRA-JUDICIAL SETTLEMENT OF ESTATE, made and entered into by and among the Heirs of **RODELIO VILLARAN VALENCIA** and **MENA MANALO VALENCIA** namely: **VICTORIA MANALO VALENCIA**, single; **GERRY MANALO VALENCIA** married to Perlita Rom; **EDWIN MANALO VALENCIA** married to Bernadeth Sualog; **RONALDO MANALO VALENCIA** married to Gina Gonzales; **CYNTHIA MANALO VALENCIA** married to Rodilon Gonzales; **ARWIN MANALO VALENCIA**, single; **AIREEN MANALO VALENCIA** married to Gilbert Harupay, all of legal age, Filipino Citizens, and residents of Brgy. Pinagsanhan-A, Maragondon, Cavite: that the above-named parties are the surviving children and legitimate heirs of the late **RODELIO VILLARAN VALENCIA** who died on January 23, 2010 in Trece Martires City, Cavite and the late **MENA MANALO VALENCIA**, who died on July 22, 2016 in Sta. Maria Bulacan; that the deceased spouses died leaving no last will and testament and without any outstanding debts to any person or entity, and that no proceedings in court, testate or intestate have been filed concerning their estate. That the deceased-spouses at the time of their death, co-owned and left a parcel of residential land situated at Lot No. 1140-B, Csd-04-027655-D, portion of Lot 1140 Cad-457-D, Brgy. Pinagsanhan-A, Maragondon, with an area of 325 sq.m. more or less under **Tax Declaration AA-13-0020-00041**; that the deceased-spouses, left no debts or obligations whatsoever and no personal properties are involved in this extra-judicial settlement; that pursuant to Sec. 1 Rule 74 of the Revised Rules of Court of the Philippines, and the parties herein being all of age and with full civil capacity to contract, hereby by these presents agreed to divide, as they do hereby divide and adjudicate unto themselves the above-described real property in equal shares. It has been the subject of Extra-Judicial Settlement duly executed on December 13, 2022 by the heirs before Notary Public **Atty. Jane V. Malimban-Angue**, as per Doc. No. 2029, Page No. 446, Book No. XIV, Series of 2022.

Publication: Cavite Times Journal
Dates: July 11, 18 & 25, 2023

ERRATUM

This is to correct the errors in the publication of Notice of Extra-Judicial Sale with **Foreclosure Case No. F-163-23** filed by **HOME DEVELOPMENT MUTUAL FUND (Mortgagee)**, against **VICENTE C. MENDIOLA III (Mortgagor)** at RTC-TRECE MARTIRES CITY, published by Cavite Times Journal dated **July 4, 2023**. The true and correct entries are: **(a) Carissa Homes-Tanza, Phase 6, Brgy. Bagtas, Tanza, Cavite; (b) Beginning at a point marked "1" on plan;** and not as published.

Publication: Cavite Times Journal
Dates: July 18 - 24, 2023

**R.A. Form No. 10.1 (LCRO)
Republic of the Philippines
Local Civil Registry Office
Province of CAVITE
Municipality of NOVELETA**

**Publication Notice
R.A. 10172**

NOTICE OF PUBLICATION

**CCE/R.A. 10172 Date : July 12, 2023
(Migrant Petition)**

In compliance with the publication requirement and pursuant to **OCRG Memorandum Circular No. 2013-1**, Guidelines in the implementation of the Administrative Order No. 1, series of 2012 (**IRR on R. A. 10172**), Notice is hereby served to the public that **MARY JANE A. IBAÑEZ**, has filed with this office, a petition for correction of entry on the date of birth from " Dec. 18, 1975 to "OCTOBER 12, 1975" in the certificate of live birth of **SAME NAME Noveleta, Cavite** and whose parents are **Alfredo Apus and Luzminda Rajal**,

Any person adversely affected by said petition may file his written opposition with this office not later than _____.

(Sgd.) ROWEN G. LORINO
Municipal Civil Registrar
Noveleta, Cavite

Publication: Cavite Times Journal
Dates: July 18 & 25, 2023

PNP...

(FROM PAGE 1)

Under the comprehensive 5-Focus Agenda of the PNP and in alignment with the government's drive towards digitalization, particularly under the visionary thrust of President Ferdinand Marcos Jr. in the realm of information and communications

technology, the MOU signing underscores the shared vision of the PNP and the DICT in harnessing the power of technology for the advancement of law enforcement capabilities.

"This MOU serves as the cornerstone of a dynamic and mutually beneficial partnership between the

PNP and the DICT, working hand in hand to establish a harmonized and seamlessly coordinated ICT system. This collective understanding will not only foster integration, interoperability, and interconnection between our respective systems and applications but also ensure their reciprocal enrichment and interdependence", PGen Acorda said in his welcome

methodologies and tools, interactive learning experiences, access to seasoned industry leaders, networking opportunities, and assistance with business growth and expansion. Entrepreneurs may improve their e-commerce enterprises, overcome problems successfully, and prosper in the dynamic e-commerce sector by employing the resources and information learned during the Masterclass.

Lastly, Gencys also offers Collaborations that are beneficial - Gencys' collaboration with brands and logistical services provides various benefits to its e-commerce platforms and services.

The relationship ensures access to trusted brands and high-quality items, boosts product availability, streamlines logistics operations, improves customer assistance, and promotes trust and credibility. These pieces work together to provide a seamless and gratifying customer experience, eventually driving customer loyalty and business growth for Gencys.

Gencys, which aims to be the e-commerce firm of choice of Filipino entrepreneurs, is dedicated in staying at the forefront of the digital transformation in the e-commerce industry by utilizing cutting-edge technologies to ensure a seamless transition to the digital age.

They are committed in perfecting their e-commerce system focused on innovation, systems and stability - aspiring to develop an amazing mix of fashion and technology, bringing innovation to all aspects of the industry.

Photo: **PANELIST DURING GENCYS' JULY 15 PRESSCON AT CRIMSON HOTEL (ALABANG, 2nd fm L-R):** BK Rivera - CEO of SELLERS HUB INC, Charlie P. Gengcos - Chairman and Founder of Gencys Digital Trading Inc., Dr. Carl Balita - Founder, CBRC, Michael Cordoviz - CEO/Founder of Supcart and MCommerce, Hernani H. Razon - and Nadine Anne Y. Luceza - CEO and President, respectively, of Gencys Digital Trading. Extreme left is Raffy Canare Program Director of Gencys Digital Trading Inc. who hosted the event.

message.

In his statement, Atty. Yu expressed that the partnership between the PNP and the DICT holds the potential to revolutionize the approach to public safety and security.

"This collaboration represents a significant step towards our commitment to leveraging the potentials of information and communication technology or ICT in order to enhance the capabilities of law enforcement agencies and promote a safer society",

he said.

Sec Uy also announced the launch of the iReport app, a joint development of the DICT and the PNP teams, stating, "This platform aims to strengthen the law enforcement management system of the PNP by facilitating the receipt and response to crime reports from our citizens."

The MOU signing event also provided an opportunity to recognize the exemplary leadership of PMGEN Bernard M. Banac and the efforts of the DICTM

personnel in developing transformative ICT programs and projects that have revolutionized law enforcement in the country.

The National Police Clearance System (NPCS), Firearms Identification System (FIS), and the provision of Anti-Cybercrime ICT Equipment are just a few successful PNP ICT programs and projects under the Secured, Mobile, Artificial Intelligence-Driven, Real-Time Technology (S.M.A.R.T.) Policing approach. **(PNP-PIO)**

E-commerce

(FROM PAGE 1)

simple online seller, with not much business capital. I am good in sales and marketing but entrepreneurship is a different story).

Driven by his desire to upscale his business, he looked for partners and established this organization in 2021 and the rest, as they say, is history.

Fast forward to now, Gengco, with his Gencys family - Hernani H. Razon (CEO), Nadine Anne Y. Luceza (President) and Raffy Canare (Program Director) are now moving forward to aid the whole online community.

Gencys offer various solutions and services to help entrepreneurs streamline and achieve their business goals, such as the Gencys Business Development Program - which aims to assist owners of newbie and start-up e-commerce businesses.

In this service, Gencys offers access to its Sales and Marketing, Warehouse and Logistics, Finance, HR, and Admin departments to Gencys Partners which help minimize the challenges and common pitfalls associated with starting up, allowing Gencys Partners to streamline their operations and achieve their business objectives more effectively.

There is also the Gencys Business Consultation which is a 3-4 months consultancy project structured to effectively address a company's end-to-end business needs - curve challenges such as sales and marketing, warehousing and logistics, company culture, employee well-being, bookkeeping and managing finances, compliance, and internal processes.

For HR functions and concerns, Gencys HR Consultation specializes in the seven facets of human resources, including Recruitment and Selection, Records Management, Employee Relations, Training and Development, Labor Relations, Organizational Development, and Compensation and Benefits.

By focusing on these

crucial areas, Gencys HR Consultation can assist businesses in overcoming their challenges, improving their HR processes, and creating a positive work environment. With their expertise and customized approach, they help businesses optimize their human resource practices and ensure the well-being and satisfaction of their employees.

Other services include: Gencys E-Commerce Masterclass - a comprehensive 4-day interactive e-commerce mastery course that covers all these aspects in one place - presented in an easy-to-understand, chronological format, saving entrepreneurs valuable time and effort.

Moreover, the course is supplemented with dozens of proven methods and tools developed by Gencys' experienced leaders and practitioners. Entrepreneurs can gain valuable insights and acquire the necessary skills and knowledge to effectively navigate the complex world of e-commerce).

Another Masterclass which empowers HR professionals to enhance their knowledge, skills, and expertise is the Gencys E-Commerce Masterclass. This comprehensive 4-day interactive e-commerce mastery course that covers various tactics for sales and marketing, research and development, warehousing and logistics, company culture, employee well-being, bookkeeping and managing finances, compliance, and internal processes.

It equips HR professionals with the necessary tools, updated processes, and insights to navigate the complexities of HR effectively, make informed decisions, and drive positive change within their organizations.

The Masterclass provides entrepreneurs, particularly online sellers, with unique value by providing specialized training and information customized exclusively to the e-commerce market. It adds considerable value by providing specialized education, tried-and-true

DOST...

(FROM PAGE 1)

The MRF will serve as a hub for the collection, sorting, and recycling of waste materials, including plastics, paper, glass, and metals. A variety of industrial and commercial waste streams will also be accepted at the facility. The recovered materials will be utilized as feedstock for local manufacturing industries and will contribute to the reduction of raw material consumption.

Moreover, the establishment of an MRF can boost the province's economy and provide local residents with employment possibilities.

DOST Secretary Renato Solidum Jr. emphasized in his speech, lauding DOST R02 for their continued partnership and collaboration with ISU and Cauayan City in the implementation of the Smart and Sustainable Communities Program.

"As we envision, this Waste-Wise Cities project hopes to tackle the challenges posed by increasing waste generation and its impact on the environment," Solidum said. He also highlighted that with the establishment of a state-

of-the-art MRF in Cauayan City, the agency hopes to be able to effectively sort, process, and recover valuable materials from the waste stream, minimizing the amount of waste sent to landfills and maximizing resource utilization.

DOST Undersecretary for Regional Operations, Engr. Sancho A. Maborang recognized the presence of the representatives from DOST, the LGU, the academe through the ISU and inventors through the Filipino Inventors Society Producers Cooperative (FISPC) on the importance of a collective and whole-of-society approach in addressing key problems, transitioning into sustainable ways of living and promoting a circular economy as a strategy for the country.

DOST Assistant Secretary Dr. Napoleon K. Juanillo Jr., who was also present, encouraged the participants, including the media, to continue spreading the news in science, technology, and innovation for Filipinos to understand what DOST is aiming for in the communities and in the

entire STI ecosystem.

Cauayan City Mayor Caesar S. Dy, with ISU President Ricmar Aquino represented by Dr. Precila Delima and Suki Trading Filipino Inventor, Victoriano Ocon, delivered their message of commitment in the implementation of the project.

DOST R02 Regional Director, Dr. Virginia G. Bilgera, who is an active implementor of the Smart and Sustainable Communities Program in Cagayan Valley, and inventor Francisco 'Popoy' Pagayon conveyed their messages of support and appreciation for the strong collaboration of DOST, FISPC, and partner institutions towards sustainable waste management.

The establishment of MRF in Cauayan City, is one of the ways of DOST in strengthening and providing economic growth in the province. This project is hoped to be the enabler for finding lasting solutions to both economic and environmental challenges, such as providing new jobs, promoting energy efficiency, promoting sustainable industries, and investing in scientific research and innovation in the country.

SM Prime...

(FROM PAGE 1)

This development further strengthens both CREC and SM Prime's commitment to the Department of Energy's program of moving up the renewable energy supply component of the Philippines to 35% by the year 2030.

"This partnership marks our strong commitment to providing sustainable operations in our developments nationwide. It is aligned with SM Prime's target of achieving net zero by the year 2040. SM Prime ensures that its risk-informed investments catalyze sustainable development and positive change in the communities where it operates," said Mr.

John Ong, SM Prime Chief Finance Officer.

The agreement with SM Prime adds to CREC's long list of blue-chip company partners, attesting to the company's solid performance and service excellence.

"We are happy to partner with SM Prime in providing clean and safe renewable energy for their power requirements," said Mr. Oliver Tan, CREC President. "We believe that their support and trust in us through this partnership reflects our commitment as a renewable energy provider, and we are glad that SM Prime shares in our vision of a sustainable

future," Mr. Tan added. ###

ABOUT SM PRIME:

SM Prime is one of the largest integrated property developers in Southeast Asia that offers innovative and sustainable lifestyle cities with the development of malls, residences, offices, hotels, and convention centers.

ABOUT CITICORE:

Citicore Renewable aims to lead the renewable energy revolution by empowering Filipino communities through positive energy. With a projected 5 Gigawatts of green capacity addition in the next five years, Citicore Renewable is committed to powering a First-World Philippines with Pure Renewable Energy.

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
CITY OF IMUS, CAVITE

HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG FUND),
Mortgagee,

-versus- Extra-judicial Foreclosure of Real
Estate Mortgage Under Act No. 3135,
as Amended, Republic Act No. 4118

VICTORIA O. ALUYEN,
Mortgagors,

FC CASE NO. 18046-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **VICTORIA O. ALUYEN**, mortgagor, with residence and postal addresses at 34 Ubas St., Verdant Acres Subd., Pamplona 3, Las Piñas City Lot 3 Block 13, Greenplace Homes 2, Malagasang II, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 21, 2023 amounts to **FIVE HUNDRED TWENTY FIVE THOUSAND SEVEN HUNDRED THIRTY FOUR PESOS & 54/100 (P525,734.54)** Philippine Currency, including interest but excluding penalties, attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at Public Auction on **August 22, 2023 at 10:00 a.m.**, or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder for cash and in Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2012036206

"A PARCEL OF LAND (LOT 3 Blk. 13, OF THE CONS.-SUBD. PLAN, PSD-04-024955, BEING A PORTION OF THE CONS. OF LOT 1846-A, PSD-28429 & 1845-A-2(LRC) PSD-223425, L.R.C. RECORD NO. 8843) SITUATED IN BRGY. OF MALAGASANG 2, MUN. OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 4; BLK. 13; ON THE SW., ALONG LINE 2-3 BY LOT 5, BLK. 13; ON THE NW., ALONG LINE 3-4 BY ROAD LOT 13 AND ON THE NE., ALONG LINE 4-1 BY LOT 1, BLK. 13. ALL OF THE CONS.-SUBD. PLAN. XXX CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS MORE OR LESS X X X.**"

All sealed bid must be submitted to the undersigned on the stated time and date.

In the event the public auction should not take place on the said date, it shall be held on **August 29, 2023** at 10:00 a.m. without prior notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon if any there be.

Imus, Cavite, Philippines, June 5, 2023.

(Sgd.) **BENITO A. CARRASCAL**
Sheriff IV
RTC Branch 120

Approved:

(Sgd.) **ARMIE A. FRANCISCO**
Clerk of Court VI

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

ATTY. MICHAEL YANCY P. YNGSON
Attorney-In-Fact, RECEIVERS AND LIQUIDATORS, INC.
Unit C, 10th Floor, Strata 2000 Bldg., F. Ortigas Jr. Rd., Ortigas Center, Pasig City

VICTORIA O. ALUYEN
34 Ubas St., Verdant Acres Subd., Pamplona 3, Las Piñas City Lot 3 Block 13, Greenplace Homes 2, Malagasang II, Imus, Cavite

Publication: Cavite Times Journal
Dates: July 18, 25 & August 1, 2023

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
Branch 90
DASMARIÑAS CITY, CAVITE

HOME DEVELOPMENT MUTUAL FUND,
(otherwise known as Pag-IBIG Fund),
Petitioner/Mortgagee,

-versus- **FILE NO. FC-DC-0817-23**
EXTRA JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

REAGAN M. ILAGAN MARRIED TO REMELYN A. RESCATOR
REPRESENTED BY THEIR ATTORNEY-IN-FACT,
MARTIN AMANTE ILAGAN,
Respondent/Mortgagor.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, **HOME DEVELOPMENT MUTUAL FUND (Otherwise known as PAG-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against respondents/ mortgagors, **REAGAN M. ILAGAN MARRIED TO REMELYN A. RESCATOR REPRESENTED BY THEIR ATTORNEY-IN-FACT, MARTIN AMANTE ILAGAN** with postal address at (1) Bulacan Mabini, Batangas; (2) Lot 16 and Lot 18, Block 14, Rome Street, Villa Elena Subdivision, Langkaan I, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of APRIL 17, 2023 amounts to **ONE MILLION NINE HUNDRED FIFTY EIGHT THOUSAND FOUR HUNDRED FIFTEEN PESOS AND 71/100 (Php1,958,415.71)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **AUGUST 29, 2023 at 10:00 o'clock in the morning** or soon thereafter in Court Room of Branch 90, Regional Trial Court ,Ground Floor, Dasmariñas Community Affairs (DASCA) Building ,Congressional Road ,Buro I, Dasmariñas City, Province of Cavite to the Highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2015042760

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF LANGKAAN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, bounded and described as follows: A PARCEL OF LAND (LOT 16 BLOCK 14, OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04 -023996, BEING A PORTION OF THE CONS. OF LOT 7494-G, (LRC) PSD-296039 & LOT 7494-E-8 -C, PSD-04-089812, L.R. A. RECORD NO.), SITUATED IN THE BARANGAY OF LANGKAAN, MUNICIPALITY, OF DASMARIÑAS, PROVINCE OF CAVITE. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 18, BLOCK 14: ON THE SE., ALONG LINE 2-3 BY ROAD LOT 7; ON THE SW., ALONG LINE 3-4 BY LOT 14; ON THE NW., ALONG LINE 4-1 BY LOT 17, BOTH OF BLOCK 14, ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT A PT. MARKED '1' ON PLAN, BEING N. 67 DEG. 35'W., 915.57 M. FROM MON. NO. 154. IMUS ESTATE. THENCE S. 19 DEG. 51'E., 11.50 M. TO PT. 2; THENCE S. 70 DEG. 09'W., 4.00 M. TO PT. 3, THENCE N. 19 DEG. 51'W., 11.50 M. TO PT. 4; THENCE N. 70 DEG. 09'E., 4.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **FORTY SIX (46) SQUARE METERS.**

TRANSFER CERTIFICATE OF TITLE NO. 057-2015042761

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF LANGKAAN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, bounded and described as follows: A PARCEL OF LAND (LOT 19, BLOCK 14, OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04- 023996, BEING A PORTION OF THE CONS. OF LOT 7494-G, (LRC) PSD- 296039 & LOT 7494- E-8- C, PSD-04-089812, L. R. A. RECORD NO.), SITUATED IN THE BARANGAY OF LANGKAAN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 19; ON THE NE., ALONG LINE 2-3 BY LOT 20, BOTH OF BLOCK 14; ON THE SE., ALONG LINE 3-4 BY ROAD LOT 7, ON THE SW., ALONG LINE 4-1 BY LOT 16, BLOCK 14, ALL OF THE CONS. - SUBD. PLAN. BEGINNING AT A PT. MARKED '1' ON PLAN, BEING N. 67 DEG. 35'W., 915.57 M. FROM MON. NO. 154, IMUS ESTATE. THENCE N. 70 DEG. 09'E., 4.00 M. TO PT. 2; THENCE S. 19 DEG. 51'E., 11.50 M. TO PT. 3; THENCE S. 70 DEG. 09' W., 4.00 M. TO PT. 4; THENCE N. 19 DEG. 51' W., 11.50 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **FORTY SIX (46) SQUARE METERS.**

Prospective buyers and / or bidders are hereby enjoined to investigate for themselves the title of the said real property and the encumbrance thereon, if there be any.

All sealed bids must be submitted to the undersigned on the

EXTRA-JUDICIAL SETTLEMENT OF ESTATE

Notice is hereby given to the public that **LYDIA S. LARDIN**, widow, legal age, Filipino, registered address Blk. 29 Lot 21 Coastal Bay, San Rafael IV, Noveleta, Cavite; **ERIC S. LARDIN married to MICHELLE N. LARDIN**, both of legal age, Filipino, registered address at Blk. 29 Lot 21 Coastal Bay, San Rafael IV, Noveleta, Cavite, **GARY S LARDIN**, legal age, Filipino, single, registered address Blk. 29 Lot 21 Coastal Bay, San Rafael IV, Noveleta, Cavite, **MARIA CECILIA L. EVANGELISTA married to ENRICO EFREN A. EVANGELISTA**, both of all legal age, Filipino, registered address at 17 Pearl St., Grand Centennial Homes Kawit, Cavite, **BLESILDA L. NEBRES married to BENJAMIN E. NEBRES**, both of legal age, Filipino, registered address at 402 M. Gregorio St., San Antonio, Cavite City, **MELANIE L. GONZALES married to DAX L. GONZALES**, both of all legal age, Filipino, registered address at 19 Camella St., South Green Heights Village, Putulan, Muntinlupa, are the legitimate heirs of deceased **FEDERICO P. LARDIN JR.** who died on September 11, 2022 at South Imus Specialist Hospital D. C. Ilano Blvd., Anabu II-C; that said deceased left the Savings Account described as, Type of Account: Visa ATM AFP Pensioner, **Account No.: 0316-0789-58, Bank: LAND BANK OF THE PHILIPPINES (Cavite City Branch), Amount: Php.229,586.71.** That said deceased died intestate, without Testament and without leaving any debts whatsoever; That said deceased left a portion of land located at City of Trece Martirez, Cavite covered by Transfer Certificate of Title No. T-281053 (T-58161) consisting of a total area of **TWO THOUSAND TWO HUNDRED SIXTY-SEVEN (2,267) SQUARE METERS.** That said deceased left a portion of land located at Noveleta, Cavite covered by Transfer Certificate of Title No. T-1174476, consisting of a total area of **ONE HUNDRED SEVENTY (170) SQUARE METERS.** That the deceased died intestate, without Testament and without leaving any debts whatsoever that the heirs delegating **MARIA CECILIA EVANGELISTA** to administer. That pursuant to Sec. 1, Rule 74 of the Revised Penal Code of Court of the Philippines, and the parties herein being all of age, they have agreed to divide as they do hereby divide and adjudicate the real properties above-described. It has been the subject of Extra-Judicial Settlement of Estate duly executed on July 13, 2023 by the heirs before Notary Public **Atty. Pauline Breissee Gayle D. Alcaraz**, identified as Doc. No. 493, Page No. 100, Book No. LV, Series of 2023.

Publication: Cavite Times Journal
Dates: July 18, 25 & August 1, 2023

above-stated time and date.

In the event that the public auction should not take place on the said date and time, it shall be held on **SEPTEMBER 12, 2023**, at the same time and place without further notice.

Dasmariñas City, Cavite, July 10, 2023.

(Sgd.) **ARLYN. BARCELON**
Sheriff IV

(Sgd.) **ATTY. MARCELA L. BAYBAY**
Clerk of Court VI & Ex-Officio Sheriff

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(Otherwise known as PAG-IBIG Fund)
The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave., Makati City

MARIA VICTORIA D. CAPIRAL
C/O ATTY. MAYBELLE JOY E. BERNALES
Anchor Collection Service Inc.
Bldg, #2 Malakas cor. Mapagmahal St.,
Brgy. Pinyahan, Quezon City

REAGAN M. ILAGAN MARRIED TO REMELYN A. RESCATOR
REPRESENTED BY THEIR ATTORNEY - IN - FACT, MARTIN AMANTE ILAGAN
(1) Bulacan Mabini, Batangas;
(2) Lot 16 and 18, Block 14, Rome Street, Villa Elena Subdivision, Langkaan I, Dasmariñas, Cavite

Publication: Cavite Times Journal
Dates: July 18, 25 & August 1, 2023

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
CITY OF IMUS, CAVITE

HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG FUND),
Mortgagee,

-versus- EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135 AS AMENDED BY ACT 4118

JESALLY MAE A. MAGTURO,
Mortgagors.

FC Case No. 17924-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **JESALLY MAE A. MAGTURO**, mortgagor, with residential and postal address at 2030 A Retiro St., Sampaloc, Manila and/or Lot 10 Blk 20, Greenmark Homes, Brgy. Malagasang II-A, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 15, 2023 amounts to **FIVE HUNDRED FORTY FOUR THOUSAND SEVEN HUNDRED SEVENTY SIX PESOS AND 72/100 (Php544,776.72)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **August 15, 2023 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2014051635

"A PARCEL OF LAND (LOT 10, BLOCK 20, OF THE CONS.-SUBD. PLAN, PCS-04-026230, BEING A PORTION OF THE CONS OF LOT 6508 IMUS ESTATE (RS-04-004954) BLOCK 13 & ROAD LOT 15 PSD-04-214619, LRC RECORD NO.), SITUATED IN THE BARANGAY OF MALAGASANG 2nd, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 9; ON THE NW., ALONG LINE 2-3 BY LOT 8, BOTH OF BLOCK 20; ON THE NE., ALONG LINE 3-4 BY ROAD LOT 20; AND ON THE SE., ALONG LINE 4-1 BY LOT 12, BLOCK 20, ALL OF THE CONS.-SUBD. PLAN. X X X CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS. XXX.**"

All sealed bids must be submitted to the undersigned on the above stated time and date.

In the event the public auction should not take place on the said date, it shall be held on **August 22, 2023** at 10:00 o'clock in the morning without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrance therein if any there be.

City of Imus, Cavite, Philippines, May 17, 2023

(Sgd.) EMMANUELLE H. FRANCISCO
Sheriff IV
Branch 4-FC

APPROVED

(Sgd.) ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

ATTY RIZALDY F. DE LEON
Attorney-in-Fact. Bernales & Associates Suite 6 Third Floor, A. Francisco Gold Condominium 1, 784 EDSA West Kamias District, Quezon City

JESALLY MAE A. MAGTURO
2030 A Retiro St., Sampaloc, Manila
Lot 10 Blk 20, Greenmark Homes, Brgy. Malagasang II-A, Imus, Cavite

Publication: Cavite Times Journal
Dates: July 18, 25 & August 1, 2023

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
CITY OF IMUS, CAVITE

HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG FUND),
Mortgagee,

-versus- Extra-judicial Foreclosure of Real
Estate Mortgage Under Act No. 3135,
as Amended, Republic Act No. 4118

GIRLY L. LOZADA,
Mortgagors,

FC CASE NO. 18056-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **GIRLY L. LOZADA**, mortgagor, with residence and postal address at Lot 01 Blk. 54, Valencia St., Montefaro East Subd., Bucandala, Carsadang Bago, Imus, Cavite and/or Lot 54 Blk. 1, Montefaro East Subdivision, Brgy. Calsadang Bago, Imus, Cavite, to satisfy the mortgage indebtedness which as of April 17, 2023 amounts to **ONE MILLION ONE HUNDRED FORTY SIX THOUSAND TWO HUNDRED THREE PESOS & 50/100 (P1,146,203.50)** Philippine Currency, including interest but excluding penalties, attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at Public Auction on August 22, 2023 at 10:00a.m., or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder for cash and in the Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2018037490

"A PARCEL OF LAND (LOT 54 BLK. 1 OF THE CONS. SUBD. PLAN, PCS-04-021857, BEING A PORTION OF THE CONS.OF LOTS 1307 & 6037, (RS-04-004254), IMUS ESTATE L.R.C. REC. NO. 8843), SITUATED IN THE BRGY. OF THE CALSADANG BAGO, MUN. OF IMUS, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY ROAD LOT 3; ON THE SW., ALONG LINE 2-3 BY LOT 53, BLK. 1, BOTH OF THE CONS./SUBD. PLAN; ON THE NE., ALONG LINE 3-4 BY LOT BY LOT 1306, IMUS ESTATE; AND ALONG LINE 4-1 BY LOT 55, BLK. 1 OF THE CONS. SUBD. PLAN X X X CONTAINING AN AREA OF **FIFTY FOUR (54) SQ. METERS. X X X**"

All sealed bid must be submitted to the undersigned on the stated time and date.

In the event the public auction should not take place on the said date, it shall be held on **August 29, 2023** at 10:00 a.m. without prior notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon if any there be.

Imus, City, Cavite, May 19, 2023

(Sgd.) BENITO A. CARRASCAL
Sheriff IV
RTC Branch 120

Approved:

(Sgd.) ARMIE A. FRANCISCO
Clerk of Court VI

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

GIRLY L. LOZADA
BLK. 54 Lot 1, Valencia St., Montefaro East Subd., Bucandala Carsadang Bago, Imus, Cavite
Lot 54, Blk. 1, Montefaro East Subd., Bucandala Calsadang Bago, Imus, Cavite

ATTY. RIZALDY F. DE LEON
Attorney-In-Fact, Bernales & Associates
Suite 6 Third Floor, A. Francisco Gold Condominium 1
784 EDSA West Kamias District, Quezon City

Publication: Cavite Times Journal
Dates: July 18, 25 & August 1, 2023

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Branch 109, Carmona, Cavite
2nd Flr., Hall of Justice Bldg., Brgy. Maduya, Carmona, Cavite
Email add: rtc2cac109@judiciary.gov.ph;
Tel. No. (046) 4828527

HOME DEVELOPMENT MUTUAL FUND,
(otherwise known as Pag-IBIG Fund),
Petitioner/Mortgagee,

-versus- **EJF-2023-69**
For: EXTRA JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

MARJORIE U. MEDINA,
Mortgagor/Borrower.

X-----X

NOTICE OF SHERIFF'S SALE

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the mortgagor/borrower, **MARJORIE U. MEDINA**, with postal address/es at 1.) No. 1101 Bo. Mabuhay, Carmona, Cavite; and 2.) Block 24 Lot 25, Carmona Townhomes, Brgy. Milagrosa, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 15 June 2023 amounts to **FIFTY THOUSAND SEVEN HUNDRED FIFTY-FOUR PESOS & 01/100 (Php50,754.01)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will SELL at public auction on **August 18, 2023 at 1:00 o'clock in the afternoon** at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for CASH or MANAGER'S CHECK, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-736158

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Carmona, Prov. of Cavite, bounded and described as follows: "A PARCEL OF LAND (Lot 25, Blk. 24, of the cons. subd. plan, Pcs-04-009342, being a portion of the cons of lots 739, 740, 741, Cad-285, Carmona, Cad.LRC Rec. No.), situated in the Bo. of Ulong Tubig, Mun. of Carmona, Prov. of Cavite, Is. of Luzon. Bounded on the NW., along line 1-2 by lot 23, Blk. 24, on the NE., along line 2-3-4 by Rd. lot 11 (6.50 m.w.); on the SE., along line 4-5 by Rd. lot 5 (6.50 m.w.) & on the SW., along line 5-1 by lot 24, Blk. 24, all of the cons. subd. plan. Beginning at a pt. marked "1" on plan being N. 42 deg. 34'E., 146.38 m. from BBM No.6, Cad-285, Carmona Cad, thence N. 56 deg. 10'E., 10.61 m. to pt. 2; thence S. 29 deg. 26'E., 7.17 m. to pt. 3; thence S. 16 deg. 07'W., 4.00 m. to pt. 4; thence S. 61 deg. 52'W., 7.03 m. to pt. 5; thence N. 33 deg. 50'W., 9.01 m. to the pt. of beginning, containing an area of **NINETY-TWO (92) SQ. METERS**. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm., bearings true; date of orig. survey, Aug. 16, 1940 – June 31, 1941 & that of the cons. subd. survey, Feb. 7, 11, 26, 1994 & March 1-9, 1994 & was approved on Jan. 13, 1995."

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said property and the encumbrance thereon, if there be any.

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on **August 25, 2023** at the same time and place without further notice.

21 June 2023 at Carmona, Cavite.

(Sgd.) BON GERARD D. ASCAÑO
Clerk of Court VI & Ex-Officio Sheriff

Prepared by:

(Sgd.) JOSEPH R. DIOKNO
Sheriff In-Charge

Copy furnished:
HOME DEVELOPMENT MUTUAL FUND
The Petron Mega Plaza Bldg. No. 358 Sen. Gil Puyat Avenue, Makati City

MARIA VICTORIA D. CAPIRAL
c/o ATTY. MAYBELLE JOY E. BERNALES
Anchor Collection Services, Inc.
Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City

MARJORIE U. MEDINA
1.) No. 1101 Bo. Mabuhay, Carmona, Cavite
2.) Block 24 Lot 25, Carmona Townhomes, Brgy. Milagrosa, Carmona, Cavite

Publication: Cavite Times Journal
Dates: July 4, 11 & 18, 2023

Republic of the Philippines
Fourth Judicial Region
Regional Trial Court Of Cavite
Office of the Clerk of Court & Ex-Officio Sheriff
New Justice Hall, J.P. Rizal Avenue, Kaybagal
South, Tagaytay City

CHINA BANK SAVINGS, INC.,
Mortgagee,

-versus- **EJF NO. TG-23-029**
FOR: Extra Judicial Foreclosure
of Real Estate Mortgage under
Act 3135, as amended

ARNOLD BUMANGHAT PUMIHIC,
Mortgagor/ Borrower,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **CHINA BANK SAVINGS, INC.,** a banking corporation duly organized and existing under Philippine laws, with principal office and place of business at CBS Building, No. 314 Sen, Gil J. Puyat Avenue, Makati City, pursuant to the terms and conditions of the Real Estate Mortgage ("MORTGAGE") executed and notarized on October 11, 2019 by Mortgagor/Borrower, **ARNOLD BUMANGHAT PUMIHIC,** of legal age, Filipino, with residence and postal addresses at (1) Brgy. Tartaria, Silang, Cavite (2) Lot 3 Block 21 Phase 1, Sta Rosa Hills Subdivision, Sta. Rosa-Tagaytay Rd., Brgy. Puting Kahoy, Silang, Cavite (3) Malabing, Kasibu, Nueva Vizcaya, represented by **JENNY JOY O. HIMOLDANG, Co-Borrower,** as per Special Power of Attorney executed and notarized on January 08, 2013 in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 076-2017006786** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor/Borrower in the amount of **ONE MILLION FIVE HUNDRED THIRTY-SIX THOUSAND THREE HUNDRED FORTY-EIGHT PESOS AND 83/100 (Php1,536,348.83)** inclusive of interest, penalties and other charges, as of April 30, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver N. Mendoza, will sell at public auction on **August 10, 2023 at 10:00 o'clock in the morning** or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 076-2017006786 Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF PUTING KAHUY, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

APARCEL OF LAND (LOT 3, BLOCK 21 OF THE SUBDIVISION PLAN PSD-04-215164, BEING A PORTION OF PCN-04-001794, LRC RECORD NO.), SITUATED IN THE BARANGAY OF PUTING KAHUY, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 1 BLOCK 21; ON THE NW., ALONG LINE 2-3 BY ROAD LOT 26 (6.50 M ROW) ON THE NE., ALONG LINE 3-4 BY LOT 5 BLOCK 21; AND ON THE SE., ALONG LINE 4-1 BY LOT 4 BLOCK 21, ALL OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 71 DEG. 13' E., 5874.09 M. FROM BLLM NO. 1 CAD-452-D SILANG CADASTRE, THENCE N. 24 DEG. 28' W., 10.00 M. TO POINT 2; THENCE N. 65 DEG. 32' E., 8.00 M. TO POINT 3; THENCE S. 24 DEG. 28' E., 10.00 M. TO POINT 4; THENCE S. 65 DEG. 32' W., 8.00 M. TO POINT OF BEGINNING, CONTAINING AN AREA OF EIGHTY (80) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S., CYL. CONC. MONS. 15X40 CMS.; BEARINGS: TRUE; DATE OF ORIGINAL SURVEY: NOV. 16, 1919, AND THAT OF THE SUBDIVISION SURVEY: FEB 1-19, 2010; AND WAS APPROVED ON MAY 31, 2010

is registered in accordance with the provision of the Property Registration, Decree in the name of

Owner: ARNOLD BUMANGHAT PUMIHIC, FILIPINO, SINGLE, OF LEGAL AGE

Address: MALABING, KASIBU NUEVA VIZCAYA"

In the event the public auction should not take place on the said date, it shall be held on **August 17, 2023** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER**

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 90
City of Dasmariñas, Cavite

IN THE MATTER OF THE PETITION
FOR THE APPOINTMENT OF
GENERAL GUARDIAN FOR
JAYRAIZA MHAЕ FARRIS BETINOL,
MIKAEL HARRIS BETINOL AND
AUELLEEA MHEI BETINOL,

SP. PROC. CASE NO. 1530-23
FOR: GUARDIANSHIP

RONALDO D. BETINOL,
Petitioner.

X-----X

ORDER

This is a verified Petition for the Appointment of General Guardian for **Jayraiza Mhae Farris Betinol, Mikael Harris Betinol and Auelleea Mhei Betinol,** filed on June 14, 2023 by the above-named Petitioner, through the counsel from the Public Attorney's Office. **Atty. Jennifer V. De los Reyes,** praying for this Court that, after due notice, publication and hearing, judgment be rendered appointing the petitioner as general guardian of the estates of the herein-mentioned minors and that the corresponding letters of guardianship be issued in his favor

Finding the petition to be sufficient in form and substance, the same is set for hearing on **August 18, 2023** at 2:00 in the afternoon, whereby any interested persons may appear and show cause, if any, why the petition should not be granted.

Let this Order be published at the expense of the petitioner in a newspaper of general circulation which will be raffled by RTC Br. 90 City of Dasmariñas, Cavite, before the scheduled date of hearing at least once a week for three (3) consecutive weeks. The Clerk of Court of this Court is directed to include this Order in the raffle of notices of publication.

The Petitioners are also directed to furnish the Office of the Solicitor General and the Civil Registry of the City of Dasmariñas, Cavite with a copy of the petition and to show proof of compliance thereof.

SO ORDERED.

Dasmariñas City, Cavite, June 26, 2023.

(Sgd.) FRANCISCO VICTOR L. COLLADO, JR.
Presiding Judge

Publication: Cavite Times Journal
Dates: July 11, 18 & 25, 2023

CERTIFICATE OF TITLE NO. 076-2017006786, the encumbrances thereon, if any there be.

All sealed bids must be submitted to the undersigned on the above stated time and date.

Tagaytay City, Philippines, June 29, 2023.

(Sgd.) ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court & Ex-Officio Sheriff

(Sgd.) OLIVER N. MENDOZA
Sheriff-In-Charge

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW

Copy Furnished:

CHINA BANK SAVINGS, INC.
Mortgagee
CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City

ARNOLD BUMANGHAT PUMIHIC
Mortgagor/Borrower
(1) Brgy. Tartaria, Silang, Cavite
(2) Lot 3 Block 21 Phase 1, Sta. Rosa Hills Subdivision, Sta. Rosa-Tagaytay Rd., Brgy. Puting Kahoy, Silang, Cavite
(3) Malabing, Kasibu, Nueva Vizcaya

JENNY JOY O. HIMOLDANG
Co-Borrower & Attorney-in-Fact of the Mortgagor
Brgy. Tartaria, Silang, Cavite

Publication: Cavite Times Journal
Dates: July 11, 18 & 25, 2023

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
City of Bacoar
Email: rtc1bcrocc@judiciary.gov.ph
Telephone No. 09273707489

88 ASIA FINANCE CORPORATION,
Mortgagee,

-versus- **Foreclosure No. 2023-165**
For: Extra-Judicial Foreclosure of
Real Estate Mortgage

SHERWINA N. TUA,
Mortgagor.

X-----X

NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **88 ASIA FINANCE CORPORATION** at 10th Floor Unionbank Center Manila, 208 Dasmariñas St., Binondo, Manila, and against the mortgagor, **SHERWINA N. TUA** at #40 L. Pearl of The Orient Tower, Roxas Blvd. Ermita Manila, to satisfy the mortgagee indebtedness which as of May 31, 2023, amounts to **THREE MILLION TWO HUNDRED EIGHTY THREE THOUSAND SEVEN HUNDRED SEVENTY FIVE PESOS (P3,283,775.00)**, Philippine Currency, inclusive of interest and penalty charges but exclusive of other fees incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **August 8, 2023** at 10:00 o'clock in the morning or soon thereafter, at the main entrance of the Hall of Justice of Bacoar City, Cavite, to the highest bidder for CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit;

TRANSFER CERTIFICATE OF TITLE NO. (057-2016050281) 167-2020004608

"A PARCEL OF LAND (LOT 1, BLK. 10 OF THE CONS.-SUBD. PLAN, PCS-04-019918, BEING A PORTION OF THE CONS OF LOTS 5513, 5514 & 6278, IMUS ESTATE, L.R.A. REC. NO.), SITUATED IN THE BRGY. OF MOLINO, MUN, OF BACOR, PROVINCE OF CAVITE. X X X, CONTAINING AN AREA OF ONE HUNDRED THIRTY (130) SQ. METERS."

"All sealed bid must be submitted to the undersigned on the above stated time and date."

"In the event the public auction should not take place on the said date, it shall be held on **August 15, 2023**, without further notice."

Prospective buyers or bidders are hereby enjoined to investigate for themselves the title to the said property and encumbrances, if any there be.

City of Bacoar, July 3, 2023.

(Sgd.) MELY C. HERMOSURA-VISTA
Clerk of Court VI

By:

(Sgd.) ELIAS E. ESCALA
Sheriff IV

Copy Furnished:

88 ASIA FINANCE CORPORATION
10th Floor Unionbank Center Manila, 208 Dasmariñas St., cor. Quintin Paredes St., Binondo, Manila

Ms. SHERWINA N. TUA
#40 L. Pearl of Orient Tower, Roxas Blvd. Ermita Manila

WARNING: It is absolutely prohibited to remove, deface or destroy this notice of Extra-judicial Sale on or before the date of sale.

Publication: Cavite Times Journal
Dates: July 11, 18 & 25, 2023

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERRIF
CAVITE CITY

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG FUND),
Mortgagee,

-versus- FORECLOSURE CASE NO. REM 7-23

GIAN CARLA G. SANTOS, single,
Mortgagor/s.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **Home Development Mutual Fund (otherwise known as PAG-IBIG FUND)** with principal office at the The Petron Mega Plaza Building No. 358 Sen Gil Puyat Ave., Makati City, against the Mortgagor, Gian Carla G. Santos, with postal address at Blk. 23, Lot 6, Ph. 1, Carissa Homes, Bagtas, Tanza, Cavite or Lot 4, Blk. 25, Jordan Estates Subdivision, San Jose, Noveleta, Cavite. to satisfy the mortgage indebtedness which as of March 28, 2023 amounts to **SIX HUNDRED FORTY TWO THOUSAND SIX HUNDRED FIFTY FIVE PESOS & 86/100 (Php 642,655.86)** inclusive of interest and other charges, the undersigned will sell at public auction on **August 1, 2023 at 10:00 o'clock in the morning**, at the main entrance of the Hall of Justice Building, Plaza Soledad St., Samonte Park Area, Cavite City to the highest bidder, for CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2014009432

A parcel of land (Lot 4. Blk. 25 of the cons./subd. plan Pcs-04-021183, being a portion of Lot 4-A, Psd-64142, Psu-210624, and Lot M, Psd-04- 021775, (LRC) Rec. No. N-41223, N-8558) situated in the Brgy. San Jose, Mun. of Noveleta, Province of Cavite, Island of Luzon. x x x x x x;
containing an area of **FIFTY FOUR (54) square meters**,
x x x x x x "

All sealed bids must be submitted to the undersigned on the above stated time and place.

In the event the public auction should not take place on the said date, it shall be held on **August 8, 2023**, without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title of the said property and encumbrance/s thereon, if any there be.

Cavite City, June 26, 2023.

(Sgd.) HENRY M. CRUZ
Sheriff IV

APPROVED:
(Sgd.) ATTY. VICTOR S. AUSTRIA, JR.
Clerk of Court VI & Ex-Officio Sheriff

COPY FURNISHED:

Home Development Mutual Fund
(otherwise known as PAGIBIG FUND)
The Petron Mega Plaza Bldg. No. 358 Sen. Gil Puyat Ave., Makati City

MARIA VICTORIA D. CAPIRAL
c/o ATTY. MAYBELLE JOY E. BERNALES
ANCHOR COLLECTION SERVICES INC.
Bldg. #2 Malakas cor. Mapagmahal St. Brgy. Pinyahan, Quezon City

Gian Carla G. Santos
Blk. 23, Lot 6, Ph. 1, Carissa Homes Bagtas, Tanza, Cavite or Lot 4 Blk. 25, Jordan Estates Subd. San Jose, Noveleta, Cavite.

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale.

Publication: Cavite Times Journal
Dates: July 4, 11 & 18, 2023

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
BRANCH 15, NAIC, CAVITE
rtc1na015@judiciary.gov.ph
rtcbranch15naiccavite@gmail.com
09171146230

HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG FUND),
Mortgagee/Petitioner,

-versus- FNC-2023-253

For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act
3135, as Amended by Act 4118

JEROLD G. QUIMZON, single
Mortgagor/Respondent.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial petition for sale under Act 3135, as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee/petitioner, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **JEROLD G. QUIMZON, single** with postal address at Blk. 76, Lot 5, Grand Riverside Subd., Phase 2-A, Pasong Camachile, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of March 15, 2023 amounts to **FOUR HUNDRED TWELVE THOUSAND FIVE HUNDRED SIXTY-NINE PESOS AND NINETY-FOUR CENTAVOS (P 412,569.94)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **July 25, 2023 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2020020656

A certain land situated in Barangay of Timalan Balsahan, Municipality of Naic, Province of Cavite, Island of Luzon, bounded and described as follows:

Lot No: 27, Block No: 21, Plan No: PSD-04-236234
Portion of: PCN-04-001973 LRC Record No. 8340
Location: Barangay of Timalan Balsahan, Municipality of Naic, Province of Cavite, Island of Luzon, bounded and described

Boundaries:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SW	Lot 82, Block 21, PSD-04-236234
2-3	NW	Lot 26, Block 21, PSD-04-236234
3-4	NE	Road Lot 18 (6.50 m. wide) PSD-04-236234
4-1	SE	Lot 28, Block 21, PSD-04-236234

Area: **THIRTY-FIVE SQUARE METERS (35), more or less**

Description of Corners: All points are referred to are indicated on the plan and are marked on the ground by P.S. Cyl. Conc. Mons. 15x40 cms.

All sealed bids must be submitted to the undersigned on the above-stated time and date.

Prospective bidders or buyers are hereby enjoined to investigate for themselves, the title herein above-described and the encumbrances thereon, if any there be

In case of the absence of any participating bidder on the above-scheduled date, said auction sale will be reset and finally held on **August 01, 2023** at the same place and time above-mentioned.

Naic, Cavite, June 24, 2023

(Sgd.) MA. CAROLINA M. POTENTE
Sheriff IV

Copy furnished:
Maria Victoria D. Capiral
Home Development Mutual Fund (PAG-IBIG FUND)
The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue Makati City, Metro Manila

JEROLD G. QUIMZON, single
Blk. 76, Lot 5, Grand Riverside Subd., Phase 2-A Pasong Camachile, Gen. Trias, Cavite / Lot 27, Block. 21. Phase 3, Hillsview Royale Timalan Balsahan, Naic, Cavite

Maria Victoria D. Capiral
c/o Atty. Maybelle Joy E. Bernales
Anchor Collection Services, Inc.
Bldg. #2 Malakas cor Mapagmahal St., Brgy. Pinyahan, Quezon City

Publication: Cavite Times Journal
Dates: July 4, 11 & 18, 2023

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,

-versus- FORECLOSURE CASE NO F-121-23

ARNOLD R. YTANG married to
NONES U. YTANG, ARNOLD R. YTANG
is represented by DIONARD ROMANILLOS
LECCIONES Attorney-in-fact
Mortgagor/s

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue Makati City, against the Mortgagor/s, **ARNOLD R. YTANG married to NONES U. YTANG; ARNOLD R. YTANG is represented by DIONARD ROMANILLOS LECCIONES Attorney-in-fact** with residence and postal address at Lot 11. Blk. 26, Recomville 1, Brgy. 170. Deparo 2. Caloocan City and Lot 23, Blk. 11. Springtown Villas, Ph 1 & 2, Bucal, Tanza Cavite 4108 to satisfy the mortgage indebtedness which as of 22 March 2023 amounts to **FOUR HUNDRED THIRTY FIVE THOUSAND FOUR HUNDRED EIGHTY EIGHT PESOS AND 01/100 (P435,488.01)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undesigned Sheriff will set at public auction on **03 AUGUST 2023 at 10:00 o'clock in the morning** until 12 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Canency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021004883

LOT NO 23 BLOCK NO. 11 PLAN NO PCS-04-028575

PORITION OF: LOT 1023, (FRS-04-005381), LOT 1021, (FRS-04-005379), LOT 872 AND LOT 1020 ALL OF STA. CRUZ DE MALABON ESTATE AND LOT 1022-A PSD-04-188044, L.R.C. RECORD NO. 6832

LOCATION: BARANGAY OF BUCAL, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 24, BLOCK 11. PCS-04-028575
2-3	NW	LOT 25, BLOCK 11, PCS-04-028575
3-4	NE	ROAD LOT 141 (6.50 M.), PCS-04-028575
4-1	SE	LOT 21, BLOCK 11, PCS-04-028575

AREA: **THIRTY SIX SQUARE METERS (36), MORE OR LESS**

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on **17 AUGUST 2023** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, 27 JUNE 2023.

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
C/O ATTY. POMPEYO P. MAYNIGO
Vision Credit & Collection Services Inc.
JRDC Building 117 Sen Gil. J. Puyat Ave. Pasay City

ARNOLD R. YTANG married to NONES U YTANG;
DIONARD ROMANILLOS LECCIONES
Lot 11. Blk. 26, Recomville 1, Brgy. 170 Deparo 2, Caloocan City Lot 23, Blk. 11, Springtown Villas, Ph. 1 & 2, Bucal, Tanza Cavite 4108

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale.

Publication: Cavite Times Journal
Dates: July 4, 11 & 18, 2023

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,

-**versus**-
FORECLOSURE CASE NO. F-160-23

SPS. PAULINO SILVESTRE TALENTO JR.
and ERNA M. TALENTO,
Mortgagor/s.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **SPS. PAULINO SILVESTRE TALENTO JR., (Principal Borrower) and ERNA M. TALENTO (co-borrower)**, with residence and postal addresses at (1) 877 P. Zamora St., Amadeo, Cavite, and (2) Lot 19 Blk 11, Parklane Country Homes, Brgy. Santiago, Gen. Trias, Cavite, to satisfy the mortgage indebtedness which as of 22 March 2023 amounts to **FOUR HUNDRED THIRTY THOUSAND SIX HUNDRED SEVENTY FOUR PESOS AND 18/100 (P430,674.18)** excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **03 AUGUST 2023 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-765779

A parcel of land (Lot 19 Blk. 11 of the cons/subd. plan pcs-04-011595, being a portion of Lot 2587- B-1 & Lot 2587-B-2, (LRC) Psd-285828, L.R.C. Rec. No), situated in the Bo. of Santiago, Mun. of Gen. Trias, Prov. of Cavite, Bounded on the SW., along line 1-2 by Lot 18 Blk. 11; on the NW., along line 2-3 by Lot 17 Blk. 11; on the E, along line 3-4 by Rd Lot 2; on the SE., along line 4-1 by Lot 21 Blk. 11 all of the cons/subd., plan. Beginning at a pt. marked "1" on plan xxx CONTAINING AN AREA OF **FIFTY FIVE (55) SQ. METERS.** x x x

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on **17 AUGUST 2023** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, 27 JUNE 2023

(Sgd.) REYNALDO L. SALOMA

Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND

c/o ATTY. RIZALDY F. DE LEON

Attorney-in-Fact, Bernales & Associates

Suite 6 Third Floor, A. Francisco Gold Condominium 1

784 EDSA West Kamias District, Quezon City

SPS PAULINO SILVESTRE TALENTO JR. ERNA M. TALENTO

(1) 877 P. Zamora St., Amadeo, Cavite

(2) Lot 19 Blk 11, Parklane Country Homes, Brgy. Santiago, Gen. Trias, Cavite

WARNING:

It is absolutely prohibited in remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale.

Publication: Cavite Times Journal

Dates: July 4, 11 & 18, 2023

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,

-**versus**-
FORECLOSURE CASE NO. F-163-23

VICENTE C. MENDIOLA III
Mortgagor/s.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building No 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **VICENTE C. MENDIOLA III** with residence and postal address at #1171 Tagumpay St. Tondo, Manila, Metro Manila and Lot 12 Blk 24, Carissa Homes-Tanza, Phase 6, Brgy. Bagtas, Tanza, Cavite to satisfy the mortgage indebtedness which as of 22 March 2023 amounts to **ONE HUNDRED NINETY SEVENTH THOUSAND THREE HUNDRED FIFTY EIGHT PESOS AND 18/100 (P197,358.18)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **03 AUGUST 2023 at 10:00 o'clock in the morning** until 12 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit;

TRANSFER CERTIFICATE OF TITLE NO T-728592

A parcel of land (Lot 12 Blk. 24 of the subdivision plan. Psd-04-095761, being a portion of Lot 2054-A, Psd-04-095009, L.R.C. record No.) situated in the Barangay of bagtas, Municipality of Tanza, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 11: on the SW., along line 2-3 by Lot 10; both of Blk. 24, on the NW., along line 3-4 by Alley 20 and on the NE., along line 4-1 by lot 14, Blk 24, all of the subdivision plan. Beginning at a point marked "1" on plan XXX CONTAINING AN AREA OF **THIRTY THREE (33) SQUARE METERS** XXX

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on **17 AUGUST 2023** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City 27 JUNE 2023

(Sgd.) JOANNAH AVIGAIL C. TIMKANG

Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND

c/o ATTY. RIZALDY F. DE LEON

Bernales & Associates

Suite 6 Third Floor, A. Francisco Gold Condominium 1

784 EDSA West Kamias District, Quezon City

VICENTE C. MENDIOLA III

#1171 Tagumpay St, Tondo, Manila, Metro Manila

Lot 12 Blk 24, Carissa Homes-Tanza, Phase 6, Brgy Bagtas, Tanza, Cavite

WARNING:

It is absolutely prohibited in remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale.

Publication: Cavite Times Journal

Dates: July 4, 11 & 18, 2023

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,

-**versus**-
FORECLOSURE CASE NO. F-177-23

JANICE MADRID MAGNO
Mortgagor/s.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 1135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue, Makati City against the Mortgagor/s. **JANICE MADRID MAGNO** with residence and postal address at 39 C. Cadena De Amor St. R. Higgins, Maricaban, Pasay City, Metro Manila and Lot 4, Blk 14, Heneral Uno. Brgy. Pasong Kawayan, General Trias, Cavite to satisfy the mortgage indebtedness which as of 22 March 2023 amounts to **THREE HUNDRED SIXTY SIX THOUSAND SEVEN HUNDRED SIXTY FOUR PESOS AND 62/ 100 (P366,764.62)**, excluding penalties, charges attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **03 AUGUST 2023 at 10:00 o'clock in the morning** until 12 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound. Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO 057-2016036432

A PARCEL OF LAND (LOT 4, BLK 14 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-027483, BEING A PORTION OF LOT 3183, SAN FRANCISCO DE MALABON ESTATE, RS-04-002268 AND LOT 3299, SAN FRANCISCO DE MALABON ESTATE, RS-04-001981) SITUATED IN THE BARANGAY OF PASONG KAWAYAN, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 3, BLK 14, ON THE SE., ALONG LINE 2-3 BY ROAD LOT 12 (6.50 M. WIDE) ON THE SW., ALONG LINE 3-4 BY LOT 5, BLK 14. ON THE NW., ALONG LINE 4-5 BY LOT 46, BLK 14, AND ON THE NW ALONG LINE 5-1 BY LOT 47, BLK 14 ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **FIFTY SEVEN (57) SQUARE METERS, MORE OR LESS** XXX

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on **17 AUGUST 2023** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City 27 JUNE 2023

(Sgd.) JOANNAH AVIGAIL C. TIMKANG

Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND

c/o ATTY. RIZALDY F. DE LEON

Bernales & Associates

Suite 6 Third Floor, A. Francisco Gold Condominium 1

784 EDSA West Kamias District, Quezon City

JANICE MADRID MAGNO

39 C Cadena De Amor St. R Higgins, Maricaban, Pasay City, Metro Manila

Lot 14, Blk 14, Heneral Uno, Brgy Pasong Kawayan, General Trias, Cavite

WARNING:

It is absolutely prohibited in remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale.

Publication: Cavite Times Journal

Dates: July 4, 11 & 18, 2023

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY CAVITE

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,

-versus- Foreclosure Case No. F-210-23

RAMON R. VILLASENOR,
Mortgagor/s,
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against the Mortgagor/s, **RAMON R. VILLASENOR** with residence and postal address at: 1) 2629 A. Aquino st., Malate Manila, Metro Manila; and 2) Lot 13 Blk 22, Country Meadows, Brgy. Elang, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 22 March 2023 amounts to **EIGHTY FOUR THOUSAND EIGHT HUNDRED SIXTY NINE PESOS and 89/100 (P84,869.89)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **03 AUGUST 2023 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-997352

A parcel of land (lot 13 of the cons-subd. plan. Pcs-04-012833, being a portion of lots 1-23, Blk 22; Psd-042108-076214, Lrc. Rec. No.), situated in the Brgy. Elang, Mun. of Gen. Trias, Prov of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 12, on the NE., along line 2-3 by Lot 11, all of the cons- subd. plan. on the SE., along line 3-4 by Road 30, Psd-042108-076214, and on the SW., along line 4-1 by Lot 15, of the cons-subd.plan. Beginning at a point marked "1" on plan XXX CONTAINING AN AREA OF **THIRTY FIVE (35) SQUARE METERS**, XXX

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on **17 AUGUST 2023** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City 27 JUNE 2023

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
c/o RIZALDY F. DE LEON
Attorney-in-Fact, Bernales & Associates
Suite 6 Third Floor, A. Francisco Gold Condominium 1
784 EDSA West Kamias District, Quezon City

RAMON R. VILASENOR
2629 A. Aquino st., Malate Manila, Metro Manila
Lot 13 Blk 22, Country Meadows, Brgy. Elang, Gen. Trias, Cavite

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA- JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Publication: Cavite Times Journal
Dates: July 4, 11 & 18, 2023

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY CAVITE

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,

-versus- Foreclosure Case No. F-223-23

REMINELO LAUREL., married to
LOURDES LAUREL; REMINELO LAUREL
is herein represented by his wife
LOURDES LAUREL as his Attorney-in-Fact,
Mortgagor/s,
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil. Puyat Avenue, Makati City against the Mortgagor/s, **REMINELO LAUREL, married to LOURDES LAUREL; REMINELO LAUREL is herein represented by his wife LOURDES LAUREL as his Attorney-in-Fact** with residence and postal address at: 1) 304 Wayan St., Barrio, Mandaluyong City, Metro Manila; and 2) Lot 3 Blk 12, Carissa Homes-Tanza, Phase 1, Brgy. Bagtas, Tanza, Cavite to satisfy the mortgage indebtedness as of 22 March 2023 amounts to **ONE HUNDRED SIXTY FIVE THOUSAND THREE HUNDRED FIFTY FIVE PESOS and 26/100 (P165,355.26)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **03 AUGUST 2023 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-568438

A parcel of land (Lot 3, Blk. 12 of the subd. plan, Psd-04-076814, being a portion of Lot 2052-B, Psd-042120-076417, LRC. Rec. No), situated in the Bo. of Bagtas Mun. of Tanza, Prov. of Cavite, Is. of Luzon, Bounded on the NE., along line 1-2 by Lot 1, Blk. 12, on the SE., along line 2-3 by Rd. Lot 6, on the SW., along line 3-4 by Lot 3, Blk. 12, on the NW., along line 4-1 by Lot 4, Blk 12, all of the subd. plan. Beginning at a pt. marked "1" on plan XXX CONTAINING AN AREA OF **THIRTY FIVE (35) SQ. METERS**, XXX

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on **17 AUGUST 2023** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City 27 JUN 2023

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
c/o RIZALDY F. DE LEON
Attorney-In-Fact, Bernales & Associates
Suite 6 Third Floor, A. Francisco Gold Condominium 1
784 EDSA West Kamias District, Quezon City

REMINELO LAUREL married to LOURDES LAUREL
304 Wayan St., Barrio, Mandaluyong City, Metro Manila
Lot 3 Blk 12, Carissa Homes-Tanza, Phase 1, Brgy. Bagtas, Tanza, Cavite

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA- JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Publication: Cavite Times Journal
Dates: July 4, 11 & 18, 2023

PALAI SIPAN

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14					15				
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	18		19	20			21	22	
23			24				25		26
27	28	29				30			
31						32			
33						34			
35						36			

PAHALANG

1 Hugasan ng pinggan
5 Kuwatro
9 Tatay
10 Atsay
11 Walang paningin
13 Trelis
14 Basketbolistang CO
15 Warning
16 Taguri sa bayani
17 Salitang pananong
18 Halughog
24 Pinakamaaga
25 Taksi
27 Ipatse
30 Pulo
31 Pagtakas ng magkasintahan
32 Butasin
33 Ikubli
34 ____ sauce
35 Kulay ng uniporme
36 Espada ng Hapon

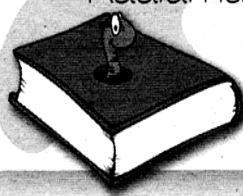
PABABA


1 Bawal
2 Gamit sa halalan
3 Komedyanteng Bisaya
4 Supot
5 Lupa
6 Linya
7 Pinong kikel
8 Tulo
10 Abat
12 Jazz ng NBA
15 Sagrado
19 Handusay
20 Pandak
21 Pagsasayang
22 Leteng
23 Maraming bunga
26 Malaking palayok
28 Itang
29 Supling
30 Inog
32 America

SAGOT SA NAKARAAN

A	S	I		A	L	I	P	A	T	O
S	I	P	A	G		S	A	G	A	D
I	L	A	L	A		A	Y	A	L	A
K	A	T	I	W	A	L	A			
A	Y	O	S		G	I	T	A	R	A
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P	A	S	A	N		H	A	G	A	D
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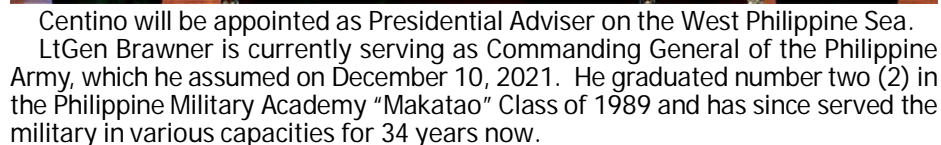
Dagdag
Kaalaman





Mula pagkabata hanggang pagtanda ay hindi lumalaki ang mata ng tao.

Malacañang, through the Presidential Communications Office, announced on Wednesday that Lieutenant General Romeo Brawner will be the next Chief of Staff of the Armed Forces of the Philippines and will take the place of General Andres Centino who was re-appointed by President Ferdinand Marcos Jr. to the said post earlier this year.



Among his previous designations in the military were: Company Commander of the 6th Special Forces Company; Battalion Commander of the 2nd Special Forces Battalion; Operations Officer of the Special Forces Regiment (Airborne); Chief of Staff of the 6th Infantry "Kampilan" Division; Chief, Public Affairs of the Philippine Army; Spokesperson of the Armed Forces of the Philippines; Commander of the Civil-Military Operations Regiment; and, Brigade Commander of the 103rd Infantry Brigade during the aftermath of the Marawi Siege in 2017.

LTGen Brawner also previously served as the Commandant of the Cadets in the Philippine Military Academy, where he played an important role in the total eradication of hazing and maltreatment in the Cadet Corps. Later on, he served as the first Deputy Chief of Staff for Financial Management, J10, Armed Forces of the Philippines.

He also served as the Commander of the 4th Infantry "Diamond" Division, where he supervised the unit's combat operations that resulted to the decisive neutralization of Jorge Madlos or "Ka Oris," the Commander of the National Operations Command of the New People's Army.

He exemplified the highest levels of excellence in his military schoolings, topping his classes in the Special Forces Operations Course, Intelligence Officer Course, and the AFP Comptrollership Course.

LtGen Brawner has acquired three (3) Master's Degrees: Master's in Information Management from the Ateneo de Manila University; Master's in Business Administration from the Asian Institute of Technology in Thailand and from the European School of Management, Oxford, United Kingdom; and, Master's in Strategic Studies from the United States Army War College (USAWC).

Among the numerous awards and recognitions he received were: The Outstanding Philippine Soldiers (TOPS) in 2013 by the Metrobank Foundation and Rotary Club of Makati, and the Lapu-Lapu Award by President Rodrigo Roa Duterte for his valuable contributions in the neutralization of Abu Dar, the last of the original leaders of the Maute-ISIS faction.

In March this year, LtGen Brawner was inducted into the US Army War College (UASWC) International Fellows Hall of Fame in recognition of his service at the highest command position in the Philippine Army. In that same visit, he was conferred the Legion of Merit – Degree of Commander in recognition of his exceptionally meritorious service as the Commanding General, Philippine Army, particularly in ensuring that the Philippine Army remains trained, ready, ► **MALACAÑANG • 3**

Sa pangangasiwa ng kasal ng 26 na magkabiya, nagbigay-payo si City Mayor Alex "AA" L. Advincula ukol sa pagbuo ng pamilya ngayong Miyerkoles, Hulyo 19, 2023, sa Function Hall ng Imus City Government Center. Ayon sa kaniya, kailangang matutunan ng mga mag-asawa kung paano maging mabuting magulang sa kanilang mga anak at magiging anak sapagkat bahagi ito ng kanilang obligasyon. Dagdag pa ni Mayor AA na mahalaga na makatanggap ng basbas at Salita ng Diyos ang mga mag-asawa upang magabayan ang kanilang pagsasama. Ito ay naisagawa sa tulong ni Deputy Chaplain Ramil Ilano. Namahagi rin ang alkalde ng mga appliance, unan, at monetary gift sa mga bagong kasal. Ang Kasalang Imuseño ay idinaraos kada buwan ng Pamahalaang Lungsod ng Imus para sa mga Imuseñong nais magpakasal anuman ang kanilang estado sa buhay. #AangatAngImus #KasalangImuseño.

IN NEED OF A PROFESSIONAL OFFICE SPACE WITHOUT MUCH INVESTMENT AND OVERHEAD COST?

IMUS CITY, Cavite - Micro, small to medium businesses, including freelance professionals and students needing a quiet, presentable and equipped workstation to use as office space, meeting venue or virtual office may try the shared office space concept of CoWork Central (CWC).

Located at the Flag Capital of the Philippines (City of Imus), CWC - a 60square meter office space with two rooms, stable internet connection, office amenities and safe parking located at the city's busy side, is offering shared office spaces for a minimal cost (which already includes coffee or tea).

"We welcome collaboration so more individuals and companies would achieve their business goals," said CWC operations manager Maricris Ansagay, noting that the co-working space concept was coined to help start-up individuals or companies limit their overhead cost as they build their businesses.



► IN NEED • 3

JOIN THE SM LITTLE STARS AUDITION AT SM CITY MOLINO - ATTENTION, ALL SUPERKIDS! The search for #SMLittleStars 2023 is on! Time to shine your way to auditions here at SM City Molino on July 22 and August 6 and dazzle everyone with your amazing talent! #AWorldOfExperienceAtSM await along with super incredible opportunities and amazing prizes! Find out more when you ExperienceFAMtimeAtSM or via www.smsupermalls.com/smlittlestars/ *#EverythingHereAtSM*

BACK TO SCHOOL RETREAT AT THE SM STORE – SM CITY BACOR, CAVITE - Ready for this school year? Gear up and shop for your Back-To-School essentials at any SM Store Bacor and SM Personal Shopper! Get a P300 OFF VOUCHER when you shop for your Back-To-School needs from July 17-31, 2023, redeemable on your next transaction with a minimum P3,000 single-receipt purchase, exclusively for SMAC holders! Learn more at smstore.com/smac-bts and shop at SM anytime, anywhere via smstore.com/PS and bit.ly/ShopSMNow