

MEMORANDUM OF AGREEMENT SIGNED BETWEEN CITY GOVERNMENT OF BACOR AND DHSUD FOR PAMBANSANG PABAHAY PARA SA PILIPINO PROGRAM



Bacoor City Mayor Strike Revilla and DHSUD Secretary Jose Acuzar

City of Bacoor, Philippines, July 21, 2023 - The City Government of Bacoor under the leadership of Mayor Strike B. Revilla and the Department of Human Settlement and Urban Development (DHSUD) headed by Sec. Jose Acuzar, have joined forces in a significant partnership aimed at addressing the housing needs of Filipino families.

In a momentous event held on 21 July 2023, a Memorandum of Agreement (MOA) was signed between the two entities, solidifying their collaboration in the implementation of the Pambansang Pabahay Para sa Pilipino (4PH) Program. The Pambansang Pabahay Para sa Pilipino (4PH) Program, spearheaded by DHSUD in coordination with its key shelter agencies, is a groundbreaking government housing project. It aims to provide housing solutions for over six million Filipino families by the year 2028.

Through this program, eligible beneficiaries will have access to affordable financing options for the acquisition or construction of their homes. Under the terms of the MOA, the City Government of Bacoor pledges its support for the 4PH Program by identifying and allocating suitable land parcels for the development of housing projects.

These projects will cater to both residential and commercial purposes, reflecting the city's commitment to holistic urban development. Additionally, the City Government of Bacoor will contribute its technical,

financial, and manpower resources to ensure the successful implementation of the program.

The financing scheme for the 4PH Program will be facilitated by the Pag-IBIG Fund through the Direct Developmental Loan Program. This will enable eligible beneficiaries to obtain loans based on their capacity to pay, as determined by Pag-IBIG Fund. The collaboration between DHSUD, the City Government of Bacoor, and Pag-IBIG Fund will create a robust framework for the effective and efficient delivery of housing opportunities to Filipino families.

▶ **MEMORANDUM • 4**

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PAHAYAGAN NG TUNAY NA CAVITEÑO
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Maple Grove-GenTri bypass road opens in Cavite

CAVITE Gov. Juanito Victor "Jonvic" Remulla Jr., General Trias City Mayor Luis "Jon Jon" Ferrer 4th, Tanza Mayor Yuri Pacumio, Vice Gov. Athena Tolentino, and Alliance Global Group Inc. Chief Executive Officer Kevin Tan led the inauguration of the Maple Grove-General Trias bypass road on Tuesday, July 25.



NEW ROAD (From left) Alliance Global Group Inc. CEO Kevin Tan, General Trias City Mayor Luis 'Jon Jon' Ferrer 4th, Vice Gov. Athena Tolentino and Gov. Juanito Victor 'Jonvic' Remulla Jr. lead the motorcade and inspection of the 12-kilometer Maple Grove-General Trias bypass road in Cavite that was opened to the public on Tuesday, July 25, 2023. PHOTO BY DENNIS ABRINA

The 12-kilometer diversion road, which passes through the Megaworld's 140-hectare Maple Grove township in Barangay Tejero, was built to alleviate the traffic congestion at Tejero junction and give vehicles going to General Trias, Rosario and Tanza an alternative route.

"This diversion road will reduce around 30 percent of the volume of traffic along Tejero junction, especially during rush hour," said Mayor Ferrer, who lauded the Alliance Global Group Inc. and its subsidiary Megaworld Corp. for taking part in the project.

"This is what the private-public partnership can do for the continued growth of the economy of the City of General Trias and the entire province of Cavite. This road will not only benefit the people of General Trias, but also the towns of Tanza, Naic, Maragondon, Ternate and Batangas."

▶ **MAPLE GROVE • 4**

SM TURNOVERS NEWLY RENOVATED HEALTH CENTER AND CLASSROOMS IN CAVITE

SM Foundation, Inc., and Uniqlo Philippines turned over a newly renovated rural health unit to Barangay Tejeros Convention in Rosario, Cavite and newly repaired school classrooms to General Luciano San Miguel Elementary School in Noveleta, Cavite, through SM City Rosario management.

SM believes in the power of good health care and education, which are great investments for the future. These projects intend to help grassroots communities to have a better quality of life through this health facility which is accessible to many and classrooms that are conducive to children's learning.



SM Supermalls Assistant Vice President, Lorenz Calingasan (fourth from left) and Rosario Vice Mayor, Honorable Bam Gonzales (fourth from right) take the lead in the ribbon-cutting ceremony for the newly renovated health center in barangay Tejeros Convention, together with (from L to R) SM City Rosario Mall Managers Ryan James Palma and Roxanne Pangilinan, Tejeros Convention Barangay Captain Joemel Pulido, Municipal Administrator Tani Sabas, Municipal Health officer Dr. Noriel Emelo and Medical Officer Dr. Lorenzito Atangan.



Students and teachers of General Luciano L. San Miguel Elementary school witnessed the turnover ceremony of its newly repaired classrooms by SM Foundation Inc. (SMFI), Uniqlo Philippines and SM City Rosario. The ceremony was graced by Noveleta Mayor, Honorable Dino Chua (on stage, middle), Executive Director of SMFI, Linda Atayde (3rd from left), Gen. L. San Miguel Elementary School Principal, Daisy Baguioro (2nd from left), SM City Rosario Assistant Mall Manager, Ryan James Palma (2nd from right), SMFI Project Consultant, Juris Soliman (right) and SMFI project supervisor Vaughn Lapid (left).

Editorial

It is not new information that our country has faced a critical shortage of healthcare professionals, particularly nurses, over the years. This has caused concern among citizens and policymakers alike. But until now, the "bleeding" continues, especially as other countries have resumed to attract, recruit, and welcome our nurses in droves.

This dire situation is not lost on the President. In fact, he has acknowledged that the country has become a "victim of its own success" in producing competent healthcare professionals. Since Filipino nurses are sought-after globally, our own land will definitely feel the shortage. Our nurses are lured with attractive salaries, big bonuses, and special perks. Who would turn down a stable job with a nice car and four-bedroom house? Or extensive educational and health benefits for the family?

This situation with our nurses brings to life a sad reality — over 106,000 vacant nursing positions in our local public and private hospitals.

The exodus of nurses seeking better opportunities and compensation abroad has exacerbated the problem. For example, a significant number of nursing graduates took the 2022 examination to practice in the US.

This is 129 percent higher than the nurses who took the exam in 2021. This indicates the urgency to find viable solutions to retain skilled healthcare professionals in the country. The President and Health Secretary Dr. Teodoro Herbosa must take swift action to tackle this crisis head-on.

Recognizing the need for an immediate solution, the Department of Health (DOH) and the Commission on Higher Education (CHED) recently signed a joint administrative agreement to initiate the "Nurse Workforce Complementation and Up-skilling Program." This agreement allows under-board nurses, fresh graduates, and nursing graduates working in other industries to serve as Clinical Care Associates (CCAs) in public and private hospitals.

These CCAs will be engaged in essential non-core functions and will receive coaching and mentoring until they pass the nursing board exam. This move is a

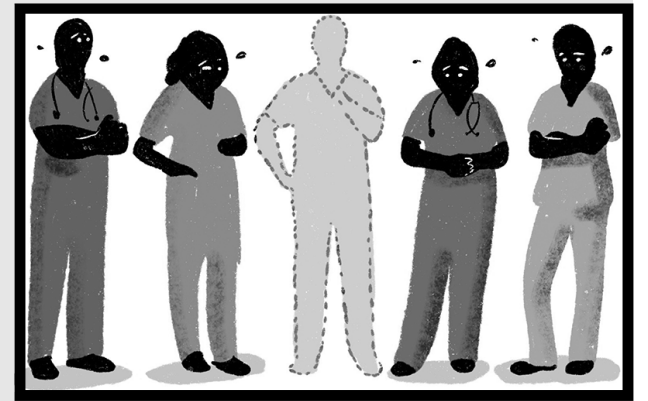
To strengthen healthcare, gov't must find a solution to nurses' shortage

quick-fix solution to immediately bolster the healthcare workforce.

However, both the President and the DOH Secretary acknowledge that this measure is just the beginning. Expanding nursing schools, actively encouraging young individuals to pursue nursing careers, and streamlining the licensure process through more frequent board exams are crucial steps toward a sustainable solution. There is also a commitment to provide free board exam review classes for nursing students conducted by CHED-certified higher education institutions.

CHED Chairman Prospero de Vera III's confidence in the effectiveness of enhanced reskilling and up-skilling, combined with support to pass the licensure exam, offers hope to immediately make nurses available. The aim is to eliminate the lengthy waiting period of four to five years for a strengthened nursing manpower pool.

With this synergy and cooperation among like-minded government agencies and stakeholders, the shortage of nurses that has plagued Philippine hospitals for too long has found a short-term solution. But like a bandaid



that may peel off, this may not prove effective in the long run. There still needs to be a continuous effort to retain talent and create an attractive work environment for healthcare professionals. Otherwise, the bleeding is just temporarily stopped and will flow again once there is pain.

DOST-CALABARZON, OCD-CALABARZON conduct PSCP Tabletop Exercise to ensure continuous service delivery amid The Big One and other looming disasters

Through the collaboration of DOST-CALABARZON's Disaster Risk Reduction Management (DRRM) Unit and the Office of Civil Defense (OCD) CALABARZON, the implementation of DOST-CALABARZON's Public Service Continuity Plan (PSCP) was re-examined in a Tabletop Exercise where unit heads and staff provided inputs about the restoration of their services vis-a-vis the mission essential functions.



The discussion was led by Mr. Randy N. de la Paz, the Chief of Operations of the OCD CALABARZON together with Engr. Jenny Lawas and Mr. Raphael San Antonio of the DOST-CALABARZON's DRRM Unit, and was held last July 13, 2023 from 10:00AM to 3:00PM at the DOST IV-A Regional Office.

The exercise aims to examine and evaluate unit heads' and process owners' awareness on the existing PSCP of the organization; identify and enumerate vulnerabilities and gaps on inter-operability of existing policies, plans, and procedures/protocols and address deficiencies on preparedness and response measures; and enable streamlining of decision-making processes within and among DOST-CALABARZON key officials based on the existing plans, policies, and protocols.

These objectives are integrated in the three modules specifically on the pre-activation, activation, and post-activation/de-

escalation of the PSCP.

When asked what prompted the unit to collaborate and conduct the activity, Mr. Antonio of the DRRM Unit said that it was to cope with the previous action plans for the PSCP which included its testing and maintenance, since the PSCP is recommended to be updated and tested annually.

"The PSCP is very important for our organization to have a clear protocol on what to do during times of disruptive events," Mr. San Antonio added, "It identifies the mission essential functions, processes, and procedures to ensure they can be recovered when normal operations are discontinued in the least possible time while also safeguarding human lives."

DOST-CALABARZON is also known to provide various laboratory testing and calibration services to its regional and provincial clients. The exercise provided a platform to discuss challenges in this aspect, especially amid

disasters.

Ms. Agnes Morales, Senior Science Research Specialist II and the Head of the Regional Standards and Testing Laboratory (RSTL) of DOST-CALABARZON expressed that awareness of an organization's PSCP is a significant step towards its effective implementation. She also said that such awareness is critical for the continuous operations and service delivery of DOST-CALABARZON's laboratories.

"Our laboratories have specific safety guidelines and preparations to ensure that service provision is continuous," Ms. Morales shared. "Through the OneLab referral system, laboratory testing and calibration services can still be provided."

OneLab is a network of laboratories aimed at ensuring availability and broadening public access to testing and calibration services at a single touchpoint through an IT-based platform. It uniquely facilitates the seamless laboratory transaction

from sample receipt to release of test result as facilitated by the OneLab Referral System.

Meanwhile, Ms. Janice Irene Berris, Supervising Science Research Specialist of DOST-CALABARZON, also emphasized the importance of strengthening linkages and strategies in optimizing the use of the organization's limited resources.

She added, "Mahalaga na handa ang ahensya na mabilis makapag-operate after ng disaster para agad na makarespond sa mga taong kailangan ng assistance natin."

The drafting of the PSCP dates back to 2017 when the National Resilience Core Group on MSME Disaster Resilience (RCG) collaborated with DOST and other government agencies such as the Office of Civil Defense in assessing organizational risks and hazards. The PSCP template was eventually distributed through the NDRRMC Memorandum Circular No. 33 s. 2018. (By Halyn Lunel Gamboa)

CAVITE TIMES JOURNAL
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DOST hosts forum on geological hazards in Region 1

THE Department of Science and Technology (DOST) hosted a seminar, dubbed "Alerto! Rehiyon Uno: Forum on Geological Hazards in Region 1."

The event was held at the Provincial Training and Development Center in

Lingayen, Pangasinan last Thursday, July 20, with the goal of preparing for any hazards and disasters the country would face.

DOST Secretary Dr. Renato U. Solidum, the event's keynote speaker and introduced by Dr. Teresita U. Tabaog, OIC director of the DOST Region 1, Office, said that disaster resilience is the key from science, technology and innovation, in facing major disasters or calamities.

"Through science, we can prevent further losses in lives and damages to properties," the DOST chief stressed, adding that technology and innovations must be used to safeguard economic gains and "most importantly to save lives."

In anticipation of "The Big One" that will possibly hit Manila, Solidum said they don't expect significant damage in Region 1 but it still depends on the place's distance to Manila.

Based on the study of



the Japan International Cooperation Agency (JICA), released in 2004, at least 34,000 persons will die while 114,000 will be injured, and 40 percent of residential buildings in Metro Manila will be affected—170,000 houses will collapse while another 340,000 will be partly damaged—and about 500 fire incidents will occur within the first hour of the earthquake.

According to Solidum, "resilience is the ability of a community exposed to hazards to resist, absorb, adapt to, transform and recover from the effects if a hazard in a timely and

efficient manner."

Jeffrey S. Perez, supervising science research specialist of DOST and Philippine Institute of Volcanology and Seismology (PHILVOCS), presented images and history of past earthquake occurrences in Pangasinan. Although the epicenters were not in the province, the province suffered significant damages.

He explained that earthquake epicenter is the point on the surface of the earth directly above the focus. When an earthquake is felt by everyone, it is intensity V.



Meanwhile, DOST-PHILVOCS science research specialist, Robelyn Mangahas, explained about tsunami hazards and facts, differentiating tsunami from storm surge.

To generate a tsunami, the earthquake generator where the earthquake occurs must be underneath or near the ocean; cause vertical movement of the seafloor; over a large area and shallow focus earthquakes.

Height of tsunamis can be as high as 12 meters. It is actually a series of waves. The first wave may not be the biggest.

Some of the impacts of tsunami include flashfloods. One effect of post-tsunami is destruction of agricultural lands and causing mud thus bringing dirty water.

Ms. Ma. Mylene Martinez Villegas, chief of science research specialist for DOST-PHILVOCS, presented an overview of Disaster Risk Reduction and Management (DRRM).

Another science research specialist II, John Harold Tabuzo, talked about georisk.

Welcoming the guests to the event was Von Mark Mendoza, special assistant to the Pangasinan governor while Dr. Gregory

M. Cayetano, Region 1 director of the Office of Civil Defense (OCD) acknowledged the speakers, guests and participants.

Dr. Teodoro M. Gatchalian, DOST undersecretary, delivered the opening message.

Transistor radio as vital source of information

In the event of disasters, loss of power or signal for internet, disconnection of telephone lines, a transistor radio becomes a vital source of information.

Region 1 is composed of Ilocos Norte, Ilocos Sur, La Union, Pangasinan.

CITY HALL READIES HIGALAAAY FESTIVAL CALENDAR

With Cagayan de Oro City's month-long 'Higalaay Festival' a mere 10 days away, the City Tourism Office said on Thursday that nearly everything is ready as the city's fiesta calendar promises more activities to entertain and engage the public.

During the 'Higalaay Festival: In Focus' program hosted by the City Information Office (CIO), acting City Tourism Officer Rico Libre said the 'Higalaay Festival' is generally more of the same with seven of nine core events this year the same as last year.

'The nine core events are already prepared while (registration) for the parallel events is still ongoing,' Libre said.

The only two new core events for the month-long Higalaay Festival are the 'Oro Fiesta Sa Baryo' program and the Premier Volleyball League (PVL) tour, both of which will be held at Cagayan de Oro Convention Center.

Libre said the 'Oro Fiesta Sa Baryo' is open to all barangays and consist of old school games.

An estimated 49 events were listed including the nine core events for Cagayan de



Oro City's fiesta calendar. '(In terms of budget), our preparations for the budget of our core events is 90 percent already while the 'registration' of our parallel events is at 80 percent...(due to the easing of health restrictions) a lot of organizations want to join in the fiesta even without financial aid from the city because they want to make the city fiesta lively and we cannot reject them,' Libre said.

The other seven core events for the city's fiesta

are the annual Miss Cagayan de Oro pageant, the Higalaay Festival launching, International Dragon Boat competition, Rhythmic Field Demonstration, Float and Civic Military Parade and Street Dancing and Fluvial Parade and Procession.

Libre confirmed that the Higalaay Festival launching will be held at the De Oro River Boulevard. (Stephen Capillas of City Information Office)

HANDA PILIPINAS is coming back this July!

HANDA PILIPINAS: Innovations in Disaster Risk Reduction and Management (DRRM) Exposition is an annual event conducted by the Department of Science and Technology (DOST). This year, we are bringing HANDA Pilipinas around the country! Its first of three legs, HANDA PILIPINAS Luzon Leg 2023 will be conducted on July 27-29 at the World Trade Center, Pasay City, coinciding with the celebration of the National Resilience Month observed annually every July.

HANDA na ba ang Luzon?

With the theme Risk Reduction in Megacities, this three-day exposition is aimed at raising public awareness and adoption of available DOST-developed technological innovations related to risk reduction and management, specifically developed for disaster preparedness, response, rehabilitation, and recovery.

Parallel sessions will also be conducted alongside the exhibits. There will be a discussion on the threats of natural hazards to mega cities in Luzon during a forum on Mega Cities at Risk. Simultaneously, a reverse pitching activity will be conducted to inform the science community on the latest emerging needs of

the local government units when it comes to DRRM, and form possible collaborative needs-based projects to address these gaps.

Know DOST-developed technologies during our DRRM TechXpo and discover how these can be used in your communities! We have also invited scientists and experts to AGHAMmoba: Debunking Myths and Misperceptions from Disaster Movies!

Learn about the MAGHANDA module which includes warning messages, applications and innovations for appropriate disaster preparedness. Researchers will also share their policy-driven research outputs during our DRRM Policy Forum seeking to provide inputs

to policymakers and LGUs.

Tara Na't Mag-HANDA!

Expected participants of this expo will be the local government units, national and regional government agencies, regional disaster risk reduction and management councils, volunteer organizations, non-governmental organizations, academe, and private sectors in Luzon. The event is free of charge and is open to the public.

Join us and know how technological innovations can prepare us better when hazards come our way!

For more information and updates, follow DOST-NCR's official website <https://ncr.dost.gov.ph> or Facebook page facebook.com/dost.ncr

UGALIING MAGBASA NG
CAVITE TIMES JOURNAL

Memorandum (FROM PAGE 1)

The signing of the MOA between the City Government of Bacoor and DHSUD marks a significant milestone in their shared commitment to address the housing needs of the community. By pooling their resources and expertise, both entities aim to create sustainable housing developments that will uplift the quality of life for Bacoor residents and contribute to the overall advancement of

the city. Moving forward, DHSUD will oversee coordination of the 4PH Program, ensuring compliance with program guidelines and monitoring its impact. The City Government of Bacoor, in collaboration with DHSUD, will work tirelessly to identify suitable land parcels, facilitate the development of housing projects, oversee the implementation and construction of the program and support the needs of the program beneficiaries. Mayor Strike B. Revilla of Bacoor expressed his enthusiasm for the partnership, stating,

"This collaboration with

DHSUD will greatly contribute to our efforts in providing decent and affordable housing to our constituents. We believe that everyone deserves a safe and secure place to call home, and we are committed to making that a reality."

The signing of the MOA marks the beginning of a long-term partnership between the City Government of Bacoor and DHSUD in their shared mission to address the housing needs of Filipino families especially the Bacooreños. Through this collaboration, they aim to create vibrant and resilient communities where families can thrive and build a better future.

Maple Grove (FROM PAGE 1)

Megaworld, through its Maple Grove township, opened a portion of its six-lane, 30-meter wide Maple Grove Boulevard from Barangay Bacao to be integrated into the bypass road which leads directly to the Malabon Grande Bridge in Tanza, Cavite.

The construction of the Maple Grove-General Trias bypass road began six years ago in partnership with the local governments of General Trias City and Tanza, as well as the Department of Public Works and Highways (DPWH).

"Our vision at Megaworld is to uplift lives, impact society, and help shape our nation — a long-standing commitment we hold close to our hearts. Through transformative projects like Maple Grove, we strive to turn this vision into reality by creating high-impact developments that drive economic growth and bring forth opportunities for the people and communities we serve," Tan said.

"These access roads will open up new possibilities, not only for the people of General Trias City and Tanza, but also for Maple Grove and all the exciting developments that we are bringing into this development."

Ferrer and Tan were joined by Remulla, Tolentino and Pacumio during the ceremonial motorcade and inspection of the 12-kilometer road.

"Cavite is moving forward. This September 1, a portion of the Calax or Cavite-Laguna Expressway will open. By the second quarter of 2024, the Calax General Trias segment will open. And by December 2024, the Calax from Laguna to Cavite will open," Governor Remulla said in his speech.

"By the first quarter of 2024, the Cavite-Batangas expressway project will begin from Dasmariñas to Batangas. Here in Cavite, the mayors are working together towards one direction."



Take charge and enjoy the ride with Alpha Lifestyle: Elevate your riding experience with the Teverun Fighter Supreme! Compact E-scooters are available for a test drive in SM City Tanza at second level. Hurry, experience the aweSM ride!

R.A. Form No. 10.1 (LCRO)
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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

EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER

Notice is hereby given to the public that this Deed of Extra-Judicial Settlement of Estate "Deed", made and entered into by and between: EMELY ALBIS SIOCSON, widow; LEMUEL ALBIS SIOCSON, single; LADYLYN ALBIS SIOCSON, single; all of legal age, Filipino and all residents of 330 Magdiwang, Noveleta, Cavite; That LEANA SHANE ALBIS SIOCSON, LHANIE MAE ALBIS SIOCSON and LEON VHINCE ALBIS SIOCSON all minors, Filipinos and all residents of 330 Magdiwang, Noveleta, Cavite, all represented by their mother, EMELY A. SIOCSON; That the above-named HEIRS are the only surviving and lawful heirs of **NOEL JULIANES SIOCSON** who died intestate on November 24, 2022; That said deceased died without any will or testament and without any outstanding debts in favor of any person or entity; That said deceased, at the time of his demise left a motor vehicle particularly described as: MAKE: MITSUBISHI; MODEL/SERIES: L300 EXCEED CIC; TYPE OF BODY: FB BODY; YEAR MODEL: 2017; MOTOR NO. 4D56AAS1023; CHASIS NO. PAEL65MYHHB029652; PLATE NO. NCQ 6938; FILE NO. 1336-0000444332; That, it is to the very best interest of the parties hereto to adjudicate unto themselves the entire estate extra-judicially. It has been the subject of Extra-Judicial Settlement of Estate with Waiver of Rights duly executed on July 20, 2023 by the heirs before Notary Public **Atty. Arnel D. Naidas**, as per Doc. No. 259, Page No. 53, Book No. XXIV Series of 2023

Publication: Cavite Times Journal
Dates: July 25, August 1 & 8, 2023

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 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 Breisse 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

SM honored... (FROM PAGE 1)

SM Offices was also recognized under the Disability-Friendly Establishment category, with SM Cyber Two Makati receiving a Bronze award, and special honors awarded to One E-Com and Three E-Com Centers.

Executive Secretary Lucas Bersamin and Senate President Juan Miguel Zubiri graced the conferment with their presence. SM Supermalls President Steven T. Tan was also in attendance, alongside SM Supermalls SVP for Operations and

Director for SM Cares Program on Persons with Disabilities Engr. Bien C. Mateo and SM Prime VP for SM Offices Alexis L. Ortiga.

"It is indeed an honor for SM's efforts to be recognized by the PFRD," said Tan. "We work hard to ensure that our SM Malls cater to the needs of our fellow Filipinos who live with disabilities because we want to facilitate a safe and inclusive space for them. We are humbled to be consistent awardees at the Apolinario Mabini

Awards because it only reassures us that we are fulfilling that goal."

"SM believes in advocating for a more inclusive environment for the disabled community, which is clear through the initiatives we push forward," said Mateo. "More than creating projects for the benefit of disabled persons, we also want to spread awareness and encourage compassion among those of us who are able-bodied. We believe that is what is needed to create a society that is truly inclusive of Persons With Disabilities." Established by the PFRD

on its Silver Anniversary in 1974, the Apolinario Mabini Awards is a biennial program named after one of the country's most well-known heroes. Also known as the Sublime Paralytic, Mabini's disability did not hinder him from playing a major role in the Philippine revolution. Thus, the awards are given to professionals and organizations that have empowered and rendered outstanding services to persons with disabilities, and are considered to be the most prestigious prize for Persons with Disabilities-related organizations and programs in the country.

SM Prime is a strong advocate for persons with disabilities, with many notable programs under SM Cares designed to uplift and empower this sector of society. Several initiatives for disabled persons include the award-winning Emergency Disaster Preparedness Forum, which aims to equip persons with disabilities with the knowledge and skills to become more resilient during natural disasters, as well as The Blackout Zone, the first experiential exhibit that simulates blindness and encourages sighted individuals to develop a

deeper understanding of the struggles and challenges faced by the those who are visually impaired community.

SM Cares' initiatives also reflect the organization's support for the United Nations' Sustainable Development Goals (SDGs), particularly "SDG 10: Reduced Inequalities". Other advocacies of SM Cares include Programs for the Environment, Women & Breastfeeding Mothers, Children & Youth, Senior Citizens, and the SM Bike-friendly initiative.

To learn more about these programs, visit www.smsupermalls.com/smcars.

International (FROM PAGE 12)

Wang Jianxin, director of the Publicity Department of the Communist Party of China (CPC) Committee in Xinjiang, sincerely invited Chinese and foreign journalists and online influencers to visit Xinjiang, discover a beautiful Xinjiang and tell stories of people-to-people connectivity along the Silk Road well.

Mederbek Shermetaliev, head of the Kabar News Agency of Kyrgyzstan, said Central Asian countries enjoy a bright prospect of development thanks to BRI cooperation. The media should extensively convey information about the aims and objectives of building high-level strategic partnerships between China and Central Asian countries to the general public in a way which is easy to understand.

"We need to stay focused and engage in in-depth exchanges to promote cooperation and win-win results," Argentine Ambassador to China Sabino Vaca Narvaja said in a video speech.

Chen Kai, mayor of Karamay, noted that the city will contribute to the realization of the dream of integration of diverse cultures in the world, the dream of connecting the world and making progress together under the BRI, and the great dream of building a community with a shared future for mankind.

During a roundtable discussion on international communication & value shaping and cultural envoys & common prosperity, the guests shared their views on international communication and other topics.

Zhang Weiwei, director of the China Institute of Fudan University, pointed out that compared to traditional media, the threshold of participating in international communication has been lowered today and thanks to cultural diversity, good stories are told everywhere.

"I hope that one day, all fabricated reports on China and Xinjiang can be forcefully refuted," said Fernando Munoz Bernal, an online influencer from Colombia.

The first "Hello, Silk Road" International Conference on Internet Communication was co-hosted by the information office of the government of Xinjiang Uygur Autonomous Region, the government of Karamay and Global Times Online, and supported by the Special Fund for Positive Online Communication of the China Internet Development Foundation.

Railway... (FROM PAGE 12)

For LRT Line 2, one coach was added, Chavez said, adding that, from January to June this year, the ridership increased by 300,000 passengers a day, which means improvement in operating lines.

The transportation official also reported that the Department of Transportation (DOTr) is fast tracking the implementation of the Japan International Cooperation Agency (JICA)- and Asian Development Bank (ADB)-funded projects and other PPP projects.

With regard to the JICA-funded Manila to Malolos railway projects, Chavez said only three stations have not commenced construction—the Tutuban, Solis and Caloocan stations. All the rest – Bocaue, Balagtas, Meycauayan, Marilao

stations - are between 42 to 80 percent complete.

This means the seven stations from Valenzuela to Malolos will be operational by 2027, the transportation official said, adding that for the North 2 project, the Malolos to Clark line, five additional stations are already in advanced development status.

According to Chavez, the Manila to Malolos line was procured and funded during the late president Benigno Aquino III's administration, while the Malolos to Clark was funded and procured during the Duterte administration.

"Iyong South Commuter, this is Manila to Calamba na 56 kilometers, covering about 19 stations, all contracts were signed during the Marcos Administration," he said.

The 19 station civil works

are all funded by ADB, while the electromechanical and rolling stock are funded by JICA.

The North-South Commuter Railway Project, with a project cost of around P873 billion, is jointly funded by ADB and JICA; P369 billion by JICA; P333 billion by ADB; and, Philippine government counterpart is about P173 billion.

For the Metro Manila subway project, which was approved and funded during the Duterte administration, contractors bored 230 meters for the first tunnel boring machine (TBM), from Valenzuela to Quirino Avenue and Mindanao Avenue, Chavez said.

Proponents expect that the tunnel from Valenzuela to Quirino and Mindanao Avenue will be completed by December.

Tunnel boring operation for the subway project started during the Marcos administration. / PND



LITTLE BARBIE GIRLS PARADE AT SM CITY TRECE MARTIRES - Wearing their Barbie-inspired outfit of the day, these cute little Barbie girls turned the mall into pink as they paraded in support of the Barbie Movie. Barbie the movie is still showing at SM Cinemas nationwide.

Keep Calm... (FROM PAGE 12)

The whole process of cooking his curry entails more than two hours of constant mixing of ingredients. For this chef, there is no shortcut to achieve the perfect taste of Japanese curry. As one customer puts it in his IG account - #currymadewithlove.

If one is tempted to think that food here is expensive, then you are in for a surprise. Priced at P219, the Fried Shrimp Curry is already the most expensive dish on the menu. The other food items are Beef Curry, Fried Squid Curry, Katsu Curry, Fried Chicken Curry, Egg Curry, and Sausage Curry. Customers have the happy option to

customize their order from the different kinds of meat and seafood the restaurant offers. They could even have every viand in one plate if they so wish!

After all the savory treats, it is time for something sweet. Treat yourself to the Mini Croffle desserts. (The pastry, first made famous in South Korea, is a croissant dough that is pressed in a waffle maker to achieve a crispy exterior with a waffle-like texture.

It brings to mind the Cronut, doesn't it?) Have your fill of Matcha Choco Bits, Peppermint ChocNut, Pink Sprinkle, and more. Could you believe it is only sold at P35 per piece? What makes this deal even

more unbelievable is that the croissant dough is imported from France!

On the other hand, the interior of the place puts a premium on simplicity and harmony. The clean lines, neutral, and natural materials contribute much to the warmth and coziness of the 50 sq m dining spot. The Izakaya-like vibe it emits makes it the ideal venue for intimate gatherings.

Without doubt, the newly opened Kokorro Curry impresses its customers with its in-house Japanese chef making authentic Japanese curry from scratch – all without breaking the bank. Now that is a recipe for success! (By Kuku Samson)

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 and 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 REPRESENTATIVE 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 Bulding, 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., Brgy. 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
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

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:

A PARCEL 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 Bacoor
 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 Bacoor 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 Bacoor, 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



NEW AT SCORCHED SM CITY DASMARIÑAS! Don't miss out this incredible combination of two beloved classics. Try the Pulled Pork Mac & Cheese and discover a distinct flavor that will comfort you anytime of the day. Order now here at Scorched located at the Annex Lower Ground level of SM City Dasmariñas!

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 15
Naic, Cavite
rtc1naco15@judiciary.gov.ph
rtcbranch15naiccavite@gmail.com
09178753180

IN THE MATTER OF PETITION FOR
CHANGE OF FAMILY NAME OF VOUGH
RYAN NENE ASO APPEARING IN HIS
CERTIFICATE OF LIVE BIRTH ON
RECORD WITH THE PHILIPPINE
STATISTICS AUTHORITY TO BE
AMENDED AS VOUGH RYAN NENE
ARSEO, VOUGH RYAN NENE ASO,
Petitioner

-versus- SP. PROC. NO. NC-2023-024

CIVIL REGISTRAR GENERAL-
PHILIPPINE STATISTICS
AUTHORITY, LOCAL CIVIL
REGISTRY OF CITY OF TAGAYTAY,
CAVITE AND OFFICE OF THE
PROVINCIAL PROSECUTOR OF CAVITE,
Respondents.

X-----X

ORDER

Before this Court is a Petition filed by petitioner, **VOUGH RYAN NENE ASO** through his counsel, **Atty. Restituto J. Vejerano**, praying that after due notice, posting and hearing, a Judgement be rendered by this Honorable Court directing respondents CIVIL Registrar General Philippine Statistics Authority (PSA) and the Local Civil Registry of City of Tagaytay, Cavite to Change the Family name of the Petitioner appearing in his Certificate of Live Birth from "Aso" to "Arseo"

Being sufficient in form and substance, the petition is hereby set for hearing on **October 24, 2023 At 8:30 o'clock in the morning** on the courtroom of RTC Branch 15, Naic, Cavite, on which date, hour and place.

Any person interested may appear and show cause why the petition should not be granted.

At his expense, the petitioner is directed to publish a copy of this Order at least once a week for three (3) successive weeks in the in the newspaper of General Circulation in the Province of Cavite.

Furnish the Office of the Provincial Prosecutor of Cavite, the Solicitor General, the Civil Registrar General-Philippine Statistics Authority (PSA), the Local Civil Registry of City of Tagaytay, Cavite, and **Atty. Restituto J. Vejerano**, with the copies of this Order and the Petition.

SO ORDERED.

Naic, Cavite June 16, 2023.

(Sgd.) **LERIO C. CASTIGADOR**
Presiding Judge

Publication: Cavite Times Journal
Dates: July 25, August 1 & 8, 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/Assignee,

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

EMELIZA H. MANIEGO married to
RODOLFO FRANCISCO C. MANIEGO,
Mortgagors,
FC CASE NO. 18088-23

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. Of 358 Sen. Gil Puyat Avenue, Makati City, against **EMELIZA H. MANIEGO married to RODOLFO FRANCISCO C. MANIEGO**, mortgagors, with residence and postal addresses at 5122 Filmore St., Palanan, Makati City, and Lot 36 Block 4, Lancaster Residences, Phase 6, Alapan 2, Imus, Cavite, to satisfy the mortgage indebtedness which as of April 17, 2023 amounts to **SIX HUNDRED SEVENTEEN THOUSAND TWO HUNDRED TWENTY THREE PESOS & 20/100 (P617,223.20)**, 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. 057-2013010526

"A PARCEL OF LAND (LOT 36 BLK.4, OF THE SUBD. PLAN, PSD-04-208493, BEING A PORTION OF LOT 1624, IMUS ESTATE, L.R.C. REC. NO. 8843), SITUATED IN BRGY. OF ALAPAN 2 MUN. OF IMUS, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED OF THE SW., ALONG LINE 1-2 BY LOT 34; BLOCK 4; ON THE NW., ALONG LINE 2-3 BY ROAD LOT 3; ON THE NE., ALONG LINE 3-4 BY LOT 38, BLK. 4, AND ON THE SE., ALONG LINE 4-1 BY LOT 38, BKL. 4, ALL OF THE SUBD. PLAN. X X X CONTAINING AN AREA OF FORTY (40) SQ. 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, RECIEVERS AND LIQUIDATORS INC.
Unit C, 10th Floor, Strata 2000 Bldg. F. Ortigas Jr., Rd., Ortigas Center, Pasig City

EMELIZA H. MANIEGO married to RODOLFO FRANCISCO C. MANIEGO
5122 Filmore St., Palanan, Makati City
Lot 36, Block 4, Lancaster Residences, Phase 6, Alapan 2, Imus, Cavite

Publication: Cavite Times Journal
Dates: July 25, August 1 & 8, 2023

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

HOME DEVELOPMENT MUTUAL FUND
(Otherwise known as Pag-IBIG Fund),
Mortgagee,

-versus- Foreclosure No. 2023-198
For: Extra-Judicial Foreclosure of
Real Estate Mortgage

MARY ANN M. SALDUA,
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, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as pag-IBIG Fund)**, at The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City, and agints the mortgagor **MARY ANN M. SALDUA**, at #4C, Brgy. Kabayanan, San Juan City, Metro Manila and Lot 2 Blk. 12, Villa Antonina Brgy. San Nicolas, Bacoor, Cavite, **MARY ANN M. SALDUA is represented by ANTONIO M. SALDUA as her Attorney-in-Fact** to satisfy the mortgagee indebtedness which as of March 31, 2023 amounts to **SIX HUNDRED NINETY THOUSAND SEVEN HUNDRED FORTY EIGHT PESOS & 20/100 (P690,748.20)**, Philippine Currency, inclusive of inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **August 29, 2023 at 10:00 o'clock in the morning** or soon thereafter, at the main entrance of the Hall of Justice of Bacoor 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. 057-2014014578

"A PARCELOF LAND (LOT 2 OF THE CONSOLIDATION-SUBDIVISION PLAN, PCS-04-024653, BEING A PORTION OF THE CONS. OF LOTS 1 TO 9, BLOCK 12, PCS-04-024007, LRC RECORD NO. 8843), SITUATED IN THE BRGY. OF SAN NICOLAS, MUNICIPALITY OF BACOR, PROV. OF CAVITE. X X X, CONTAINING AN AREA OF FORTY FIVE (45) SQUARE METERS."

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 **September 4, 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.

City of Bacoor, July 17, 2023.

(Sgd.) **MELY C. HERMOSURA-VISTA**
Clerk of the Court IV

By:

(Sgd.) **DEMETRIO T. VILLANUEVA, JR.**
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-ibig FUND)
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

ATTY. SIMEON P. MADRID
Unit 2010 20F Herrera Tower, V.A Rufino cor. Valero Streets, Makati City

Ms. MARY ANN M. SALDUA
#4C, Brgy. Kabayanan, San Juan City, Metro Manila
Lot 2 Blk. 12, Villa Antonina Brgy. San Nicolas, Bacoor, Cavite

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

Publication: Cavite Times Journal
Dates: July 25, August 1 & 8, 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 – 2023-328**
For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act
3135, as Amended by Act 4118

FREDERICK VALLESTERO DINGAL, 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 **FREDERICK VALLESTERO DINGAL, single** with postal address at Blk 4 Lot 44, Seaside Tambo, Parañaque City, Metro Manila to satisfy the mortgage indebtedness which as of March 31, 2023 amounts to **THREE HUNDRED SIXTY EIGHT THOUSAND ONE HUNDRED EIGHTY FIVE PESOS & 94/100 (P368,185.94)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **August 22, 2023 at 9:00 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. 057-2015010789

A parcel of land (Lot 115 Block 5 of the cons. subd. plan PCS-04-024695, being a portion of Lot 2968-C, PSD-04-199019 and Lot 2969-B, PSD-04-199021, L.R.C. Record No.), situated in Barangay Timalan, Municipality of Naic, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 159 Block 5; on the SW., along line 2-3 by Lot 129, Block 5; on the NW., along line 3-4 by Lot 116 Block 5; and on the NE., along line 4-5 by Road Lot 5 and along line 5-1 by Lot 114 Block 5, all of the cons. subd. plan. xxxxx containing an area of **FIFTY-TWO (52) square meters** xxxxx

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 29, 2023** at the same place and time above-mentioned.

Naic, Cavite, July 03, 2023

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

Copy furnished:

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

FREDERICK VALLESTERO DINGAL, single

Blk 4 Lot 44, Seaside Tambo, Parañaque City, Metro Manila /
Lot 115, Blk. 5, Phase 3-A Ciudad Nuevo Barangay Timalan Naic, Cavite

Maria Victoria D. Capiral,
c/o **Atty. Simeon P. Madrid**

Attorney-In-Fact, S.P Madrid & Associates
Unit 2010 20/F Herrera Tower, V.A Rufin cor. Valero Streets,
Makati City

Publication: Cavite Times Journal
Dates: July 25, August 1 & 8, 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 – 2023-432**
For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act
3135, as Amended by Act 4118

JUNREY TABLO ADAYA, 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 **JUNREY TABLO ADAYA, single** with postal address at Block 4, Lot 108, Satima Village, Talon II, Las Piñas City to satisfy the mortgage indebtedness which as of April 28, 2023 amounts to **FOUR HUNDRED THIRTY FOUR THOUSAND ONE HUNDRED TWENTY PESOS & 85/100 (P434,120.85)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **August 29, 2023 at 9:00 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. 057-2018028329

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

Lot No: 30 Block No: 51, Plan No: PSD-04-246095

Portion of: Subd. of Lot 2933, FLS-986-D, Naic Estate (VS-04-000597), L.R.C. No. 8340

Location: Barangay of Sabang (Formerly Timalan) Province of Cavite, Island of Luzon

Boundaries:

LINE DIRECTION ADJOINING LOT(S)

1-2 NW LOT 29, BLOCK 51, PSD-04-246095
2-3 NE LOT 2934, FLS-986D (NAIC ESTATE)
3-4 SE LOT 31, BLOCK 51, PSD-04-246095
4-1 SW ROAD LOT 12, PSD-04-246095

Area: TWENTY-EIGHT SQUARE METERS (28), more or less

Description of Corners: ALL POINTS ARE REFERRED TO ON THE PLAN 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 **September 04, 2023** at the same place and time above-mentioned.

Naic, Cavite, July 20, 2023

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

Copy furnished:

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

Junrey Tablo Adaya, single

Block 4, Lot 108, Satima Village, Talon II, Las Piñas City /
Lot 30, Blk 51, Pasinaya Homes, Phase 2 Sabang, Naic, Cavite;

Maria Victoria D. Capiral,

c/o **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

Publication: Cavite Times Journal
Dates: July 25, August 1 & 8, 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 – 2023-297**
For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act
3135, as Amended by Act 4118

DERECH ARAPOC LOZANO, 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 **DERECH ARAPOC LOZANO, single** with postal address at 27 Pag Asa St., Brgy. San Jose, Caloocan City to satisfy the mortgage indebtedness which as of March 28, 2023 amounts to **FIVE HUNDRED FIFTEEN THOUSAND TWO HUNDRED FOURTEEN PESOS & 83/100 (P515,214.83)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **August 22, 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. 057-2019000889

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

Lot No: 10, Block No. 11, Plan No: PCS-04-031079

Portion of: CONS.-SUBD. OF LOT 2959-A-2, PSD-04-226956; LOTS 2959-A-1-A, 2959-A-1-B, 2959-A-1-C & 2959-A-1-D, ALL OF PSD-04-245660 LRC Record No. 8340

Location: Barangay of Timalan, Municipality of Naic, Province of Cavite, Island of Luzon

Boundaries:

LINE DIRECTION ADJOINING LOT(S)

1-2 SE Lot 13, Block 11, PCS-04-031079
2-3 SE Lot 14, Block 11, PCS-04-031079
3-4 SW Lot 9, Block 11, PCS-04-031079
4-5 NW Alley Lot 2, PCS-04-031079
5-1 NW Lot 11, Block 11, PCS-04-031079

Area: TWENTY-EIGHT SQUARE METERS (28), more or less

Description of Corners: All points are referred to on the plan 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 29, 2023** at the same place and time above-mentioned.

Naic, Cavite, July 03, 2023

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

Copy furnished:

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

Derech Arapoc Lozano, single,

27 Pag Asa St., Brgy. San Jose, Caloocan City / Lot 10, Blk 11, Pasinaya Homes Central, Timalan, 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 25, August 1 & 8, 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-261-23

GREGORIO DEDORO RAMIRO MARRIED TO
JOSELINE CARPENTERO RAMIRO,
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, **GREGORIO DEDORO RAMIRO married to JOSELINE CARPENTERO RAMIRO**, with residence and postal addresses at 14115 GOVERNOR DRIVE, BANGCAL, CARMONA, CAVITE and Lot 11, BLK. 25, THE ROYAL PARKS AT GROSVENOR PLACE TAMBOL, TANZA CAVITE, to satisfy mortgage indebtedness which as of 22 March 2023 amounts to **THREE HUNDRED NINETY SEVEN THOUSAND NINE HUNDRED PESOS AND 16/100 (P397,900.16)**. excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **24 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 Philippines Currency the following described property with all the improvements thereon to wit:

TRANSFER CERTIFICATE OF TITLE NO.057-2021023345

A PARCEL OF LAND (LOT 11, BLOCK 25, OF THE SUBD.PLAN PCS-04-015560, BEING A PORTION OF LOTS 2812-B, 2813-A, PSD-04-005467, LOTS 2814-2816, 2819, 2821, 2822, 2826, FLS-1821, STA. CRUZ DE MALABON ESTATE. LOTS 2820 2823, 2823, STA. CRUZ DE MALABON ESTATE, LRC REC. NO.) SITUATED IN THE BO.OF TAMBOL MUN. OF TANZA, PROV. OF CAVITE.BOUNDED ON THE NW, ALONG LINE 1-2 BY LOT 12 BLOCK 25; ON THE NE., ALONG LINE 2-3 BY LOT 13, BLK. 25; ON THE SE., ALONG LINE 3-4 BY ALLEY 1; ON THE SW., ALONG LINE 4-1 BY LOT 9, BLK.25, ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **THIRTY TWO (32) 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 **07 SEPTEMBER 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 Matires City 21 July 2023.

(Sgd.) ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND,
C/O ATTY. CAESAR S. EUROPA
24KACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg, Bldg II, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

Gregorio Dedoro Ramiro married To
Joseline Carpentero Ramiro
14115 Governor Drive, Bangkal, Carmona Cavite
Lot 11 BLK. 25 The Royal Parks at Grosvenor Place Tambol, Tanza Cavite

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

Publication: Cavite Times Journal
Dates: July 25, August 1 & 8, 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-279-23

MARY ANN E. PADUA,
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, **MARY ANN E. PADUA**, with residence and postal addresses at (1) #24-D Aniceta Kaingin Rd., Apolonio Samson, Balintawak, Quezon City, Metro Manila, and (2) Lot 24, BLK 63, Ph. 4 Wellington Tanza Residence, Barangay Tres Cruses, Tanza Cavite, to satisfy the mortgage indebtedness which as of 22 March 2023 amounts to **SIX HUNDRED TWELVE THOUSAND EIGHT HUNDRED THIRTY ONE PESOS AND 95/100 (Php612,831.95)** excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **24 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 Philippines Currency the following described property with all the improvements thereon to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2019019512

LOT NO. 24 BLOCK NO. 63 PLAN NO. PCS-04-028445

PORTION OF: LOTS 1,2,3 & 4 (LRA) PCS-31859 & LOTS 3731, 3732 & 3733 FLS-2424:

LOCATION: BARANGAY TRES CRUSES, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE ISLAND OF LUZON

BOUNDARIES:

LINE DIRECTION ADJOINING LOT (S)

1-2 NE LOT 23, BLOCK 63, PCS-04-028445

2-3 SE LOT 2049, STA. CRUZ DE MALABON ESTATE

3-4 SW LOT 25, BLOCK 63, PCS-04-028445

4-1 NW ROAD LOT 67, PCS-04-028445

AREA: FORTY SQUARE METERS AND TWENTY FIVE SQUARE DECIMETERS (40.25), 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 **07 SEPTEMBER 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 Matires City 21 July 2023.

(Sgd.) REYNALDO L. SALOMA
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND,
c/o ATTY. SIMEON MADRID
Attorney-In-Fact, S.P. MADRID AND ASSOCIATES
Unit 2010 20/F Herrera Tower V.A. Rufino cor. Valero Streets, Makati City

MARY ANN E. PADUA
(1) #24-D Aniceta Kaingin Rd., Apolonio Samson, Balintawak, Quezon City, Metro Manila
(2) Lot 24, Blk. 63, Ph. 4 Wellington Tanza Residences, Barangay Tres Cruses, Tanza Cavite

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

Publication: Cavite Times Journal
Dates: July 25, August 1 & 8, 2023

PALAISIPAN

1 2 3 4 5 6 7

8 9 10 11

12 13 14

15 16

17 18 19

20 21 22

23 24 25 26 27

28 29 30 31

32 33

34 35

36 37

PAHALANG

1 Tarak

5 Games and Amusements Board

8 Nanay

9 Kandili

12 Aspili

13 Payapa

15 Anjo Yllana

16 Pambungad

17 Boda

19 Unlaping pamilang

20 Kapitan: daglat

21 Non-alcoholic beer

24 ____ Vegas

26 Uri ng tinapay

28 Lilitaw

31 ____ Union

32 Balakid

33 Library: daglat

34 Sabi nya

35 Baluga

36 ____ for Hire

37 Tibay

PABABA

1 Kimpal

2 Humagulgol

3 Taguri sa banal

4 Taba

5 Kunat

6 Bayan sa Pangasinan

7 Tamad

10 Gallon : daglat

11 Bilis

14 Hulapi

16 Papunta sa malayo

18 Sanggahin

22 Ulat

23 Yeso

25 Pagsali sa usapan

26 Paos

27 Ingay ng paa

29 Local area network

30 Bobby Andrews

33 Liter: daglat

SAGOT SA NAKARAAN

L A B A B O A P A T

A A M A A L I L A

B U L A G B A L A G

A T O Y B A B A L A

G A T A N O S

H A L U N G K A T

H U N A K A B

I T A P A L I S L A

T A N A N U K A I N

I T A G O S O Y G

K A K I K A T A N A

Dagdag Kaalaman

Ang unang personal computer ay ginawa ng Olivetti, isang typewriter company noong 1963.

RAILWAY PROJECTS UNDER PBBM ADMIN RIGHT ON TRACK - DOTR

The railway projects under the Marcos administration are on the right track, a transportation official said on Saturday, noting that the government has improved the current operating lines and is fast tracking the existing rail projects.

In a news forum in Quezon City, Transportation Undersecretary Cesar Chavez reported that the four operating lines – the Philippine National Railway (PNR), Light Rail Transit Lines 1, 2, and Metro Rail Transit (MRT 3) - are improving significantly.

"Halimbawa, PNR inabutan natin ng nine train sets, ngayon ay 15. We hope to produce additional train set or increase to 16 by August, next month. Second, iyong MRT 3 natin ay nag-increase ang ridership, well, tapos na ang pandemic," Chavez said during the forum.

"But at the same time iyong 72 na bagon, CKD, ay nakumpleto. The Duterte Administration completed around 55, overhauled 55 light rail vehicles, mga bagon. At iyong 72 within the first six months of the Marcos administration completed, which means general overhauled."



President Bongbong Marcos

► RAILWAY • 5

Keep Calm and Kokorro Curry On

While curry may have stemmed from Indian cuisine, the popular dish has found its way to the hearts of Japanese people. (Thanks to the British.) In order to suit their palate, the Japanese have given the curry a new spin. Their version of the curry is normally sweeter and milder as oppose to being zesty.



It brings a medley of meat and vegetables in a thick brown sauce. The rich sauce of the Japanese curry makes it a magnet for rice.

The good news is that Filipinos need not fly to Japan to savor authentic Japanese curry. We have Benjie Garcia, the owner of the Japanese restaurant chain Rai Rai Ken to thank for this. He has invited to the country a close family friend, Japanese chef Tencho-San. Together, they set themselves on a mission to satisfy the discriminating tastebuds of foodies with their new business venture- Kokorro Curry.

What makes Kokorro Curry in Makati City stand out from the numerous Japanese restaurants in town? This Japanese chef, who lords over its kitchen, makes his secret curry recipe from air-flown ingredients from his homeland- including those from his farm in Nagano.

► KEEP CALM • 5

International conference on network communication held in NW China's Xinjiang



The first "Hello, Silk Road" International Conference on Internet Communication was held on July 23 in Karamay, northwest China's Xinjiang Uygur Autonomous Region.

Over 200 guests, including experts and scholars from more than 20 countries, Chinese and foreign journalists, and online influencers gathered together to envision future cooperation between China and countries along the Belt and Road in the field of international communication.

► INTERNATIONAL • 5



KBL, PAPI SIGN MOU: THE president of the Publishers Association of the Philippines, Inc. (PAPI) and the Kilusang Bagong Lipunan (KBL) recently signed a Memorandum of Understanding (MOU). PAPI president Nelson Santos and KBL North Luzon vice president, Crisiljefv Garrido, signed the MOU last July 19 at Ninangan Restaurant in Sta. Maria, Bulacan, designating the former as the official media partner of the political party. A press conference will be hosted by KBL North Luzon, on Oct. 20-21, 2023 at the Royce Hotel and Casino in Clark, Pampanga.

SM honored for efforts in empowering PWDs at this year's Apolinario Mabini Awards



SM Prime was recently honored at this year's the 2023 Apolinario Mabini Awards for its efforts in empowering and uplifting Persons With Disabilities (PWDs). The organization took home multiple awards, conferred to it by the Philippine Foundation for the Rehabilitation of the Disabled (PFRD), at a special ceremony held at the Heroes Hall in Malacanang Palace, last 18 July 2023.



(L-R) Senate President Juan Miguel Zubiri, Executive Secretary Lucas Bersamin, SM Supermalls President Steven Tan, SM Supermalls SVP Engr. Bien Mateo and SM Offices VP Alexis Ortiga receiving SM Group's Apolinario Mabini awards

The awards bestowed include the Empowerment of Persons With Disabilities Award given to SM Cares, SM Supermalls' corporate social responsibility arm, along with the Disability-Friendly Establishment Award given to several SM Malls and SM Offices. Special distinction was conferred to SM City Grand Central being the sole Gold winner, while SM City Urdaneta Central and SM City Telabastagan both received Bronze.

Special citations were also given to SM City Tanza, SM City Dasmariñas, SM City Iloilo, SM City Bacolod, and SM City Cagayan de Oro Uptown for partial compliance with Batas Pambansa Blg. 344, or An Act to Enhance the Mobility of Disabled Persons by Requiring Certain Buildings, Institutions, Establishments and Public Utilities to Install Facilities and Other Devices.

► SM HONORED • 5