

Celebrating youth excellence



In pursuit of transformative change to improve the quality of life of the youth, the Office of the Provincial Social Welfare and Development Officer (OPSWDO) and the Pag-asa Youth Association of the Philippines, Inc. (PYAP) – Cavite, worked hand in hand in celebrating **Linggo ng Kabataan** at the Provincial Gymnasium, on September 4, 2023.

Bringing together around 100 Caviteño youth from the different cities and municipalities in the celebration, Mr. Aries Panganiban, Cavite Provincial Federation PYAP Focal Person, warmly welcomed the youth and hoped that they would enjoy the activity to solidify their bond and camaraderie. He also extended his appreciation to all involved in making the celebration possible.

Additionally, Hon. Romel Enriquez, 1st District Board Member and Committee

Chairperson on Social Services, Family, Women, Children and Elderly, emphasized his unwavering dedication and commitment to help the youth, imparting "dalawang daang porsyento na suporta para sa ating mga kabataan."

Each PYAP Cavite Chapter presented their best practices, showcasing their active participation in different endeavors.

The highlight of the

▶ **CELEBRATING • 3**

PHILIPPINE ORTHOPEDIC CENTER RECEIVES PHP200-MILLION CASH ASSISTANCE FROM OFFICE OF THE PRESIDENT



Fulfilling the commitment of President Ferdinand R. Marcos Jr. to prioritize the health sector in the Philippines, the Office of the President (OP) has provided Php200 million in financial assistance to the Philippine Orthopedic Center (POC).

POC Medical Center Chief Dr. Jose Pujalte Jr. said that the financial assistance from the OP will go a long way in sustaining the operations of the country's prime orthopedic center, especially with the upsurge in the cases of injuries in the country.

"To achieve true universal health care, we need the confluence of a leader's vision, the dedication and expertise of the health workers, and wherewithal," Pujalte said in his letter of acceptance and gratitude to the OP.

"For the Filipino orthopedic sick, injured, and crippled: this moment has arrived," he added.

▶ **PHILIPPINE • 3**

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PAHAYAGAN NG TUNAY NA CAVITEÑO
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RICE PRICE CAPS GAIN SUPPORT FROM FARMERS, FISHERFOLKS



President Bongbong Marcos

Key stakeholders from the agriculture sector in MIMAROPA and Eastern Visayas regions have expressed their support for the issuance of Executive Order (EO) No. 39 by President Ferdinand R. Marcos Jr., which sets price ceilings on rice in the whole country.

EO 39, signed by the President and issued on August 31, takes effect today, September 5, and sets the price for regular milled rice in the market nationwide at Php41.00 while the price cap for well-milled rice is Php45.00.

Bantay Buklura ARBs and Farmers' ▶ **RICE PRICE • 3**

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Editorial

As public schools reopened last week, the Department of Education (DepEd) unveiled a redesigned Kindergarten to Grade 10 (K to 10) basic education curriculum that focuses on five learning competencies to strengthen the young learners' foundational skills in Language, Reading and Literacy, Math, Makabansa, and Good Manners and Right Conduct.

The new curriculum will be piloted this school year 2023-2024, then implemented in three phases from 2024 to 2027.

Also last week, the DepEd told the House of Representatives that there is a shortage of 165,000 classrooms and at the current annual rate – less than 20,000 was budgeted for construction – it would take over 20 years for this shortage to be covered.

In mid-2021, while coronavirus pandemic raged on, the Philippine Institute for Development Studies identified "five problems that result in poor learning outcomes that need to be urgently addressed: a) implementation inefficiencies; b) malnutrition; c) lack of textbooks; d) school connectivity; and e) teacher quality."

Given these adverse realities, it is not surprising that in a recent Pulse Asia survey commissioned by the chairperson of the Senate committee on education, it was revealed that there was an almost equal number of respondents – 42 percent dissatisfied, 41 percent satisfied – with contradictory assessments of their experience with senior high school. A DepEd task force will start tackling the senior highschool curriculum shortly.

Amid this rather uninspiring scenario, the Philippine News Agency (PNA) reports that at the recent 64th International Mathematical Olympiad (IMO) held in Chiba, Japan, six Filipino students won three silver medals and three bronze medals. Earlier this year, 19 young Filipinos clinched gold medals at the World International Mathematical Olympiad (WIMO) in Bangkok, Thailand. These exceptional achievements demonstrate that, properly trained and guided, young Filipinos could match and even outperform their peers.

Despite this proverbial silver lining, it is imperative that decisive steps are taken to address these serious

Reforming the educational system: Back to basics, whole-of-society response imperative

problems affecting the education, health and development of the Filipino youth.

A multi-sectoral Children's First One Thousand Days Coalition (CFDC) has been launched in determined efforts to stem the tide of malnutrition and stunting, described vividly by UNICEF: "Every day, 95 children in the Philippines die from malnutrition. Twenty-seven out of 1,000 Filipino children do not get past their fifth birthday. A third of Filipino children are stunted, or short for their age. Stunting after two years of age can be permanent, irreversible, and even fatal."

The Department of Social Work and Community Development is at the nexus of continuing efforts to address these problems that are deeply rooted in poverty and social inequality through the Philippine Multi-Sectoral Nutrition Project (PMNP), Food Stamp Program (FSP) and Pantawid Pamilyang Pilipino Program (4Ps).

To fully recover from the massive declines caused by the pandemic, the government must take decisive action to fast-track the clearing of the classroom backlog, hire and train qualified teachers, provide needed textbooks



and install digital connectivity. Political will is extremely important. If this is demonstrated convincingly, the people will certainly rally behind their government, declaring "Yes, we can!"

Meet this SM partner who is now giving opportunities to handicraft makers in the countryside

Kea International owner Eloisa Bautista-Flores' journey with Conrad Manila started by consistently doing good work.

Conrad Manila is one of the hotels under SM Hotels and Conventions Corp.

Backed by years of experience in supplying handicrafts in the hotel industry, Bautista-Flores understood what needed to be done to supply products to SM Hotels. It is to showcase the excellence of their handicrafts.

She shared, "Being one of SM's suppliers for many years, we were referred by buyers of baskets to Conrad Manila. From there, we presented our production capacity." It was a decision that paved the way for more success not only for Kea International but for the handicraft communities in the countryside.

Established in 2010, Kea creates handmade products including baskets, storages, gift boxes, furniture, woodcrafts, and other home accessories.

"I supply Conrad Manila with leather-made guest amenities. This includes holders of notepads, TV remotes, and directories. These are being produced in our main warehouse in Batangas. We have in-house production that creates 100% handmade accessories. Everything is hand-sewn, hand-wrapped by skilled box makers in our province," Bautista-Flores further shared.

Going beyond guest amenities, Kea also supplies Conrad Manila's kitchen with pantry trays and wood boards. "For woodcraft like boards and trays, we have satellite



factories in Tarlac where these are being produced," she shared.

Her products' presence at Conrad Manila also led to better and brighter things for her company: "While I was supplying Conrad Manila, I met one of the executives and he asked me to approach SM Store. We presented our Buri Hamper Set. This was the first item we sold to SM Store."

Bautista-Flores further shared that from usually selling 100 sets, it grew to about 1,000 a year. In her

journey with SM, she shared that there were a lot of learnings along the way.

"One thing I admire about SM is that they truly treasure the partnership, and I am proud to be one of their suppliers. They are with me every step of the way. I am just amazed at how systematic their operations are attending to thousands of suppliers. Being in the handicraft industry where low-income workers are thousands, orders from SM have brought good

livelihood to the countryside," she said.

For Bautista-Flores, the growth of her company is also the growth of the people who work with her.

Just this year, Conrad Manila was named a verified luxury hotel by Forbes Travel Guide 2023 Star Awards, the world-renowned authority on excellence in hospitality, and amid the elegance at Conrad Manila are beautifully made handicrafts created by workers who take pride in what they.

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Grand Love... (FROM PAGE 12)

Grannies Food Fiesta: Where cravings are satisfied, grannies-style!

Indulge in a feast that is sprinkled with a dash of love for your grand folks. SM Supermalls will be giving grand dining deals— free treats, desserts, and meals— for

lolos and lolas who will celebrate Grandparents Day at the malls. Enjoy comfort food at its finest with your best grannies, and it's all served with a side of cherished family moments.

Snap picture-perfect memories with your folks

What's a celebration without capturing the moments that matter most? Take your whole family to SM Supermalls' designated spots and step into a beautifully designed frame with your grandparents. Whether it's a goofy grin or a heartfelt hug, strike a pose with your folks and don't forget to share it online!

DOST... (FROM PAGE 12)

Led by Department of Science and Technology (DOST) Secretary Renato U. Solidum Jr., the DOST welcomed the opportunity to collaborate with the private sector in Science, Technology, and Innovation (STI). This strategic alignment is expected to bring many benefits, such as knowledge exchanges, technological breakthroughs, and finding innovative solutions that can improve the STI efforts of the country.

For DOST, research and development projects on

OneLab Network, SETUP (Small Enterprise Technology Upgrading Program) and CEST (Community Empowerment through Science and Technology), alongside the areas of cooperation outlined in the MOU are envisioned to be continued.

These are R&D programs focused on upgrading and supporting countryside development and empowering the marginalized communities in the country, through S&T interventions in five entry points: health and

nutrition, water and sanitation, basic education and literacy, livelihood/economic enterprise development, and disaster risk reduction and climate change adaptation.

Notably, it is important to highlight that the DOST and the US-ASEAN Business Council formalized a Memorandum of Understanding (MOU) in 2019. This MOU stands as a testament to the joint efforts in promoting the development and implementation of government-driven science, technology, and innovation initiatives within the private sector.



Rice Price (FROM PAGE 1)

Association President Lilian Macalood said that they support the decision of President Marcos to implement the mandated price ceilings on rice as they hope that the prices of rice will remain consistent.

"Sumusuporta ako sa desisyon ng ating Pangulo na hanggang doon lang 'yung price ceiling at sana ay hindi na tumaas dahil sa sobrang taas na halos hindi na makaagapay ang ating mga mamamayan at lalong-lalo naman na ang mga nagtatanim ng palay o magsasaka," Macalood said.

Macalood added that they are greatly affected by the surge of prices of rice in the market.

"Kaya sana 'yang tinakdang presyo ng ating Pangulo ang masunod at hindi itatago ng mga retailer o nag-seller nang huwag nang taasan 'yan kasi hindi na talaga makaagapay ang mga mamamayan sa sobrang taas. Bakit nagkakaganoon?" she quipped.

Palawan ARC Cooperative Federation General Manager Reymundo Imaysay also expressed his support for the implementation of the mandated rice price caps in the market as he sees the good intention of the executive order, especially when successfully enforced.

Reymundo believes that

President Marcos' order will eliminate the unhealthy competition among rice traders who are taking advantage of the situation and will also get rid of the abusive cartels who are playing big in the price manipulation of rice.

"Magiging outcome nun ay makabenepisyo 'yung ating mga magsasaka at the same time kung ang presyo ng 'yung price ceiling na 'yan ay hanggang doon lang, so ibig sabihin makabenepisyo rin 'yung ating mga mamimili, makabili sila ng murang mga produkto o bigas na ibebenta ng ating mga kooperatiba o kaya mga magsasaka," Reymundo said.

Carolina Pacheco Joson, member of the Malsada Pisco farmers' group in Leyte, echoed the sentiments of Macalood and Reymundo as she thanked President Marcos for coming up with the executive order since consumers will now be able to buy their products at a reasonable price.

"Malipayon na an mga parag-uma tungod kay aadi na ha amon mapalit an mga consumers ha amon han bugas didi ha Malsada Pisco. Damu nga salamat hini nga higayon nga guin hatag ni President ngadi han mga parag-uma. (The farmers are now happy because the rice consumers will now buy

our products in Malsada Pisco.

Thank you very much to President Marcos for the opportunity you have given us, farmers)," Joson said in the vernacular.

Other members of farmer groups such as the San Isidro Organic Farmers Association of Brgy. San Isidro Sta. Fe, Leyte, the Yabong Kabuhayan ng Gatud (Yakag) DARPO-Oriental Mindoro of Gatud, Calapan City, Oriental Mindoro, the Genero ARB MPC of DAR-Occidental Mindoro and the Dubduban Farmers and Fisherfolks have also expressed their support for the new order.

"Kami nasuporta han mandated price ceiling han bugas kay daku ini nga bulig ha amon nga mga parag-uma.

Damu ng salamat President Marcos han imo bulig ha amon. (We support the mandated price ceilings on rice because this is a big help for us farmers.

Thank you, President Marcos, for this big help to us)," the San Isidro Organic Farmers Association said in vernacular.

Before departing for Jakarta, Indonesia on Monday to participate in the 43rd ASEAN Summit and Related Summits, President Marcos has committed to provide aid for rice retailers who would be adversely affected by the imposed price ceiling on rice. /PND

Celebrating (FROM PAGE 1)

event was the first-ever Mr. & Ms. PYAP 2023, a pageant that was carefully planned and organized to showcase the exceptional beauty, skills and intelligence of the young candidates. Six PYAP ambassadors and five PYAP ambassadresses vied for the title.

Mr. Angelo Salubong, MOVE member and Solo Parent and LGBTQIA+ Focal Person, Ms. Reena Panganiban, Crisis Intervention Unit Staff, and Ms. Jessie Rose Cruto, PCPC Focal Person, composed the esteemed board of judges.

After vigorous rounds of performances, Mr. Anton Gabriel Villaluz, from Maragondon and Ms. Russel Faye Raynera from the City

of Dasmariñas were announced as the 2nd runner-up; Mr. Daniel Amazona from the City of Dasmariñas and Anne Claire Abainza from Ternate secured the 1st-runner up spot; and the candidates from the municipality of General Mariano Alvarez, Mr. Traven Jaim Villegas and Ms. Alliah Guillermo, were crowned as Mr. & Ms. PYAP 2023.

Aside from the major titles, awards were also presented to candidates who outstood in every round: Mr. Traven Jaim Villegas (GMA) and Ms. Zeth Cayas (Ternate) were chosen as Best in Creative Shirt; Mr. Traven Jaim Villegas (GMA) and Ms. Anne Claire Abainza (Imus) were awarded as

Best in Creative Jeans; Mr. Daniel Amazona (Dasma) received the Best Formal Attire award; and Ms. Zeth Cayas received the Best Casual Attire.

Aside from the pageant, talented youth showcased their exceptional performances and abilities in the intermission numbers.

The Provincial Federation PYAP Cavite Officers led by its president, Mr. Jaymart Lordan, strived to empower the young individuals in the province and recognize their potential. They also expressed their utmost gratitude to the provincial government for their continuous support and dedication in uplifting the lives of Caviteño youth towards a promising future.

Philippine (FROM PAGE 1)

Aside from helping in need Filipino orthopedic patients, Pujalte said that the cash assistance will also help in their efforts to modernize the POC by procuring state-of-the-art hospital facilities and equipment.

He added that the assistance is a manifestation of the commitment of President Marcos to uphold the welfare of orthopedic patients, as promised during his second State of the Nation Address (SONA).

He noted that the POC has been operational since the '40s.

"Our hospital kasi was designated as a national specialty center in orthopedics. That means that it's an apex center.

It's an apex hospital, and for us to qualify, our equipment have — they have to become modern and 'yung medyo state-of-the-art. So that's where we're going, in that direction because right now the Universal Healthcare is being implemented," Pujalte said.

"And, during the SONA of President Marcos last July, he specifically mentioned the development of specialty centers and included (in) that, of course, (are) orthopedics, bolts, and joints," he added.

Pujalte said that they can now accommodate more than 600 patients daily, with the donation received from the Office of the President, in compliance with the Universal Healthcare Law which provides that all Filipinos must be able to avail of affordable, accessible and quality medical care. /PND

**REPUBLIC OF THE PHILIPPINES
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(E-mail Add: mtcc1imu002@judiciary.gov.ph)**

LUZVIMINDA A. SAPITER
Plaintiff,

-versus- **CIVIL CASE NO. 21-2770**
For: **UNLAWFUL DETAINER PLUS DAMAGES**

**EMMANUEL T. RAMIREZ and all
persons deriving Possession thru him,
Defendants.**

X-----X

RESOLUTION

Before this Court is the Ex-Parte Motion to Publish Judgment dated 3 April 2023, filed by plaintiff Luzviminda Sapiter, represented by counsel, Atty. Erwin Bryan S. Kanapi

The counsel of the plaintiff stated that the summons to the defendant was serve via publication. The defendant failed to file his answer and to appear in court. Thereafter, the Court rendered a Decision dated 10 March 2023 in favor of the plaintiff and against defendant Emmanuel T. Ramirez and persons deriving possession through him.

The issue for this Court's Resolution is whether or not the Ex-parte Motion to Publish Judgment should be granted.

This Court finds that the Ex-Parte Motion to Publish Judgment filed by the plaintiff is meritorious. Section 13 of Rule 13 of the Amended Rules of Civil Procedure, ¹ provides that:

Section 13. Service of Judgment, Final Orders or Resolution-Judgments, final orders. or resolutions shall be served either personally or by registered mail. Upon ex-parte motion of any party in the case, a copy of the judgment, final order, or resolution may be delivered by accredited courier at the expense of such party. When a party summoned by publication has failed to appear in the action, judgement, final orders or resolutions against him or her shall also be served upon him by means of publication at the expense of the prevailing party.

WHEREFORE, prescinding from the foregoing, the Ex-Parte Motion to Publish Judgement is hereby GRANTED. Let the Decision dated 10 March 2023 be published in a newspaper of general circulation at the expense of the plaintiff.

SO ORDERED.

City of Imus, Cavite, 13 April 2023.

(Sgd.) REX Q. NERVES
Assisting Judge

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JUDGMENT

This is verified complaint for Unlawful Detainer with Damages filed by Luzviminda A. Sapiter (plaintiff Sapiter, for brevity) against Emmanuel T. Ramirez (defendant Ramirez, for brevity) and all persons deriving possession thru him.

FACTUALANTECEDENTS

Culled from the complaint, plaintiff Sapiter is married, of legal age, and with residence and postal address at 193 Barangay Pasong Buaya 1, Imus City, Cavite. Defendant Ramirez on the other hand is a resident of 9033 Door G, 2nd Floor, Palanas Street, Anabu 1-A, Imus City, Cavite.

Plaintiff alleged that she is the registered owner of a lot situated at Barangay Pasong Buaya, Imus City, Cavite (subject property), and a covered by Transfer Certificate of Title No. 057-2017065178¹ and Tax Declaration No. 239-0018-23992. ²

Plaintiff narrated that she and defendant Ramirez entered into a Contract of Lease dated 20 August 2018 ³ wherein the latter shall lease the subject property for a period of ten (10) years starting 3 April 2018 until 3 April 2028. As per contract, the defendant shall pay the monthly rental of Twenty Thousand Pesos (Php20,000.00). Unfortunately, starting November 2019 until January 2021, defendant failed to pay his monthly rentals in the total amount of Two Hundred Sixty-Six Thousand Pesos (Php266,000.00).

The attempt to settle before the barangay proved futile for failure of the defendant to appear. Thus, Katunayan upang Makadulog sa Hukuman? was issued to plaintiff Sapiter.

In her complaint, plaintiff Sapiter alleged that a Demand Letter to vacate and to pay the balance dated 12 January 2021 was sent to the defendant. In the affidavit of Service? prepared by Teodorico Manigo, ? said demand letter was returned to him by the defendant's representative/security guard-on-duty for defendant's refusal to receive the same. Attached to the complaint is the picture? showing that the demand letter was actually handed over the defendant. Despite such notice, defendant still failed to pay the balance and to vacate the premises.

Plaintiff prayed that after due notice and hearing, a judgment be rendered in her favor ordering the defendant and all the other persons holding possession of plaintiff's property to:

1. Vacate the subject property;
2. Order the defendant to pay the plaintiff the amount of Two Hundred Sixty-Six Thousand Pesos (Php266,000.00) plus interest from the date of formal demand and until said defendant and all persons deriving possession thru him shall have vacated the subject property;
3. Pay actual expenses and attorney's fees of Thirty Thousand Pesos (Php30,000.00) plus Two Thousand Five Hundred Pesos (Php2,500.00) for every appearance in court;
4. Pay the costs of suits; and
5. Such other relief which the Honorable Court may deem just and equitable under the circumstances.

The Sheriff's return dated 14 December 2021 shows that the summons was unserved. The barangay secretary of the premises informed the sheriff that defendant Ramirez used to lease the premises but has already left a long time ago. The Barangay Hall of Anabu 1-A has issued a certificate that defendant has moved out and is no longer a resident of their barangay.

The Court issued an Order dated 24 January 2022 authorizing the plaintiff to serve the summons to the defendant. In the plaintiff's return dated 25 April 2022, the summons still remained unserved.

The request for the issuance of alias summon was granted by the Court in an order dated 27 April 2022. In the Sheriff's return dated 5 May 2022, the summons was likewise unserved.

For failure to serve the summons to the person of the defendant, the plaintiff filed a motion to issue summons by publication which was granted in an Order dated 14 June 2022.

In the plaintiff's Manifestation/Compliance dated 23 January 2023, he submitted the copy of the clippings and Affidavit of Publication of the Resolution and the complaint against the defendant, issued by Cavite Digest dated 5 and 12 December 2022.

However, despite the lapse of the reglementary period after publication, the defendant failed to file his response. Hence, the case was submitted for decision in an Order dated 23 February 2023.

ISSUES

Stripped down to its very essence, the main question to be revolved in this case, who between the plaintiff and the defendant has the better right to possess the subject property.

RULING

At the outset, the Rule on Summary Procedure provides for the consequences should defendant fail to file an Answer despite the Summons having duly served, albeit through publication in this case, thus:

"Section 6. Effect of failure to answer.- Should the defendant fail to answer the complaint within the period above provided, the court, motu proprio, or on motion of the plaintiff, shall render judgment as may be warranted by the facts alleged in the complaint and limited to what is prayed for therein: Provided, however, that the court may in its discretion reduce the amount of damages and attorney's fees claimed for being excessive or otherwise unconscionable. This is without prejudice to the applicability of section 4, Rule 15 of the Rules of Court, if there are two or more defendants."

Hence, this Decision.

The Supreme Court held in the case of Zaragosa vs. Iloilo Santos Truckers, Inc, ? the Court discussed the requisites of an unlawful detainer suit in instances where there exists a subsisting lease contract between the plaintiff-lessor and defendant-lessee, to wit:

For the purpose of bringing an unlawful detainer suit, two requisites must concur: (1) there must be failure to pay rent or comply with the conditions of the lease, and (2) there must be demand both to pay or to comply and vacate. The first requisite refers to the existence of the cause of action for unlawful detainer, while the second refers to the jurisdictional requirement of demand in order that said cause of action may be pursued. Implied in the

first requisite, which is needed to establish the cause of action of the plaintiff in an unlawful detainer suit, is the presentation of the contract of lease entered into by the plaintiff and defendant, the same being needed to establish the lease conditions alleged to have been violated. Thus, in Bachrach Corporation v. Court of Appeals [(357 Phil. 483,492 [1998])], the Court held that the evidence needed to establish the cause of action in an unlawful detainer case is (1) a lease contract and (2) the violation of that lease by the defendant. ^{1?}

Thus, the plaintiff in an unlawful detainer case must established the following: "first, initially, the defendant-lessee legally possessed the leased premises by virtue of a subsisting lease contract; second, such possession eventually become illegal either due to the latter's violation of the provisions of the said lease contract or the termination thereof; third, the defendant-lessee remained in possession of the leased premises, thus, effectively depriving the plaintiff-lessor enjoyment thereof; and fourth, there must be a demand both to pay or to comply and vacate and that the suit is brought within one (1) year from the last demand. "¹¹

After a careful and thorough evaluation, and examination of the records of this case, this Court finds that plaintiff Sapiter was able to satisfactorily prove by preponderance of evidence the existence of all the elements of unlawful detainer.

First, the possession of defendant Ramirez is by virtue of a Contract of Lease dated 20 August 2018 between plaintiff Sapiter as a lessor and defendant Ramirez as the lessee.

Second, the defendant's failure to pay the monthly rentals from November 2019 up to the filing of this case constitutes a violation of the terms and agreement of the lease contract and consequently, the defendant's possession of the subject property become illegal.

Third, despite receipt of the notice to pay and to vacate, the defendant failed and refused to vacate the subject property thus depriving the plaintiff of possession and enjoyment of the property.

Lastly, the summary case for unlawful detainer against the defendant was filed by the plaintiff on 19 November 2021 which is within one (1) year from 20 January 2021, the date when the demand to vacate and to pay was sent to the defendant evidenced by an Affidavit of Proof of Service.

Through the demand letter was refused to received by defendant Ramirez and was returned by his representative/guard-on duty, it should be noted that the absence of personal service of notice to vacate in this case could only be attributed to petitioner's unexplainable refusal to receive the same. In Co Keng Kian v. Intermediate Appellate Court, ¹² it was held that "[t]he Court cannot countenance an unfair situation where the plaintiff in an eviction case suffers further injustice by the unwarranted delay resulting from the obstinate refusal of the defendant to acknowledge the existence of a valid demand. "¹³

As the complaint contains a valid cause of action for Unlawful Detainer, a judgement can now be rendered. The failure of the defendant to timely file his answer despite the lapse of the reglementary period after publication of the summons constitutes his acquiescence to every allegation stated in the complaint. Logically, there is nothing to be done in this situation except to render judgment as may be warranted by the facts alleged in the complaint.

WHEREFORE, premises considered, Judgment is hereby rendered in favor of plaintiff Luzviminda A. Sapiter as follows:

1. ORDERING defendant EMMANUEL T. RAMIREZ and all persons deriving possessions thru him to peacefully VACATE and DELIVER the immediate and full possession of the subject property located at Pasong Bambang, Pasong Buaya 1, Imus City, Cavite, to plaintiff Luzviminda A. Sapiter;
2. PAY the plaintiff the amount of Two Hundred Sixty-Six Thousand Pesos (Php 266,000.00) as a compensation for the monthly rentals from November 2019 until January 2021;
3. PAY the monthly rental of Twenty Thousand Pesos (Php 20,000.00) per month from January 2021 until the defendant and all persons deriving possessions thru him shall have vacated the subject property;
4. PAY the amount of Thirty Thousand Pesos (Php 30,000.00) as and by way of attorney's fees; and
5. PAY the cost of suit.

10 March 2023, City of Imus, Cavite.

(Sgd.) REX Q. NERVES
Assisting Judge

Copy Furnished:

1. **Atty. Edwin Bryan S. Kanapi-** counsel for the defendant-Room 201, DRB Building, Aguinaldo Hi-way, Palico IV, Imus City, Cavite.
2. **Emmanuel T. Ramirez-** 9033 Door G 2nd Floor Palanas Street, Pasong Buaya 1, Anabu 1-A, Imus City, Cavite.
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REGIONAL TRIAL COURT
Branch 130, Trece Martires City
rtc1tmt130@judiciary.gov.ph
09198753023

IN RE: PETITION FOR ISSUANCE OF
OWNER'S DUPLICATE COPY IN LIEU
OF THE LOST TITLE T.C.T. NO. 057-
2013004908 OF THE REGISTRY OF
DEEDS FOR THE PROVINCE OF CAVITE,

LRC CASE NO. 5964-030-23

BORLAND DEVELOPMENT
CORPORATION, AS REPRESENTED BY
VINCE O. ISUELA,
Petitioner,
X-----X

NOTICE OF HEARING

Filed before this Court is a verified Petition for Issuance of
New Owner's Duplicate Copy of Transfer Certificate of
Title No. 057-2013004908 issued by the Registry of Deeds for
the Province of Cavite, in the name of BORLAND
DEVELOPMENT CORPORATION, the registered owner.

After being satisfied that the petition is sufficient in form and
substance, the same is hereby set for initial hearing on
September 28, 2023 and October 26, 2023 both at 8:30
o'clock in the morning, at which date, hour, and place any
and all interested persons are required to appear and show
cause why the Petition should not be granted.

Let a copy of this Notice of Hearing be published for three
(3) consecutive weeks, at the expense of the petitioner, in a
newspaper of general circulation and posted at the General
Trias City Public Market, the City and Barangay Hall where the
property is situated, as well as on the land itself located at
Block 13 Lot 10, Barangay Pasong Camachile-II, General Trias
City, Cavite and other copies be furnished to the Registry of
Deeds for the Province of Cavite, Office of the Solicitor General,
petitioner, and her counsel.

The Sheriff of this Court is hereby directed to post copies of
this Notice accordingly. The petitioner is likewise directed to
submit a copy of the petition with its annexes to the Registry of
Deeds for the Province of Cavite and the Office of the Solicitor
General.

Send a copy of this Order to the Office of the Clerk of Court
(OCC) for raffle of the publication.

SO ORDERED.

Trece Martires City, Cavite, July 10, 2023.

(Sgd.) GAYSOL C. LUNA
Presiding Judge

Copy Furnished:

ATTY. OLIVER P. AGUSTIN
Counsel for Petitioner
SF Tadeo Insurance Office IBP Building
Old LTO Compound Bgy. Palico 4 City of Imus, Cavite
ninooliveragustin@yahoo.com

BORLAND DEVELOPMENT CORPORATION
Represented by VINCE O. ISUELA
Petitioner
4/F OBDC Corporate Center Mindanao Avenue Extension Bgy.
Greater Lagro Novaliches, Quezon City

REGISTER OF DEEDS FOR THE PROVINCE OF CAVITE
TRECE MARTIRES CITY, CAVITE

OFFICE OF THE SOLICITOR GENERAL
134 Amorsolo St., Legaspi Village Makati City

OFFICE OF THE CLERK OF COURT
Trece Martires City, Cavite

Publication: Cavite Times Journal
Dates: September 5, 12 & 19, 2023

UGALIING MAGBASA NG
CAVITE TIMES JOURNAL

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

HOME DEVELOPMENT MUTUAL FUND (HDMF),
Petitioner-Mortgagee,

-versus- FNC 2023-485

PASCUAL AUSTERO CAJEPE JR.
Respondents-Mortgagors.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act
No. 3135 as amended by the Act No. 4118, filed by HOME
DEVELOPMENT MUTUAL FUND (HDMF) Mortgagee, with
postal address at Petron Mega Plaza Building, No. 358 Sen Gil
Puyat Avenue, Makati City, against PASCUAL AUSTERO
CAJEPE JR. with postal address at LOT 6 BLOCK 2 PHASE 4,
SOUTHVILLE III, BRGY, POBLACION, MUNTINLUPA CITY,
METRO MANILA, to satisfy the mortgage indebtedness which
as of March 21, 2023, amounted to FOUR HUNDRED FIFTY
EIGHT THOUSAND EIGHT HUNDRED SIX PESOS & 79/100
PESOS (Php 458,806.79) Philippine Currency, excluding
penalties, Attorney's Fees and expenses of the foreclosure,
the undersigned authorized Sheriff IV, will sell at public auction
on September 26, 2023 at 9:00 in the morning or soon
thereafter at the Regional Trial Court, Naic Cavite, to the highest
bidder in CASH or MANAGER'S CHECK and in Philippine
Currency the property with all the improvements thereon, to
wt:

TRANSFER CERTIFICATE OF TITLE NO. 057-2018040750

IT IS HEREBY CERTIFIED that certain land situated in
SABANG (FORMERLY TIMALAN), MUNICIPALITY OF NAIC,
PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and
described as follows:

LOT NO: 26, BLOCK NO: 80, PLAN NO: PCS-04-030597

PORTION OF: CONS. SUBD. OF LOTS 2935 AND 2936,
FLS-986-D (NAIC ESTATE) (VS-04-000597)

LOCATION: SABANG (FORMERLY TIMALAN), NAIC,
CAVITE, LUZON xxx CONTAINING AN AREA OF TWENTY
EIGHT SQUARE METERS (28) x x x.

Prospective bidders So the encumbrance existing thereon, if
any there be.

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 October 3, 2023 at same time and
at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, August 21, 2023

(Sgd.) JANELLE V. LAGADON, MBA
Sheriff IV

Copy furnished:

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

PASCUAL AUSTERO CAJEPE JR.
LOT 6 BLOCK 2 PHASE 4, SOUTHVILLE III, BRGY, POBLACION,
MUNTINLUPA CITY, METRO MANILA
LOT 26 BLOCK 80 PHASE 2 PASINAYA HOMES, SABANG
(FORMERLY TIMALAN), NAIC, CAVITE;

Maria Victoria D. Capiral
c/o PAULINO E. CASES JR. CASES
COLLECTION MANAGEMENT INC.,
Attorney-in-Fact, Cases Chun & Associates Law offices,
Unit 408 Cityland Condominium 10 Tower II 154 H.V Dela Costa,
Salcedo Village Makati City
Email Address: foreclosure@cases.ph;
Contact No.. 0998-554-4732

Publication: Cavite Times Journal
Dates: September 5, 12 & 19, 2023

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

HOME DEVELOPMENT MUTUAL FUND (HDMF),
Petitioner-Mortgagee,

-versus- FNC 2023-483

JANET CUERDO ROMANO
Respondents-Mortgagors.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act
No. 3135 as amended by the Act No. 4118, filed by HOME
DEVELOPMENT MUTUAL FUND (HDMF) Mortgagee, with
postal address at Petron Mega Plaza Building, No. 358 Sen Gil
Puyat Avenue, Makati City, against JANET CUERDO ROMANO
with postal address at 95 FOJAS SUBDIVISION, DAANG
AMAYA II, TANZA CAVITE, to satisfy the mortgage
indebtedness which as of APRIL 17, 2023, amounted to FOUR
HUNDRED FIFTY TWO THOUSAND EIGHT HUNDRED TWENTY
FOUR PESOS & 82/100 PESOS (Php 452,824.82) Philippine
Currency, excluding penalties, Attorney's Fees and expenses
of the foreclosure, the undersigned authorized Sheriff IV,
will sell at public auction on September 28, 2023 at 9:00 in
the morning or soon thereafter at the Regional Trial Court,
Naic Cavite, to the highest bidder in CASH or MANAGER'S
CHECK and in Philippine Currency the property with all the
improvements thereon, to wt:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017058640

IT IS HEREBY CERTIFIED that certain land situated in
SABANG (FORMERLY TIMALAN), NAIC, CAVITE, LUZON,
bounded and described as follows:

LOT NO: 15, BLOCK NO 27, PLAN NO: PCS-04-030597,
PORTION OF: CONS. SUBD. OF LOTS 2935 and 2936, FLS-
986-D (NAIC ESTATE) (VS-04-000597)

LOCATION: SABAND (FORMER TIMALAN), NAIC, CAVITE,
LUZON xxx CONTAINING AN AREA OF TWENTY EIGHT
SQUARE METERS (28) x x x.

Prospective bidders So the encumbrance existing thereon, if
any there be.

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 October 5, 2023 at same time and
at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, August 21, 2023

(Sgd.) JANELLE V. LAGADON, MBA
Sheriff IV

Copy furnished:

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

JANET CUERDO ROMANO
LOT 15 BLOCK 27 PINASAYA HOMES I SUBDIVISION, BRGY.
SABANG, NAIC, CAVITE

Maria Victoria D. Capiral
c/o PAULINO E. CASES JR. CASES
COLLECTION MANAGEMENT INC.,
Attorney-in-Fact, Cases Chun & Associates Law offices,
Unit 408 Cityland Condominium 10 Tower II 154 H.V Dela Costa,
Salcedo Village Makati City
Email Address: foreclosure@cases.ph;
Contact No.. 0998-554-4732

Publication: Cavite Times Journal
Dates: September 5, 12 & 19, 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

JOCELYN METING DAVID,
Mortgagee,

-versus- **EJF NO. TG-23-018**
FOR: Amended Application for Extra-Judicial
Foreclosure of Real Estate Mortgage Under
Act 3135, as amended by Act No.4118

**HEIRS OF SPS. JOSE R. ROSANES &
URSULA LEONOR, namely: TERESITO L.
ROSANES, FRANCO L. ROSANES, NORA R.
ROSEUS and MARITA R. SONTILLANOSA,
MODESTA LEONOR, married to HONESIMO
PEJI, JUANITO MERCADO, married to
EVELYN B. MERCADO, PRISCILA LEONOR,
WIDOW, ENRIQUE LEONOR MARRIED TO
LUCILA PINEDA, MARCELITA OCAMPO-
CROOX, SINGLE, Rep. by their Attorney-In-
Fact, CYNTHIA D. GONZALES,**
Mortgagors.

X-----X
NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as amended by Act No.4118, filed by Mortgagee, **JOCELYN METING DAVID**, of legal age, Filipino, with residence and postal addresses at No. 1121 Amsterdam St., John Villas Subd., Brgy. Ugong, Valenzuela City, pursuant to the terms and conditions of the Real Estate Mortgage ("MORTGAGE") executed and notarized on April 19, 2017 by Borrowers/Mortgagors. **HEIRS OF SPS. JOSE R. ROSANES & URSULA LEONOR, namely: TERESITO L. ROSANES, FRANCO L. ROSANES, NORA R. ROSEUS and MARITA R. SONTILLANOSA**, all of legal age, Filipinos, with residence and postal address at Blk. 31 Lot 36 La Prairie Subd. Brgy. Ople, Alfonso, Cavite, represented by **CYNTHIA D. GONZALEZ** as per Special Power of Attorney executed and notarized on March 27, 2017 in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. (T-738470) 16487** of the Registry of Deeds for the Province of Cavite, in order to satisfy the outstanding loan obligation of the Borrowers/Mortgagors in the amount of **THREE MILLION PESOS (Php3,000,000.00)** inclusive of interest, penalties and other charges, as of February 13,2023, 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 **September 28, 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 Philippines Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. (T-738470) 16487
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Alfonso, Prov. of Cavite, bounded and described as follows:

A parcel of land (Lot 6 Blk. 31 of the cons./subd. plan Pcs-04-010673, being a portion of the cons./subd. of Lots 4194,4286,4514,4802,4909,9957,9958 & 9971, Cad. 466-D, Alfonso Cadastre), situated in the Brgy. of Upli & Lukshuhin, Mun. of Alfonso, Prov. of Cavite, Is of Luzon. Bounded on the NW., along line 1-2 by Lot 5 Blk. 31; on the NE., along line 2-3 by Excluded Area 9; on the SE., along line 3-4 by Lot 7 Blk. 31; and on the SW., along line 4-1 by Rd. Lot 32 all the cons./subd. plan. Beginning at a pt marked "1" on plan being S 19 deg. 45'E., 5789.02 m. from BLLM No. 1 Cad. 466-D, Alfonso Cadastre, thence N., 69 deg. 50'E 29.42 m. to pt 2; thence S. 18 deg. 35'E., 15.00 m. to pt 3, thence S., 69 deg. 50'W., 29.01 m. to pt 4; thence N. 20 deg. 10'W., 15.00 m. to pt. of beginning, containing an area of **FOUR HUNDRED THIRTY EIGHT (438) SQ. METERS**. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl conc. mons. 15x60 cm bearings true date of orig. survey and that of the subd survey Jan. 29 Dec. 16, 1993 and was approved on.

is registered in accordance with the provisions of the Property Registration Decree in the name of **HEIRS OF SPS. JOSE R. ROSANES & URSULA LEONOR, namely TERESITO L. ROSANES, FRANCO L. ROSANES, NORA R. ROSEUS and MARITA R. SONTILLANOSA**, all of legal ages, Filipinos **MODESTA LEONOR**,

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

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

-versus- **EJF NO. TG-19-010**
FOR: Extra Judicial Foreclosure of
Real Estate Mortgage Under Act
No. 3135, As Amended by Act No.4118

**ARNULFO M. DENAQUE MARRIED TO
CARMENCITA L. DENAQUE**
Mortgagor/s-Borrower/s,

X-----X

SECOND NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118 filed by 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 principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on November 25, 1998 by Mortgagors/ Borrowers, **ARNULFO M. DENAQUE MARRIED TO CARMENCITA L. DENAQUE**, both of legal age, Filipino

married to **HONESIMO Peji, JUANITO MERCADO**, married to Evelyn B.Mercado, **PRISCILA LEONOR**, widow, **ENRIQUE LEONOR**, married to Lucila Pineda; **MARCELITA OCAMPO-CROOX**, single: all of legal ages, Filipinos."

In the event the public auction should not take place on the said date, it shall be held on **October 5, 2023** without further notice

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-738470) 16487**, 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, August 11, 2023.

(Sgd.) ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court VI & 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:

JOCELYN METING DAVID
Mortgagee
No. 1121 Amsterdam St., John Villas Subd., Brgy. Ugong Valenzuela City

CYNTHIA D. GONZALEZ
Attorney-In-Fact of the Mortgagors
No. 1255 Ilaya St., Malaban, Binan City, Laguna

**HEIRS OF SPS. JOSE R. ROSANES &
URSULA LEONOR, namely;**
(1) TERESITO L. ROSANES
(2) FRANCO L. ROSANES
(3) NORA R. ROSEUS
(4) MARITA R. SONTILLANOSA
(5) MODESTA LEONOR married to Honesimo Peji
(6) JUANITO MERCADO married to Evelyn B. Mercado
(7) PRISCILA LEONOR
(8) ENRIQUE LEONOR married to Lucila Pineda
(9) MARCELITA OCAMPO-CROOX
Borrowers/Mortgagors
Blk. 31 Lot 36 La Prairie Subd. Brgy. Ople, Alfonso Cavite

Publication: Cavite Times Journal
Dates: August 22, 29 & September 5, 2023

citizens, with residence and postal addresses at (1) Lot 27, Block 18, Rancho Imperial De Silang, Tartaria, Silang, Cavite and (2) Cabilang Baybay, Carmona Cavite, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. (T-828660) 26889** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **FOUR MILLION SIX HUNDRED EIGHTY-ONE THOUSAND TWO HUNDRED EIGHTY-SEVEN PESOS AND 41/100 (Php4,681,287.41)** inclusive of interest and penalty charges, as of December 4, 2018, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Rhiz Sañel C. Toledo, will sell at public auction on **October 11, 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. (T-828660) 26889
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Silang, Prov. of Cavite, bounded and described as follows:

"A parcel of land (Lot 27 Blk. 18 of the cons./subd. plan, Pcs-04-012899, being a portion of Lot 8014, 8015,8017,8018, Cad. 452-D Silang Cad., Lots 8016-A to 8016-H Csd-04-006071-D, Lot 15709-A, Csd-042118-012810-D, & Lot Blk. 71, Pcs-04-011250, LRC Rec. No.), situated in the Brgy. Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the SE., along line 1-2 by Rd. Lot 23 (10.00 m. wide); on the SW., Along line 2-3 by Lot 28 Blk. 18; on the NW., Along line 3-4 by Rd. Lot 12; on the NE., Along line 4-1 by Lot 26 Blk. 18, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan being S. 65 deg. 56'E., 4943. 11 m. from BLLM No. 1, Cad. 452-D, Silang Cad; thence S. 65 deg. 53'W., 7.00 m. to pt. 2; thence N. 24 deg. 07'W., 10.00 m to pt 3; thence N, 65 deg. 53'E., 7.00 m. to pt. 4; thence S. 24 deg. 07'E., 10.00 m. to pt. 1; beginning, containing an area of **SEVENTY (70) SQ. METERS** All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mns. 15x60cm; bearings true; date of orig. survey and that of the subd. survey Aug. 1-30, 1997 and was approved on Dec. 5, 1997.

is registered in accordance with the provisions of the Property Registration Decree in the name of **ARNULFO M. DENAQUE, married to Carmencita L. Denaque**, both legal age, Filipino."

In the event the public auction should not take place on the said date, it shall be held on **October 18, 2023** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-828660) 26889**, the encumbrance thereon, if any there be.

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

Tagaytay City, August 7, 2023.

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

(Sgd.) RHIZ SAÑEL C. TOLEDO
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:

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

**ARNULFO M. DENAQUE MARRIED TO
CARMENCITA L. DENAQUE**
Mortgagors
(1) Lot 27, Block 18, Rancho Imperial De Silang, Tartaria, Silang, Cavite
(2) Cabilang Baybay, Carmona Cavite

Publication: Cavite Times Journal
Dates: August 22, 29 & September 5, 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
(otherwise known as PAG-IBIG Fund),
Mortgagee,

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

LILIBETH D. YSON married to MICHAEL
G. YSON, represented by their Atty-in-Fact,
JOEAN B. DELA CRUZ
Mortgagors.
FC CASE NO. 18224-23

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 Ave., Makati City 1200, against **LILIBETH D. YSON married to MICHAEL G. YSON, represented by their Atty-in-Fact, JOEAN B. DELA CRUZ**, Mortgagors, with residential and postal address at Lot 13 Block 5 Phase 2, No. 37 Skipper Lane corner Admiral Lane, Regatta Classics, Bo. Anabu 2, Imus, Cavite and Lot 19 Block 22 Phase 8, Parklane Subdivision, Santiago, General Trias, Cavite, to satisfy mortgage indebtedness which as of April 28, 2023 amounts to **ONE MILLION SIX HUNDRED NINETY ONE THOUSAND FOUR HUNDRED SIXTY FOUR PESOS & 53/100 (1,691,464.53)**, 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 **SEPTEMBER 26, 2023 at 10:00 A.M.** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus, 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. 057-2018043700
"A PARCEL OF LAND (LOT 13 BLOCK 5 OF THE CONS.-SUBD. PLAN, PCS-04-010539, BEING A PORTION OF THE CONS. OF LOTS 2860, PCN-042109-000737, LOTS 7 & 8 BLK. 9, LOTS 1 & 2, BLK. 10 & ROAD 4, ALL OF PCS-042109-007906, LRC REC. NO.), SITUATED IN THE BO. OF ANABU 2ND, MUN. OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY ROAD LOT 3 (6.5 M. WIDE), ON THE NE., ALONG LINE 2-3 BY ROAD LOT 3 (6.5 M. WIDE); ALONG LINE 3-4 BY ROAD LOT 4 (6.5 M. WIDE), ON THE SE., ALONG LINE 4-5 BY LOT 26, BLK. 5, AND ON THE SW., ALONG LINE 5-1 BY LOT 12, BLK. 5, ALL OF THE CONS.-SUBD. PLAN. XXX CONTAINING AN AREA OF **EIGHTY SEVEN (87) 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, it shall be held on **OCTOBER 3, 2023** at 10:00 A.M. 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 .
Imus, Cavite, August 16, 2023

(Sgd.) WILMAR M. DE VILLA
Sheriff IV
BRANCH 21
APPROVED:
(Sgd.) ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:
HOME DEVELOPMENT MUTUAL FUND
(Otherwise known as PAG-IBIG FUND)
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Ave., Makati City 1200
SPS. LILIBETH D. YSON AND
MICHAEL G. YSON & JOEAN B. DELA CRUZ
Lot 13 Block 5 Phase 2, No. 37 Skipper Lane corner Admiral Lane, Regatta Classics, Bo. Anabu 2, Imus, Cavite and Lot 19 Block 22 Phase 8, Parklane Subdivision, Santiago, General Trias, Cavite
PAULINO E. CASES JR.,
CASES COLLECTION MANAGEMENT, INC.
c/o Cases Chun & Associates Law Offices
Unit 408 Cityland Condominium 10 Tower II 154 H.V. DELA Costa Street, Salcedo Village, Makati City
Publication: Cavite Times Journal
Dates: August 22, 29 & September 5, 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 Real
Estate Mortgage Under Act No. 3135,
as Amended, Republic Act No. 4118

MILDA T. DIONES
Mortgagors.
FC CASE NO. 17938-23

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 office at The Petron Mega Plaza Building, No. Of 358 Sen. Gil Puyat Avenue, Makati City, against **MILDA T. DIONES**, mortgagors, with residence and postal address at Lot 42 Block 11, Citihomes Subdivision Phase 2, Molino IV Bacoar, Cavite, AND OR/Lot 24 Block 4 Bahayang Pag-Asa, Subdivision, Pasong Buaya, Imus Cavite, to satisfy the mortgage indebtedness which as of March 21, 2023 amounts to **FOUR HUNDRED FIFTY FOUR THOUSAND FOUR HUNDRED NINETY FOUR PESOS & 60 / 100 (Php454,494.60)**, 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 **September 19, 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, 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. T-716832
"A parcel of land (Lot 24 Block 4 of the cons.-subd. plan Pcs-04-016524 being a portion of the cons. Of Lot 5593-B, (LRC) Psd-38541 & Lots 5609,5608-B & 5624, Imus Estate L.R.C. Rec No.)Situating in the Brgy. Pasong Buaya, Mun. of Imus, Province of Cavite, Island of Luzon. Bounded on the S, along line 1-2 by Lot 25; on the W., along line 2-3 by Lot 22, both Blk. 4; on the N., along line 3-4 by Road Lot 5 on the E., along 4-1 by Lot 26 Blk. 4, all of the cons.-subd. plan X x x x containing an area of **FORTY TWO (42) 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 **September 26, 2023** at 10:00 o'clock in the morning 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, May 22, 2023.

(Sgd.) MHINARD SANTOS
Sheriff IV
Branch 122
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. MELANIO A. BADENAS JR.
Attorney-In-Fact, GCCS & ASSOCIATES CORP.
RM. 209 Megastate Bldg., No. 737 G Araneta Ave., Tatalon, Quezon City
MILDA T. DIONES
Lot 42 Block 11 Citihomes Subdivision Phase 2 Molino IV Bacoar, Cavite, AND OR/Lot 24 Block 4 Bahayang Pag-Asa, Subdivision, Pasong Buaya, Imus Cavite,
Publication: Cavite Times Journal
Dates: August 22, 29 & September 5, 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

VERONICA D. BUENAVENTURA married
to JOSEPH JETRY A. BUENAVENTURA,
Mortgagors.
FC Case No. 18429-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE
Upon extra-judicial petition for sale under act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **VERONICA D. BUENAVENTURA married to JOSEPH JETRY A. BUANAVENTURA**, mortgagors, with residential and postal address at No. 5618 Don Pedro St., Makati City, and/or Lot 20 Block 6 Greenplace Homes 2, Brgy. Malagasang 2-A, Imus, Cavite, to satisfy the mortgage indebtedness which as of April 24, 2023 amounts to **FIVE HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED FOUR PESOS & 50/100 (Php518,504.50)**, 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 **September 26, 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. 057-2012032234
"A PARCEL OF LAND (LOT 20, BLK. 6 OF THE CONS. AND SUBD. PLAN PCS-04-024955, BEING A PORTION OF THE CONS. OF LOTS 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 NE., ALONG LINE 1-2 BY LOT 18, BLK. 6, ON THE SE., ALONG LINE 2-3 BY ROAD LOT 9; ON THE SW., ALONG LINE 3-4 BY LOT 22, BLK. 6 AND ON THE NW., ALONG LINE 4-1 BY LOT 19, BLK. 6 ALL OF THE CONS. AND SUBD. PLAN. XXX CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS, MORE OR LESS. XXX**"
All sealed bids must be submitted to the undersigned on the above stated time and date.
In the event the public auction should not take place on the said date, it shall be held on **October 3, 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, August 2, 2023.

(Sgd.) ROSVIDA C. NOCUM
Sheriff IV
Branch 22
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. POMPEYO P. MAYNIGO
Attorney-In-Fact, Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen. Gil J. Puyat Ave., Pasay City
VERONICA D. BUENAVENTURA
JOSEPH JETRY A. BUENAVENTURA
No. 5618 Don Pedro St., Makati City
and/or Lot 20 Block 6 Greenplace Homes 2, Brgy. Malagasang 2-A, Imus, Cavite
Publication: Cavite Times Journal
Dates: August 22, 29 & September 5, 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
(otherwise known as **PAG-IBIG Fund**),
Mortgagee,

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

MA. LUISA L. DONES
Mortgagors.

FC CASE NO. 18249-23

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 Ave., Makati City 1200, against **MA. LUISA L. DONES**, mortgagor, with residential and postal address at Lot 9 Block 6 Richmond 2 Subd., Brgy. Magdalo, Imus, Cavite and B1 L11 Abubakar St., Greatwoods BPS, Molino V Bacoar, Cavite, to satisfy the mortgage, indebtedness which as of March 31, 2023 amounts to **SEVEN HUNDRED FORTY ONE THOUSAND FOUR HUNDRED SEVENTY FIVE PESOS & 57/100 (P741,475.57)**, 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 **OCTOBER 3, 2023 at 10:00 A.M.** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus, 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. 057-2016017301

"A PARCEL OF LAND (LOT 9, BLK. 6 OF THE CONS. SUBD. PLAN PCS-04-027454, BEING A PORTION OF THE CONS. OF LOTS 6288-C-1 & C-2, PSD-04-027478 LRC REC. NO. 8843) SITUATED IN THE BRGY. OF MAGDALO, MUN. OF IMUS, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 10, BLK. 6 OF THE CONS. SUBD. PLAN; ON THE NW., ALONG LINE 2-3 BY LOT 6288-A, (LRC) PSD-285061; ON THE NE., ALONG LINE 3-4 BY LOT 8, BLK. 6; AND ON THE SE., ALONG LINE 4-1 BY ROAD LOT 4 (6.50 M. WIDE) BOTH OF THE CONS. SUBD. PLAN. XXX CONTAINING AN AREA OF **FORTY (40) SQUARE METERS, MORE OR LESS.** 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, it shall be held on **OCTOBER 10, 2023** at 10:00 A.M. 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.

Imus, Cavite, August 24, 2023.

(Sgd.) WILMAR M. DE VILLA
Sheriff IV
BRANCH 21

Approved:

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

COPY FURNISHED:

HOME DEVELOPMENT MUTUAL FUND,
(otherwise known as **PAG-IBIG FUND**),
The Petron Mega Plaza Building, No. 358. Sen. Gil Puyat Ave.,
Makati City 1200

JEFFREY A. RAMIENTAS, C.P.A
Atty-in-Fact, GREAT SOURCE CORPORATION
2546 A. Bonifacio St., Bangkal, Makati City

MA. LUISA L. DONES
Lot 9 BLK. 6 Richmond 2 Subd., Brgy. Magdalo, Imus, Cavite and
B1 L 11 Abubakar St., Greatwoods BPS., Molino V, Bacoar, Cavite

Publication: Cavite Times Journal
Dates: August 29, September 5 & 12, 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
(otherwise known as **PAG-IBIG Fund**),
Mortgagee,

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

EMMIE RUTH R. ALARCON,
Mortgagors.

FC CASE NO. 18389-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 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 Ave., Makati City 1200, against **EMMIE RUTH R. ALARCON**, mortgagor, with residential and postal address at Blk. 13 Lot 67 Greenplace Homes 2, Malagasang 2-A, Imus, Cavite and B9 L8 San Hilarion St., Delpan, Tondo, Manila, to satisfy the mortgage indebtedness which as of April 17, 2023 amounts to **FIVE HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED TWENTY TWO PESOS & 63/100 (P552,522.63)**, 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 **OCTOBER 3, 2023 at 10:00 A.M.** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus, 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. 057-2012032368

"A PARCEL OF LAND (LOT 67 BLOCK 13 OF THE CONS.-SUBDIVISION PLAN PCS-04-024955, BEING A PORTION OF THE CONS. OF LOTS 1846-A, PSD-28429 & 1845-A-2, (LRC) PSD-223425, L.R.C. RECORD NO. 8843), SITUATED IN BARANGAY OF MALAGASANG 2, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON, BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 68, BLOCK 13; ON THE SW., ALONG LINE 2-3 BY LOT 69, BLOCK 13; ON THE NW., ALONG LINE 3-4 BY ROAD LOT 13 AND ON THE NE., ALONG LINE 4-1 BY LOT 65, BLOCK 13 ALL OF THE CONS.-SUBD. PLAN. X X X CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS, MORE OR LESS.** 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, it shall be held on **OCTOBER 10, 2023** at 10:00 A.M. without further notice.

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

Imus, Cavite, August 24, 2023.

(Sgd.) WILMAR M. DE VILLA
Sheriff IV
BRANCH 21

Approved:

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

COPY FURNISHED:

HOME DEVELOPMENT MUTUAL FUND,
(otherwise known as **PAG-IBIG FUND**),
The Petron Mega Plaza Building, No. 358
Se., Gil Puyat Ave., Makati City 1200.

ATTY. JOHN LINCOLN F. LAURON
Atty-in-Fact, The Law Firm of Lauron Delos Reyes and Partners
Unit 1003 Union Square Condominium, #145 5th Avenue Cubao,
Quezon City 1109

EMMIE RUTH R. ALARCON
Blk. 13 Lot 67 Greenplace Homes 2, Brgy. Malagasang II-A,
Imus, Cavite and B9 L8 Hilarion St., Delpan, Tondo, Manila 1012

Publication: Cavite Times Journal
Dates: August 29, September 5 & 12, 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
(otherwise known as **PAG-IBIG Fund**),
Mortgagee,

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

JOSEPH Q. LEGARSE,
Mortgagors.

FC Case No. 18284-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 by **HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **JOSEPH Q. LEGARSE**, mortgagor, with residence and postal address at Unit-C 729 Anabu 1st, Imus, Cavite and /or Lot 12 Blk. 52, Greenplace Homes I, Malagasang II-A, Imus, Cavite 4103, to satisfy the mortgage indebtedness which as of April 24, 2023 amounts to **FIVE HUNDRED SEVEN THOUSAND TWO HUNDRED SIXTY NINE PESOS AND 25/100 (Php507,269.25)**, 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 **October 17, 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. 057-2013026941

"A PARCEL OF LAND (LOT 12, BLK. 52 OF THE SUBDIVISION PLAN PSD-04-202701, BEING A PORTION OF LOT 1870 IMUS ESTATE, LRC REC. NO. 8843) SITUATED IN BARRIO OF MALAGASANG 2, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 11, BLOCK 52; ON THE NW., ALONG LINE 2-3 BY LOT 14, BLK. 52; ON THE NE., ALONG LINE 3-4 BY ROAD LOT 51 AND ON THE SE., ALONG LINE 4-1 BY LOT 10, BLK. 52 ALL OF THE SUBDIVISION PLAN. X X X CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS, MORE OR LESS.** 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, it shall be held on **October 24, 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 properties and encumbrance therein if any there be.

Imus, Cavite, Philippines July 13, 2023

(Sgd.) DWIGHT ALDWIN S. GERONIMO, JD
Sheriff IV, RTC Branch 121

Approved:

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

COPY FURNISHED:

HOME DEVELOPMENT MUTUAL FUND
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue,
Makati City

ATTY. JEFFREY A. RAMIENTAS, C.P.A
GREATSOURCE CORPORATION
2546 A. Bonifacio St., Bangkal, Makati City

JOSEPH Q. LEGARSE
Unit-C 729 Anabu 1st, Imus, Cavite and/or Lot 12 Blk. 52,
Greenplace Homes I, Malagasang II-A, Imus, Cavite 4103

Publication: Cavite Times Journal
Dates: August 29, September 5 & 12, 2023

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

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

-versus- EJF-2023-113
For: EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

JENNET S. ZAMORA, married to
WILLIAM V. ZAMORA,
Mortgagors/Borrowers.

X-----X

NOTICE OF SHERIFF'S SALE

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the mortgagors/borrowers, **JENNET S. ZAMORA, married to WILLIAM V. ZAMORA**, with postal address/es at 1.) #10449 Cabilang Baybay, Carmona, Cavite; and 2.) Block 23 Lot 18, Carmona Townhomes, Bo. Ulong Tubig, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 18 July 2023 amounts to **FORTY-NINE THOUSAND TWO HUNDRED TWELVE PESOS AND 58/100 (Php49,212.58)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will SELL at public auction on **October 12, 2023 at 1:00 o'clock in the afternoon** at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for CASH or MANAGER'S CHECK, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-710449

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Carmona, Prov. of Cavite, bounded and described as follows:

"A PARCEL OF LAND (Lot 18, Blk. 23, of the cons. subd. plan, Pcs-04-009342, being a portion of the cons. of lots 739, 740, 741, Cad-285, Carmona Cadastre, L.R.C. Rec. No.), situated in the Bo. of Ulong Tubig, Mun. of Carmona, Prov. of Cavite, Is. of Luzon. Bounded on the SW., along line 1-2 by lot 17, on the NW., along line 2-3 by lot 16, both of Blk. 23, on the NE., along line 3-4 by Alley 17, & on the SE., along line 4-1 by lot 20, Blk. 13, all of the cons. subd. plan. Beginning at a pt. marked "1" on plan being N. 35 deg. 44'E., 127.29 m. from BBM No. 6, Cad-285, Carmona, Cad, thence N. 33 deg. 50'W., 3.50 m. topt. 2; thence N. 56 deg. 10'E., 10.00 m. to pt. 3; thence S. 33 deg. 50'E., 3.50 m. to pt. 4; thence S. 56 deg. 10'W., 10.00 m. to the pt. of beginning, containing an area of **THIRTY FIVE (35) SQ. METERS**. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm., bearing true; date of orig. survey, Aug. 16, 1940 – June 31, 1941, & that of the cons.subd. survey, Feb. 7-11-26, 1994 – March 1-9, 1994 & was approved on Jan. 13, 1995."

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **October 19, 2023** at the same time and place without further notice.

30 August 2023 at Carmona, Cavite.

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

Prepared by:
(Sgd.) **JOSEPH R. DIOKNO**
Sheriff In-Charge

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

MARIA VICTORIA D. CAPIRAL c/o ATTY. RIZALDY F. DE LEON
Attorney-In-Fact, Bernales & Associates
Suite 6 Third Floor, A. Francisco Gold Condominium I, 784 EDSA West Kamias District, Quezon City

JENNET S. ZAMORA / WILLIAM V. ZAMORA

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-0985-23
EXTRA JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER ACT
3135, AS AMENDED BY ACT 4118

MA. LOVELLA M. MONDERIN-AURE
MARRIED TO NEDISON M. AURE,
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, **MA. LOVELLA M. MONDERIN-AURE MARRIED TO NEDISON M. AURE** with postal address at (1) Blk 2 Lot 2, Melon Street Summerwind Subdivision, Phase 2, Salitran 3, Dasmariñas, Cavite; and 2) Lot 32 Blk 19, Barcelona St., Summer Meadows, Brgy. Salitran, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of JULY 04, 2023 amounts to **ONE MILLION EIGHT HUNDRED FIFTY EIGHT THOUSAND FOUR HUNDRED SEVENTY ONE PESOS AND 20/ 100 (Php 1,858,471.20)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **OCTOBER 10, 2023 at 10:00 o'clock in the morning** or soon thereafter in the 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. 057-2019010311

IT IS HEREBY THAT certain land situated in BRGY. OF SALITRAN, MUN. OF DASMARIÑAS, PROVINCE OF CAVITE, bounded and described as follows: A PARCEL OF LAND (LOT 32 OF THE CONS.-SUBD. PLAN, PCS-04-011319, BEING A PORTION OF THE CONS. OF LOTS 1 TO 21, BLK. 19, PSD-04-082209, L.R.C. REC. NO.), SITUATED IN THE BRGY. OF SALITRAN, MUN. OF DASMARIÑAS, PROVINCE OF CAVITE. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 31 OF THE CONS.- SUBD. PLAN; ON THE NE., ALONG LINE 2-3 BY LOT 3781-B, PSD-04-044532. (ROAD) ; ON THE SE., ALONG LINE 3-4 BY LOT 33 OF THE CONS.- SUBD. PLAN; ON THE SW., ALONG LINE 4-1 BY ROAD LOT 1 PSD-04-082209. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S. 82 DEG. 18'E., 431.36 M. FROM MON. NO. 134, IMUS ESTATE; THENCE N. 68 DEG. 07'E., 15. 00 M. TO PT. 2; THENCE S. 21 DEG. 53'E., 6.00 M. TO PT. 3; THENCE S. 68 DEG. 07'W., 15. 00 M. TO PT. 4; THENCE N. 21 DEG. 53'W., 6.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **NINETY (90) SQ. METERS**. is registered in accordance with the provision of the Property Registration Decree in the name of **Owner: MA. LOVELLA M. MONDERIN-AURE, OF LEGAL AGE, FILIPINO, MARRIED TO NEDISON M. AURE Address: BLK. 2, LOT 2, MELON STREET, SUMMERWIND SUBDIVISION PHASE 2, SALITRAN 3, DASMARIÑAS CITY, CAVITE**

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 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 **OCTOBER 24 2023**, at the same time and place without further notice.

Dasmariñas City, Cavite, August 29, 2023.

1.) #10449 Cabilang Baybay, Carmona, Cavite
2.) Block 23 Lot 18, Carmona Townhomes, Bo. Ulong Tubig, Carmona, Cavite

Publication: Cavite Times Journal
Dates: September 5, 12 & 19, 2023

(Sgd.) **ARLYN P. 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 JEFFREY A. RAMIENTAS, CPA
Greatsource Corporation
2546 A. Bonifacio St., Bangkal, Makati City

MA. LOVELLA M. MONDERIN-AURE
MARRIED TO NEDISON M. AURE
1)Blk 2 Lot 2, Melon Street, Summerwind Subdivision, Phase 2, Salitran 3, Dasmariñas, Cavite
2)Lot 32 Blk 19, Barcelona St., Summer Meadows, Brgy. Salitran, Dasmariñas, Cavite

Publication: Cavite Times Journal
Dates: September 5, 12 & 19, 2023

Club... (FROM PAGE 12)

Guests (checked in or walk-ins, from around or in nearby towns, including those from Manila) will now have more dining options inside the property.

"From Filipino, ihaw-ihaw (grills) and Italian fusion, and now, seafoods which everyone loves - sourced straight from the seafoods capital of Roxas City," said owner Cecile Arenas Terible.

The 4th food outlet inside Club Balai Isabel, it will be operated and manned by a team of industry experts in hotel and restaurant management (each boasting some 15 plus years in experience), led by Jona Agrazada and Kiel Cabusao -both seasoned hoteliers and who used to be, and still are, frequent guests of the property.

"It was during one of our visits (in Club Balai Isabel) where we saw the potential for a relaxing hang out place, thus this concept with the Fisherman's Wharf in San Francisco, California as our inspiration," said founding partner Cabusao.

Just a few days from its opening (last Saturday), the place is fast gaining loyal/frequent patrons for its relaxing outdoor ambience, cold beverages, hot and fresh grilled food, and good service.

The venue, which could accommodate upto 150 pax, also provides a perfect setting for banquets and socials. They can customize menu, based on the client's preferences.

The Pier Lakeside Bar and Restaurant is open everyday, from 10AM to 10PM.

For reservations and to know more about their menu plus current offerings, kindly visit 'The Pier's' FB page: www.facebook.com/ThePierBalaiIsabel

Some of the menu items, which includes seafood and meat choices.

The outdoor grilling station, for that inviting effect, providing the outlet's delicious smoky profile.

Lakeside food outlet with the best view of Taal Volcano opens at Club Balai Isabel

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

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

-versus-

File No. FC-DC-0945-23
EXTRA JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

ARRA E. MAGNO,
Respondent/Mortgagors.
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 c/o **Atty. Melanio A. Badenas Jr.**, GCCS & Associates Corp., Rm. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City against respondent/mortgagor, **ARRA E. MAGNO** with postal addresses at 0725 J6 Laong Nasa St., Tondo, Manila and Lot 7 Block 12 Phase 2 Valle Verde Dasmariñas, Langkaan II, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of May 30,2023 amounts to **EIGHT HUNDRED EIGHTY FOUR THOUSAND TWO HUNDRED NINETY NINE PESOS & 57/100 (Php884,229.57)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **September 21, 2023 at 10:00 o'clock in the morning** or soon thereafter in the 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 Philippines Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSEFER CERTIFICATE OF TITLE NO. 057-2018046257
IT IS HEREBY CERTIFIED that certain land situated in LANGKAAN II, DAMARIÑAS CITY, CAVITE, bounded and described as follows;

A PARCEL OF LAND (LOT 7 BLK. 12 OF THE SUBDIVISION PLAN PSD-04-220138, BEING A PORTION OF LOT 3823; IMUS ESTATE, LRC REC. NO. 8843), SITUATED IN BRGY. OF LANGKAAN II, DASMARIÑAS CITY, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE S, ALONG LINE 1-2 BY LOT 29; ON THE W., ALONG LINE 2-3 BY LOT 6 BOTH OF BLK. 12, ON THE N., ALONG LINE 3-4 BY ROAD LOT 13 (8.00 M. WIDE); AND ON THE E., ALONG LINE 4-1 BY LOT 8 BLK. 12, ALL OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 47-37W., 1,137.43 M. FROM MON, NO. 149, IMUS ESTATE . THENCE N. 89-53W., 4.00 M. TO PT. 2; THENCE N.00-07E. 15.00 M. TO PT.3; THENCE S. 89-53E., 4.00 M. TO PT. 4; THENCE S.00-07 W. 15.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **SIXTY (60) SQUARE METERS, MORE OR LESS.** ALL POINTS REFERRED TO AREA INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS 15 X40CMS; BEARINGS TRUE DATE OF ORIGINAL SURVEY; JULY 27, 1905-JUNE 11, 1908 AND THAT OF THE SUBDIVISION SURVEY MARCH 14-19, 2011 & WAS APPROVED ON JUNE 18,2011.

is registered in accordance with the provision of the Property Registration Decree in the name of **Owner: ARRA E. MAGNO, SINGLE**, OF LEGALAGE, FILIPINO CITIZEN

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on October 05,2023, at the same time and place without further notice.

14 August 2023, Dasmariñas City, Province of Cavite

(Sgd.) RODRIGO C. ESTOGERO, JR.
Sheriff IV

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

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-0973-23
EXTRA JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER ACT
3135, AS AMENDED BY ACT 4118

ZENAIDA BATBAT MARRIED TO
ZALDY BATBAT,
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, **ZENAIDA BATBAT MARRIED TO ZALDY BATBAT** with postal address at (1) Passionista St., Sta. Ana Village, Paranaque, Metro Manila; and 2) Lot 4 Blk 11, San Marino North 2, Salawag, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of MAY 16, 2023 amounts to **THREE HUNDRED THIRTY FIVE THOUSAND THREE HUNDRED SIX PESOS AND 25/100 (Php 335,306.25)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **OCTOBER 10, 2023 at 10:00 o'clock in the morning** or soon thereafter in the 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. T-602547
IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Dasmariñas Prov. Of Cavite bounded and described as follows: A parcel of land (Lot 4; Blk. 11 of the subd. plan, Psd-04-080791, being a portion of Lots 5723, Imus ESTATE, LRC Rec. No.), situated in the Bo. of Salawe Mun. of Dasmariñas, Prov. of Cavite, Is. of Luzon. Bounded on the NW., along line 1-2 by Lot 3, Blk. 11 on the NE., along line 2-3, by Rd. Lot 5 (8.00 m. wide) on the SE., along line 3-4 by Lot 5, Blk. 11, and on the SW., along line 4-1 by Blk. 19 (Excluded Area), all of the subd. plan. Beginning at a pt. marked "1" on plan being N. 63 deg. 51'W., 3466.31 m. from Mon. No. 167, Imus Estate, thence N. 44 deg. 47'E., 10.00 m. to pt. 2; thence S. 15 deg. 13'E., 7.00 m. to pt. 3; then ce .74 deg. °47' W., 10.00 m. topt. 4; thence N. 15 deg. 13' W., 7.00 m. to pt. of beginning, containing an area of **SEVENTY (70) SQ. METERS.** is registered in accordance with the provisions of the Property Registration Decree in the name of **ZENAIDA BATBAT, married to ZALDY BATBAT**, both of legal age, Filipino.

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 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 **OCTOBER 24, 2023**, at

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(Otherwise known as Pag-IBIG Fund),
c/o **ATTY. Melanio A. Badenas Jr.**, GCCS & Associates Corp., Rm. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City.

ARRA E. MAGNO
0725 J6 Laong Nasa St., Tondo, Manila and
Lot 7 Block 12 Phase 2 Valle Verde Dasmariñas, Langkaan II, Dasmariñas City, Cavite

Publication: Cavite Times Journal
Dates: August 22, 29 & September 5, 2023

the same time and place without further notice.

Dasmariñas City, Cavite, August 29, 2023.

(Sgd.) **ARLYN P. 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. JULIUS VOLTAIRE ROMMEL C. CUBELO
24K Accounts Consultant Inc.,
3FFass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

ZENAIDA BATBAT MARRIED TO ZALDY BATBAT
1) Passionista St., Sta. Ana Village, Paranaque, Metro Manila;
2) Lot 4 Blk 11, San Marino North 2, Salawag, Dasmariñas, Cavite

Publication: Cavite Times Journal
Dates: September 5, 12 & 19, 2023

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
BRANCH 109, CARMONA, CAVITE
2nd Flr. Hall of Justice Bldg., Brgy. Maduya,
Carmona, Cavite
rtc2cac109@judiciary.gov.com (046)4828527/
09928290825

IN THE MATTER OF PETITION FOR
ISSUANCE OF NEW OWNER'S DUPLICATE
COPY OF TRANSFER CERTIFICATE OF
TITLE NO. 124486, SPOUSES DANILO
MAGBIRAY GONZALES AND MELBA
ALAMARES GONZALES REP. BY THEIR
ATTY-IN-FACT, MILAN ALAMARES GONZALES,
Petitioners,

-versus-

LRC-C-GMA-2023-21

THE REGISTER OF DEEDS OF THE
PROVINCE OF CAVITE (STATIONED IN
TRECE MARTIREZ CITY) AND THE LAND
REGISTRATION AUTHORITY,
Petitioner,
X-----X

NOTICE OF HEARING

There is a petition filed by petitioners through counsel for the issuance of new owner's duplicate copy of Transfer Certificate of Title No. 124486 on the grounds alleged therein.

NOTICE IS HEREBY GIVEN that said petition has been set for hearing on **October 24, 2023 at 1:30 o'clock in the afternoon**, before this Court, on which date, hour and place, any person interested is cited to appear and show cause why the same should not be granted.

Let this Notice be published once a week for three consecutive weeks in a newspaper of general circulation in the Province of Cavite.

Likewise, let a copy of this Notice and that of the petition be furnished the Registry of Deeds, Trece Martires City, Cavite and the same be posted by the sheriff of this Court in three (3) conspicuous places in the City of Carmona, Cavite where the property is situated.,

Witness my hand and seal of this Court this 11th day of August 2023 at City of Carmona, Cavite, Philippines.

(Sgd.) **BON GERARD D. ASCAÑO**
Clerk of Court VI

Copy Furnished:

Atty. Benito De Asis
Suite 416 Femil Bldg. Andres Soriano Ave., Intramuros, Manila

Publication: Cavite Times Journal
Dates: August 29, September 5 & 12, 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 Real
Estate Mortgage Under Act No. 3135,
as Amended, Republic Act No. 4118

LEA O. VERANO married to
MALITO D. VERANO,
Mortgagor/s.
FC CASE NO. 18188-23

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 **LEA O. VERANO married to MALITO D. VERANO**, mortgagors, with residence and postal addresses at Lot 68 Blk. 15, Phase 2-AB, Area Dagat-Dagatan, Malabon City and Lot 7 Blk. 8, Woodlane Townhomes, Malagasang, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 31, 2023 amounts to **SEVEN HUNDRED TWENTY TWO THOUSAND NINE HUNDRED FIFTY FOUR PESOS & 81/100 (Php722,954.81)**, 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 **October 03, 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.057-2013032364

"A PARCEL OF LAND (LOT 7 BLOCK 8 OF THE CONS-SUBD. PLAN, PCS-04-025082, BEING A PORTION OF LOT 3, BLOCK 14, PSD-04-170517, LOTS 1-5, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-5, 7-13, BLOCK 3, LOTS 1-6, BLOCK 4, LOTS 1-6, BLOCK 5, LOTS 1-12, BLOCK 6, LOTS 1-9, BLOCK 7, AND ROAD LOTS 1-3, ALL OF (LRC) PSD-79998), SITUATED IN MALAGASANG, IMUS, 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 5 BLOCK 8, ON THE NW ALONG LINE 3-4 BY LOT 8 BLOCK 8, ON THE NE ALONG LINE 4-1 BY LOT 9 BLOCK 8 ALL OF THE CONS.-SUBD. PLAN. X X X CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE 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 **October 10, 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 21, 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

POMPEYO P. MAYNIGO
Credit & Collection Services, Incorporated
JRDC Building, 117 Sen. Gil J. Puyat Ave., Pasay City

LEA O. VERANO married to MALITO D. VERANO
Lot 68 Blk. 15, Phase 2-AB, Area Dagat-Dagatan, Malabon City
Lot 7 Blk. 8, Woodlane Townhomes, Malagasang, Imus, Cavite

Publication: Cavite Times Journal
Dates: August 22, 29 & September 5, 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

BDO UNIBANK, INC.,
Mortgagee,

-versus-
Foreclosure No. 2023-33
For: Extra-Judicial Foreclosure of
Real Estate Mortgage

JOHN CAVIN M. ANAZARIO,
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, **BDO UNIBANK, INC.**, at BDO Towers Valero, 8741 Paseo de Roxas, Salcedo Village, Makati City, and against the mortgagor, **JOHN CAVIN M. ANAZARIO** at 1055 Trinidad Ayala Street, Ermita, Manila; Block 11 Lot 12 Phase 7 Lessandra Homes Subdivision, Bacoor, Cavite and Lot 13 Block 11, Brgy. Salinas, Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of June 28, 2023, amounts to **TWO MILLION EIGHT HUNDRED EIGHTEEN THOUSAND NINE HUNDRED FOURTEEN PESOS (P2,818,914.00)**, 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 **September 19, 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. 167-2021002309

LOT NO: 13 BLOCK NO: 11 PLAN NO: PCS-04-028104

PORTION OF: THE CONS. OF LOTS 189, 190, & 191, PSU-164199, LRC RECORD NO. N-35907

LOCATION: BARANGAY OF SALINAS, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON.

AREA: FIFTY FOUR (54) SQ. M.

"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 September 26, 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, August 15, 2023.

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

By:
(Sgd.) ARTHUR T. SAN MIGUEL
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
11th Floor, BDO Towers Valero, 8741 Paseo de Roxas, Makati City

Mr. JOHN CAVIN M. ANAZARIO
1055 Trinidad Ayala Street, Ermita, Manila
Block 11 Lot 12 Phase 7 Lessandra Homes Subdivision, Bacoor, Cavite
Lot 13 Block 11, Brgy. Salinas, Bacoor, Cavite

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

Publication: Cavite Times Journal
Dates: August 22, 29 & September 5, 2023

PALAISIPAN

1	2	3	4		5	6	7	8	
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			15	16					
17	18	19				20			
21				22		23		24	
25			26		27		28		
29				30					
31									
	36					37			
						39			

PAHALANG

1 Butas
5 Pagal
9 Lapay
10 Parte ng bahay
12 Bato sa hiyas
13 Dahon ng babasahin
15 Iningusan
17 Inugali
20 Kasuyo
21 Palaman sa tinapay
22 Patrolma: daglat
24 Latitude: daglat
25 Lisan
27 Taong walang Diyos
29 Dalaga
31 Itagni
36 Amoy: Ingles
37 Ka
38 Oil of _
39 Waglit

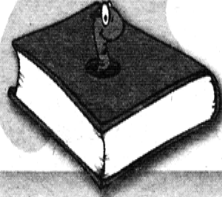
PABABA


1 Likmo
2 Kapitan: daglat
3 ___ mode
4 Tulin
6 Banas
7 Landas
8 Kaagad
11 Bulungan
13 Bahagi ng bukid
14 Sinasamba sa tribu
16 Idlip: Ingles
17 Ilala
18 Naguluhan
19 Tanggap ang kasalanan
23 Pinalitan ng TIN
26 Paswit
28 Sinta
30 Bikig
33 Ikod
34 Kompanya ng eroplano
35 Sugat

SAGOT SA NAKARAAN

I	K	E		S	A	L	A	M	A	T
S	U	M	A			P	L	A	T	A
		H	I	L	A	M		P	A	L
B			L	I	G	A		A	R	A
A	L	Y	A	N	S	A		I	S	A
N			S	A	K	A	L			K
G	R	O		S	A	S	A	M	Y	O
K	A	L	A			R	A	M	A	L
E	M	I	L			A	M	I	G	A
T	I	B	A	Y			G	A	W	A
A	L	A	N	G	A	N		T	A	N

Dagdag
Kaalaman





Ang pilikmata ay tumatagal ng 5 buwan mula sa pagtubo hanggang sa pagkalagas nito.

DOST establishes vibrant partnership with US private companies through the US-ASEAN Business Council

Development of Smart Cities, Quantum Technology, Digital Transformation, Advanced Weather Forecasting, and the facilitation of Health Technology Assessment (HTA) initiatives are among the points of interest of the companies during the annual US-ASEAN Business Council 2023 Philippine Business Mission meeting held recently at the Manila Marriott Hotel.



DOST officials, US-ABC executives, and member companies posed for a photo op at the close of the 2023 Philippine Business Mission

The US-ASEAN Business Council represents over 175 U.S. companies, including many of the world's largest global firms, with operations in Southeast Asia. In this Business Mission, senior representatives from member companies went to the Philippines to engage with priority stakeholders, reinforcing the importance of U.S.-Philippines business relations. **► DOST • 3**

CLUB BALAI ISABEL'S THE PIER LAKESIDE BAR AND RESTAURANT: Where good food and service complements the great outdoor view

Creating a buzz around town to as far as Manila for their great tasting food, good service and an awesome view of Taal volcano is this newly opened lakeside bar and restaurant inside Club Balai Isabel (Talisay, Batangas) called The Pier Lakeside Bar and Restaurant. **► CLUB • 9**



The well attended opening: The ribbon cutting ceremony on Aug. 12, 2023 is led by Talisay Mayor Nestor Natanauan (2nd from right), Club Balai Isabel owner Nelson Terible (2nd from left), and The Pier management team composed of Jonalyn Agrazada (leftmost) and Kiel Cabusao (rightmost). Joining them (at the back), from left: Bong Agrazada, Mrs. Natanauan, and Arianne Laranang.

Grand Love, Grand Fun: Have a grand time at SM with your lolos and lolas this Grandparents Day!



SM Supermalls is rolling out the red carpet for the pillars of society that light up our lives. Yes, it's Grandparents Day at SM! And this year, the celebration is bigger, bolder, and bursting with more fun than ever before. Brace yourselves for a grand time with your lolos and lolas that promise unforgettable memories, heartfelt moments, and a whole lot of groove. **► GRAND LOVE • 3**



NUVALI FLYOVER WORKS AT CALAX



TRAFFIC ADVISORY

STOP AND GO SCHEME

September 12 to 15, 2023
10:00PM to 5:00AM

A Portion of CALAX near Laguna Blvd. Interchange (both bounds), will implement Stop and Go Traffic scheme with 15-minute interval due to Nuvali Flyover works.

*Thank you for your patience.
Drive safely.*



For any concerns, please call Makati Development Corporation's PIC:
Serge Carino | Mobile: +639 77 087 0947