

# 4,500 benepisyaryo sa Cavite, nakatanggap ng tulong mula sa AICS

**MASAYANG** pinangunahan ni Sen. Ramon 'Bong' Revilla, Jr. ang pamamahagi ng Assistance to Individual in Crisis Situation (AICS) sa mga benepisyaryo nito na ginanap sa Dasmariñas Arena, Dasmariñas Cavite.

Kasama ni Sen. Revilla sa pagbabahagi ng AICS ang kaniyang anak na si Cong. Brian Revilla, at BM Ram Revilla kasama si Dasmariñas Mayor Jenny Barzaga, anak nitong konsehal na si Kiko Barzaga at iba pang opisyal ng lokal na pamahalaan.

Maliban sa AICS ay personal na namahagi ng tulong si Sen. Revilla sa 10 napili na mga benepisyaryo na nakatanggap ng tig-2,000 at halagang 10,000 naman sa isang senior citizen na masuwerteng nanalo mula sa naging palaro ng butihing senador.

Ang nanalo na si Ginang Alita Nacional, labis ang pasasalamat sa tulong na natanggap.

"Maraming-maraming salamat po, ito pong ibinigay sa aming tulong na napanalunan ko gagamitin po namin sa pang-araw-araw po na pangangailangan po tulad ng bigas, ulam at lahat po mga pangangailangan po. 'Yun po ay malaking halaga po para sa amin sa tulong na ito na ibinigay po sa akin ng butihing Senador Bong Revilla."

▶ **4,500 BENEPISYARYO • 11**



## DOST XII HOLDS 3-DAY CELEBRATION FOR RSTW

**THE** Department of Science and Technology (DOST) Region XII celebrated for three days from Sept. 13, the 2023 Regional Science, Technology, and Innovation Week (RSTW), with the theme "Siyensya, Teknolohiya at Inobasyon: Kabalik at Matatag, Maginhawa at Panatag na Kinabukasan."

The three-day celebration aimed to highlight the significant contributions of science and technology to national and regional development and become a platform for heralding S&T advocacy in the country. It is also an avenue to promote the four (4)



pillars of the agency: STI for Wealth Creation, STI for Wealth Protection, STI for Sustainability and STI for Human Wellbeing.

The event featured a variety of activities, including exhibits showcasing DOST-developed technologies, a series of technology forums on the

economic potential of the region, scientific innovations and panel discussions on current and future trends in science and technology.

▶ **DOST XII • 3**



Cavite provincial government's medical mission brought hope and healing to the residents of Brgy. 24 and 25 in Cavite City, serving a total of 241 patients with essential medical care and medicines. The PGC medical mission team worked in partnership with First District Board Member Davey R. Chua, Cavite City Vice Mayor Benzen Raleigh Rusit, and the compassionate city councilors to ensure the event's success. Adding a heartwarming touch, Vice Governor Athena Bryana Tolentino sponsored free lugaw for all participants, demonstrating unwavering support for the community. (OPIO)



VOL. XIX • NO. 32 • 10.00 • SEPTEMBER 19 - 25, 2023

## SM Supermalls Launches 100 Days of Christmas

*Surprising shoppers every day till December 25.*

The countdown to Christmas Day begins on September 16 as SM launches a host of fun activities, deals, and surprises for each member of the family.



It starts with surprises each day! From September 16 to December 25, someone lucky will be surprised, one mall at a time, with toys, gifts, groceries and meals on us as SM begins 100 Days of Christmas Surprises. Which mall will delight someone today? Come to SM to find out!

**WHAT ELSE IS A-HAPPENIN'?**

Breathtaking Spectacles, to mark the festive season, will dazzle you at your favorite SM mall. Your favorite malls will all be dressed with a dazzling display of holiday magic and sparkling Christmas centerpieces await shoppers inside the malls for that IG-worthy moment.

Start your holiday gift shopping early on with a trove of artisan products and services from local MSMEs at the Holiday Bazaars. Toys, games, and collectibles are waiting to make ▶ **SM • 3**



# A delegation of journalists from the Guangxi Radio and Television in China visited the Kaliwa Dam Project

A delegation of journalists from the Guangxi Radio and Television in China recently visited the construction site of the Kaliwa Dam Project, a high-quality project undertaken by China in the Philippines under the Belt and Road Initiative.

The Kaliwa Dam Project is an important cooperation project between China and the Philippines, as well as a crucial part of the Philippines' New Centennial Water Source Project (NCWSP).

It is reported that the Kaliwa Dam Project is a concrete gravity dam, with a designed height of 73 meters and a 247-meter crest. A 21.9-kilometer water diversion tunnel is currently underway, which plays a significant role in controlling the project.

Ryan James Eisen, the representative of the Philippine owner unit of the Kaliwa Dam Project, said that China Energy Engineering Group Co., Ltd. (CEEC) has brought advanced engineering technology and mature construction experience to the Philippines, providing crucial support for the smooth and high-quality construction of the dam, tunnel, and water supply system.

As of July 31, 22.37 percent of the project had been completed, and the excavation of the tunnel outlet had reached nearly 1.3 kilometers.

According to reports, the Kaliwa Dam Project is located in a geologically complex area. To ensure the smooth progress of the project, CEEC has custom-designed the "Sampaguita" dual-shield hard rock tunnel boring machine specifically for the Kaliwa Dam Project. This machine, independently developed by China, is capable of traversing fault zones and fractured zones, and excavate at a speed of 20-30 meters per day.

Upon completion of the project, it is expected to set a record for the longest single-head excavation distance by a dual-shield hard rock tunnel boring machine in all overseas tunnel projects undertaken by Chinese enterprises.

Once the dam is completed, it will supply 600 million liters of clean drinking water to the Manila area on a daily basis, which will meet the demands of nearly 6 million people and significantly alleviate water scarcity in the region.

Moreover, the project will greatly strengthen local



transportation, generate a substantial number of employment opportunities, and contribute to the overall improvement of residents' living standard.

The Kaliwa Dam Project exemplifies the immense potential for cooperation between China and the Philippines in the field of infrastructure, in which China offers advanced construction technology and

management expertise, while the Philippines provides ample support in terms of manpower and material supply.

Through this project, the Philippines' infrastructure development is further enhanced, and it also promotes broader cooperation between China and the Philippines in various fields.

## Senate lauds SBMA Chief for new policies in the Freeport

Subic Bay Freeport—Deputy Majority Floor Leader Senator Joseph Victor 'JV' Ejercito during the latest senate budget hearing on Thursday publicly congratulated Subic Bay Metropolitan Authority Chairman and Administrator Jonathan Tan for introducing new policies that will shape a brighter and more vibrant future for the free port.



Deputy Majority Floor Leader Senator Joseph Victor 'JV' Ejercito (2nd from right) poses for a quick photo opportunity with Subic Bay Metropolitan Authority (SBMA) Jonathan D. Tan (2nd from left) after the senate budget hearing on Thursday. Also in photo are SBMA Chief of Staff and Deputy Administrator for Port Operations Atty. Martin Kristoffer Roman (left) and Senior Deputy Administrator for Support Services Atty. Ramon Agregado (right).

Ejercito particularly cited the land auditing and repossession of properties of erring locators.

"Congratulations on your efforts to steer Subic Bay Freeport into becoming an active catalyst for economic growth and development. I am confident that Subic will soon regain its once brilliant past!" Sen. Ejercito said.

Since Chairman Tan assumed office, he has

been working on various initiatives which include the audit and repossession of erring locators. Aside from this, he is also keen on implementing a streamlined business process in compliance with the Ease of Doing Business Act to attract more investors, increase revenues and generate more employment. He has also ordered the strict

monitoring of illegal trade and the conduct of anti-smuggling activities.

Tan assumed office in May this year and has been working with an open door policy since then. His office warmly welcomes locators with various concerns and finds resolutions to them.

Tan is extremely keen in going after landbankers and erring locators. He also introduced the EASE OF

DOING BUSINESS in the freeport to bring more investors in.

Chairman Tan expressed his sincere gratitude to the Senate particularly to Sen. Ejercito for acknowledging the effort his administration has initiated. Tan promises a more dynamic and investor-friendly SBMA in the days to come.

CAVITE  
TIMES JOURNAL  
PAHAYAGAN NG TUNAY NA CAVITEÑO

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# SM's Biggest Haul at the 38th International Coastal Clean Up: 100,000 Kilos of Trash Collected By over 17,000 Volunteers Across 15 SM Malls

SM Cares continues to drive active participation in ocean conservation by taking part once again in this year's International Coastal Cleanup Day last September 16, 2023, Saturday.

SM's goal was to gather the biggest haul of trash and marine debris. This year's efforts amounted to 75,033kg collected with the support of SM's biggest participation since 2015 – 15 SM malls in 12 locations in Luzon, Visayas, and Mindanao. This enabled more volunteers, totaling 17,026 SM employees and members of various sectors to join more clean-ups throughout the country.

SM spearheads numerous cleanup drives throughout the year in

support of the United Nations Decade of Ocean Science for Sustainable Development (2021-2030).

In line with this year's UN Ocean Decade Challenge, Sustainably Feed the Global Population, SM's projects on water conservation, including the recycling and treatment of water from handwashing and rainwater harvesting, highlights the importance of community initiative in minimizing pollution,

protecting fisheries and helping maintain potable water sources for everyone.

"We all have a responsibility to help protect and safeguard our marine environment, its resources, and the communities it serves," said SM Supermalls Vice President for Corporate Compliance and SM Cares Program Director for the Environment Engr. Liza B. Silerio. "A cleaner ocean means a better future for generations to come."



SM Supermalls has participated in the International Coastal Clean Up since 2015, becoming an avenue for volunteers to work together towards a cleaner, greener future.



SM City Bataan cleans coastal barangays by the Balanga Wetland and Nature Park. SM City Sorsogon does a clean-up by the pier site of Brgy. Talisay & Bitan-o.



Bagasbas Beach gets greener with a clean up by SM City Daet

## DOST XII

(FROM PAGE 1)

During the opening ceremony, Sultan Kudarat Governor Hon. Datu Pax Ali S.

Mangudadatu represented by BM Soriel S. Lib-atin, welcomed the attendees and guests from different local government units (LGUs) in SOCCSKSARGEN, including the science major students and the DOST partner stakeholders.

DOST XII Regional Director Engr. Sammy P. Malawan challenged all the stakeholders and participants to be part of the journey in advancing STI in Region XII.

In his message, he said that there is a need to work together, transcend regional boundaries and harness the boundless potential of collaboration for Smart and Sustainability development.

To support this goal, DOST Secretary Renato U. Solidum Jr., represented by DOST Undersecretary

for Regional Operations, Engr. Sancho A. Mabborang delivered his keynote message and commended the host region for ensuring that STI assistance and services are accessible to the people of Region 12. "We at DOST aim to continue striving as catalysts for innovative and transformative solutions through science and technology towards the fulfillment of the Philippine Development Plan and the AmBisyon Natin 2040," Mabborang stressed.

"Under the committed and effective leadership of our DOST Secretary, Dr. Renato U. Solidum Jr., the conduct of RSTW aims not only to showcase the various STI-based discoveries through exhibits and fora but also to highlight our synergy as OneDOST for the people," Mabborang explained. "We are committed to serving and becoming

advocates of advanced scientific solutions in marching towards a "matatag, maginhawa at panatag na buhay para sa lahat," he added.

Along with various activities, the 2023 RSTW in SOCCSKSARGEN also provided a platform for industry leaders, innovators, policymakers, and students to discuss and address the challenges and opportunities in the science and technology sector.

Cutting-edge exhibits showcased the latest breakthroughs in science and technology by the DOST-attached agencies, such as DOST-ITDI, DOST-MIRDC, DOST-PTRI, DOST-ASTI, DOST-PHIVOLCS, DOST-PAGASA, DOST-PCHRD, and DOST-STII, among others.

Topics in the dialogues were industry 4.0, market-driven R&D and technology transfer and the achievements of scientists and professionals. (Nelson Santos/Dave Masirag)



Restoring smile and confidence of Naicqueños - Hundreds of Naicqueños had their confidence and happy smiles restored through the Cavite provincial government's Libreng Pustiso Program. Denture fitting was done from August 15-18, 2023 while the free dentures were given to the recipients in a series of turnover ceremony on August 31, September 6-8, and 12-13, 2023. With their new set of dentures, the residents of Naic expressed their sincere gratitude to the PGC under the leadership of Governor Jonvic Remulla for successfully organizing the program in collaboration with Mayor Raffy Dualan, Vice Mayor Jun Dualan, and Ms. Jacinta Remulla. (OPIO)

## SM...

(FROM PAGE 1)

this holiday season unforgettable at the Christmas Toy Fairs, in partnership with Toy Kingdom and Toy Kingdom Express.

Santa Claus is coming to town, and he's bringing his merry squad along! Captivating performances, musicales, ensure there's something for everyone at every visit.

Pets are family too, and SM Supermalls knows it! Bring your furry friends to select SM malls for a pawsome Christmas Party packed with games and

prizes for furbabies in pet costumes.

Welcome our Overseas Filipino Workers and Families! With the help of BDO Kabayan, SM Supermalls will be bringing holiday cheer to our modern-day heroes at the Pamaskong Handog by BDO Kabayan in SM City Cebu, SM City Fairview, and SM City General Santos with Superstars, prizes, and laughs galore.

Let's not forget that you can make a positive impact on the lives of those in need while enjoying your

shopping. Buy one SM Cares' Bears of Joy, and we will donate to one underprivileged child.

And the fun never ends! On News Year's Eve, welcome 2024 with an unforgettable New Year's Eve celebration at SM Mall of Asia, SM Seaside Cebu, SM Lanang, and SM CDO Uptown.

To know more about SM Supermalls' 100 Days of Surprises, visit <https://gosm.link/100DaysOfChristmasSurprises> for daily surprise videos, [www.smsupermalls.com](http://www.smsupermalls.com), and follow @SMSupermalls on social media for all the Christmas surprises!



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

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

-versus- FORECLOSURE CASE NO. F-531-23

SPOUSES JOEL H. LAGUNZAD  
AND MELODIE TORRES LAGUNZAD,  
Mortgagor/s,  
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **SPOUSES JOEL H. LAGUNZAD AND MELODIE TORRES LAGUNZAD** with residence and postal address at 191-A, Ligas, Bacoor, Cavite City and Lot 11, Blk 19, Sec. 1, Sunny Brooke II, Brgy. Elang, General Trias, Cavite to satisfy the mortgage indebtedness which as of 13 April 2023 amounts **FIFTY NINE THOUSAND ONE HUNDRED THIRTEEN PESOS AND 82/100 (P59,113.82)**, excluding penalties, charges attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **26 OCTOBER 2023 at 10:00 o'clock in the morning** until 12 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-877665

A parcel of land (Lot 11, Blk. 19, Sec. 1 of the cons. subd. plan, Pcs-04-012498, being a portion of Blk. 61, Psd-042108-076214 & Sec. 15, Psd-04-092086, L.R.C. Rec. No.), sit. in the Brgy. Elang, Mun. of Gen. Trias, Prov. of Cavite, Is. of Luzon. Bounded on the SE along line 1-2 by Lot 9, Blk 19, Sec. 1; on the SW along line 2-3 by Rd. 3; on the NW along line 3-4 by Lot 13, Blk. 19, Sec. 1; and on the NE along line 4- 5 by Lot 14, Blk. 19, Sec. 1 and along line 5-1 by Lot 12, Blk. 19, Sec. 1, all of the cons. subd. plan. Beginning at a pt. marked "1" plan xxx containing an area of **THIRTY FIVE (35) SQ. M** xxx

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 NOVEMBER 2023** without further notice.

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

Trece Martires City, 12 SEPTEMBER 2023.

(Sgd.) ANDRES B. ESPINA  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
c/o JEFFREY A. RAMIENTAS, C.P.A.  
Attorney-in-Fact, GREASTSOURCE CORPORATION  
2546 A. Bonifacio St., Bangkal, Makati City

SPOUSES JOEL H. LAGUNZAD AND  
MELODIE TORRES LAGUNZAD  
191-A, Ligas, Bacoor, Cavite City  
Lot 11, Blk 19, Sec. 1, Sunny Brooke II, Brgy. Elang, General Trias, Cavite

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

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

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

-versus- FORECLOSURE CASE NO F-520-23

MAXIMO R. PAR  
MARRIED TO GINA R. PAR,  
Mortgagor/s,  
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Git Puyat Avenue, Makati City, against the Mortgagor/s, **MAXIMO R. PAR, MARRIED TO GINA R. PAR** with residence and postal address at Lot 4 Block 6 Jose Pio Drive Armela Compound, Savvy 25, Marcelo Green Village, Km. 18, Sucat, Parañaque City and Lot 26 Block 56 Holiday Homes Subdivision, Bo. Biclatan, General Trias, Cavite to satisfy the mortgage indebtedness which as of 13 April 2023 amounts **ONE HUNDRED NINETY FIVE THOUSAND NINE HUNDRED THIRTY TWO PESOS AND 51/ 100 (P195,932.51)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **26 OCTOBER 2023 at 10:00 o'clock in the morning** until 12 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-1142277

A parcel of land (Lot 26 Blk. 56 of the cons.-subd. plan. Pcs-04-011670, being a portion of the cons. of Lots 2847-B, 2847-C, Psd-04-030633 & Lot 2848, San Francisco de Malabon Estate, L.R.C. Rec. No. ) situated in the Bo. of Biclatan, Mun. of Gen. Trias, Prov. of Cavite, Island of Luzon. Bounded on the SW., along line 1-2 by Lot 27 of Blk. 56 of the cons./subd. plan; on the NE., along line 3-4 by Lot 25; and on the SE., along line 4-1 by Lot 7, both of Blk. 56 of the cons./subd. plan. Beginning at a pt. marked "1" on plan xxx containing an area of **FORTY (40) SQUARE METERS** xxx

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 NOVEMBER 2023** without further notice.

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

Trece Martires City, 12 SEPTEMBER 2023.

(Sgd.) ANDRES B. ESPINA  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
c/o POMPEYO P. MAYNIGO  
Attorney-in-Fact, Vision Credit & Collection Services Incorporated  
JRDC Building 117 Sen Gil. J. Puyat Ave. Pasay City

MAXIMO R. PAR MARRIED TO GINA R. PAR  
Lot 4 Block 6 Jose Pio Drive Armela Compound, Savvy 25, Marcelo Green Village, Km. 18, Sucat, Parañaque City  
Lot 26 Block 56 Holiday Homes Subdivision, Bo. Biclatan, General Trias, Cavite

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

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Dates: September 19, 26 & October 3, 2023

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

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

-versus- FORECLOSURE CASE NO. F-514-23

EDDIE F. CABE  
MARRIED TO CHERRY B. CABE,  
Mortgagor/s,  
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **EDDIE F. CABE, MARRIED TO CHERRY B. CABE** with residence and postal address at Lot 37 Blk 45 Ph. 3 Osano St., Upper Bicutan, Taguig City and Lot 33 Blk 46 Phase 1 Tahanang Yaman Homes, Brgy. Buenavista, General Trias, Cavite to satisfy the mortgage indebtedness which as of 13 April 2023 amounts **TWO HUNDRED THIRTY SIX THOUSAND FOUR HUNDRED THIRTY SEVEN PESOS AND 35/100 (P236,437.35)**, excluding penalties, charges, attorney's fees and expenses for foreclosure, the undersigned sheriff will sell at the public auction on **26 OCTOBER 2023 at 10:00 o'clock in the morning** until 12 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-1259974

A PARCEL OF LAND (Lot 33 Block 46 of the consolidation-subdivision Plan Pcs-04-019767 being a portion of the consolidation of Lots 2626, 2644, 2645, of San Francisco de Malabon Estate and Lot 2649-A, Psd-04-163932, LRC No., situated in Barangay Buenavista, Municipality of Gen. Trias, Province of Cavite. Bounded on north along line 2-3-4 by Lot 35 and 34 Blk 46; on the east along line 4-5 by F Path 40; on the south along line 5-1 Lot 32 Blk 46; on the west along line 1-2 by Lot 2 Blk 48 all the consolidation-subdivision plan. Beginning at the point marked "1" on the plan xxx containing an area of **THIRTY TWO SQUARE METERS (32) more or less.** xxx

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 NOVEMBER 2023** without further notice.

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

Trece Martires City, 12 SEPTEMBER 2023.

(Sgd.) ANDRES B. ESPINA  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
c/o POMPEYO P. MAYNIGO  
Attorney-in-Fact, Vision Credit & Collection Services Incorporated  
JRDC Building 117 Sen Gil. J. Puyat Ave. Pasay City

EDDIE F. CABE MARRIED TO CHERRY B. CABE  
Lot 37 Blk 45 Ph. 3 Osano St., Upper Bicutan, Taguig City  
Lot 33 Blk 46 Phase 1 Tahanang Yaman Homes, Brgy. Buenavista, General Trias, Cavite

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

Publication: Cavite Times Journal  
Dates: September 19, 26 & October 3, 2023

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

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

-versus- Foreclosure Case No. F-504-23

CHARLIE PAYCANA married to  
JASMIN PAYCANA,  
Mortgagor/s,  
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil. Puyat Avenue, Makati City against the Mortgagor/s, **CHARLIE PAYCANA married to JASMIN PAYCANA** with residence and postal address at: 1.) Lot 1 Block 74 Genato Street, BF Homes Executive Village, Las Piñas City, Metro Manila; and 2) Lot 4 Block 33 Phase 1, Carissa Homes-Tanza, Bo. Bagtas, Tanza, Cavite to satisfy the mortgage indebtedness as of 10 April 2023 amounts to **ONE HUNDRED FIFTY NINE THOUSAND SEVEN HUNDRED TWENTY NINE PESOS and 38/100 (P159,729.38)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **26 OCTOBER 2023 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-569152

A parcel of land (Lot 4, Blk. 33 of the subd. plan. Psd-04-076814, being a portion of Lot 2052-B, Psd-042120-076417, LRC Rec. No. 6832), situated in the Bo. of Bagtas, Mun. of Tanza, Prov. Of Cavite. Bounded on the E., along line 1-2, by Lot 6, Blk. 33, on the S., along line 2-3 by Alley 25, on the W., along line 3-4 by Lot 2, and on the N., along line 4-5 by Lot 3 and on along line 5-1 by Lot 5, all of Blk. 33, all of the subd. plan. Beginning at a pt. marked "1" on plan. XXX CONTAINING AN AREA OF **THIRTY FIVE (35) SQ. METERS**, XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 NOVEMBER 2023** without further notice.

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

Trece Martires City 12 SEPTEMBER 2023

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
C/O ATTY. PAULINO E. CASES, JR.  
Cases Collection Management, Inc.  
Cases Chun and Associates Law Offices  
Unit 408, Cityland Condominium 10 Tower II 154 H. V dela Costa Street, Salcedo Village, Makati, City

CHARLIE PAYCANA married to JASMIN PAYCANA  
Lot 1 Block 74 Genato Street, BF Homes Executive Village, Las Piñas City, Metro Manila  
Lot 4 Block 33 Phase 1, Carissa Homes-Tanza, Bo. Bagtas, Tanza, Cavite

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

Publication: Cavite Times Journal  
Dates: September 19, 26 & October 3, 2023

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

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

-versus- FORECLOSURE CASE NO. F-418-23

ALEXANDER O. BATTUNG  
MARRIED TO MARIA THERESA T. BATTUNG,  
Mortgagor/s,  
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 1118 filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ALEXANDER O. BATTUNG, MARRIED TO MARIA THERESA T. BATTUNG** with residence and postal address at Lot 18 Blk 11, Paramount Homes, Phase 1, Brgy. Navarro, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 10 April 2023 amounts to **TWO HUNDRED NINE THOUSAND SIX HUNDRED TWENTY PESOS AND 88/100 (P209,620.88)** excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **26 OCTOBER 2023 at 10:00 o'clock in the morning** until 12 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-872724

A parcel of land (Lot 18, Blk. 11 of the subd. plan, Psd-04-104526, being a portion of Lot 1742. San Francisco de Malabon Estate, Rs-04-002673, LRC Rec. No. 5964), situated in the Brgy. of Navarro, Mun. of Gen. Trias, Prov. of Cavite, Island of Luzon. Bounded on the SW., along line 1-2 by Lot 17, Blk. 11. on the NW., along line 2-3 by Lot 16, Blk. 11; on the NE., along line 3-4 by Alley Lot 11 (4.50 m wide); and on the SE., along line 4-1 by Lot 20, Blk. 11; all of the subd. plan. Beginning at a pt. marked "1" on plan xxx containing an area of **THIRTY TWO (32) SQ. METERS**. xxx

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 NOVEMBER 2023** without further notice.

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

Trece Martires City, 12 SEPTEMBER 2023.

(Sgd.) ANDRES B. ESPINA  
Sheriff IV

Copy Furnished:

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

ALEXANDER O. BATTUNG MARRIED TO MARIA THERESA T. BATTUNG  
Lot 18 Blk 11, Paramount Homes, Phase 1, Brgy. Navarro, Gen. Trias, Cavite

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

Publication: Cavite Times Journal  
Dates: September 19, 26 & October 3, 2023

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

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

-versus- Foreclosure Case No. F-562-23

CZARENEAH C. PANGANIBAN  
married to EFREN D. PANGANIBAN,  
Mortgagor/s,  
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil. Puyat Avenue, Makati City against the Mortgagor/s, **CZARENEAH C. PANGANIBAN married to EFREN D PANGANIBAN** residence and postal address at: 1.) Gen. Emilio Aguinaldo Highway, Sampaloc 1, Dasmariñas, Cavite; and 2) Lot 22 Block 73 Sampaguita Village, Brgy. Inocencio, Trece Martires City, Cavite to satisfy the mortgage indebtedness as of 13 April 2023 amounts to **ONE HUNDRED THIRTY SEVEN THOUSAND THREE HUNDRED NINETY SEVEN PESOS and 88/100 (P137,397.88)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **26 OCTOBER 2023 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-75569

A parcel of land (Lot 22, blk. 73 of the cons/subd. plan, Pcs-04-011578, being a portion of the cons. of Lots 3521, 3524, 3526 & 3528, all of Fls-1839, Sta Cruz de Malabon Estate, LRC Rec. No. 6832), situated in the Brgy. of Inocencio, Trece Martires City, Is. of Luzon. Bounded on the NW., along line 1-2 by Lot 20; on the NE., along line 2-3 by Rd. Lot 61; on the SE., along line 3-4 by Lot 24; on the SW., along line 4-1 by Lot 21, both of blk. 73, all of the cons/subd. plan. Beg. at a pt. marked "1" on plan. XXX CONTAINING AN AREA OF **FORTY (40) SQ. METERS**, XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 NOVEMBER 2023** without further notice.

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

Trece Martires City 12 SEPTEMBER 2023

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

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

CZARENEAH C. PANGANIBAN  
married to EFREN D. PANGANIBAN  
Gen. Emilio Aguinaldo Highway, Sampaloc 1, Dasmariñas, Cavite  
Lot 22 Block 73 Sampaguita Village, Brgy. Inocencio, Trece Martires City, 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: September 19, 26 & October 3, 2023

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-1023-23  
EXTRA JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER ACT  
3135, AS AMENDED BY ACT 4118

MARJORIE T. GUESE, married to  
FERDINAND Y. GUESE,  
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 c/o **Atty. Antonio E. Escobar**, CONSORTIUM, 2/F AZPHI Bldg., Ma. Aurora St, cor. E. Zobel St., Brgy. Poblacion, Makati City against respondent/mortgagor, **MARJORIE T. GUESE, married to FERDINAND Y. GUESE** with postal addresses at #149 Dr. Lazcano Extension, Kamuning, Quezon City and Blk. 26, Lot 33, Village Park Subdivision, Langkaan I, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of August 17, 2023 amounts to **TWO HUNDRED TWENTY FOUR THOUSAND THREE HUNDRED SIXTY FIVE PESOS & 80/100 (Php224,365.80)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **October 26, 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-796332

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 33, Blk. 26 of the cons./subd. plan, Pcs-04-010634, being a portion of the cons of lots 6919, Imus Estate & lot 6918-T, (LRC) Psd-296038, LRC Rec. No. ), situated in the Bo. of Langkaan, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the W., along line 1-2 by lot 32; on the N., along line 2-3 by lot 31, both of Blk. 26; on the E., along line 3-4 by Rd. lot 26; and on the S., along line 4-1 by lot 35, Blk. 26, all of the cons./subd. plan. Beginning at a pt, marked "1" on plan being N. 03 deg. 50'w., 3623.86 m. from Mon. No. 99, Imus Estate; thence N. 00, deg. 05'W., 4.00 m. to pt. 2; thence V. 89 deg. 55'E., 9.50 m. to pt. 3; thence S.00 deg. 05'E., 4.00 m. to pt. 4; thence s. 89 deg. 55'W., 9.50 m. to the pt. of beginning , containing an area of **THIRTY EIGHT (38) SQ. METERS**. All pts. Referred to are indicated on plan and are marked on the ground by pS cyl. conc. Mons. 15x40 cm; bearing true; date of orig. survey, July 27, 1905 June 11, 1908 & that of the cons./subd. survey, Jan. 4-31, 1995, & was approved on July 28, 1995. is registered in accordance with the provisions of the Property Registration Decree in the name of **MARJORIE T. GUESE, married to FERDINAND Y. GUESE**, both of legal ages,

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 the publication should not take place on the said date and time, it shall be held on **November 09, 2023** at the same time and place without further notice.

11 September 2023, Dasmariñas City, Province of Cavite.

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

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

Copy furnished:  
**HOME DEVELOPMENT MUTUAL FUND**  
(Otherwise known as Pag-IBIG Fund),  
c/o **Atty. Antonio E. Escobar**, CONSORTIUM,  
2/F AZPHI Bldg. Ma. Aurora St., cor. E. Zobel St., Brgy. Poblacion, Makati City.

**MARJORIE T. GUESE, married to FERDINAND Y. GUESE**  
#149 Dr. Lazcano Extension, Kamuning, Quezon City and Blk. 26, Lot 33, Village Park Subdivision, Langkaan I, Dasmariñas City, Cavite.

Publication: Cavite Times Journal  
Dates: September 19, 26 & October 3, 2023

Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
AND EX-OFFICIO SHERIFF  
Dasmariñas City, Cavite

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

-versus- File No. FC-DC-1019-23  
For: Extra-Judicial Foreclosure of Real  
Estate Mortgage under Act No.  
3135 as amended by Act No. 4118

MUSIB M. ALIGASI married to  
NILDA B. ALIGASI,  
Respondents/Mortgagors.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act No.3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, **HOME DEVELOPMENT MUTUAL FUND (PAG IBIG FUND)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, in favor of the CAPITOL DEVELOPMENT BANK, a corporation duly organized and existing under and by virtue of the laws of the republic of the Philippines with principal place of business at Pacific Place Bldg., Pearl Drive Ortigas Extension, Pasig City, against the respondents/ mortgagors, **MUSIB M. ALIGASI is married to NILDA B. ALIGASI**, with postal address at Purok 13 San Jose, Alabang, Muntinlupa City; Lot 29 Blk. 13 Phase 2, San Marino South Subd., Salawag, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of August 15, 2023 amounts to **TWO HUNDRED FIFTY NINE THOUSAND SEVEN HUNDRED NINETY FIVE PESOS & 96/100 (Php 259,795.96)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **October 20, 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-713334

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Dasmariñas, Province of Cavite, bounded and described as follows: A parcel of land (Lot 29, Blk 13 of the subd. plan, PSD-042106-075975, being a portion of Blk. 20, PCS-042106-008537, LRC Rec. No. ), situated in the Brgy. of Salawag, Mun. of Dasmariñas, Prov. of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 28; on the NE., along line 2-3 by Lot 13, both of Blk. 13; on the SE., along line 3-4 by Alley 3; on the SW., along line 4-1 by Lot 27, Blk. 13, all of the subd. plan. Beginning at a pt. marked "1" on plan, being N. 09 deg. 03'W., 387.89 m. from Mon. No. 164, Imus Estate, thence N. 68 deg. 56'E., 5.00 m. to pt 2; thence S. 21 deg. 04'E., 10.00 m. to pt 3; thence S. 68 deg. 56'W., 5.00 m. to pt. 4; thence N. 21 deg. 04'W., 10.00 m. to the pt. of beginning, containing an area of **FIFTY (50) Sq. Meters**. All pts. referred to are indicated on the plan and marked on the ground, by PS. Cyl. Conc. Mons, 15x60 cm., bearings true; date of orig. survey, July 27, 1905- June 11, 1908 & that of the subd. survey, April 4-16, 1994 which was approved on Nov. 11, 1994.

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 the publication auction should not take place on the said date and time, it shall be held on **November 10, 2023** at the same time and place without further notice.

Dasmariñas City, Province of Cavite, September 13, 2023.

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

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

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

**Atty. Caesar S. Europa**  
Atty-in-fact, 24k ACCOUNTS CONSULTANT, INC.  
3F Fass Intel College Bldg., No. 11 Pittsburgh St. Brgy. Silangan, Cubao, Quezon City

**MUSIB M. ALIGASI/NILDA B. ALIGASI**  
Purok 13 San Jose Alabang, Muntinlupa City  
Lot 29 Blk 13 Phase 2, San Marino South Subd., Brgy. Salawag, Dasmariñas City, Cavite

Publication: Cavite Times Journal  
Dates: September 19, 26 & October 3, 2023

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

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

-versus- Foreclosure Case No. F-565-23

JESS C. ADLAWAN,  
Mortgagor/s,  
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil. Puyat Avenue, Makati City against the Mortgagor/s, **JESS C. ADLAWAN** residence and postal address at. 1) Phase V Ivory Palm Street, Antipolo City; and 2) Lot 12 Block 16 Satelliteville, Brgy. Conchu, Trece Martires City, Cavite to satisfy the mortgage indebtedness as of 13 April 2023 amounts to **FIVE HUNDRED TWENTY EIGHT THOUSAND SIX HUNDRED SIXTY TWO PESOS and 56/100 (P528,662.56)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **26 OCTOBER 2023 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 077-2015027084

A PARCEL OF LAND (LOT 12 BLK. 16 OF THE CONS./SUBD. PLAN, PCS-04-012639, BEING A PORTION OF THE CONS. OF LOTS 3373-J, PSD-042122-057729 & LOT 3373-K-1, PSD-042122-070509, L.R.C. REC. NO. ), SITUATED IN THE BRGY. CONCHU, CITY OF TRECE MARTIRES, PROV. OF CAVITE. BOUNDED ON THE E., ALONG LINE 1-2 BY LOT 11, BLK. 16; ON THE S., ALONG LINE 2- 3 BY RD. LOT 8; ON THE W., ALONG LINE 3-4 BY LOT 13; & ON THE N., ALONG LINE 4-1 BY LOT 3 BOTH BLK. 16 ALL OF THE CONS./SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN. XXX CONTAINING AN AREA OF **SEVENTY TWO (72) SQ. METERS**, XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 NOVEMBER 2023** without further notice.

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

Trece Martires City 12 SEPTEMBER 2023

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

**HOME DEVELOPMENT MUTUAL FUND**  
c/o **ATTY. POMPEYO P. MAYNIGO**  
Vision Credit & Collection Services Incorporated  
JRDC Building 117 Sen Gil. J. Puyat Ave.  
Pasay City

**JESS C. ADLAWAN**  
Phase V Ivory Palm Street, Antipolo City  
Lot 12 Block 16 Satelliteville, Brgy. Conchu, Trece Martires City, 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: September 19, 26 & October 3, 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. 23, 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. to pt. 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



The home of the Best Bibingkang Galapong and Puto Bumbong is now at SM City Trece Martires! Visit Papay Serio at SM City Trece Martires Transpot Hub and try their all-time favorite desserts and bring home the joys of Christmas to your loved ones today!



Indulge your cravings with Scorched flavored handcut wedges. Who can refuse these? Hurry! Scorched Smokehouse is located at Lower Ground Level Annex-SM City Dasmariñas



Republic of the Philippines  
 Fourth Judicial Region  
 REGIONAL TRIAL COURT  
 Branch 130, Trece Martires City  
 rtc1tmt130@judiciary.gov.com  
 09198753023

IN RE: PETITION FOR THE ISSUANCE OF  
 NEW OWNER'S DUPLICATE OF TRANSFER  
 CERTIFICATE OF TITLE NO. 057-  
 2017045337 IN LIEU OF THE LOST  
 CERTIFICATE, AND CANCELLATION OF  
 THE ANNOTATION/ENCUMBRANCE  
 PERTAINING TO SECTION 4, RULE 74  
 THE RULES OF COURT,

LEONIDES R. POSAS, REP. BY HIS  
 ATTORNEY-IN-FACT, REYHART R.  
 VILLANUEVA,  
 Petitioners,

-versus- LRC CASE NO. 5964-003-23

THE REGISTER OF DEEDS FOR THE  
 PROVINCE OF CAVITE,  
 Respondent.

X-----X

#### NOTICE OF HEARING

Filed before this Court is a verified Petition for Issuance of New **Owner's Duplicate of Transfer Certificate of Title No. 057-2017045337** in lieu of the lost certificate, and cancellation of the annotation/encumbrance issued by the Registry of Deeds for the Province of Cavite in the name of **LEONIDES RAMOS POSAS**, the registered owner.

After being satisfied that the petition is sufficient in form and substance, the same is hereby set for initial hearing on **October 05, 2023 and December 07, 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 Halls where the property is situated, as well as on the land itself located at Brgy. San Juan I, City of General Trias, Cavite and other copies be furnished to the Registry of Deeds for the Province of Cavite, Office of the Solicitor General, Office of the Provincial Prosecutor, petitioner, and her counsel.

The Sheriff of this Court is hereby directed to post copies of this Notice accordingly.

Send a copy of this Order to the Office of the Clerk of Court (OCC), Trece Martires City, Cavite, for raffle of the publication.

SO ORDERED.

Trece Martires City, Cavite, June 29, 2023.

(Sgd.) **GAYSON C. LUNA**  
 Presiding Judge

**Copy Furnished:**  
**ATTY. CESARIO G. GONZALES, JR.**  
 Czarlaw@gmail.com  
 Counsel for Petitioner  
 C.G. Gonzales, Jr. & Associates Law Offices  
 139 J. Luna Street, Bagumbayan  
 General Trias City, Cavite

**LEONIDES R. POSAS**  
 Petitioner  
 501 NIA Road, Brgy. San Juan I General Trias City, Cavite

**REYNART R. VILLANUEVA**  
 Petitioner's Representative  
 Brgy. San Juan I, General Trias City Cavite

**REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE**  
 Trece Martires City, Cavite

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

**PROSECUTOR REINER C. LUNA**  
 Office of the Provincial Prosecutor Imus, City, Cavite

**OFFICE OF THE CLERK OF COURT REGIONAL TRIAL COURT**  
 Trace Martires City, Cavite

**Publication: Cavite Times Journal**  
 Dates: September 12, 19 & 26, 2023

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

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

-versus- File No. **FC-DC-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) Passionaista 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; thence .74 deg. 47' W., 10.00 m. to pt. 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 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) Passionaista 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  
 Fourth Judicial Region  
 REGIONAL TRIAL COURT  
 Branch 130, Trece Martires City  
 rtc1tmt130@judiciary.gov.ph  
 09198753023

IN RE: PETITION FOR RE-ISSUANCE OF  
 OWNER'S DUPLICATE COPY OF TCT NO.  
**(T-154119) T-88513 REGISTERED UNDER**  
**THE NAME OF ANDRES C. VILLALON,**

LRC CASE NO. 6832-018-23

**FRANCES FLORENCE GONZALEZ VILLALON**  
 represented by **DR. VIRGINIA V. DE JOYA,**  
 Petitioners,

X-----X

#### ORDER

Filed before this Court is a verified Petition for the Re-issuance of **Owner's Duplicate Copy of TCT No. (T-154119) T-88513** issued by the Registry of Deeds for the Province of Cavite, in the name **ANDRES C. VILLALON**, the registered owner.

After being satisfied that the petition is sufficient in form and substance, the same is hereby set for initial hearing on **October 11, 2023 and December 6, 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 Tanza Public Market, the Municipality and Barangay Hall where the property is situated, as well as on the land itself located at Block 9 Lot No. 21, Barrio Kalinawan, Municipality of Tanza, Province of 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, May 25, 2023.

(Sgd.) **GAYSON C. LUNA**  
 Presiding Judge

**Copy Furnished:**

**ATTY. ALELI A. OKIT**  
**ATTY. LEZELDA M. RAÑESES**  
 Counsel for Petitioner  
 OKIT RAÑESES & CENIT LAW OFFICE  
 Unit 406 Metro View Condominium 915 Pres. Quirino Avenue  
 Corner San Antonio Street Malate Manila  
 (02) 8353-0904  
 orclawoffices@yahoo.com

**DR. VIRGINIA V. DE JOYA**  
 Petitioner and Attorney-in-fact  
 No. 532 Magsaysay Avenue Baguio City

**REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE**  
 Trece Martires City, Cavite

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

**Publication: Cavite Times Journal**  
 Dates: September 19, 26 & October 3, 2023



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

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

-versus- Foreclosure Case No. F-488-23

EVAR. CANDIDATO,  
Mortgagor/s,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil. Puyat Avenue, Makati City against the Mortgagor/s, **EVA R. CANDIDATO** residence and postal address at: 1.) #79 Araullo Street, San Juan, Metro Manila; and 2.) Lot 8 Block 90 Phase III, Mary Cris Complex, Barangay Alang-Ilang, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 13 April 2023 amounts to **TWO HUNDRED SEVENTY SEVEN THOUSAND SIX HUNDRED FORTY SIX PESOS and 18/100 (P277,646.18)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **26 OCTOBER 2023 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound. Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-759949

A PARCEL OF LAND (Lot 8 Block 90) of the subdivision plan Psd-04-093013, being a portion of Lot 2533 SFD MALABON EST. situated in the barrio of ALANG-ILANG. municipality of GEN TRIAS, province of CAVITE, island of LUZON. Bounded on the NE, along line 1-2 by Lot 18 Block 90, on the SE, along line 2-3 by Lot 9 Block 90, on the SW, along line 3-4 by Lot ALLEY63, and on the NW, along line 4-1 by Lot 7 Block 90, all of the subdivision plan. Beginning at a point marked "1" on plan. XXX CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS**, XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 NOVEMBER 2023** without further notice.

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

Trece Martires City 12 SEPTEMBER 2023

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
C/O ATTY. PAULINO E. CASES, JR.  
Cases Collection Management, Inc.  
Cases Chun and Associates Law Offices  
Unit 408, Cityland Condominium 10 Tower II 154 H. V dela Costa Street, Salcedo Village, Makati, City

EVA R. CANDIDATO  
#79 Araullo Street, San Juan, Metro Manila  
Lot 8 Block 90 Phase III, Mary Cris Complex, Barangay Alang-Ilang, Gen. Trias, Cavite

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

Publication: Cavite Times Journal  
Dates: September 19, 26 & October 3, 2023

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

PHILIPPINE NATIONAL BANK,  
Mortgagee,

-versus- Foreclosure Case No. F-740-23

MICHAEL B. TYQUICO,  
Debtor/Mortgagor,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118. filed by Mortgagee, **PHILIPPINE NATIONAL BANK**, with business address at PNB Financial Center, Pres. Diosdado Macapagal Blvd., Pasay City against the Mortgagor/s, **MICHAEL B. TYQUICO** with residence and postal address at: 1.) Real North st., Poblacion Brgy. 6 Taft, East Samar; 2.) 1760 (3rd Floor) Modesto st., Malate, Manila; and 3.) Block 4A Lot 10 Kensington 17, Lancaster Estates, Brgy. Navarro, General Trias, Cavite to satisfy the mortgage indebtedness as of 30 June 2023 amounts to **THREE MILLION SIX HUNDRED NINETY SEVEN THOUSAND SIXTEEN PESOS and 64/100 (P3,697,016.64)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **26 OCTOBER 2023 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound. Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2017042774

LOT NO: 10 BLOCK NO: 4A PLAN NO: PSD-04-231268

PORTION OF: LOT 1725, SAN FRANCISCO DE MALABON ESTATE (FRS-04-005312) DECREED NO. 4270; LRC. REC. NO. 5964

LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 9, BLOCK 4A, PSD-04-231268
2-3	NE	LOT 8, BLOCK 4A, PSD-04-231268
3-4	SE	ROAD LOT 5, PSD-04-231268
4-1	SW	LOT 12, BLOCK 4A, PSD-04-231268

AREA: **FIFTY SQUARE METERS (50), MORE OR LESS**

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 NOVEMBER 2023** without further notice.

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

Trece Martires City 12 SEPTEMBER 2023

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

PHILIPPINE NATIONAL BANK  
PNB Financial Center, Pres. Diosdado Macapagal Blvd., Pasay City

ATTY. EDGARDO M. BANAAG  
Unit 2304, 23rd Flr. AIC Burgandy Empire Tower ADB Ave. Cor., Sapphire and Garnet Roads Ortigas Center, Pasig City

MICHAEL B. TYQUICO  
Real North st., Poblacion Brgy. 6 Taft, East Samar  
1760 (3rd Floor) Modesto st., Malate, Manila  
Block 4A Lot 10 Kensington 17, Lancaster Estates, Brgy. Navarro, General Trias, Cavite

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

Publication: Cavite Times Journal  
Dates: September 19, 26 & October 3, 2023

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

BDO UNIBANK, INC.,  
Mortgagee,

-versus- FORECLOSURE CASE NO. F-745-23

REGINE DELA CRUZ RAMOS,  
Debtor/Mortgagor,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at BDO Towers Valero (formerly Citibank Tower), 8741 Paseo De Roxas, Makati City against the Mortgagor/s, **Regine Dela Cruz Ramos represented by his Atty-in-fact Herminio Dela Tonga Dela Cruz, Jr.** with residence and postal address at: 1.) 75 2nd Street Area 5 Veterans Village Barangay Pasong Tamo Quezon City; and 2.) Block 1 Lot 197 Somerset II Barangay Navarro, Gen. Trias, Cavite satisfy the mortgage indebtedness which as of 05 June 2023 amounts to **FOUR MILLION TWO HUNDRED NINETY FIVE THOUSAND NINETY NINE PESOS AND 49/100 (P4,295,099.49)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **26 OCTOBER 2023 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019057148

LOT NO: 197 BLOCK NO: 1 PLAN NO: PCS-04-028597

PORTION OF: LOT 2451-N, (RS-04-004515), LOT 2461, (RS-04-002445), LOT 2462, (RS-04-002445), LOT 2463, (FRS-04-005172), LOT 2464, (RS-04-002484), BLOCK 9 & BLOCK 10, PCS-04-02846, ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270; LRC REC. NO. 5934

LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 196, BLOCK 1, PCS-04-028597
2-3	SE	BLOCK 23, PCS-04-028597
3-4	SW	LOT 198, BLOCK 1, PCS-04-028597
4-1	NW	ROAD LOT 12, PCS-04-028597

AREA: **ONE HUNDRED SQUARE METERS (100), MORE OR LESS**

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 NOVEMBER 2023** without further notice.

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

Trece Martires City 12 SEPTEMBER 2023

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.,  
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT  
11th Floor, BDO Towers Valero, formerly Citibank Tower 8741 Paseo De Roxas, Makati City, 1226, Metro Manila

Regine Dela Cruz Ramos,  
Herminio Dela Tonga Dela Cruz, Jr.  
75 2nd Street Area 5 Veterans Village Barangay Pasong Tamo Quezon City  
Block 1 Lot 197 Somerset II Barangay Navarro, Gen. Trias, Cavite

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

Publication: Cavite Times Journal  
Dates: September 19, 26 & October 3, 2023

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

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

-**versus-**
Foreclosure Case No F-751-23

ANDRES HIRANG GUEVARA,  
Mortgagor/s,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against the Mortgagor/s, **ANDRES HIRANG GUEVARA** residence and postal address at: 1.) #237 H. Domingo St. Pasay City: 2.) Blk 23 Lot 20 Phase 15 Kensington, Navarro Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 13 June 2023 amounts to **ONE MILLION FOUR HUNDRED FIFTY FOUR THOUSAND ONE HUNDRED EIGHTY ONE PESOS and 82/100 (P1,454,181.82)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **26 OCTOBER 2023 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019048342

LOT NO: 20 BLOCK NO: 23 PLAN NO: PCS-04-030034

PORTION OF: LOTS 1661, 1690, 1691, 1692, SAN FRANCISCO DE MALABON, ALL OF; LOT 1693, SAN FRANCISCO DE MALABON ESTATE, FRS-04-005190; LOT 1675-A, PSD-04-227993; LOT 1689-A, PDS-04-234931; LRC REC. NO. 5964

LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 22, BLOCK 23, PCS-04-030034
2-3	NE	ROAD LOT 31, PCS-04-030034
3-4	SE	LOT 18. BLOCK 23, PCS-04-030034
4-1	SW	LOT 21, BLOCK 23, PCS-04-030034

AREA: SIXTY FIVE SQUARE METERS (65), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 NOVEMBER 2023** without further notice.

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

Trece Martires City 12 SEPTEMBER 2023

(Sgd.) RICARDO A. TOLEDO

Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND

C/O ATTY. JOHN LINCOLN F. LAURON

The Law Firm of Lauron Delos Reyes and Partners

857 Aurora Blvd. Cor. St. Mary St., Cubao

Quezon City

ANDRES HIRANG GUEVARA

#237 H. Domingo St. Pasay City

Blk 23 Lot 20 Phase 15 Kensington, Navarro Gen. Trias, Cavite

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

Publication: Cavite Times Journal

Dates: September 19, 26 & October 3, 2023

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

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

-**versus-**
FORECLOSURE CASE NO F-529-23

SPOUSES JESUS V. GACO  
AND EMILIA M. GACO,  
Mortgagor/s,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118. filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **SPOUSES JESUS V. GACO AND EMILIA M. GACO** with residence and postal address at #1958 Be. Putol St., Magdalo, Kawit, Cavite and Lot 12, Blk 29, Grand Riverside Subd., Ph 1, Bo. Pasong Camachile, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 13 April 2023 amounts **TWO HUNDRED THOUSAND FOUR HUNDRED TWENTY SIX PESOS AND 28/100 (P200,426,28)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **26 OCTOBER 2023 at 10.00 o'clock in the morning** until 12 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-1158273

A parcel of land (Lot 12 Blk. 29 of the cons. subd. plan, Pcs-04-012772, being a portion of the cons. of Lots 1813, San Francisco de Malabon Estate, Rs-04-002537 and Lot 1773-A, Psd-04-103783, situated in the Bo. of Pasong Camachile, Mun. of Gen. Trias, Prov. of Cavite. Is of Luzon. Bounded on the NW., along line 1-2 by lot Alley 17; on the NE., along line 2-3 by lot 13 Blk. 29; on the SE., along line 3-4 by Lot 4 Blk. 29, and on the SW., along line 4-1 by Lot 11 Blk. 29, all of the cons. subd. plan. Beginning at a pt. marked "1" on plan xxx containing an area of **THIRTY SIX (36) SQ. METERS** xxx

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 NOVEMBER 2023** without further notice.

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

Trece Martires City, 12 SEPTEMBER 20023.

(Sgd.) ANDRES B. ESPINA

Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND

c/o JEFFREY A. RAMIENTAS, C.P.A.

Attorney-in-Fact, GREASTSOURCE CORPORATION

2546 A. Bonifacio St., Bangkal, Makati City

SPOUSES JESUS V. GACO AND EMILIA M. GACO

#1958 Be. Putol St., Magdalo, Kawit, Cavite

Lot 12, Blk 29, Grand Riverside Subd., Ph. 1, Bo. Pasong Camachile, Gen. Trias, Cavite

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

Publication: Cavite Times Journal

Dates: September 19, 26 & October 3, 2023

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

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

-**versus-**
Foreclosure Case No. F-457-23

MAASIN, JEFFREY MENDOZA,  
Mortgagor/s,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against the Mortgagor/s, **JEFFREY M. MAASIN** residence and postal address at: 1.) 3165, Int 12, Pilar St., Manuguit, Tondo, Manila; and 2.) Lot 12, Block 56, Lumina Tanza, Phase 1, Bagtas, Tanza, Cavite to satisfy the mortgage indebtedness as of 13 April 2023 amounts to **FOUR HUNDRED FOURTEEN THOUSAND FOUR HUNDRED SEVENTEEN PESOS and 01/100 (P414,417.01)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **26 OCTOBER 2023 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2021030551

LOT NO: 12 BLOCK NO: 56 PLAN NO: PSD-04-239022

PORTION OF: LOT 2-A, PSD-04-239718;

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

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 30, BLOCK 55, PSD-04-239022
2-3	SE	LOT 13, BLOCK 56, PSD-04-239022
3-4	SW	LOT 14, BLOCK 56, PSD-04-239022
4-1	NW	LOT 11, BLOCK 56, PSD-04-239022

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **09 NOVEMBER 2023** without further notice.

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

Trece Martires City 12 SEPTEMBER 2023

(Sgd.) RICARDO A. TOLEDO

Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND

C/O ATTY. MICHAEL YANCY P. YNGSON

Receivers and Liquidators Inc.,

Unit C, 10th Floor, Strata 2000 Bldg., F. Ortigas Jr. Rd., Ortigas Center, Pasig City

JEFFREY M. MAASIN

3165, Int 12, Pilar St., Manuguit, Tondo, Manila

Lot 12, Block 56 Lumina Tanza, Phase 1, Bagtas, Tanza, Cavite

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

Publication: Cavite Times Journal

Dates: September 19, 26 & October 3, 2023



## 4,500 benepisyaryo (FROM PAGE 1)

Mabuhay po kayo God bless po," ayon kay Alita Nacional Tapang, Residente ng Brgy. San Antonio de Padua 1, Senior Citizen.

Nagpasalamat naman si Sen. Revilla sa mainit na pagtanggap nila Cong. Pidi at Mayor Jenny Barzaga at

DSWD.

"Salamat sa mainit na pagtanggap nila Cong. Pidi Barzaga at Mayor Jenny at talagang ang ganda ng pa-birthday nila sa akin, salubong sa aking kaarawan ilang araw before we celebrate, damang-dama natin ang

pagmamahal ng mga taga-Dasmariñas.

Nagkakahalaga ng P9-M na tulong-pinansiyal mula sa Department of Social Welfare and Development (DSWD) AICS program ang ipinamigay sa 4,500 benepisyaryo sa Cavite nitong Setyembre 20.

"Nasa 4,500 na tig-2,000 leave it to DSWD kaya sinasaluduhan din

natin ang mga taga-DSWD alam kong wala rin silang pahinga kaya happy ang mga taga-Dasmariñas ngayon," ayon kay Sen. Ramon Revilla, Jr.

Ang pag-aabot ng suportang pinansiyal na ito ay naging posible dahil sa pakipagtutungan nina Sen. Revilla at DSWD para makapagbigay tulong at serbisyo sa publiko.

## SM Store... (FROM PAGE 12)

Kailangan pag-aralan mo rin," Beltran explained.

She said that taking fake medicines has many side effects and patients should take extra care.

Beltran disclosed that to date, medical cannabis or marijuana, in which its

legalization for its use in the Philippines, is being pushed at the Senate and House of Representatives, is also being used by dermatologists.

The plant is used for acne, tropic dermatitis and others. Although it is still under study

and in its infantile stage, it has potential to be recommended for lupus and other ailments, according to Beltran.

Gomez meanwhile said that cannabis is being used as additives for dermatological purposes like cream with its CBD or cannabidiol, which is its second most prevalent

active ingredient.

Both Beltran and Gomez said that cosmetics extracts from marijuana should not contain THC or tetrahydrocannabinol or the chemical that gets people 'high'.

CBD on the other hand, has no intoxicating effects and can treat a wide range of symptoms. (Nelson Santos-PAPI)

## BJMP Tanza... (FROM PAGE 12)

referrals to community resources, local government units, non-government organizations, and the business sector to facilitate employment and livelihood assistance, educational/vocational

training, scholarships, and medical and psychological interventions.

"Due to lack of education, many of our fellow citizens end up in the fringes of society. Some lose their way and

end up in jail. That's why one of BJMP's programs is to provide services that will help them reintegrate into the community," the jail official explained.

BJMP Tanza currently offers various skills training, including painting and handicrafts which provide PDLs a source of

income while in jail.

"All programs are intended to equip them to return to the community. They are ready to face their responsibilities again because we have provided education, skills, and imparted moral values." (PB/PIA-4A; with reports from BJMP Tanza)

## DOST... (FROM PAGE 12)

Development (DSWD-10) and the National Economic Development Authority (NEDA-10).

This event will be the first DRRM technology exposition in Mindanao. There will be an exhibit of innovations and technologies in disaster prevention and mitigation, preparedness, response, recovery, and rehabilitation. Expected are 80 national exhibitors and 30 local exhibitors who will showcase their technologies, programs, projects, research and development, and services on DRR. Exhibits are coming from DOST agencies as well as State Universities and Colleges, Science Foundations, other government agencies and from the private sector.

The Reference for Emergency and Disaster (RED) Book for LGUs will also be soft-launched during the event.

Forums, tech pitching, training, workshops will be conducted in partnership with the OCD and DILG. Among the forums to be conducted are Risk communication for media and LGU DRR Information Officers, Flood warning system for Mindanao River Basins, GeoRiskPH platforms for LGU-DRRM officers, Bamboo Forum on technologies and carbon credits, and more. Speakers are experts from DOST-PHIVOLCS, DOST-

PAGASA, other agencies and from the private sector.

Among the expected participants in the forums are the local government units from various parts of Northern Mindanao and neighboring regions, media practitioners, academe, volunteer organizations, and private sectors in Mindanao.

The Mindanao leg of the HANDA Pilipinas expo will give a spotlight on bamboo as a strategy for DRR and Climate Change Adaptation (CCA). Bamboo is widely known for its very high carbon sequestration capacity thus reducing greenhouse gas, its good soil and water holding capacity thus preventing soil erosion and flooding. It is also an effective windbreaker. The exhibit viewers will learn more about bamboo in this expo including opportunities for livelihood and business.

At the same venue, DOST-PAGASA will set up an inflatable mobile planetarium for learning scientific concepts of the Universe to the general public, and to elementary and high school students. This concept includes the size and content of the observed universe, its creation, history, and possible future, and the development of the solar system. Each batch includes lecture and film showing stargazing

sessions.

Other than the forums and the exposition, a DOST DRR-CCA quiz bowl and TikTok contest will also be conducted at the atrium. The general public is invited to participate in the 3-day event. The exhibit will be open to everyone for free viewing October 4-6, 10:30 AM - 7PM

The HANDA Pilipinas: Innovations in Disaster Risk Reduction and Management Exposition 2023 is a nationwide event. The Luzon leg was held at the World Trade Center, Pasay City, from July 27-30 with the theme "Megacities at Risk". The Visayas leg will be conducted from November 8-10, during the 10th year anniversary of Super Typhoon Yolanda with the theme "STY remembered: Understanding risks and preventing disasters."

The title "HANDA Pilipinas" means two things: "HANDA" as a call to action; and "HANDA" as an end-state. Given the compounding risks that the country is exposed to, the HANDA Pilipinas is an intensified information and advocacy platform to prevent hazards from becoming disasters and to enhance resilience.

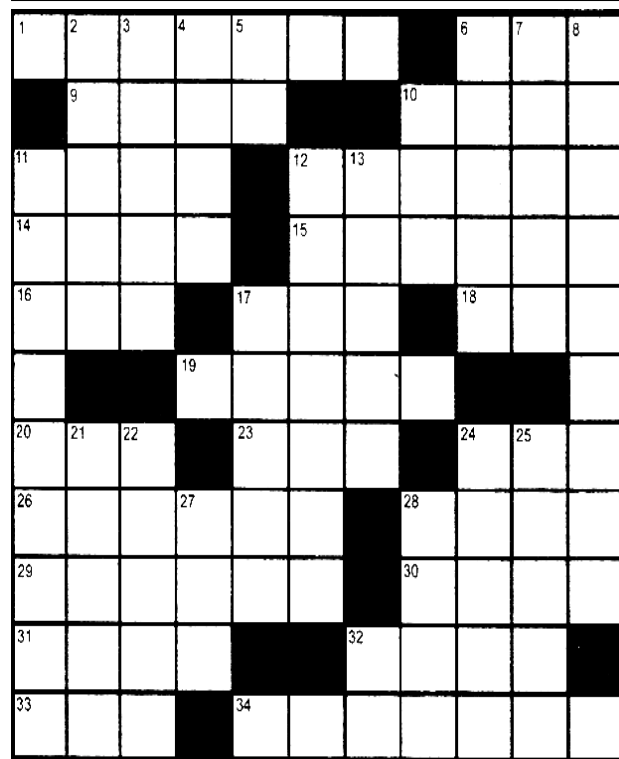
This Expo is organized by DOST agencies and offices; the Technology Application and Promotion Institute (DOST-TAPI), Science and Technology Information Institute (DOST-STII), Philippine Atmospheric, Geophysical, Astronomical Services

Administration (DOST-PAGASA), Philippine Institute of Volcanology and Seismology (PHIVOLCS), the three DOST regional offices of NCR, Eastern Visayas and Northern Mindanao, the Office of the Undersecretary for Regional Operations (OUSeCRO) and the DRR-CCA unit of the Office of the DOST Secretary.

The HANDA Pilipinas DRR Expo activities are conceptualized in consideration of the four priorities of the SENDAI Framework for DRR 2015-2030, which are: (1) Understanding disaster risk, (2) Strengthening disaster risk governance to manage disaster risk, (3) Investing in DRR for resilience and technologies, and (4) Enhancing disaster preparedness for effective response and to "Build Back Better" in recovery, rehabilitation and reconstruction.

This initiative is aimed to address the Sustainable Development Goals 11 and 13 particularly indicator 11.5, which is, by 2030, significantly reduce the number of deaths and the number of people affected and substantially decrease the direct economic losses relative to the global gross domestic product caused by disasters, including water-related disasters, with a focus on protecting the poor and people in vulnerable situations. (Nova Belle C. Calotes/DOST10)

## PALAISSIPAN



### PAHALANG

- 1 Ka
- 4 Aguhilya
- 7 \_\_\_\_\_ Fernando
- Pampanga
- 8 Kapatid na babae ng asawa
- 10 Uhaw
- 12 Sanay
- 13 Pagkayamot
- 14 Ilahok
- 16 Bansag sa bayani
- 17 Plasa
- 19 Tulo
- 20 Alampay
- 23 Tunog ng makinilya
- 25 Awit papuri
- 26 Taba ng alimasag
- 28 Layo
- 29 Basura
- 30 Lantad

- 31 Phone o open \_\_\_\_\_
- 32 Gamit sa pagtatapos
- 33 Linamnam

### PABABA

- 1 Ipinid
- 2 Dugtong
- 3 Balat ng ulo
- 4 Itapal
- 5 Pinatuyong ubas
- 6 Ilibot
- 9 Ibukod
- 10 Atikabo
- 11 Uri ng gulay
- 15 Nirahuyo
- 18 Agta
- 19 Debosyon
- 21 Bahay ampuhan
- 22 Tagal
- 23 Taliwas ng lambot
- 24 Ibong mandaragit
- 27 Katay

## SAGOT SA NAKARAAN



**REPUBLIC OF THE PHILIPPINES**  
**FOURTH JUDICIAL REGION**  
**MUNICIPAL TRIAL COURT IN CITIES**  
**BRANCH 1 (2)**  
**CITY OF IMUS, CAVITE**  
**(Contact Number (046) 884-3728)**  
**(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, <sup>1</sup> 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

**REPUBLIC OF THE PHILIPPINES**  
**FOURTH JUDICIAL REGION**  
**MUNICIPAL TRIAL COURT IN CITIES**  
**BRANCH 1 (2)**  
**CITY OF IMUS, CAVITE**  
**(Contact Number (046) 8843728)**  
**(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

## 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. 057-2017065178<sup>1</sup> and Tax Declaration No. 239-0018-23992. <sup>2</sup>

Plaintiff narrated that she and defendant Ramirez entered into a Contract of Lease dated 20 August 2018 <sup>3</sup> 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. <sup>1?</sup>

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. "<sup>11</sup>

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, <sup>12</sup> 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. "<sup>13</sup>

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. 21 MAR 2022

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



Republic of the Philippines  
Fourth Judicial Region  
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, MUNTINLUPACITY, 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  
BARANGAY OF 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-04-246096

PORTION OF: SUBD. OF LOTS 2937 AND 2936, FLS-986-  
D (NAIC ESTATE) (VS-04-000597) LRC RECORD NO.: 8340

LOCATION: BARANGAY OF SABANG (FORMERLY  
TIMALAN), NAIC, PROVINCE OF CAVITE, ISLAND OF  
LUZON xxx CONTAINING AN AREA OF **TWENTY EIGHT  
SQUARE METERS (28), MORE OR LESS 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,  
MUNTINLUPACITY, 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



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Serge Carino | Mobile: +639 77 087 0947**