

BOSS: BACCOOR-ONE-STOP-SHOP NAGBUKAS NA!



Pinangunahan nina Mayor Strike Revilla at Vice Mayor Rowena Bautista Mendiola ang pagbukas ng Bacoor One Stop Shop B.O.S.S. sa Bacoor City, kasama ang mga kinatawan mula sa SM Prime Holdings, Inc.

BACCOOR CITY, September 29, 2023— Ang Pamahalaang Lungsod ng Bacoor sa pangunguna ni Mayor Strike B. Revilla ay labis na nasasabik na ipahayag ang pakikipagtulungan nito sa SM Prime Holdings Inc upang ilunsad ang BOSS (Bacoor-One-Stop-Shop), isang inobatibong inisyatiba na layong pabilisin ang mga proseso ng pamahalaan at magbigay ng madaling access sa iba't ibang serbisyo para sa mga negosyo at mamamayan.

Ang BOSS ay magiging isang malawak na plataporma na magpapagsama ng lahat ng ahensiya ng pamahalaan at mga serbisyo ng Pamahalaang Lungsod ng Bacoor sa isang solong lugar, na nagpapadali at nagpapahusay sa pagpapakumplikado ng mga kinakailangang proseso ng mga indibidwal at negosyo. Sa pamamagitan ng pagpapagsama-sama ng mga serbisyo at mapagkukunan, ang BOSS ay layong magbigay ng maginhawang karanasan, na nag-aalis ng pangangailangan para sa multiple na pagdalaw sa iba't ibang ahensiya ng pamahalaan at nagbabawas ng mga kumplikadong proseso. ▶ **BOSS • 7**

Cavite MSMEs Business Conference



In a gathering aimed at fostering collaboration between government bodies, private partners, and micro, small, and medium enterprises (MSMEs), this year's Cavite MSMEs Business Conference took place at Fynn Boutique Hotel on September 28, 2023. The event, organized under the theme "#FoodSecure.PH: Government, Private Partners, and Cavite MSMEs on the Road to Food Security", was a testament to the collaborative efforts of the Provincial Government of Cavite through the Office of the Provincial Cooperatives Development Officer (OPCDO), Cavite Small and Medium Enterprise Development Council (CaSMEDC), the Department of Trade and Industry (DTI) - Cavite, and the City Government of Bacoor.

The event commenced with an opening address by Dir. Revelyn A. Cortez, OIC-Assistant Regional Director of DTI IV-A and Cavite 7th ▶ **CAVITE MSMEs • 3**



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"Para Sa Mahal Nating Mga Guro" concert at the Palace grounds tonight



The "Konsyerto sa Palasyo Para sa Mahal Nating Guro" will be held tonight, Sunday, at the Malacañan Palace grounds.

The concert, held upon the request of Vice President and Department of Education Secretary Sara Duterte, is dedicated to Filipino teachers in line with the administration's efforts to remember and join them in this month's celebration.

President Ferdinand R. Marcos Jr. is expected to attend the concert together with several key government officials.

Selected talented performers from all over the country will be showcasing their talents tonight include rap trio MC Leandro of General Trias, Cavite; B.O.N, or the "Bars Overcoming Negativity" of Tanza, Cavite; Delicano Uno of Sta. Cruz, Manila and powerhouse vocalists Alex Dagaleam Rommel Arellano, Bea Sacramento and Luke Dela Cruz.

The Central Mindanao University (CMU) Music Society and Douglas Nierras Powerdance, are ready to show their gratitude to our beloved teachers with their heartfelt performances. ▶ **PARA SA MAHAL • 3**

The 10th Cavite MSME Conference centers on enabling self-reliant and resilient MSMEs, pushes for #FoodSecure.Ph

The 10th Cavite MSMEs Business Conference, a collaborative partnership between the Provincial Government of Cavite through the Provincial Cooperative, Livelihood and Entrepreneurial Development Office (PCLEDO) and its partners, the Cavite Small Medium Enterprise Development (CaSMED), Department of Trade and Industry-Cavite and the Local Government Unit of the City of Bacoor, was successfully held on 28 September 2023 at the Fynn Boutique Hotel,

▶ **THE 10TH CAVITE • 8**



MULTI-MILLION DOLLAR FACILITY TO DEVELOP 'MARIJUANA' AS MEDICINE TO BE BUILT SOON

As everybody's anticipating the legalization by the Senate and House of Representatives, on the use of medical cannabis or marijuana as medicine, a manufacturing facility to develop this will be constructed soon and it's said to be the biggest in Asia and at par with the United States' in terms of standards.

The Senate and House bills relating to medical cannabis are now with the technical working group but advocates of the marijuana plant strongly believe that its legalization will happen soon. This good news was relayed to the Media Health Forum by Bauertek Corporation's general manager Dr. Richard Nixon Gomez, a scientist and inventor.

Broadcasters Rolando "Lakay" Gonzalo and Edwin Eusebio are the moderators of the Bauertek Corporation's weekly forum held in Quezon City.

The guest panelist for the week was no less than Rigel Gomez, the company's president and son of Dr. Gomez, who reported that they recently returned from the United States to visit big medical cannabis facilities there.

The elder Gomez said that the facility to be built in the country soon is 13 times bigger than Bauertek Corporation located in Guiguinto, Bulacan.

This is scheduled to have its ground-breaking in the middle of November.

Rigel said first and foremost, it's necessary to conduct proper media campaign for people to understand on the benefits of medical cannabis. "The right medicine for the right disease, right disorder because any medicine can be a cure or a poison if you use it in the right or wrong way," he explained.

The elder Gomez also expounded that once marijuana use is legalized, it will become a \$180-billion dollar industry by 2030 and the Philippines stands to earn millions in taxes.

He also disclosed that in their talks with the experts in the US, the latter reportedly claimed that "As early as now, they want Bauertek to position for export in Europe. Hindi na daw Columbia kasi mura, US mahal, Israel napakamahal." Dr. Gomez said. Europe cannot make its own, he added.

One advantage of the Philippines producing medicine from medical cannabis is the fact that the country is



very good for growing marijuana. Another is working hand-in-hand with the government in providing the proper regulations in order to ensure that what goes out is the highest quality and with Bauertek that uses the best equipment in the whole of Asia.

The Philippines has also the perfect weather for growing lots of cannabis, Rigel said. The country

likewise wants to participate in the global cannabis trade aside from the benefits the Filipinos will get, especially for the patients and the employment it will generate.

This will surely benefit the Philippine economy as it stands to earn P40-billion in taxes, the Dr. Gomez said. (Nelson Santos-PAPI)

15th PAGSO Regional Conference

15th PAGSO Regional Conference. The Philippine Association of General Services Officers, Inc. - Cavite Chapter hosted the 15th Regional Conference of the Philippine Association of General Services Officers, Inc (PAGSO) held on September 27-29, 2023 at the Bayleaf Hotel, City of Gen. Trias. The conference proved to be a remarkable gathering of government service professionals dedicated to improving public administration and procurement. This year's theme, "Consistency and Resiliency Amidst Adversity" set the tone for insightful discussions, engaging workshops, and networking opportunities.



The conference brought together over 200 attendees from the provinces of Region IV-A, fostering knowledge exchange and collaboration. The conference's inauguration featured an inspiring keynote address of Gen. Trias City Vice Mayor Jonas Labuguen, on behalf of Mayor Luis "JonJon" Ferrer, emphasizing the critical role of general

services officers in ensuring transparent and efficient public procurement. Likewise, he encouraged attendees to harness innovation and best practices to meet the evolving needs of their respective provinces.

Highlights of the event were the workshops and panel discussions that catered to the diverse needs of attendees. Topics covered included Quality

Management, GSIS Insurance, PPE One-Time Cleansing, Disposal and PPE Inventory with Accounting System.

Apart from the informative sessions, the conference provided ample opportunities for networking and collaboration through a dinner hosted by PAGSO-Cavite which allowed attendees to unwind and build relationships in a relaxed atmosphere. These

networking events were essential for strengthening professional ties and fostering a sense of unity among the participants.

In closing, Ms. Paulita Maneja, PGSO-Batangas and PAGSO Region IV-A President expressed her gratitude to all the attendees for their dedication to continually supporting initiatives aimed at improving public service in the region. (OPIO)

CAVITE TIMES JOURNAL
PAHAYAGAN NG TUNAY NA CAVITEÑO

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EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE RUFINA G. RACELA WITH SPECIAL POWER OF ATTORNEY

Notice is hereby given to the public that the late RUFINA G. RACELA, widow and with 4/8 interest share; ERWIN G. RACELA, married to Ruth Racela and with 1/8 interest share; MARIA CORAZON G. RACELA, single and with 1/8 interest share; FELIX G. RACELA, married to Elena Racela and with 1/8 interest share and INOCENCIO G. RACELA, Jr., married to Donna A. Racela and with 1/8 interest share, all of legal ages, Filipinos and residents of 5378 Gen. Luna Street, Poblacion, Makati City are the registered owners of the following described parcels of land more particularly described as follows: TRANSFER CERTIFICATE OF TITLE NO. 006-2018000132, SITUATED IN THE MUNICIPALITY OF MAKATI, PROVINCE OF RIZAL, CONTAINING AN AREA OF TWO HUNDRED ELEVEN SQUARE METERS (211) MORE OR LESS; and TRANSFER CERTIFICATE OF TITLE NO. 057-2021026507, SITUATED IN THE BRGY. OF LANTIC, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON, CONTAINING AN AREA OF ONE HUNDRED THIRTY SEVEN (137) SQUARE METERS. WHEREAS, RUFINA G. RACELA died intestate on August __, 2023 in Makati City without leaving any will and was survived by the following heirs: 1. Erwin G. Racela-son, 2. Maria Corazon G. Racela-daughter, 3. Felix G. Racela-son, 4. Inocencio G. Racela, Jr.-son. WHEREAS, pursuant to our law on intestate succession the above-mentioned heirs shall inherit in equal share from the estate of the late Rufina G. Racela thus giving each of them in total equal share of 1/4 of each of the above-mentioned properties; WHEREAS, Rufina G. Racela left no other properties and no monetary obligation to any person whether natural or judicial. NOW, THEREFORE, I, Inocencio G. Racela, Jr. hereby declare myself to be one of surviving heirs of the late Rufina G. Racela and is entitled to inherit one fourth (1/4) portion of the rights and interest of Rufina G. Racela over the above-mentioned properties with a total interest rate equivalent to 1/4 interest of the entire property and that I, Inocencio G. Racela, Jr. hereby name, appoint and constitute Erwin G. Racela to be my true and lawful attorney-in-fact, to do, perform any and all of the following acts and deeds which I could lawfully do if personally present: 1. To sell the above-mentioned properties in an amount that may be decided by my attorney-in-fact and/or subject to such terms and conditions which he may deem proper and advantageous to my interest; 2. To enter into a contract of lease under such terms, conditions and lease rental which he may deem reasonable; 3. To settle the tax obligation of the Estate of Rufina G. Racela and to execute or sign any required document to accomplish such purpose; 4. To receive the proceeds of the sale of the properties above-mentioned and to deposit my share in a reputable banking institution under my name after deducting my respective share for the maintenance or expenses of the properties and to receive the lease rental for the properties above-mentioned with equal duty to deposit my respective share under my respective name. GIVING AND GRANTING unto my said attorney-in-fact full power and authority to do and perform every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present and, HEREBY RATIFYING AND CONFIRMING all that my said attorney-in-fact shall lawfully do or cause to be done by virtue of these presents. This has been the subject of EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE RUFINA G. RACELA WITH SPECIAL POWER OF ATTORNEY duly executed on September 9, 2023 by Inocencio G. Racela Jr. before Notary Public Atty. Egardo G. Villarin as per Doc. No. 126, Page No. 27, Book No. 143, Series of 2023.

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Dates: October 3, 10 & 17, 2023

Cavite MSMEs (FROM PAGE 1)

District Board Member Francisco Gabriel D. Remulla, they welcomed the esteemed guests and participants.

Highlight of the conference was the keynote speech delivered by 2nd District Representative Lani Mercado-Revilla. She emphasized the critical importance of food security in the country, shedding light on the challenges faced and the collaborative solutions needed.

Ms. Teresita M. Leabres, Chairperson of Cavite SMED Council, presented an overview of the program, setting the stage for an insightful discussion. Prof. Ronilo Balbieran, President of Research, Education & Institutional Development (REID) Foundation, Inc., delved into the Economic Roadmap of the Philippines. He provided a comparative analysis of the economic situation in the

Philippines concerning other countries and highlighted the effects of various economic disasters on the nation's economy.

The panel discussion on Food Security and Economic Development featured prominent figures such as ARD Carmel P. Matabang, OIC-Regional Director, NEDA 4A, Dir. Revelyn A. Cortez, OIC-Assistant Regional Director, DTI IV-A, Mr. Ruben R. Perlas, Agricultural Program Coordinating Officer, Cavite Province, and Dir. Salvador V. Valeroso. Participants actively engaged with the panelists, asking pertinent questions about the crucial topics at hand.

Mr. Jeremy Gohkongwei, Founder & Group CEO of World Food Chain and Food Starter Co-Founder, Metafarms, delivered a compelling talk on "Agri and Food Security," shedding light on innovative solutions in the agricultural sector.

His insights sparked discussions on sustainable agricultural practices and their role in ensuring food security.

The event also featured the success story of Mr. Joselito P. Tibayan, General Manager of Palangue Agrarian Reform Cooperative. He shared the cooperative's journey, detailing the methods and techniques they employed to cultivate fruits and vegetables effectively. His account underscored how these practices not only benefited the cooperative but also uplifted the lives of members in Barangay Palangue, Naic, Cavite.

The event concluded with Atty. Khervy B. Reyes, OIC-OPCDO, expressing gratitude to the partners for their unwavering commitment. He extended heartfelt thanks to Governor Jonvic C. Remulla for his steadfast support, leaving the attendees with a powerful message: "Together we can and we will make a difference." (OPIO)

TWIN EVENT TO BOOST ORO'S POTENTIALS AS AN INVESTMENT HUB

In an effort to fuel economic growth of the bustling business landscape of Cagayan de Oro, LGU-CDO in partnership with the Cagayan de Oro Chamber of Commerce and Industry Foundation, Inc. (ORO CHAMBER) will host a twin event- Cagayan de Oro Investment Forum and ORO BEST EXPO.

Scheduled on October 5, 2023, the city will highlight its rosy economic potentials in an investment forum designed for prospective investors seeking growth opportunities in Cagayan de Oro at EDSA Shangri-La Hotel. Simultaneously, from October 4 to October 8, 2023, the Cagayan de Oro Chamber of Commerce and Industry Foundation, Inc. (ORO CHAMBER) will host its annual and Northern Mindanao's longest running and biggest trade exposition, Cagayan de Oro Business Enterprises, Services, and Trade Exposition, more popularly known as 'ORO BEST EXPO', featuring Northern Mindanao's exceptional products, services, and innovations at the Shangri-La Plaza. (CIO)

DOST...
(FROM PAGE 12)

DOST secretary Dr. Renato U. Solidum Jr. was the keynote speaker for the occasion held in the so-called "City of Golden Friendship." He compared Filipinos' resilience to a bamboo that "remains standing upright after disasters and the ability to absorb, adapt and transform despite the adversities." "As we aim and aspire to grow our economy in Mindanao, then therefore, we need to protect our resources, our wealth through reducing climate and disaster risks," Solidum said, adding that "there is no such thing as natural disaster, only natural hazards." This year's expo aims to increase public awareness of preventable and solvable problems. The Science head said that disasters are

reversing development as Filipinos are usually the victims and he wants them to prevail as "victors over disasters" or survivors.

Solidum mentioned some of the inventions and innovations to counter disasters. Among these are Filipino-made technologies such as early warning systems, satellite rainfall extremes, geo-risk Philippine initiative platforms that include hazard hunter app that won one of the seven being practiced globally, plans app ready to reveal – the first app in the world that is automated. Meanwhile, Rep. Rufus B. Rodriguez of the 2nd District of Cagayan de Oro City, in his message of support, said the occasion "is a testament to the department's unwavering

commitment to their mandate of using science and technology to build a better and resilient nation." He said Cagayan de Oro City is defined as a city which has resilience and the ability to spring back. Others who attended the event were DOST undersecretary for regional operations, Engr. Sancho Mabborang; Undersecretary Teodoro Gatchalian; Cagayan de Oro City 1st District Rep. Lordan G. Suan; DOST 10 regional director, Engr. Romela Ratilla, Others who sent in their representatives on their behalf were Senate president Juan Miguel "Migz" Zubiri, Dept. of Interior and Local Government (DILG) Secretary Benjamin Abalos Jr., Cagayan de Oro City Mayor Rolando "Klarex" Uy, Dinagat Islands Lone Rep. Alan B. Ecleo.

Cavite...
(FROM PAGE 12)

the love of the town government for their dedication and wholehearted service to their beloved town.

In his speech, Mendoza expressed his gratitude and admiration for the so-called second parents for

their love and patience for all Mendezeño youth.

He announced that starting next year, the local government will give a "birthday incentive" to teachers on their birthdays.

In Bacoor City, Mayor

Strike Revilla attended the program tribute to all teachers of the locality inside the Strike Gym in New Bacoor Government Center compound on Molino Boulevard on Thursday.

Classes were suspended in the towns of Noveleta, Silang and Cavite City as a tribute to the teachers on October 5.

Para sa Mahal... (FROM PAGE 1)

More action awaits as the Philippine DanceSport Federation (PDSF) Breaking National Ranking 2023 winners battle it out on stage while DJ Negative gives the beat.

MC Leandro has released solo songs such as "Nang Dumating Ka" and "Unite as One," which are motivational rap songs that plead for unity. He has also shown his talents in some parts of the world such as Belgium, Japan, Thailand, Switzerland, and in the US.

B.O.N., on the other hand, wrote one of his successful songs entitled "Bayanihan," which was produced by National Artist for Music Ryan Cayabyab. He is a protege of Filipino rap icon Gloc-9 and Jazz Nicolas of Itchyworms during the Elements Camp

4 in 2013.

The B.O.N also won the 2018 Tampus Songwriting Competition (A Song For Ilog Pasig) and the 2018 Karapatan Dapat Songwriting Contest ng Commission on Human Rights.

Meanwhile, Delicano Uno is an artist who looks up to Filipino rap legends Francis M., Andrew E., and Gloc-9. He is now known for writing motivational and inspirational rap songs, where he uses his genre to spread the Word of God being a Christian.

Uno bagged the championship for Studio 23 rap contest in 2012.

The featured artists value the education fostered in them by their teachers as they offer their performances to all Filipino teachers who

continue to nurture the youths and prepare them for "Bagong Pilipinas" as envisioned by the Marcos administration.

Konsyerto sa Palasyo: Para sa Mahal Nating mga Guro is made special by multi-awarded theater actors, Gerald Santos, Shiela Valderrama-Martinez, and Ima Castro.

The concert for the educators is the third installment of the Konsyerto sa Palasyo which aims to feature young and popular artists from all over the country.

Concerts were also held for medical workers and athletes last April and August, respectively.

Konsyerto sa Palasyo will be shown live on the official Facebook pages of Konsyerto sa Palasyo and Radio Television Malacañang on October 1, 2023 at 6:30 in the evening. (PND)

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

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

-versus- **Foreclosure No. 2023-294**
For: Extra-Judicial Foreclosure of
Real Estate Mortgage

VANESSA AMPO LITANG married to
FERDINAND ESMERIA LITANG,
Mortgagor.

SPS. VENUSTO A. AMPO and
ELIZABETH A. AMPO,
Accommodation Mortgagors,

X-----X

NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, at The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City and against the mortgagors **VANESSA AMPO LITANG (Principal Borrower) married to FERDINAND ESMERIA LITANG and SPS. VENUSTO A. AMPO and ELIZABETH A. AMPO** (Accommodation Mortgagor) at Blk. 4 Lot 1 Ecotrend Subd., Ph. 5, Ligas 3, Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of September 20, 2023, amounts to **ONE MILLION SEVENTY EIGHT THOUSAND NINE HUNDRED FORTY ONE PESOS & 43/100 (P1,078,941.43)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **November 3, 2023 at 10:00 o'clock in the morning** or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-705782

"A Parcel of Land (Lot 1. Blk 4 of the cons. subd. plan, Pcs-04-011438, being a portion of the cons. of lots 4972-C (LRC) Psd-308889 & Lot 4971-A & 4971-B, Psd-04-044560, LRC Rec. No.), situated in the Brgy. Of Ligas, Mun. of Bacoor, Province of Cavite. X xx, Containing an area of **EIGHTY NINE (89) SQUARE METERS.**"

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

"In the event the public auction should not take place on the said date, it shall be held on **November 10, 2023**, without further notice."

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

City of Bacoor, October 2, 2023.

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

By:

(Sgd.) **ALLISON ROMAN D. LABIAGA**
Sheriff IV

Copy Furnished:

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

JEFFREY A. RAMIENTAS
2546 A. Bonifacio St., Bangkal, Makati City

VANESSA AMPO LITANG married to
FERDINAND ESMERIA LITANG
SPS. VENUSTO A. AMPO and ELIZABETH A. AMPO
Blk. 4 Lot 1 Ecotrend Subd., Ph. 5, Ligas 3, Bacoor, Cavite.

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

Publication: Cavite Times Journal
Dates: October 3, 10 & 17, 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-1060-23**
For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act No.
3135 as amended by Act No. 4118

MARILOU A. AGUYAOY,
Respondent/Mortgagor.

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 postal address at The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue, Makati City, against the respondent/mortgagor, **MARILOU A. AGUYAOY** with postal address at Langkaan 1, Dasmariñas City, Cavite; Lot 14 Blk 22 Village Park Subdivision, Langkaan, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of August 15, 2023 amounts to **TWO HUNDRED FORTY EIGHT THOUSAND SEVEN HUNDRED NINETEEN PESOS & 33/100 (P 248,719.33)** exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **November 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-768580

IT IS HEREBY CERTIFIED that certain land situated in Municipality of Dasmariñas, Province of Cavite, bounded and described as follows: A parcel of land (Lot 14 BIK. 22 of the cons./subd. plan PCS-04-010634 being a portion of the cons. of Lots 6919, Imus Estate & Lot 6918-I, (LRC) PSD-296038, L.R.C Rec. No.), situated in the Brgy. of Langkaan, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the NW., along line 1-2 by Lot 15; on the NE., along line 2-3 by Lot 16 both Blk. 22; on the SE., along 3-4 by Rd. Lot 22; and on the SW., along line 4-1 by Lot 12 Blk. 22, all of the cons. subd. plan. Beginning at a pt. marked "1" on plan, being N. 04 deg. 32'W., 3698.11m. from Mon. 99, Imus Estate; thence N. 72 deg. 08'E., 4.00 m. to pt. 2; thence S. 17 deg. 52' E., 9.50 m. to pt. 3; thence S. 72 deg. 08'W., 4.00 m. to pt. 4; thence N. 17 deg. 52'W., 9.50 m. to pt. of beginning, containing an area of **THIRTY EIGHT (38) Sq. Meters.**

All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. Conc. Mons. 15x60 cm.; bearings true; date of orig. survey July 27, 1905-June 11, 1908 and that of the cons./subd. survey Jan. 4-31, 1995 and was approved on July 28, 1995.

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

Dasmariñas City, Province of Cavite, September 28, 2023.

(Sgd.) **GERALD A. FARGAS**
Sheriff IV

(Sgd.) **ATTY. MARCELA L. 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. Julius Voltaire Rommel C. Cubelo
Attorney-in-Fact, 24K Accounts Consultant, Inc.
3F Fass Intelli College Bldg., No. 11 Pittsburgh St., Brgy. Silangan,
Cubao, Quezon City

Marilou A. Aguyaoy
Lot 14 Blk 22, Village Park Subdivision, Brgy. Langkaan,
Dasmariñas City, Cavite

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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-1087-23**
EXTRA JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER ACT
3135, AS AMENDED BY ACT 4118

FLORENCE T. VELITARIO,
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, **FLORENCE T. VELITARIO** with postal address at (1) #414 Mangga St., Comembo, Makati City; (2) Lot 48 Blk 1, Village Park Subd., BO., Langkaan, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of AUGUST 24, 2023 amounts to **TWO HUNDRED THOUSAND EIGHT HUNDRED FIFTY ONE PESOS AND 70/100 (Php 200,851.70)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **NOVEMBER 14, 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-771372

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 48, Blk. 1 of the cons. subd. plan, Pcs-04-010634, being a portion of the cons. of lots 6919, Imus Estate & Lot 6918-I (LRC) Psd-29 6038, 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 47, Blk. 1, of the cons. subd. plan. On the N, along line 2-3 by Lot 6864, New Imus Estate; on the E., along line 3-4 by lot 49, Blk. 1; and on the S., along line 4-1 by Rd. Lot 1 both of the cons. subd. plan. Beginning at a pt. marked "1" on plan, being N. 00 deg. 02'W 3838, 9.74 m. from Mon. No. 59, Imus Estate, thence N. 00 deg. 21'E. 9.50 m. to pt. 2; thence S, 89 deg. 39'E., 4.00 m. to pt. 3; thence S. 00 deg. 21'W, 9.50 m. to pt. 4; thence N. 89 deg. 39'W., 4.00 m. to the pt. of beginning, containing an area of **THIRTY EIGHT (38) SQ. METERS.** is registered in accordance with the provisions of the Property Registration Decree in the name of **FLORENCE T. VELITARIO**, widow, Filipino, of legal age.

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 **NOVEMBER 28, 2023**, at the same time and place without further notice.

Dasmariñas City, Cavite, September 25, 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. RIZALDY F. DE LEON
Bernales & Associates
Suite 6 Third Floor, A. Francisco Gold Condominium I, 784 EDSA
Kamias District, Quezon City

FLORENCE T. VELITARIO
(1) #414 Mangga St., Comembo, Makati City;
(2) Lot 48 Blk 1, Village Park Subd., BO., Langkaan, Dasmariñas,
Cavite

Publication: Cavite Times Journal
Dates: October 3, 10 & 17, 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 (P 159,729.38)**, 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.), 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
TRECE MARTIRES CITY

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-619-23

LEILANI CALITIS MAGSINO,
Mortgagor/s,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 41 18, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at the Petron Mega Plaza Bldg. No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **LEILANI CALITIS MAGSINO**, with residence and postal address at (1) B 9 A.C. Mercado Street, Wawa II. Rosario, Cavite, and (2) Lot 3 Blk 20, Grand Riverside Subdivision, Phase 1. Bo. Pasong Camachile, Gen. Trias, Cavite, to satisfy the mortgage indebtedness which as of 12 April 2023 amounts to **ONE HUNDRED NINETY ONE THOUSAND ONE HUNDRED NINETY TWO PESOS AND 51/100 (Php191,192.51)** 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 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-879254

A parcel of land (lot 3, Blk. 20) 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 SE., along line 1-2 by lot Alley 11; on the SW., along line 2-3 by lot 4, Blk. 20, on the NW., along line 3-4 by lot 19, Blk. 20, and on the NE., along line 4-1 by lot 2, Blk. 20, 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 scaled 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, 19 SEPTEMBER 2023

(Sgd.) REYNALDO L. SALOMA
Sheriff IV

Copy Furnished:

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

LEILANI CALITIS MAGSINO
(1) B 9 A.C. Mercado Street, Wawa II, Rosario, Cavite
(2) Lot 3 Blk 20, Grand Riverside Subdivision, Phase I, 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 26, October 3 & 10, 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-453-23

MERLE S. SIMUNDO
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, **MERLE S. SIMUNDO** with residence and postal address at No. 2454 Agata Street, San Andres Bukid, Metro Manila and, Lot 40, Block 15, Phase 2, Mary Cris Complex, Bo. Alang-Ilang, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 10 April 2023 amounts to **TWO HUNDRED THIRTY ONE THOUSAND FOUR HUNDRED FIFTY FOUR PESOS AND 50/100 (P231,454.50)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set 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/ies with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-820267

A PARCEL OF LAND (Lot 40 Block 15) 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 SE along line 1-2 by Lot 14 Block 15, along line 2-3 by lot 15 Block 15, on the SW along line 3-4 by Lot 41 Block 15, on the NW, along line 4-5 by Lot ALLEY12, and on the NE, along line 5-1 by lot 39 Block 15, 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, 19 SEPTEMBER 2023

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

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

C/O ATTY. MAYBELLE JOY E. BERNALES
Anchor Collections Services Inc
Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City

MERLE S. SIMUNDO
No. 2454 Agata Street, San Andres Bukid, Metro Manila and, Lot 40, Block 15, Phase 2, Mary Cris Complex, Bo. 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 26, October 3 & 10, 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-423-23

CARLIEGAINE CUETO; CARLIEGAINE CUETO
IS HEREIN REPRESENTED BY HIS
ATTORNEY-IN-FACT, VIRGINIA CUETO
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, **CARLIEGAINE CUETO; CARLIEGAINE CUETO IS HEREIN REPRESENTED BY HIS ATTORNEY-IN-FACT, VIRGINIA CUETO** with residence and postal address at Blk 7 Lot 7, 22nd St., Golden Gate Subd., Las Piñas, Metro Manila and, Lot 1, Block 74, Phase 2, Carissa Homes, Brgy. Bagtas, Tanza, Cavite to satisfy the mortgage indebtedness which as of 10 April 2023 amounts to **TWO HUNDRED THIRTY THREE THOUSAND THREE HUNDRED SEVENTY EIGHT PESOS AND 68/100 (P233,378.68)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set 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/ies with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-659001

A parcel of land (Lot 1, Blk. 74 of the cons./subd. Plan, Pcs-04-010708, being a portion of the cons. of Lots 2053-A, Psd-04-079731 & Lot 2052-A-2, Psd-04-079522, LRC Rec. No.), situated in the Brgy. of bagtas, Mun. of Tanza, Prov. of Cavite. Bounded on the SW., along line 1-2 by Lot 11, Blk. 74; on the NW., along line 2-3 by Alley 12; on the NE., along line 3-4 by Rd. Lot 18; on the SE., along line 4-1 by Lot 2, Blk. 74 all of the cons./subd. Beginning at point marked "1" on plan xxx CONTAINING AN AREA OF **FIFTY FOUR (54) 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, 19 SEPTEMBER 2023

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

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

C/O ATTY. MAYBELLE JOY E. BERNALES
Anchor Collections Services Inc
Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City

CARLIEGAINE CUETO; CARLIEGAINE CUETO IS HEREIN REPRESENTED BY HIS ATTORNEY-IN-FACT, VIRGINIA CUETO
Blk 7 Lot 7, 22nd St., Golden Gate Subd., Las Piñas, Metro Manila and, Lot 1, Block 74, Phase 2, Carissa Homes, Brgy. Bagtas, Tanza, Cavite

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

Publication: Cavite Times Journal
Dates: September 26, October 3 & 10, 2023

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

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

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

SHIELA C. DAZA,
Mortgagor.

FC Case No. 18499-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **SHIELA C. DAZA**, mortgagor, with residence and postal address at #33 R. Layug St., Brgy. 02, Zone 1, Pasay City and/or Lot 22 Block 30 Phase B, The Legian Imus Two Subdivision, Calsadang Bago, Imus, Cavite, to satisfy the mortgage indebtedness which as of May 30, 2023 mounts to **SIX HUNDRED NINETY THOUSAND SIX HUNDRED THIRTY SIX PESOS AND 64/100 (Php 690,636.64)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **November 7, 2023 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2015000407

"A PARCEL OF LAND (LOT 22 BLK 30 OF THE CONS. SUBD. PLAN PCS-04-027538, BEING A PORTION OF LOT 1, BLK. 22, LOT 51 BLK. 13 BOTH PCS-04-026819 & LOT 1303 RS-04-005040), SITUATED IN CALSADANG BAGO, IMUS CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW ALONG LINE 1-2 BY ROAD LOT 31 (6.50 M.W.), ON THE NW ALONG LINE 2-3 BY LOT 24, BLOCK 30, ON THE NE ALONG LINE 3-4 BY LOT 21, BLOCK 30, ON THE SE ALONG LINE 4-1 BY LOT 20, BLOCK 30, ALL OF THE CONS. SUBD. PLAN. X X X CONTAINING AN AREA OF **FORTY (40) SQUARE METERS. X X X**"

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

In the event the public auction should not take place on the said date, it shall be held on **November 14, 2023** at 10:00 o'clock in the morning without further notice.

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

Imus, Cavite, Philippines, August 29, 2023

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

APPROVED

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

COPY FURNISHED:

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

ATTY. MELANIO A. BADENAS, JR.
GCCS & Associates Corp.
Rm 209 Megastate Bldg. No. 737 G. Araneta Ave., Tatalon, Quezon City

SHIELA C. DAZA
#33 R. Layug St., Brgy. 02, Zone 1, Pasay City and/or,
Lot 22 Block 30 Phase B, The Legian Imus Two Subdivision, Calsadang Bago, Imus, Cavite

Publication: Cavite Times Journal
Dates: September 26, October 3 & 10, 2023

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

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

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

MARIBEL R. BAGTONG,
Mortgagor.

FC CASE NO. 18341-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **MARIBEL R. BAGTONG**, mortgagor, with residence and postal addresses at 145 O 17th Ave., East Rembo, Makati City and Lot 42 Blk. 3, Green Villas, Ph. 2, Buhay na Tubig, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 31, 2023 amounts to **FOUR HUNDRED SEVENTY SEVEN THOUSAND TWO HUNDRED TWENTY TWO PESOS & 33/100 (Php 477,222.33/100)** Philippine Currency, including interest but excluding penalties, attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at Public Auction on **October 24, 2023 at 10:00 a.m.**, or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC- Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder for cash and in Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2012024612

"A PARCEL OF LAND (LOT 42, BLK. 3 OF THE SUBD. PLAN, PSD-04- 208490, BEING A PORTION OF LOT 5414-C, PSD-04210-073855 (VS-04-000599) L.R.C. REC. NO. 8843) SITUATED IN BARANGAY OF TANZANG LUMA (NOW) BUHAY NA TUBIG, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 44, BLK. 3; ON THE SE., ALONG LINE 2-3 BY ROAD LOT 12; ON THE SW., ALONG LINE 3-4 BY LOT 40, BLK. 3; AND ON THE NW., ALONG LINE 4-1 BY LOT 41, BLK. 3 ALL OF THE SUBDIVISION PLAN. X X X AN AREA OF **FORTY SIX (46) SQUARE METERS, MORE OR LESS. X X X**"

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

In the event the public auction should not take place on the said date, it shall be held on **October 31, 2023** at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, August 1, 2023.

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

Approved:

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

Copy Furnished:

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

ATTY. JOHN LINCOLN F. LAURON
The Law Firm of Lauron Delos Reyes and Partners
Unit 1003, Union Square Condominium, #145 15th Avenue, Cubao, Quezon City

MARIBEL R. BAGTONG
145 O 17th Ave., East Rembo, Makati City
Lot 42 Blk. 3, Green Villas Ph2, Buhay Na Tubig, Imus, Cavite

Publication: Cavite Times Journal
Dates: September 26, October 3 & 10, 2023

BOSS

(FROM PAGE 1)

Sa pamamagitan ng pakikipagtulungan sa SM Prime Holdings, ang BOSS ay matatagpuan nang estratehikong paraan sa loob ng SM Bacoor sa Bacoor City, na nagbibigay ng madaling access at kaginhawahan para sa mga residente at negosyante. Ang pagsasama-sama ng sektor ng pampubliko at pribadong sektor na ito ay layong mapaunlad ang pangkalahatang karanasan ng pakikipag-ugnayan sa mga serbisyong pamahalaan sa pamamagitan ng pagbibigay ng moderno at maaliwalas na kapaligiran.

Magbibigay ang BOSS ng malawak na sakop ng mga serbisyo, kabilang ang pagrehistro ng negosyo, mga permiso at lisensya, pagbabayad ng buwis, tulong sa kawanggawa, serbisyong pangkalusugan, at iba pa. Sa pamamagitan ng pagpapapagsama-sama ng mga serbisyong ito, maaaring makatipid ng oras, ng walang kahirap-hirap.

"Kami ay masaya na makipagtulungan sa SM Prime Holdings Inc upang itatag ang BOSS, isang panibagong inisyatiba na magpapadali sa mga Bacooreñong malapit dito sa pakikipag-ugnayan ng mamamayan at negosyo sa pamahalaan," sabi ni Mayor Strike B. Revilla.

"Sa pamamagitan ng pagkakaroon muli ng isang one-stop shop para sa mga serbisyong pampamahalaan, layunin naming mapadali ang mga proseso, mapahusay ang kahusayan, at magbigay ng mas maginhawang karanasan sa mga mamamayan. Ang pakikipagtulungan na ito sa SM Prime Holdings ay tumutugma sa aming pangarap na palaganapin ang mga negosyo at magpalago ng ekonomiya sa Bacoor City."

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
BRANCH 113
BACoor CITY
Hotline: (046) 885 1687
E-mail address: rtc1bc113@judiciary.gov.ph

IN THE MATTER OF THE PETITION
FOR RECOGNITION OF FOREIGN JUDGMENT

ELENA C. TAKEMICHI,
Petitioners,

-versus- Special Proceedings Case
No. BSP-2020-10

THE REGISTRAR GENERAL, THE CIVIL
REGISTRY OF MANILA, THE LOCAL
CIVIL REGISTRY OF BACoor CITY
CAVITE, AND ALL PERSONS/ENTITIES
WHO/WHICH MAY BE AFFECTED THEREBY,
Respondents.

X-----X

NOTICE OF HEARING

A Petition for the Recognition of Foreign Judgment of Divorce between Elena C. Takemichi and Katsuyoshi Takemichi, was filed in this Court.

NOTICE IS HEREBY GIVEN THAT said petition has been set for hearing on **November 28, 2023 at 8:30 in the morning** in this Court, on which date, hour, and place, any person interested is cited to appear and show cause why the same should not be granted.

Let this Notice be published once a week for three (3) consecutive weeks in a newspaper of general circulation in the Cities and Province of Cavite, to be determined by raffle.

Let a copy of this Notice and that of the Petition be furnished the Office of the Solicitor General, the Civil Registrar General of the Philippine Statistics Authority (PSA), Civil Registrar of Manila, and the Civil Registrar of Bacoor City, Cavite.

WITNESS THE HONORABLE JUDGE MARICAR S.A. PRUDON- SISON, Presiding Judge of this Court, this 18th day of August, 2023 at Bacoor City, Cavite.

(Sgd.) ATTY. ROXANNE DAPHNE O. LAPAAN
Clerk of Court V

Publication: Cavite Times Journal
Dates: September 26, October 3 & 10, 2023

The 10th Cavite (FROM PAGE 1)

Bacoor City, Cavite. increasingly serious concern at the present time and the role of all stakeholders in propelling self-sufficient industries to achieve Food Security in the Philippines. The event was graced by Hon. Abeng Remulla,

Board Member of the 7th District of Cavite, Councilor Reynaldo Fabian, and 2nd District Representative Lani Mercado Revilla.

Before the program started, an overview of the Cavite MSMEs Business Conference was given by Cavite SMED Council Chairperson, Ms. Teresita M. Leabres.

The Economic Roadmap of the Philippines was discussed by Prof. Ronilo Balbieran - President of Research, Education & Institutional Development (REID) Foundation Inc. He pointed out that the Philippine Economy was steadily improving until COVID-19, but then 2020-2022 eventually accelerated the digital transformation of government and businesses, and come

2023 and beyond, with the right mix of actions from the government and businesses, and the right strategic choices, the Philippine economy will eventually catch up and bounce back.

In the 2nd part of the program, the Technical and Advisory Visit (TAV) was discussed by the Department of Labor and Employment and shortly after, the Food Security and Economic Development discussion started and was moderated by the OIC of the Office of the Provincial Cooperatives Development Officer (OPCDO), Atty. Khervy V. Reyes. Panelists were from NEDA 4A ARD Carmel P. Matabang, DTI 4A ARD and concurrent DTI Cavite Provincial Director Revelyn A. Cortez, Agricultural Program Coordinator of Department of Agriculture Mr. Ruben Perlas, and Cooperative Development Authority Regional Director Salvador Valeroso.

Meanwhile, Agri and Food Security were discussed by Mr. Jeremy Gohkongwei, Founder and

Group CEO of World Food Chain and Food Starter/Co-Founder of Metafarms. Mr. Gohkongwei highlighted in his discussion their company objective which is to improve logistics to lessen post-harvest losses. Here, he showed an actual simulation of processing an order that only took around 24-26 hours from Nueva Ecija to a Supermarket in Las Piñas, Metro Manila.

Before the program ended, a success story was narrated by the General Manager of Palangue Agrarian Reform Cooperative, highlighting the success of their organization and the breakthrough that farming has brought them.

The 2023 Cavite MSMEs Business Conference was concluded by Atty. Khervy B. Reyes who shared his Words of Challenge: M = Maging bahagi ng solusyon. Wag hayaang maiwan lng sa papel ang mga natutunan. S = Sikaping magkaroon ng pagkakaisa. M = Maging resilient and adaptive. E = Envision a better version of ourselves.

**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.) GAYSOL 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
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
CAVITE CITY**

**Email: rtccavocc@judiciary.gov.ph
Contact No. 0950-448-78-38**

MARILOU E. CAÑEGA
Mortgagee,

-versus- FORECLOSURE NO. REM. 13-23
Extrajudicial Foreclosure of Real
Estate Mortgage under Act 3135,
As amended by Act. 4188

WILLIE A. ALIX
Mortgagor,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra Judicial Petition for Sale under Act 3135, as amended by Act 4188 filed by Mortgagee, **MARILOU E. CAÑEGA**, with given address at 85 2nd Street De Castro Avenue, Ligas 1, Bacoor, Cavite, against the Mortgagor, **WILLIE A. ALIX** with postal address at Salcedo 1, Noveleta, Cavite to satisfy the mortgage indebtedness in the principal amount of **ONE MILLION TWENTY THOUSAND PESOS (Php 1,020,000.00)** including penalties and other charges, as of February 1, 2023, the undersigned will sell at public auction on **November 17, 2023 at 10:00 o'clock in the morning** at the main entrance of the Hall of Justice, Plaza Soledad St., Samonte Park Area, Cavite City to the highest bidder, for CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 071-2019002021

"A parcel of land (Lot No. 454-A, CSD-04- 03536-D BEGINNING AT A POINT MARKED 1 OF LOT 454-A, CSD-04-035363-D; BEING S. 79-41' W., 221.73M FROM BLLM #1, CAD-604-D, NOVELETA CADASTREL THENCE S. 76 DEG. 20' W., 5.44 M. TO POINT 2; N. 17 DEG.07'W., 21.89 M. TO POINT 3; N. 68 DEG. 43'E., 7.40 M. TO POINT 4; S.16 DEG. 24'E., 4.37 M. TO POINT 5; S. 07 DEG.17' E., 5.91 M TO POINT 6; 13 DEG. 06' E., 12.59M. TO POINT OF BEGINNING; CONTAINING AN AREA OF **ONE HUNDRED FORTY THREE (143) SQUARE METERS, x x x x."** MORE OR LESS.

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

In the event the public auction should not take place on the said date, it shall be held on November 24, 2023 without any further notice.

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

Cavite City, September 13, 2023.

(Sgd.) MONETTE R. PALO
Sheriff IV

NOTED BY:
(Sgd.) ATTY. VICTOR S. AUSTRIA, JR
Clerk of Court VI

COPY FURNISHED:

MARILOU E. CAÑEGA
85 2nd Street De Castro Avenue, Ligas 1, Bacoor, Cavite,

WILLIE A. ALIX
Salcedo 1, Noveleta, Cavite

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

Publication: Cavite Times Journal
Dates: September 26, October 3 & 10, 2023

**Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 16 CAVITE CITY
rtc2cav016@judiciary.gov.ph
Tel. No. (046) 230-8931**

**In the Matter of the Petition for
Judicial Recognition of the Foreign
Judgment Dissolving Through Divorce
the Marriage of Manuel M. Calderon
and Ederlinda C. Damian.**

Manuel M. Calderon,
Petitioner,

-versus-

Sp. Proc. No. N-9496

**The Local Civil Registrar of Cavite City,
and the Civil Registrar General
Philippine Statistics Authority (PSA),
Respondents.**

X-----X

NOTICE OF HEARING

A verified petition was filed by petitioner Manuel M. Calderon, praying that after due notice and publication, an order be issued for the judicial recognition of the foreign judgment dissolving through divorce his marriage to Ederlinda C. Damian.

It appearing that said Petition is sufficient in form and substance, the hearing of this petition is set on November 8, 2023- 8:30AM, on which date, hour and place, interested parties may appear and show cause why the same should not be granted.

Let this Notice be published once a week for three (3) consecutive weeks in a newspaper of general circulation within the Province and the City of Cavite.

Furnish the Office of the Solicitor General and the petitioner with copies of this Notice and Petition.

WITNESS the Honorable Ethel R. Andico-Malabanan, Presiding Judge of this Court, this 24th day of August 2023.

(Sgd.) DIANNE LIZ A. NGO
Clerk of Court V

Publication: Cavite Times Journal
Dates: September 26, October 3 & 10, 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 (P 277,646.18)**, 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 OF COURT

TRECE MARTIRES CITY CAVITE

PHILIPPINE NATIONAL BANK,

Mortgagee,

-versus-

Foreclosure Case No. F-740-23

MICHAEL B. TYQUICO,

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, **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,

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 OF COURT

TRECE MARTIRES CITY CAVITE

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, 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, 8741 Paseo de Roxas, Makati City,

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, PSD-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 Bo. 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

Republic of the Philippines

Fourth Judicial Region

REGIONAL TRIAL COURT

OFFICE OF THE CLERK OF COURT

City of Bacoor

Email: rtcbcrocc@judiciary.gov.ph

Telephone No. 09273707489

BDO UNIBANK, INC.,

Mortgagee,

-versus-

Foreclosure No. 2023-277

For: Extra-Judicial Foreclosure of

Real Estate Mortgage

SPS. ALEJO M. LUMAGUE and

MA. SHERILLE V. LUMAGUE,

Mortgagors.

X-----X

NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **BDO UNIBANK, INC.**, at BDO Towers Valero, 8741 Paseo de Roxas, Salcedo Village, Makati City, and against the mortgagors, **MA. SHERILLE V. LUMAGUE signing for herself and as Attorney-in Fact of her husband, ALEJO M. LUMAGUE** at 38 Lilac St., Roxas District, Quezon City and Block 7 Lot 23, Vicenza 4, Mambog, Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of August 28, 2023, amounts to **SIX MILLION SIX HUNDRED NINETY TWO THOUSAND NINE HUNDRED TWENTY FIVE PESOS & 63/100 (P6,692,925.63)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fees incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **October 24, 2023 at 10:00 o'clock in the morning** or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. (057-2013027814)

167-2016017224

"A PARCEL OF LAND (LOT 23, BLOCK 7 OF THE SUBDIVISION PLAN, PSD-04-209087, BEING A PORTION OF LOT 4662-A, PSD-35428, L.R.C. RECORD NO.), SITUATED IN BARANGAY OF MAMBOG, MUNICIPALITY OF BACCOR, PROVINCE OF CAVITE, ISLAND OF LUZON. X X X, CONTAINING AN AREA OF **ONE HUNDRED SEVENTY ONE (171) SQUARE METERS.**"

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

"In the event the public auction should not take place on the said date, it shall be held on **October 31, 2023**, without further notice."

Prospective buyers or bidders are hereby enjoined to investigate for themselves the title to the

said property and encumbrances, if any there be.

City of Bacoor, September 19, 2023.

(Sgd.) MELY C. HERMOSURA-VISTA

Clerk of Court VI

By:

(Sgd.) REGIDOR R. VISMANOS

Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.

RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT

11th Floor, BDO Towers Valero, 8741 Paseo de Roxas, Makati City

SPS. ALEJO M. LUMAGUE and MA. SHERILLE V. LUMAGUE

38 Lilac St., Roxas District, Quezon City

Block 7 Lot 23, Vicenza 4, Mambog, Bacoor, Cavite

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

Publication: Cavite Times Journal

Dates: September 26, October 3 & 10, 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-668-23

AUBREY CECILLE SANTELICES SAN JUAN

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, **AUBREY CECILLE SANTELICES SAN JUAN** with residence and postal address at Block 7 Lot 13, Phase 2, Narra Street, Andreaville, Salitran IV, Dasmariñas City, Cavite and, Lot 37, Block 10, San Jose Townhomes Subd., Pasong Camachile II. Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 31 May 2023 amounts to **FIVE HUNDRED NINETY NINE THOUSAND THREE HUNDRED FIFTEEN PESOS AND 34/100 (P599,315.34)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set 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/ies with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2016029679

A PARCEL OF LAND (LOT 37, BLOCK 10 OF THE SUBD. PLAN PSD-04-218144, BEING A PORTION OF LOT 2527-APSD-04-208349, LRC RECORD NO.), SITUATED IN THE BRGY. OF PASONG CAMACHILE-II, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY ROAD LOT 8 (6.50 M. WIDE), ON THE NW., ALONG LINE 2-3 BY LOT 35; ON THE NE., ALONG LINE 3-4 BY LOT 38; ON THE SE., ALONG LINE 4-1 BY LOT 39, ALL BLK. 10, ALL OF THE SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **FORTY TWO (42) SQUARE METERS, MORE OR LESS XXX**

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

In the event the public auction should not take place on the said date and time, it shall be held on **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, 19 SEPTEMBER 2023

(Sgd.) JOANNAH AVIGAIL C. TIMKANG

Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND

The Petron Mega Plaza Building, No. 358

Sen. Gil Puyat Avenue, Makati City

C/O ATTY. MAYBELLE JOYE E. BERNALES

Anchor Collections Services Inc

Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City

AUBREY CECILLE SANTELICES SAN JUAN

Block 7 Lot 13, Phase 2, Narra Street, Andreaville, Salitran IV, Dasmariñas City, Cavite and,

Lot 37, Block 10, San Jose Townhomes Subd., Pasong Camachile II. 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 26, October 3 & 10, 2023

PALAI SIPAN

1	2	3	4		5	6	7	8	9	
10						11				12
13						14				
15					16				17	
				18				19		
20	21	22				23				24
	25				26					
27				28				29	30	
31			32					33		
34						35				
	36							37		

PAHALANG

1 Marahil

5 Kasuotang pambabae

10 Nag-iisa

11 Kerida

13 ____ de coco

14 Taginting

15 Palayaw ni Gloria

16 Banco de ____

17 Tuyo

18 Barkilyos

19 Health secretary

Enrique

20 Lugar paliguan

23 Unos

25 Apelyidong Tsino

26 Silver: daglat

27 Sampu: Ingles

28 Oo: Ilokano

29 Pomada

31 Uri ng kuhol

33 Paggapos sa hayop

34 Lutong bigas

35 Kaloob

36 Nguya

37 Uri ng bean

PABABA

1 Kweba

2 Pinong kikil

3 Amain

4 _carte

6 Higit

7 Yugyog

8 Saling

9 Halamang medisinal

12 Tula

14 Rangya

16 Magalang tugon

18 Pagkampi

19 Cooking o vegetable

21 Tao sa Germany

22 Nanay

23 Kasalanan: Ingles

24 Dalampasigan

26 Senator: daglat

27 Tunog ng makinilya

28 I_tv

29 Panghugas sa buhok

30 Palayaw ni Edgar

32 Brad ng kotse

33 Kapatid ni bro

SAGOT SA NAKARAAN

I	B	A	H	A	G	I		A	T	A
S	I	S	I		O		A	L	O	N
I	T	A	B	I		U	L	I	N	G
P	A	N	I	K	I		I	S	D	A
A	G		K	A	B	U	N	T	O	T
		T		S	A	L	O			
I	P	A	T	A	B	A	S		L	U
L	A	L	O		A	L	A	S	A	N
A	L	A	N	O		O	L	I	B	A
T	A	G	O		U		A	S	I	N
A	Y	A		A	S	I	K	A	S	O

Dagdag Kaalaman

Ang unang magnifying glass ay ginawa ni Roger Bacon noong 1250.

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 City, Cavite 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 City, Cavite
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.

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-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.

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-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 2628, 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 the 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 46 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
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 N. 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 L. 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.) GERALD A. FARGAS
Sheriff IV

(Sgd.) ATTY. MARCELA L. 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

Cavite celebrates Teachers' Day

MENDEZ-NUÑEZ, Cavite: In celebration of the Month of Teachers from September 5 to October 5 of this year with the theme "Together4Teachers," local governments joined in the celebration through different ways of paying tribute and thanking them in eight cities and 15 towns in the province of Cavite.

The local government of the upland town of Mendez led by Mayor Francisco "Cocoy" Mendoza Jr. organized a special program dedicated to their beloved teachers.

It was attended by teaching and nonteaching personnel of all private and public schools of the town, even teachers who serve in Child Development Centers or day care centers.

Those who attended also included members of the Sangguniang Bayan and Vice Mayor Raygan Dimapilis.

With the theme "Barrio Fiesta," the teachers of Mendez were made to feel

► **CAVITE • 3**



LET'S DANCE Mendez-Nuñez Mayor Francisco Mendoza Jr. joins teachers of the town during the World Teachers' Day celebration on Wednesday, Oct. 4, 2023.

DOST ADVOCATES FOR SCIENCE, TECHNOLOGY, INNOVATION FOR 'HANDA PILIPINAS'



THE opening ceremony for the 3-day event, "Handa Pilipinas: Innovations in Disaster Risk Reduction and Management Exposition's" Mindanao leg opened on Wednesday in Cagayan de Oro City. The festivity, organized by the Department of Science and Technology (DOST), aimed to serve as a platform to empower communities and barangays through the utilization of available data and research on disaster response, rehabilitation, and recovery. It sought to foster collaboration among legislators, local government units (LGUs), private firms, and other agencies in embracing science and innovative technologies. ► **DOST • 3**

Congratulations!

CITY GOVERNMENT OF GENERAL TRIAS

1ST RUNNER-UP
Best Tourism Gift/Souvenirs (Food)
(The Best Moment of Life is with Gentry's Best) (City Level)

1ST RUNNER-UP
Best Hosting Award of LGU (Local Event)
(General Trias: Where Heritage Lives) (City Level)

2ND RUNNER-UP
Best Religious Festival Award -
Kapistahan ni Tata Kiko (City Level)

FINALIST
Best practices in Community Based
Tourism (City Level)

24TH ASSOCIATION OF TOURISM OFFICERS
OF THE PHILIPPINES PEARL AWARDS 2023



Let's Join Forces For a More Progressive GenTri

SM PRIME HOLDINGS INC. AND SM GROUP OF COMPANIES, HAILED AS THE TOP REAL ESTATE TAXPAYER AND TOP BUSINESS TAXPAYER IN BACCOOR CITY



The awards were received by John Jason Terrenal, SM Supermalls' Senior Assistant Vice President for Mall Operations for South Luzon, who represented SM along with Lorenz A. Calingasan, Assistant Vice President for Mall Operation for South 1, SM City Bacoor's Mall Manager Josephine A. Arvesu, and SM City Molino's Assistant Mall Manager Lyd Russel A. Abrazado. The Tribute to Outstanding Admirable and Stellar Taxpayers (TOAST) 2023 Award headed by Bacoor City Mayor Strike Revilla, aims to acknowledge the city's top and exemplary taxpayers in real estate, individual, and in the business sector. This year's awarding ceremony was held at the Event Center of SM City Bacoor.

NUVALI FLYOVER WORKS AT CALAX



TRAFFIC ADVISORY

October 10 to 13, 2023
10:00PM to 5:00AM

A counterflow lane will be implemented in the portion of CALAX near Laguna Blvd. Interchange (Laguna bound) due to Nuvali Flyover works. One lane will remain passable for each bound during this time.



October 17 to 20, 2023
10:00PM to 5:00AM

A counterflow lane will be implemented in the portion of CALAX near Laguna Blvd. Interchange (Cavite bound) due to Nuvali Flyover works. One lane will remain passable for each bound during this time.



Thank you for your patience. Drive safely.

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