

Skills for Success: OPPEM Launches Three-day Basic Employment Services Training



The three-day Basic Employment Services Training facilitated by the Office of the Provincial Public Employment Service Manager (OPPEM) on December 13-15, 2023 at the Sangguniang Panlalawigan Session Hall in Trece Martires City successfully wrapped up with enhanced capabilities of local PESO managers and staff on employment-related services.

Ms. Rizalie Pinpin-Enero, Provincial PESO Manager opened the training with appreciation of the support of partner agencies and cooperation of local Public Employment Service Offices in continuously upscaling the delivery of employment services.

The training was graced by the Provincial Director Marivic B. Martinez of the Department of Labor and Employment (DOLE)-Cavite Provincial Office, along with resource speakers from the DOLE-Region IV-A, Labor and Employment Officer III, Marie Iris A. Prieto-Perez, and Labor and Employment Officer III, Anne Marie Faye Marjes-Gloria. Their insights and expertise contributed to the success of the program, enhancing the participant's knowledge and skills.

Furthermore, Labor and **▶ SKILLS • 3**

CAVITE TIMES JOURNAL

cavitetimesjournal_mf@yahoo.com
franzalmonite@yahoo.com

PAHAYAGAN NG TUNAY NA CAVITEÑO
ENTERED AS A SECOND CLASS MAIL MATTER

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Cavite takes the spotlight for Megaworld's township investments

With a strong presence anchored on having five townships spanning more than 1,000 hectares, Megaworld continues to build CBDs and themed developments in this South Luzon province.



Megaworld's 140-hectare Maple Grove township in General Trias is fast taking shape as Cavite's central business district.

Cavite is one of the provinces standing to benefit from the country's massive "Build Better More" infrastructure program.

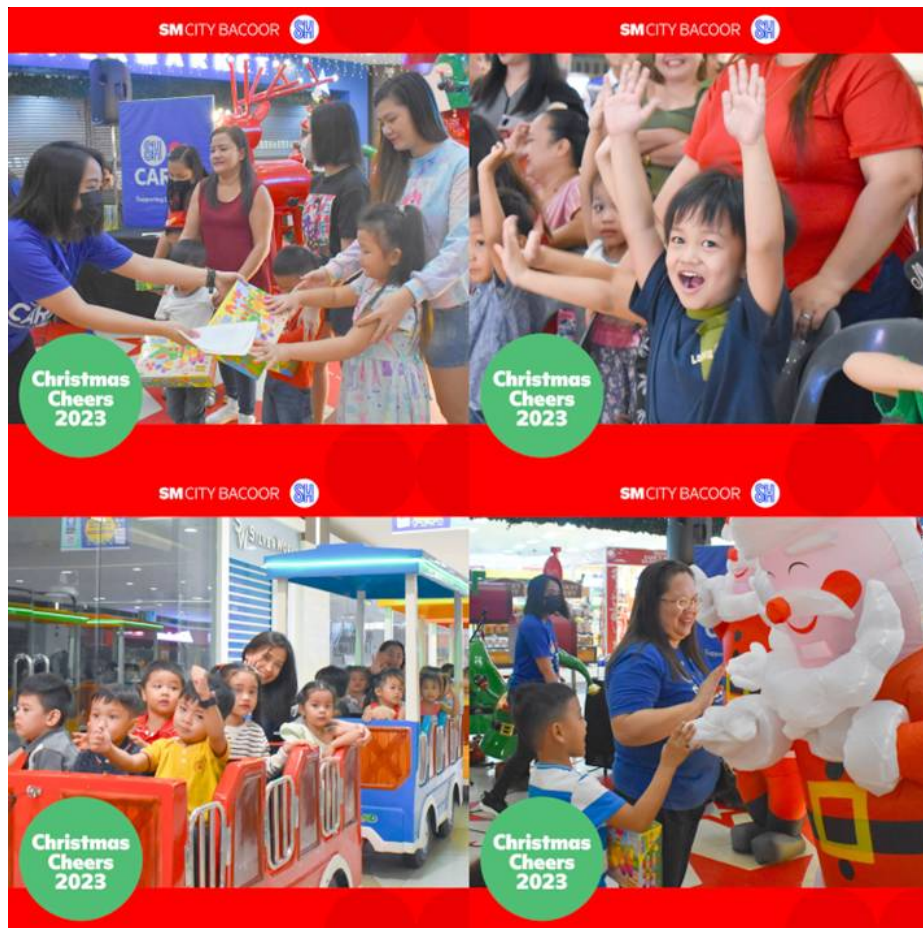
The province, known as the "historical capital of the Philippines," has long been among the most competitive provinces in the country, and the arrival of several big-ticket road, rail, and airport developments **▶ CAVITE TAKES • 3**

LRT-1 successfully tests Cavite extension phase 1



The private operator of Light Rail Transit Line-1 (LRT-1) on Wednesday announced the successful conduct of a train test run in its Cavite Extension Phase 1.

The test run was conducted while the Cavite Extension Phase 1 is already at a 95 percent progress rate for the civil and system works as of the end of October 2023. **▶ LRT-1 • 3**



SM City Bacoor Spread Holiday Cheers Through #ChriSMiles: SM CITY BACOOR, CAVITE - In the spirit of spreading joy and goodwill this holiday season, SM City Bacoor in partnership with SM Cares ushered in the #HappiestChristmasAtSM through a heartwarming #ChriSMiles event with dedicated SM employee volunteers who orchestrated a cheerful day for the children of Habay-2 Day Care Center at SM City Bacoor, turning it into a happy Santa workshop full of laughter and excitement. The kids were treated to a day filled with thrilling games, entertaining rides, and special gifts. This initiative not only embodies the essence of the festive season but also highlights SM's commitment in supporting communities and making a positive impact on the lives of those who need it the most. As the ChriSMiles Program unfold, SM employees showcase the power of collective kindness, proving that the true magic of Christmas lies in coming together to bring smiles to the faces of others. Through this heartening initiative, SM is not only fostering a sense of community but also exemplifying the importance of spreading joy and compassion during the holiday season.

DOST

(FROM PAGE 8)

insights into the art of technical writing, enabling them to simplify complex concepts for better organizational cooperation.

A series of discussions were led by Dr. Ruel Mojica, Professor VI from Cavite State University's College of Engineering and Information Technology. The session focused on providing insights into technical writing, emphasizing the logical structuring and evaluation of project proposals. Dr. Mojica aimed to inspire participants to infuse their proposals with genuine passion and enthusiasm, recognizing that it enhances their quality.

According to Dr. Mojica, "Madali lang mag-sulat, andyan na si AI, pwede tayong humingi ng tulong sa kanya, pero ang gusto kong i-develop sa bawat isa sa atin is 'yung passion n'yo. Kasi hindi kayo makakasulat ng magandang proposal kung wala 'dun 'yung puso ninyo." He further added, "Sino ba talaga 'yung gumagawa ng proposal na 'yun? As evaluator, kita ko kung may puso ang inyong proposal."

When asked how he copes with rejected project proposals, he admitted that he hasn't experienced having his

proposal rejected yet. However, he advised others to keep pursuing what they want to do despite setbacks. "May mga lesson tayong matututunan sa mga ganyang pagkakataon, kaya diretso lang. Sabi ko nga, kung naniniwala ka sa project na pinopropose mo, ipaglaban mo, kasi may pupuntahan at pupuntahan 'yan," Dr. Mojica said.

Moreover, the training focused on honing skills in project proposal development, equipping attendees with the expertise to structure proposals effectively, highlight project significance, outline methodologies, and forecast outcomes. The aim was to ensure comprehensive and compelling proposals that increase their potential for securing support and funding.

DOST CALABARZON's initiative to invest in the skill development of its workforce stands as a testament to its dedication towards fostering innovation and driving progress. With a more adept and empowered staff, the department is poised to create a more significant impact in the nation's developmental aspirations. (By Harley G. Margallo)



DOST-Day

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According to the science chief, he was beyond grateful to extend Metrobank Foundation's generosity to the DDCC students. "Definitely, this is one of the happiest moments in my life, remembering and helping the children. Because it's a chance for them to benefit from technology and learn from it," the Secretary said.

Meanwhile, Metrobank Foundation, Inc. president Aniceto M. Sobrepeña revealed the selfless act of the DOST Secretary in choosing to share his reward, serving as their corporation's appreciation for its two-day hard work in carefully and thoroughly selecting the Most

Outstanding Filipinos.

"We make sure that we honor our distinguished jury members. He immediately chose you (DDCC). The DOST Secretary willingly donated his reward publicly. Very selfless," Metrobank President Sobrepeña affirmed.

In his message, he requested the constant support of DOST Secretary in the search for Most Outstanding Filipinos, especially in the category of teachers, particularly to encourage more applicants from the Philippine Science High School System (PSHSS).

Other partnerships and collaborations that will strengthen the synergy of

Metrobank and DOST are expected to be implemented by Metrobank.

"We'll be happy to work with DOST to further implement our advocacy. What else can we do and help? We are a funding agency. We are not that enormous, but we are one of the most active foundations in the whole country," Metrobank President Sobrepeña added.

The DOST secretary also looked forward to the significant results of having more partnerships and collaborations with Metrobank to develop opportunities for the country. "I think this is our way of showing and expressing the bayanihan spirit of the Filipino. If we work together for the

common good, we will transcend all the hurdles that the Philippines seems to be facing," Secretary Solidum expressed.

The DDCC learning environment was launched this year for the five students after its building's major renovation. It served as one of DOST's gender mainstreaming initiatives to help DOST personnel ensure the continued care of their children while they are at work. Upon receiving the support, the DDCC management hoped to be fully operational next year, and with the donation, they are expecting a greater number of children could avail of better education in their foundation years. (By Rhea Mae Ruba, DOST-STII)

CAVITE TIMES JOURNAL
PAHAYAGAN NG TUNAY NA CAVITEÑO

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MPT South...

(FROM PAGE 8)

the nearest exit will be provided during the period.

"As we gear up to ensure a safe and smooth journey for our motorists this holiday season, we advise everyone to plan their trips and check their vehicle's health to avoid untoward incidents. We also encourage our motorists to take advantage of using their Easytrip RFID for quicker toll transactions, and even stand a chance to win in our MPTC's Happy Holideals promo if they reload their account via MPT DriveHub App," said, Mr. Raul Ignacio, MPT

South President and General Manager.

The MPT DriveHub app provides users with convenient access to a range of Easytrip and CCLEX RFID services.

With just a few taps on their phones, users can reload in real-time, check their balances, plan routes, and receive assistance in roadside emergencies.

MPTC 2024 HAPPY
HOLIDEALS

MPTC earlier announced the comeback of its Happy Holideals Promo as a way of giving back to its motorists with

an extensive promo period from December 8, 2023-March 7, 2024. Motorists passing through any MPTC toll road at least 4x during the promo period stand a chance to win exciting prizes, including brand-new Chevrolet Tracker LS, Php 50,000, and Php 100,000. Two winners of brand-new Chevrolet Tracker LS, 40 winners of Php 50,000, and 10 winners of Php 100,000 will be selected during the promo period.

To earn points, motorists must download and link their RFID account to MPT DriveHub App. For every reload of Php 200.00 via the app, motorists also earn an additional point.

Each point is equivalent to one raffle entry. For full promo mechanics, visit <https://www.mptdrivehub.com.ph/promos/holideals>. Per DTI Fair Trade Permit No. FTEB-179965 Series of 2023.

MPTC is the biggest toll road developer and operator in the country. Aside from the CALAX and CAVITEX network of toll roads, MPTC's domestic portfolio includes the concessions for the North Luzon Expressway (NLEX), the NLEX Connector Road, the Subic-Clark-Tarlac Expressway (SCTEX) and the Cebu-Cordova Link Expressway (CCLEX) in Cebu.

Cavite takes... (FROM PAGE 1)

in and around Cavite will undoubtedly bring its potential as a key growth area and economic hub in Luzon to even greater heights.

As a testament to its strong belief in the immense potential of Cavite, property giant and pioneering developer Megaworld has been pouring significant investments into Cavite by establishing five townships and integrated lifestyle communities — the most in any province in the Philippines to date — spanning a total of nearly 1,500 hectares or 30% of Megaworld's current total landbank, as well as three cities and four municipalities.

Sustainably leading the way for progress in Cavite

Bolstered by strong partnerships with local governments in Cavite, Megaworld and its subsidiaries Global-Estate Resorts, Inc. (GERI) and Suntrust Properties, Inc. (SPI) have been strategically building green, modern, and sustainable township developments with unique identities, audiences, and purposes.

Under the Megaworld portfolio is the 140-hectare, P15-billion Maple Grove, Cavite's first-ever modern central business district rising in General Trias, Cavite that also boasts several green residential projects. One of the major features of this township is the six-lane, 30-meter-wide Maple Grove Boulevard, portions of which were integrated into the 12-kilometer General Trias and Tanza Bypass Road to help ease traffic congestion along the Antero Soriano Highway and around the area.

Aside from residential condominiums, office developments, and its very own lifestyle mall, Maple Grove will also be home to

the Maple Grove Park Village, a 22-hectare luxury resort-inspired residential community designed by renowned global design firm Wimberly, Allison, Tong & Goo (WATG) — the same group behind some of the world's most extraordinary resort destinations like Shangri-La Maldives, Sofitel Bali in Indonesia, Atlantis The Palm in Dubai, as well as Hilton Manila here in the Philippines.

Meanwhile, developed and managed by GERI with a P10-billion capital expenditure (CAPEX) allotted within 10 years is the 561-hectare Southwoods City. A significant portion of this sprawling township stands on Carmona, specifically the Jack Nicklaus-designed 125-hectare Manila Southwoods Golf and Country Club and the sprawling residential village developments Pahara and Upland Estates.

Another one is the 251-hectare Arden Botanical Estate straddling Trece Martires and Tanza, with an investment value of P18 billion. It is the Megaworld group's first botanical-themed township that mainly hosts horizontal residential villages highlighted by green and sustainable amenities. Since its launch, Megaworld has introduced two (2) sprawling residential villages within Arden Botanical Estate: the 18-hectare Arden Botanical Village and the 15.2-hectare Arden Westpark Village. GERI, meanwhile, has already launched the three phases of its newest village, the 17-hectare The Lindgren, offering eleven (11) different Scandinavian-inspired house and lot design options to fit varied tastes.

Third, is the 340-hectare Sherwood Hills in Trece Martires, which also boasts the Sherwood Hills Golf Club, a Jack Nicklaus

signature golf course; and the expansive 41.8-hectare Prana Garden Villas. Lastly, Suntrust established the nearly 200-hectare Suntrust Ecotown Tanza, a PEZA (Philippine Economic Zone Authority)-accredited, "eco-friendly industrial township" that hosts several Filipino and multinational locators.

All roads lead to Cavite

Infrastructure developments are, indeed, the backbone of economic progress, and Cavite is set to host a lot of these as it looks set to experience profound growth in just a few years.

While Cavite is currently easily accessible through the various expressways leading into, out of, and around it, the completion of future infrastructure projects in the pipeline—namely the Sangley Point International Airport, Cavite-Laguna Expressway (CALAX), Cavite-Tagaytay-Batangas Expressway (CBTEX), Bataan-Cavite Interlink Bridge, Light Rail Transit (LRT) Line 1 Cavite Extension, and Light Rail Transit 6—will open up the province to Metro Manila and the rest of the country even more.

The 41.8-Prana Garden Villas, a Zen-Balinese-inspired luxury village in Sherwood Hills, will feature wide roads lined by trees and open spaces.

As Cavite is poised to reap the benefits of the arrival of bigger and better infrastructure, so will Megaworld's developments in Cavite. This is because these infrastructure projects are expected to vastly improve accessibility and ramp up commercial business activity, thereby influencing how property prices will increase in the province.

Even better, this will help Megaworld fulfill its long-standing commitment to help drive economic growth and bring forth opportunities directly benefiting the people and communities it serves.

as well as tricks that can be applied in Excel, calculations, and a question-and-answer session which provided participants with an in-depth understanding of concepts from the resource speakers. (OPIO)

weeks to include the other train generations of LRT-1 traveling at various speeds and load capacities.

After completing the first phase, LRMC will proceed with the second phase consisting of Las Piñas Station and Zapote Station, and then the third and last phase, the Niog Station.

Once all phases are complete, the extension is seen to cut the travel time from Pasay City to Cavite from an hour and a half to just around 30 minutes.

EXTRAJUDICIAL SETTLEMENT OF INTESTATE ESTATE OF THE LATE SPOUSES SIMPLICIO B. BULADAS AND SOLEDAD R. BULADAS

NOTICE IS HEREBY GIVEN THE PUBLIC THAT THIS EXTRAJUDICIAL SETTLEMENT OF INTESTATE ESTATE OF THE LATE SPOUSES SIMPLICIO B. BULADAS AND SOLEDAD R. BULADAS made and executed by and among: We, SIMEONA B. BEDRUZ, married to GENEROSO BEDRUZ, JOSE R. BULADAS single, DOMINGO R. BULADAS, single, RODOLFO R. BULADAS, single and MARISA R. BULADAS, single, all of legal age, Filipino citizens, all of Brgy. 3, Amadeo, Cavite, and the HEIRS of the late EUSEBIO R. BULADAS who PRESUMPTIVELY DIED on September 27, 1997 namely, MADEL M. BULADAS, single KENNETH BRUCE M. BULADAS married to CHRISTINE JOY B. BULADAS, all of legal age, Filipino citizens and residents of Brgy. 3, Amadeo, Cavite, hereinafter referred to as the "HEIRS"; WITNESSETH; That we are the surviving children and grandchildren of the late Spouses SIMPLICIO B. BULADAS who died on June 13, 1991, at Lung Center of the Philippines, Quezon City, and SOLEDAD R. BULADAS who died on February 17, 2017 at 436 F. Laviña St., Amadeo, Cavite; That the late Spouses SIMPLICIO B. BULADAS and SOLEDAD R. BULADAS died intestate without leaving any Last Will and Testament; That to the best knowledge and information of the parties hereto, the said deceased spouses left no debts or obligation due against the estate of said decedents and; That the late Spouses **SIMPLICIO B. BULADAS and SOLEDAD R. BULADAS** left several parcels of land which are more particularly described as follows: **[I] TAX DECLARATION NO. AA-02 0003 00072** (Residential Land), PIN: 022-02-0003-002-25, SURVEY NO. CAD-482-D,, LOT NO. 5169-P, POBLACION 3, AMADED, CAVITE, AREA: ONE HUNDRED SIXTY-EIGHT (168) SQUARE METERS; **[II] TAX DECLARATION NO. AA-02 0003 00075** (Residential Land), PIN: 022-02-0003-002-26, SURVEY NO. CAD-482-D,, LOT NO. 5169-P, POBLACION 3, AMADED, CAVITE, AREA: EIGHTY (80) SQUARE METERS; and TAX DECLARATION NO. AA-02 0003 00076 (BUILDING), PIN: 022-02-0003-002-26-1001, LOT NO. 5169-P, F. LAVIÑASE POBLACION 3, AMADEO, CAVITE, AREA: FIFTY-ONE (51) SQUARE METERS. **[III] TAX DECLARATION NO. AA 02 0005 00154**, PIN: 022-02-0005-004-19, LOT NO. 4472-P, BRGY. 5, AMADEO, CAVITE, Classification: Agricultural Land, AREA: TWO THOUSAND NINE HUNDRED FORTY-SIX (2,946) SQUARE METERS; **[IV] TAX DECLARATION NO. AA-02 0016 00545**, PIN: 022-02-0016-013-07, LOT NO. 2946-PART, BRGY. DAGATAN, AMADEO, CAVITE, Classification: Agricultural Land, AREA: THREE THOUSAND ONE HUNDRED FIFTEEN (3,115) SQUARE METERS; **[V] TAX DECLARATION NO. AA-02 0016 00544**, PIN: 022-02-0016-013-06, LOT NO. 2946-PART, BRGY. DAGATAN AMADEO, CAVITE, Classification: Agricultural Land, AREA: SIX THOUSAND TWO HUNDRED THIRTY (6,230) SQUARE METERS; **[VI] TAX DECLARATION NO. AA-02 0016 00543**, PIN: 022-02-0016-013-05, LOT NO. 7868, BRGY. DAGATAN, AMADEO, CAVITE, Classification: Agricultural Land, AREA: THREE THOUSAND NINE HUNDRED NINETY (3,990) SQUARE METERS; **[VII] TAX DECLARATION NO. AA-02 0016 00490**, PIN: 022-02-0016-011-13, TCT NO. T-210594, LOT NO. 2948-C/Survey No. SWO-000927, CADASTRAL LOT: PORT. OF LOT 2948, CADM-482-D, BRGY. DAGATAN, AMADEO, CAVITE, Classification: Agricultural Land, AREA: NINE HUNDRED FIFTY-NINE (959) SQUARE METERS; **[VIII] TAX DECLARATION NO. AA-02 0016 00564, PIN: 022-02-0016-014-10**, LOT NO. 2938, BRGY. DAGATAN, AMADEO, CAVITE, Classification: Agricultural Land, AREA: **FOUR THOUSAND EIGHT HUNDRED SEVENTY-FIVE (4,875) SQUARE METERS**. WHEREAS no creditor will be prejudiced or affected by this settlement of estate. That the parties herein being of all legal age with full capacity to contract, we have agreed to settle the estate of the deceased extra-judicially, as we do hereby divide, partition and adjudicate among ourselves the above-described parcels of land; the heirs hereto further agree as they do so agree to settle and distribute the same in like manner and proportion as herein established and disposed. That the HEIRS hereby covenant and further warrant that should there be preterition or omission of one, some, or all of the compulsory heirs in the direct line, whether living or not at the time of the execution of this Deed, will not, invalidate/nullify the terms and conditions of this Deed. Instead, the HEIRS shall proportionately oblige themselves to pay to the omitted Heirs or the latter's heir(s) the share which belongs to him/them, in accordance with the rules of succession under the Civil Code of the Philippines. The HEIRS hereby affirm that they have executed this instrument voluntarily and freely and without force, intimidation or violence upon their person, that they have hereby received their just and proper share, and that they have no claim or demand against each other.

ABSOLUTE DEED OF SALE

[PORTION OF LAND DECLARED IN TAX DECLARATION NO. AA-02 0016 00564/PIN: 022-02-0016-014-10] WE, SIMEONA B. BEDRUZ, married to GENEROSO BEDRUZ, JOSE R. BULADAS single, DOMINGO R. BULADAS, single, RODOLFO R. BULADAS, single and MARISA R. BULADAS, single, all of legal age, Filipino citizens, all residents of Brgy. 3, Amadeo, Cavite, and the HEIRS of the late EUSEBIO R. BULADAS who PRESUMPTIVELY DIED on September 27, 1997 namely, MADEL M. BULADAS, single, KENNETH BRUCE M. BULADAS married to CHRISTINE JOY B. BULADAS, all of legal age, Filipino citizens, residents of Bigy. 1, Amadeo, Cavite, hereinafter referred to as the "HEIRS/VENDORS", pursuant to the above EXTRAJUDICIAL SETTLEMENT OF INTESTATE ESTATE OF THE LATE SPOUSES SIMPLICIO B. BULADAS AND SOLEDAD R. BULADAS and We, SPOUSES RICHARD SALES BACALA and GLADYS ROSILLO BACALA, both of legal age, Filipino Citizens and a resident of Block 3, Lot 10, Greenview Hagonoy, Taguig City, hereinafter after referred to as the "VENDEES"; -WITNESSETH- WHEREAS the HEIRS/VENDORS is the Absolute, Lawful and Registered Owner of a parcel of Agricultural Land thereon, situated at Brgy. Dagatan, Amadeo Cavite and covered by DECLARATION NO. AA-02 0016 00564/ PIN:022-020016-014-10 [the "Property"] of the Register of Deeds for the Province of Cavite and more particularly described as follows: TECHNICAL DESCRIPTION OF "TAX DECLARATION NO. AA-02 0016 00564", [PIN:022-02-0016-014-10], LOT NO. 2938, BOUNDARIES: NORTH: 03 (LOT 29391, EAST: BRGY. ROAD, SOUTH: 11 (Lot 7876), WEST: 03 & 12 (Lot 2939 & 2935-p), Classification: Agricultural Land, AREA: FOUR THOUSAND EIGHT HUNDRED SEVENTY-FIVE SQUARE METERS [4,875 SQM]. NOW, THEREFORE, for and in consideration of the sum of PESO: FIVE HUNDRED THOUSAND PESOS ONLY [Php 500,000.00], Philippine Currency, the receipt whereof is hereby acknowledged in full from the VENDEES to the entire satisfaction of the HEIRS/VENDORS, the said HEIRS/VENDORS by these presents do hereby SELL, CONVEY, and TRANSFER in a manner ABSOLUTE and IRREVOCABLE unto said VENDEES, their heir/s and assign/s, over said ONE THOUSAND (1,000.00) SQUARE METERS, free and clear from all liens and encumbrances of whatever nature including the real property taxes due therein as of the date of this sale. IN WITNESS WHEREOF, we have hereunto affixed our signatures this 2nd day of December 2023 in the City of Carmona, Cavite. FOR THE HEIRS/VENDORS: SIMEONA B. BEDRUZ, JOSE R. BULADAS, DOMINGO R. BULADAS, RODOLFO R. BULADAS, MARISA R. BULADAS, MADEL M. BULADAS, KENNETH BRUCE M. BULADAS; FOR THE VENDEES: RICHARD SALES BACALA, GLADYS ROSILLO BACALA.

This have been the subject of Extra Judicial Settlement of Intestate Estate of the late Spouses SIMPLICIO B. BULADAS and SOLEDAD R. BULADAS before notary public **Atty. CHERYL D. ALSIM, CPA**, dated December 02, 2023, as per Doc. No. 10113, Page No. 29, Book No. XXI, Series of 2023.

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Skills... (FROM PAGE 1)

Employment Officer III, Marie Iris A. Prieto-Perez emphasized that Labor Market Information (LMI) serves as the heart and soul of PESO. Without it, PESO

wouldn't be able to perform effectively, she added.

There were also discussions on the use of the PESO website, the roles of DOLE and PESO,

LRT-1... (FROM PAGE 1)

"The LRT-1 Cavite Extension is now taking shape. We are confident that once this extension is operational, it will help in significantly improving the train system in our country providing a more efficient and reliable transportation option," LRMC President Juan Alfonso said in a statement.

According to the LRTA, the test aimed to provide a compatibility check and

assess the interface between vital infrastructure components.

A Gen-2 train set was specifically used for the test because it is the widest car body, making it the most strategic option to check for initial compatibility with station platforms, walkways, and cableways.

More train test runs are planned in the coming

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-1200-23
EXTRA JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

JEFFREY E. PESINO MARRIED TO
MARY GRACE A. PESINO,
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, **JEFFREY E. PESINO MARRIED TO MARY GRACE A. PESINO** with postal address at (1) Bldg. No. C-709, JCSV, Punta, Sta. Ana, Manila; (2) Lot 34 Block 4, Phase 3, Poinsetta St., Greenwoods Heights, Brgy. Paliparan, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of OCTOBER 27, 2023 amounts to **ONE MILLION TWO HUNDRED FIFTY SEVEN THOUSAND SIX HUNDRED THIRTY THREE PESOS AND 61/100 (Php 1,257,633.31)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **JANUARY 16, 2024 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, Burol II, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:
Transfer Certificate of Title No. 057-2011013492
IT IS HEREBY CERTIFIED that certain land situated in BRGY OF PALIPARAN, MUN OF DASMARINAS, PROV. OF CAVITE, bounded and described as follows: A PARCEL OF LAND (LOT 34 BLK. 4 OF THE CONS. SUBD. PLAN, PCS-04-016424, BEING A PORTION OF LOTS 1-20, BLK. 1-B, LOTS 1-14, BLK. 2-B, LOTS 1-14, BLK. 3-B, LOTS 1-28, BLK 4-B, LOTS 1-14, BLK 5-B LOTS 1-14 BLK. 7-B, LOTS 1-21 BLK. 8-B LOTS 1-12 BLK. 9-B LOTS 1-12 BLK. 10-B LOTS 1-39, BLK 11-B LOTS 1-10 BLK. 14-B, LOTS 1-8 BLK 15-B LOTS 1-17 BLK 16-B BLK 35-B, BLK 37-B & ROAD LOTS 1-B TO 15-B, ALL OF PCS-04-012474, LRC REC. NO.) SIT IN BRGY OF PALIPARAN MUN. OF DASMARINAS, PROV. OF CAVITE BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 35, BLK. 4 OF THE CONS./SUBD. PLAN: ON THE NW., ALONG LINE 2-3 BY RD. LOT 9 (8.00 M. WIDE); ON THE NE., ALONG LINE 3-4 BY LOT 33; ON THE SE., ALONG LINE 4-1 BY LOT 41 BY BLK. 4, AND BOTH OF THE CONS/SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN BEING N. 14 DEG. 58'E 572.40 M. FROM MON #79, CAVITE: THENCE N. 19 DEG. 23'W., 10.00 M. TO PT. 2: THENCE N. 70 DEG 37"E., 8.00 M. TO PT 3; THENCE 8. 19 DEG 23'E 10.00 M. TO PT. 4; THENCE S. 70 DEG. 37'W., 8.00 M. TO PT. OF BEGINNING, CONTAINING AN AREA OF **EIGHTY (80) SQ METERS**. ALL PTS. REFERRED TO ARE INDICATED ON PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC MONS. 15X40 CM. BEARINGS TRUE DATE OF ORIG. SURVEY, JULY 27, 1908, & THAT OF THE CONS./ SUBD SURVEY, MAY 8-18, 2000 & WAS APPROVED ON DEC. 11, 2000. is registered in accordance with the provision of the Property Registration Decree in the name of **Owner: JEFFREY E. PESINO MARRIED TO MARY GRACE A. PESINO**, FILIPINOS, BOTH OF LEGAL AGE **Address: C-709 JAIME CARDINAL SIN VILLAGE, POSADAS ST. PUNTA STA ANA, MANILA**
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 **JANUARY 30, 2024**, at the same time and place without further notice.
Dasmariñas City, Cavite, December 11, 2023.
(Sgd.) ARLYN P. BARCELON
Sheriff IV

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

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

HOME DEVELOPMENT MUTUAL FUND
Petitioner-Mortgagee

-versus-

FNC 2023-689

DARRELL V. DE GUZMAN,
Respondent-Mortgagor.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE
WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by **HOME DEVELOPMENT MUTUAL FUND**, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **DARRELL V. DE GUZMAN**, Mortgagor, with postal address at Lot 39, Blk. 10 Ph.2 HillsvieW Royale, Timalan Naic, Cavite and/or Lot 53, Block 19, Phase 3 HillsvieW Royale, Barangay Timalan Balsahan, Naic. Cavite, to satisfy the mortgage indebtedness which as of July 11, 2023, amounted to **FOUR HUNDRED THIRTY TWO THOUSAND SIX HUNDRED FIVE PESOS and 35/100 (Php.432,605.35)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **January 16, 2024 at 9:00 in the morning** or soon thereafter at the Regional Trial Court, Naic Cavite, to the highest bidder in CASH or MANAGER'S CHECK and in Philippine Currency the property with all the improvements thereon, to wit:
TRANSFER CERTIFICATE OF TITLE NO. 057-2021019248
IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY OF TIMALAN BALSAHAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: LOT NO: 53, BLOCK NO: 19, PLAN NO: PSD-04-236234, PORTION OF: PCN-04-001973 LRC REC. NO. 8340, LOCATION: BARANGAY OF TIMALAN BALSAHAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON XXX AREA: **THIRTY FIVE (35) SQUARE METERS, MORE OR LESS** x x x.
Prospective bidders are hereby enjoined to investigate for themselves the title of the above- described property and to the encumbrance existing thereon, if any there be.
All sealed bids must be submitted to the undersigned on the above-stated time and date.
In the event the public auction should not take place on the said date, it shall be held on **January 23, 2024** at same time and at the same place mentioned above without further notice.
Municipality of Naic, Province of Cavite, December 12, 2023
(Sgd.) JANELLE V. LAGADON, MBA
Sheriff IV

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

Darrell V. De Guzman-
Lot 39, Blk. 10 Ph.2 HillsvieW Royale, Timalan Naic, Cavite and/ or Lot 53, Block 19, Phase 3 HillsvieW Royale, Barangay Timalan Balsahan, Naic, Cavite

Atty. Simeon P. Madrid-
S.P. Madrid & Associates, Unit 2010 20/F Herrera Tower V.A. Rufino cor. Valero Streets, Makati City

Publication: Cavite Times Journal
Dates: December 19, 26, 2023 & January 02, 2024

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

JEFFREY E. PESINO MARRIED TO MARY GRACE A. PESINO
(1) Bldg. No. C-709, JCSV, Punta, Sta. Ana, Manila;
(2) Lot 34 Block 4, Phase 3, Poinsetta St., Greenwoods Heights, Brgy. Paliparan, Dasmariñas, Cavite

Publication: Cavite Times Journal
Dates: December 19, 26, 2023 & January 02, 2024

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

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

-versus-

FC Case No. 18703-23
EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135 AS AMENDED BY ACT 4118

SHELLY V. ARNAIZ
Mortgagors,

FC Case No. 18703-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE
Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **SHELLY V. ARNAIZ**, mortgagor, with residence and postal address at Lot 15 Blk. 4 Ph. 3. Sunshine Homes, Gen Mariano Alvarez, Cavite and/or Lot 115 Blk. 8 Phase 2, Greenmark Homes, Barangay Malagasang, Imus, Cavite to satisfy the mortgage indebtedness which as of October 11, 2023 amounts to **SEVEN HUNDRED FORTY FIVE THOUSAND THREE HUNDRED SEVENTY FIVE PESOS and 31/ 100 (P 745,375.31)** Philippine Currency, including interest and penalty charges but excluding 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 **January 16, 2024 at 10:00 am.** 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. 057-2017021273
"A PARCEL OF LAND (LOT 115, BLK 8 OF THE SUBDIVISION PLAN PSD-04-227834, BEING A PORTION OF LOT 1855-D, FLS-190-D. RS-04-004852 LR.C RECORD NO. 8843) SITUATED IN THE BARANGAY OF MALAGASANG, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 116, BLK 8; ON THE SW., ALONG LINE 2-3 BY ROAD LOT 15 (10.00 M.); ON THE SW. & NW., ALONG LINES 3-4-5-6-7-8 BY ROAD LOT 24 (6.50 M.) AND ON THE NE., ALONG LINES 8-1 BY LOT 117, BLK 8 ALL OF THE SUBDIVISION PLAN. x x x CONTAINING AN AREA OF **FORTY FIVE (45) SQUARE METERS, MORE OR LESS.** xxx"

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 **January 23, 2024** 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, October 30, 2023.
(Sgd.) ISRAEL S. MEDINA
Sheriff IV

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

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

SHELLY V. ARNAIZ,
Lot 15 Blk. 4 Ph. 3, Sunshine Homes, Gen. Mariano Alvarez, Cavite and/or Lot 115 Blk. 8 Phase 2, Greenmark Homes, Barangay Malagasang, Imus, Cavite

ATTY. SIMEON P. MADRID
Attorney-In-fact, S.P. MADRID & ASSOCIATES
5th Floor Bedrock Building, Kayumanggi Center, Commonwealth Ave., Matandang Balara, Quezon City

Publication: Cavite Times Journal
Dates: December 19, 26, 2023 & January 02, 2024

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
CAVITE CITY
Email: rtc1cavocc@judiciary.gov.ph
Contact No. 0950-448-78-38

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

-versus- FORECLOSURE CASE NO. REM 20-23

ELENIE L. HIZON,
Mortgagors,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra Judicial Petition for Sale under Act 3135, as amended by Act 4118 filed by Mortgagees, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)** with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Ave., Makati City against the Mortgagors, **ELENIE L. HIZON**, Single with postal address at #9074 A/ Santiago, Brgy. Gen Trias, Cavite to satisfy the mortgage indebtedness in the principal amount of **SEVEN HUNDRED FOURTEEN THOUSAND SEVEN HUNDRED SIXTY FOUR PESOS AND 43/100 (P 714,764.43)**, including penalties and other charges, as of October 11, 2023, the undersigned will sell at public auction on **February 15, 2024 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. (057-2012023474)

"A parcel of land (Lot 25, Block 19 of the cons./subd. Plan Pcs-04-021183, being a portion of Lot 4-A, Psd-64142, Psu-210624 and Lot M, Psd-04-021775, (LRC) Record no. N-41223, N-8558), situated in Brgy. San Jose, Mun. of Noveleta, Province of Cavite, Island of Luzon. Bounded on the NE. along Line 1-2 by Road Lot 14; On the SE., Along Line 2-3 by Lot 26; On the SW, along Line 3-4 by Lot 3, Along line 4-5 by Lot 4; and on the NW,. Along Line 5-1 by Lot 24, All of BLK 19, All of the CONS./SUBD. 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 place.

In the event the public auction should not take place on the said date, it shall be held on **February 22, 2024** without further notice.

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

Cavite City, November 27, 2023.

(Sgd.) **MONETTE R. PALO**
Sheriff IV

COPY FURNISHED:

HOME DEVELOPMENT MUTUAL FUND

The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Ave., Makati City

GREAT SOURCE CORPORATION

Foreclosure Department
2546 A. Bonifacio St., Bangkal, Makati City

ELENIE L. HIZON

#9074 A/ Santiago, Brgy. 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: December 19, 26, 2023 & January 02, 2024

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

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

-versus- Foreclosure No. 2023-464
For: Extra-Judicial Foreclosure of
Real Estate Mortgage

CLODY M. MAKINIK JR. married to
JUDITH E. MAKINIK JR.,
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 **CLODY M. MAKINIK JR. married to JUDITH E. MAKINIK JR.** at Block 13, Lot 29 and 31, Addas Greenfields Subdivision, Molino, Bacoor, Cavite, **CLODY M. MAKINIK JR. is herein represented by JUDITH E. MAKINIK JR. as his Attorney-in-Fact**, to satisfy the mortgagee indebtedness which as of November 15, 2023, amounts to **ONE HUNDRED SEVENTY THOUSAND EIGHT HUNDRED FIFTY TWO PESOS & 53/100 (P170,852.53)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undesignated or her duly authorized representative will sell at the public auction on **February 2, 2024 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-1282151

"A Parcel of Land (Lot 29 Block 13 of the cons.-subd. plan, Pes-04-013740, being a portion of the cons. of Lot 4669, Imus Estate & Lot 4668-A (LRC) Psd-283117, LRC Record No.) situated in the Bo. of Molino, Municipality of Bacoor, Province of Cavite. X x x. Containing an area of **SIXTY (60) SQUARE METERS.**"

TRANSFER CERTIFICATE OF TITLE NO. T-1282152

"A Parcel of Land (Lot 31 Block 13 of the cons.-subd. plan, Pcs-04-013740, being a portion of the cons. of Lot 4669, Imus Estate & Lot 4668-A (LRC) Psd-283117, LRC Record No.) situated in the Bo. of Molino, Municipality of Bacoor, Province of Cavite. X x x. Containing an area of **SIXTY (60) 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 **February 9, 2024**, 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, December 12, 2023.

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

By:

(Sgd.) **ARTHUR D. SAN MIGUEL**
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

ATTY. MICHAEL YANCY P. YNGSON

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

CLODY M. MAKINIK JR. married to JUDITH E. MAKINIK JR.
Block 13, Lot 29 and 31, Addas Greenfields Subdivision, Molino, 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: December 19, 26, 2023 & January 02, 2024

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
BRANCH 15, NAIC, CAVITE
OFFICE OF THE CLERK OF COURT
NAIC, CAVITE

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

-versus- FNC-2023-611
For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act
3135, as Amended by Act 4118

JUNILYN L. BERANDOY, single,
Mortgagor.

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 address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **JUNILYN L. BERANDOY**, single with postal address at POB2 SAN FRANCISCO TANZA CAVITE and LOT 38, BLK. 30, PASINAYA HOMES 1 SUBDIVISION, SABANG, NAIC, CAVITE to satisfy the mortgage indebtedness which as of May 31, 2023 amounts to **FOUR HUNDRED FORTY NINE THOUSAND FIVE HUNDRED EIGHTY SEVEN PESOS AND 91/100 (P449,587.91)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **January 09, 2024 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017060423

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

Lot No: 38 Block No: 30 Plan No: PCS-04-030597

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

Location: BARANGAY OF SABANG (FORMERLY TIMALAN) MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described.

Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 19, BLOCK BLK. 30, PCS-04-030597
2-3	NE	LOT 39, BLOCK BLK. 30, PCS-04-030597
3-4	SE	ALLEY LOT 11, PCS-04-030597
4-1	SW	LOT 37, BLOCK BLK. 30, PCS-04-030597

x x x x

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

Description of Corners: All points are referred on the plan by P.S. Cyl. Conc. Mons. 15x40 CMS

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

In the event the public auction should not take place on the said date, it shall be held on **January 16, 2024** without prior notice.

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

Naic, Cavite, November 14, 2023.

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

Copy furnished:

MARIA VICTORIA D. CAPIRAL

c/o 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

JUNILYN L. BERANDOY, single

POB2 SAN FRANCISCO TANZA CAVITE/ LOT 38, BLK. 30, PASINAYA HOMES 1 SUBDIVISION SABANG, NAIC, 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: December 12, 19 & 26, 2023

UGALING MAGBASANG
CAVITE TIMES JOURNAL

Medical and Dental Mission in Aplaya, Kawit



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

HOME DEVELOPMENT MUTUAL FUND
Petitioner-Mortgagee

-versus- FNC 2023-683

ERNIE GAPI IBON,
Respondent-Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by **HOME DEVELOPMENT MUTUAL FUND**, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **ERNIE GAPI IBON**, Mortgagor, with postal address at No. 3T06 Anito Condo Mapayapa Village, Pulang Lupa Uno, Las Pinas, Metro Manila and/or Block 89, Phase 1, Pasinaya Homes North, Timalan, Naic, Cavite, to satisfy the mortgage indebtedness which as of October 8, 2023, amounted to **FOUR HUNDRED SIXTY-TWO THOUSAND TWO HUNDRED FIFTY-ONE PESOS & 66/100 (Php. 462,251.66)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **January 16, 2024 at 9:00 in the morning** or soon thereafter at the Regional Trial Court, Naic Cavite, to the highest bidder In CASH or MANAGER'S CHECK and in Philippine Currency the property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019037520

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: LOT NO: 36, BLOCK NO: 89, PLAN NO: PSD-04-248986, PORTION OF: LOT 2984, FLS-986-D, NAIC ESTATE (VS-04-000597), LOCATION: BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON xxx AREA: **TWENTY-EIGHT (28) SQUARE METERS, MORE OR LESS.** xxx

Prospective bidders are hereby enjoined to investigate for themselves the title of the above- described property and to the encumbrance existing thereon, if any there be.

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

In the event the public auction should not take place on the said date, it shall be held on **January 23, 2024** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, December 12, 2023

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

Copy furnished:

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

Ernie Gapi Ibon-
3T06 Anito Condo Mapayapa Village, Pulang Lupa Uno, Las Pinas, Metro Manila and/or Block 89, Phase 1, Pasinaya Homes North, Timalan, Naic, CAVite

Atty. Maybelle Joy E. Bernales-
ANCHOR COLLECTION SERVICES INC. Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City

Publication: Cavite Times Journal
Dates: December 19, 26, 2023 & January 02, 2024

The medical and dental mission, held on December 19, 2023 in Barangay Aplaya, Kawit, showcased the proactive approach of the Provincial Government of Cavite in addressing the healthcare needs of its communities spearheaded by the OPG- Extension in coordination with Office of the Provincial Health Office.

Around 200 residents flocked to the venue to receive free medical consultations from the dedicated medical team of OPHO. These consultations covered a range of health concerns, allowing individuals to gain insights into their health conditions and receive appropriate medical advice. Moreover, prescription medicines were also distributed free of charge. Local officials and volunteers, lauded the efforts of the PGC in consistently prioritizing the health of the people. The event not only provided immediate medical assistance but also underscored the value of preventive healthcare practices. **(OPIO)**

ERRATUM

This is to correct the error made in the publication of NOTICE OF EXTRA-JUDICIAL SALE with Foreclosure Case No. 2023-417 filed by HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund) versus IMELDA DE LOYAS CABIADDES married to ROLANDO M. CABIADDES dated November 28, December 05 & 12, 2023 at RTC Bacoor City. It should be: **"A PARCEL OF LAND (LOT 18 BLOCK 9 OF THE CONSOLIDATION-SUBDIVISION PLAN,** as the correct input and not as published.

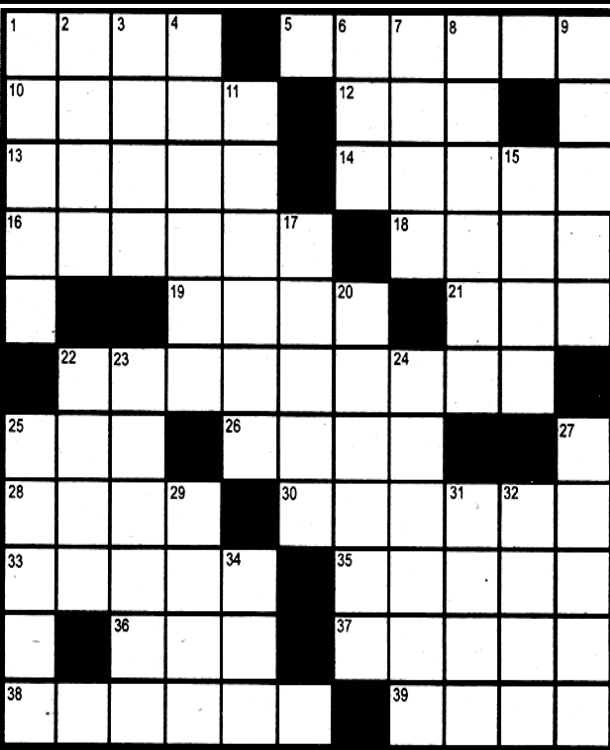
Publication: Cavite Times Journal
Dates: December 19 - 25, 2023

EXTRAJUDICIAL SETTLEMENT OF BANK DEPOSIT OF THE LATE MA. TERESAA. DELA CRUZ

NOTICE IS HEREBY GIVEN TO THE PUBLIC that We, RAFAEL P. DELA CRUZ, widower; and MARIELLA A. DELA CRUZ. minor, single, Filipinos and both residents of 455 Sampaloc II, Malinta, Dasmariñas Cavite; WHEREAS, we are the husband, daughter and only heirs of the late MA. TERESAA. DELA CRUZ who died intestate on May 1, 2020 at De La Salle University Medical Center, Dasmariñas City, Cavite; WHEREAS, the said deceased died without Last will and testament and leaving without any debts to any person or entity; WHEREAS, in her death, the said deceased left savings accounts at BDO, Silang, Branch as follows: Type of Account: Savings, Account No.: 005170123206, Balance: Php325,825.65; That to the best of our knowledge and information, the deceased left no debts or unpaid obligations to any person or entity; WHEREAS, pursuant to Section 1of Rule 74 of the Revised Rules of Court of the Republic of the Philippines, we hereby adjudicate unto ourselves the above-mentioned savings account deposit and life insurance; That we hereby affirm that we have executed the foregoing instrument out of our own voluntary free will without force, intimidation or violence upon our person, and we have hereby received our just and proper share and have no claim or demand against each other. This has been the subject of EXTRA-JUDICIAL SETTLEMENT OF BANK DEPOSIT OF THE LATE MA. TERESAA. DELA CRUZ of Atty. Ireneo A. Anama, a Notary Public, executed by the Heirs, dated December 15, 2023 as per Doc. No.351, Page No. 72, Book No. 348, Series of 2023.

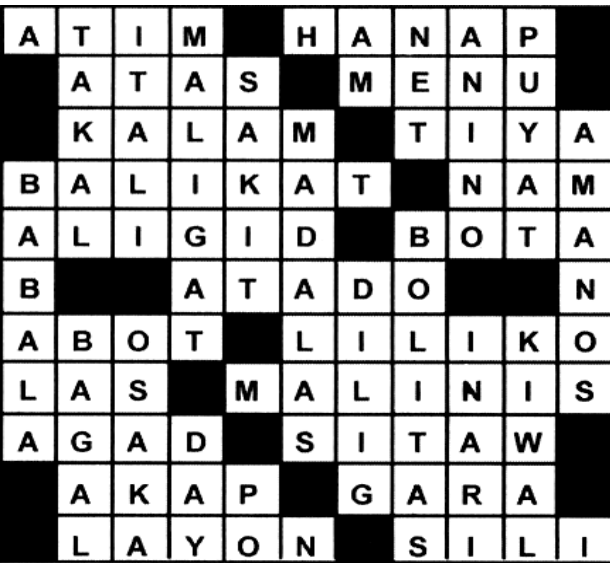
Publication: Cavite Times Journal
Dates: December 19, 26, 2023 & January 02, 2024

PALAISSIPAN



- PAHALANG
1 Putol
5 Ibitin
10 Banas
12 Solo
13 Kapa
14 Ubos
16 lakma
18 Durog na durog
19 Mithi
21 Tunog ng relos
22 Hindi makuntento sa iisa
25 Sasakyan sa Edsa
26 ____ de coco
28 Pagluluto sab aga
30 Dukha
33 Putik mula sa Pinatubo
35 Abiso
36 Rangya
37 Ms. Linda
38 Bago
39 Mando
- PABABA
1 Braso
2 Leksiyon
3 Biyuleta
4 Ipatse
6 Silver: dalat
7 Usok
8 Ulat
9 Tarak
11 Bigyan ng direktiba
15 Palayaw ni Nino
17 Diskuwento
20 Malusog
22 Pomelo
23 Bulaklak sa ulo ng ikakasal
24 Bighani
25 Asawa ng hipag o bayaw
27 Ibulong
29 Tila
31 Imbarg
32 Tiyahin
34 Diumano

SAGOT SA NAKARAAN



Dagdag Kaalaman

Ang unang mechanical heart ay ginawa noong 1952 ng General Motors, isang kompanyang gumagawa ng sasakyan.

MPT South Gears Up for 2023 Holiday Traffic Surge on CAVITEX and CALAX



Cavitex



Cavitex C5 Link



Calax Patrol

Metro Pacific Tollways South (MPT South), a subsidiary of Metro Pacific Tollways Corporation (MPTC), is gearing up for the anticipated surge in traffic on the Manila-Cavite Expressway (CAVITEX), including its C5 Link segment, and Cavite-Laguna Expressway (CALAX) as the holiday shopping and travel season enters full swing.

From the third to the last week of December 2023, the toll road company anticipates a 15% to 20% surge in traffic for CAVITEX, primarily from motorists in Cavite heading to Manila. The average daily traffic count is projected to increase to 208,000 vehicles, up from the current 181,000. Meanwhile, for CALAX, MPT South

expects a significant 35% increase in traffic, rising to 47,000 from last year's 35,000 figures. This surge is attributed to travelers from Manila going to Tagaytay and nearby cities and municipalities via the recently opened Silang (Aguinaldo) Interchange, providing motorists with quicker access to tourist destinations.

With this, MPT South will be placed on 'high-

alert' status and reinforce "Safe Trip Mo, Sagot Ko", a motorist assistance program mobilized during holiday peaks across its high-speed road networks, starting 6AM of December 22 to 6AM of December 24, 2023; 6AM of December 26 to 6AM of December 27, 2023; and from 6AM of December 30, 2023 to 6AM of January 2, 2024. This program includes additional on-

ground manpower for services like traffic management and toll collection, standby emergency medical services, and incident response teams. Motorist assistance is also accessible through 24/7 Customer Service Centers, a 24/7 Customer Care Hotline at 1-35000, and 24/7 social media channels (Facebook: fb.com/caviteexpressway,



CALAX

fb.com/OfficialCALAX, Twitter: twitter.com/caviteXpressway, twitter.com/OfficialCALAX) to ensure stress-free

journey.

As part of the SMSK program, free towing for CLASS 1 vehicles up to

► **MPT SOUTH • 2**

DOST-Day Care Center receives school equipment from the Metrobank Foundation,

The Department of Science and Technology (DOST) was fortunate to receive school equipment from the Metrobank Foundation, Inc. for its DOST-Day Care Center (DDCC) through the initiative of DOST Secretary Renato U. Solidum Jr., who converted his token of appreciation into a donation. The turnover took place at the DDCC building in the DOST Bicutan Compound, Taguig City, on 13 December 2023.

The donated school equipment includes two flat-screen televisions, one refrigerator, one portable speaker, and seven tablets, aiming to advance and improve the education system, specifically the children's learning habits.

With the optimistic goal of prioritizing the needs of DDCC students, Secretary Solidum converted his reward as one of the judges in the 2023 Metrobank Foundation's Search for Outstanding Filipinos into the school equipment.

"I also remember that to develop science, technology, and innovation in our country, which will be the key to change our nation, it is important to provide an answer to the question of how we can encourage the young generation to involve themselves in science and technology. So, I have been asked for a long time, and my answer was to start with children, specifically toddlers, kindergarten, or nursery," emphasized Secretary Solidum.

► **DOST-DAY • 2**



DOST Assistant Secretary and DOST-wide GAD Focal Person Diana L. Ignacio, DOST Secretary Renato U. Solidum Jr., Metrobank Foundation, Inc. President Aniceto M. Sobrepeña, and Metrobank Foundation, Inc. Excellence Awards Unit Head Kenny Ralph S. Fernando (L-R), welcome the donations to the DOST Day Care Center as the students were granted school equipment to advance and improve their learning. (Photo by Henry A. De Leon, DOST-STII)

DOST-CALABARZON capacitates staff on Technical Writing and Project Proposal Development

To enhance the capabilities of its workforce, the Department of Science and Technology (DOST) CALABARZON conducted a specialized training session focused on Technical Writing and Project Proposal Development last December 11, 2023 at RFSQAC Multipurpose Hall, DOST Regional Office Building. The training aimed to equip staff members with essential skills crucial for effective communication and project formulation.



Under the guidance of Ms. Emelita P. Bagsit, Regional Director of DOST-CALABARZON, the training commenced with a warm welcome extended to participants from various DOST Regional Offices. Ms. Janice Irene F. Berris, Supervising Science Research Specialist of DOST-CALABARZON, presented the training objectives. Ms. Berris stressed the importance of crafting a strong project proposal and offered perspectives on why and

how it could be improved.

She remarked, "Among us, we should be aware that sa proposal pa lang, dapat nagkakaintindihan na tayo before we implement the project. Kasi later on, when we access collecting information on the impacts of what we did, may effect 'yun sa decision-making natin and how we plan sa regional level." Ms. Berris added, "Kasi maaaring maganda 'yung concept ng proposal natin pero hindi natin na-document ang

impact niya properly because we didn't set the right indicators from the start."

The objective of this initiative was to enable DOST CALABARZON staff to better express ideas, fostering improved comprehension, collaboration, and successful implementation of research and development initiatives. Participants gained

► **DOST • 2**