

# Celebrating Excellence: PGC recognizes 29 Caviteño athletes

In a simple ceremony held on December 28, 2023 at the Ceremonial Hall, Provincial Capitol Building, Trece Martires City, the Provincial Government of Cavite recognized the outstanding performance of Caviteño athletes during the 32nd Southeast Asian (SEA) Games in Cambodia last May 2023. These athletes showcased their prowess, determination, and dedication to their respective sports, earning recognition not only for themselves, the province of Cavite and the country.

Seven (7) Caviteño athletes who clinched the gold at the 32nd SEA Games received a well-deserved reward of P50,000 pesos each; nine (9) silver medalists, who demonstrated exceptional skills and determination received a commendable prize of P30,000 pesos each; and, thirteen (13) bronze medalists, who displayed resilience and tenacity in their competitions,

were rewarded with P20,000 pesos each.

The substantial prizes serve as both a token of appreciation and a source of motivation for these athletes to continue pushing their boundaries and inspiring the youth of Cavite to pursue excellence in sports. The acknowledgment likewise emphasizes the value placed on every achievement,

▶ **CELEBRATING • 3**



## CAVITE TIMES JOURNAL

PAHAYAGAN NG TUNAY NA CAVITEÑO  
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## Wala ako sa ICU: Sec. Boying



Tinawag ni Justice Sec. Jesus Crispin 'Boling' Remulla na hindi totoo ang kumakalat na balita na siya ay malubha ang karamdaman at intensive care unit (ICU) sa isang sikat na ospital sa Metro Manila.

"Malaking kalokohan!" sabi ni Remulla pero inamin na Hunyo 27 ng nbakaraang taon, siya ay dumaan sa isang open heart surgery.

Aniya, magaling na siya, malakas at nagtatrabaho sa kanyang opisina sa Department of Justice (DOJ).

Paninira lamang ito ng mga kalaban niya sa politika, sabi ni Sec. Remulla.

Maayos na maayos na ang kalusugan niya, sabi niya sa isang presscon noong Disyembre 29, 2013. ▶ **WALA • 3**



## BUSINESS PERMIT RENEWAL SA IMUS CITY, MAS PINADALI SA TULONG NG E-BOSS

e-BOSS inilunsad sa Imus: Mas magiging mabilis na pagproseso ng renewal ng business permit sa Imus City kasunod ng paglunsad noong Martes, Enero 2 ng Electronic Business One-Stop Shop (eBOSS). Sa mga nais magpasa ng documentary requirements ng kanilang negosyo, sinabi ng pamahalaang lungsod sa mga negosyante na gamitin sa pagbabayad ng fees at charges ang online portal na: [www.egovcityofimus.ph/bpl/](http://www.egovcityofimus.ph/bpl/). Ipinapayo sa mga may-ari ng negosyo sa Imus na magpunta sa mga itinalagang BOSS center sa oras na makatanggap ng mensaheng maaari nang makuha ang aktuwal na business plates at permits. Dagdag dito, maaaring personal na iproseso ang sa physical BOSS center sa City of Imus Sports Complex, Brgy. Poblacion 3-A at sa New Imus City Government Center, Brgy. Malagasang 1-G. "Bukas ang mga ito Lunes hanggang Biyernes, mula 8:00 a.m. hanggang 7:00 p.m., at tuwing Sabado, mula 8:00 a.m. hanggang 4:00 p.m hanggang Enero 20, 2024 (Sabado)," sabi ng opisyal na abiso ng pamahalaang lungsod. (DBC, PIA-Cavite)

## SM SUPERMALLS IN CAVITE CONCLUDE YEAR 2023 WITH CHRISMILES

SM malls in Cavite brought fun treats and happy day of games and surprises to children of various organizations in Cavite. This employee volunteerism program of SM called as 'chrisMiles' aims to involve SM employees in its goal to reach out to communities and give a small yet huge impact to the program's beneficiaries.

SM City Dasmariñas in partnership with CSWDO-Dasmariñas City, gave treats to 63 children of Bahay Kalinga and Bahay Pag-asa. SM City Tanza went ▶ **SM • 3**



SM City Rosario employees and kids from Barangay Wawa III Child Development Center

## DOST, NCMF SIGN MOA FOR ENHANCEMENT AND INTEGRITY OF HALAL PRODUCTS

THE Department of Science and Technology (DOST) and the National Commission on Muslim Filipinos (NCMF) signed a Memorandum of Agreement (MOA) for the enhancement and to fortify the halal integrity of the local products with the establishment of DOST Halal Verification Laboratories (HVLs).



The ceremony was held at the Dusit Thani Hotel Manila in Makati City last Thursday, Jan. 4. The MOA signing was by DOST Secretary Dr. Renato U. Solidum and by NCMF Secretary Atty. Guiling Mamondiong and witnessed by DOST undersecretaries for Regional Operations, Engr. Sancho A. Maborang and Teodoro M. Gatchalian, respectively; DOST XI Regional Director, Dr. Anthony C. Sales; DOST-CALABARZON Regional Director, Ms. Emelita P. Bagsit; Hon. Mujiv S. Hataman, representative of the Lone District of Basilan, other directors and representatives from DOST regional operations and its attached agencies. ▶ **DOST • 3**



# PGC extends Healthcare Services to Indang Community

In a commendable initiative to address the healthcare needs of the community, the provincial government of Cavite organized a medical and dental mission on December 22, 2023, in Brgy. Alulod, Indang, Cavite. The mission aimed to provide essential medical and dental services to the residents, enhancing their overall well-being.

A total of 222 beneficiaries, including adults and children, gathered at the mission site to receive much-needed healthcare services. Out of these 222 beneficiaries, 176 individuals received medical services, while 46 individuals availed dental extraction. Additionally, the Office of the Provincial Governor staff distributed maintenance medicines, multivitamins, and mosquito repellent lotion to further support the health and well-being of the community. The success of the mission was attributed not only to the expertise of healthcare professionals from the Office of the Provincial Health Officer but also to the cooperation of the local government unit, particularly local officials headed by Barangay Chairman Marlito A. Penus and barangay health workers. Their collaborative efforts played a crucial role in ensuring that healthcare services reached those in need.

Beneficiaries expressed gratitude for the opportunity, emphasizing the positive impact on their health. The extension of healthcare services to



Indang community exemplifies a commitment to public health and underscores the importance of community

engagement in addressing healthcare disparities. (OPIO)

# APPROVAL OF P8.7-T INFRASTRUCTURE FLAGSHIP PROJECTS, ENSURING FOOD SECURITY, JOB GENERATION, AMONG NEDA'S 2023 ACCOMPLISHMENTS

The National Economic and Development Authority (NEDA) reported major accomplishments this year such as pushing for the approval of 197 infrastructure flagship projects amounting PhP8.7 trillion, ensuring food security, and carrying out sound economic policies, which contributed to significant socioeconomic development of the country.

In a social media posting, NEDA said the year 2023 has been a year of hard work and dedication as the agency strives towards a Matatag, Maginhawa at Panatag na Buhay para sa Lahat this year.

"The NEDA Board convened 12 times this year – the

highest number in recent years – to swiftly approve and endorse critical infrastructure projects, plans, and measures. NEDA also advocated for critical policies aimed at transforming our society into one that is prosperous, inclusive, and resilient," NEDA said, adding its 2023 initiatives have laid the groundwork for deep economic and social transformation in the years to come.

"While there is more work ahead for NEDA to achieve our development goals, we assure you that our active dedication to improving the lives of every Filipino will remain steadfast in the coming years," it added.

Among its initiatives include the government's continued implementation of timely strategies to manage food commodity prices, protect the purchasing power of Filipino families, and supporting the most vulnerable sector through targeted subsidies.

According to NEDA, the continued implementation of Executive Order 10 has made a significant impact on managing food inflation by reducing the most favored nation (MFN) tariff rates for key commodities such as rice, pork and corn.

The suspension of the collection of pass-through fees helped reduce the cost of transporting goods across the country, and the increased allocation for research and development (R&D) for agriculture, forestry and fisheries (AFF) is seen to increase agricultural productivity.

The Rice Competitiveness Enhancement Fund (RCEF) aided Filipino farmers in improving their farm yield for the three quarters of 2023 increasing to 4.19 metric tons per hectare from 4.14 MT per hectare for the same period in 2022.

And to manage inflation, NEDA said President Ferdinand R. Marcos Jr. established the Inter-Agency Committee on Inflation and Market Outlook to provide timely and relevant policy advice on inflation.

With regard to infrastructure development, the NEDA Board chaired by the President, approved a total of 197 Infrastructure Flagship Projects (IFPs) amounting PhP8.7 trillion in 2023 as part of the administration's Build Better More Infrastructure Program.

"With more highways, bridges, airports, railways, ports, and telecommunications, the country aims to significantly reduce the cost of doing business. This will further expand market opportunities especially for micro, small and medium enterprises (MSMEs), and promote high-quality job creation and innovation," the agency said.

Through good stewardship, NEDA said the administration made inroads in generating more jobs for Filipinos, with the latest labor statistics indicating unemployment and underemployment decreasing to 4.2 percent and 11.7 percent, respectively, in October 2023.

Moving forward, NEDA said the Marcos administration remains committed to fostering job-generating investments from the private sector, enhancing human capital, and ramping up social and physical infrastructure to improve employment prospects and create more high-quality jobs.

In 2023, NEDA also played an active role in launching and passing several regulatory reforms and strategies to propel the economy further towards inclusive and sustainable growth.

Among these measures include the Philippine Development Plan 2023-2028 and the National Innovation Agenda and Strategy Document for 2023-2032, the country's participation to the Regional Comprehensive Economic Partnership (RCEP) trade agreement, the issuance of the IRR for the Amendments to the Public Service Act and the Digital Workforce Competitiveness Act and the enactment of the Public-Private Partnership Code. / PND

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PAHAYAGAN NG TUNAY NA CAVITEÑO

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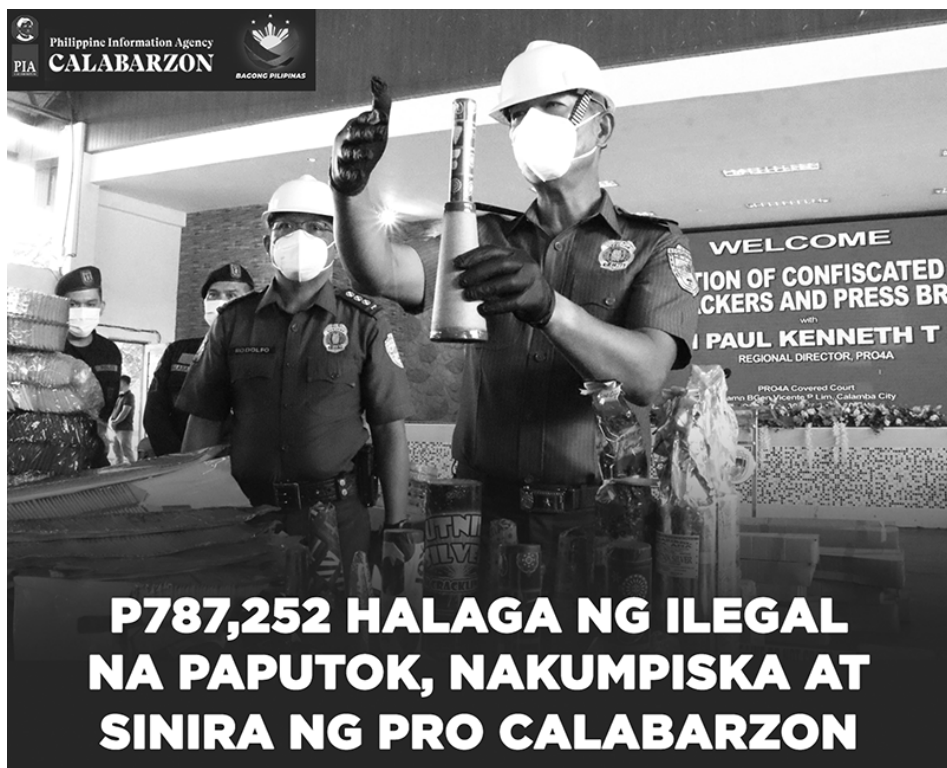
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IT'S SM HOME'S GRAND CLEARANCE SALE AT SM CITY BACOR AND SM CITY MOLINO! SM CITY BACOR, SM CITY MOLINO, CAVITE - This is your sign to refresh your home for a great start this 2024! Grab your home essentials at the SM HOME GRAND CLEARANCE SALE from January 1 to 31, 2024. Get up to 50% OFF on select linens, furniture, kitchenware, tableware, storage, and décor! Head now at SM City Bacor and SM City Molino to find great deals and exquisite home essentials. We've Got It All For Your Home at #SMHome!



## P787,252 HALAGA NG ILEGAL NA PAPUTOK, NAKUMPISKA AT SINIRA NG PRO CALABARZON

Celebrating... **(FROM PAGE 1)**

underscoring the importance of hard work, dedication, and sportsmanship.

Mr. Rodel Vincent T. Bae, OIC-Provincial Administrator and Mr. Gerry Olaes, OPG-Executive Assistant V together with the staff of the Office of the Provincial Youth Development Officer

were present at the event to welcome the athletes. Mr. Bae and Mr. Olaes also took the opportunity to applaud the athletes for their hard work and dedication. Their visible support at the games not only boosted the morale of the competing athletes but also communicated the importance of sports in the

overall development of the province.

The rewards and recognition for Caviteño athletes goes beyond mere monetary incentives. It plays a crucial role in fostering a culture of excellence within the province, inspiring the younger generation to pursue their dreams in sports, promoting an active and healthy lifestyle. **(OPIO)**



SM City Dasmariñas employee give school supplies to children of Bahay Kalinga, Dasmariñas City, Cavite.

SM... **(FROM PAGE 1)**

to Amaya Elementary School, Tanza Cavite, catering SMiles to 40 children from (Special

Needs Education) SNED Center. SM City Rosario invited to the mall 35 beneficiaries from

Barangay Wawa III Child Development Center. And, SM City Trece Martires visited the Bukal ng Kapayaan Home for Special Children with 32 beneficiaries.

Wala... **(FROM PAGE 1)**

"My heart is good, wala akong problema (sa puso)"

Aniya pa, sa edad na 62-anyos, kailangan ang ibayong pag-iingat sa kalusugan, at ngayong maayos na ang

kalagayan niya, balik uli siya sa mabigay na trabaho bilang justice secretary.

"I was never in the ICU (intensive care unit)," sabi ni Remulla.

Aniya pa, nitong

nakaraang araw ay madalas siyang kumunsulta sa kanyang doktor, pero ngayon, maayos na ang katawan at kalusugan niya.

Gayunman, sabi ni Remulla, "I have to be careful."

Sabi niya: "My heart is good." **(CTJ Team)**



**BE A JUNIOR PIZZA MASTER AT SHAKEY'S SM CITY BACOR!** SM CITY BACOR, CAVITE - Experience FUN, FAMILY, PIZZA here at SHAKEY'S SM BACOR when you let your kids unleash their JUNIOR PIZZA MASTER! This is where kids discover and learn the art of pizza making. REGISTRATION IS NOW OPEN for kids ages 4-12 years old. This comes with a Junior Pizza Master's Hat, Junior Pizza Master's Apron, Regular Hawaiian Delight Pizza (hand tossed) activity kit, and a Fun day Certificate. We are so much excited to see you on our Pizza Making Fun Day.

DOST... **(FROM PAGE 1)**

DOST as a member-agency of the Philippine Halal Export Development and Promotion Board (PHEDPB), aims to collaborate with the NCMF to support the promotion of the Philippine halal industry and to enhance market surveillance by utilizing advanced testing methods at HVLs in Region IV-A, Davao Region, Region VII, Bangsamoro Autonomous Region in Muslim Mindanao (BARMM).

"Through this ceremonial signing, we will officially forge our partnership toward an increasingly innovative, creative and sustainable future for the halal industry. Developing food and nutrition is a vital aspect of our march towards socio-economic development," Maborang said in his speech, adding that the gathering provides an excellent narrative of a forefront position in the global halal economy.

Solidum, on the other

hand, said that the ceremony is the formal sealing of the collaboration and opportunities to help maintain the quality of of the halal industry which will benefit the country.

"These initiatives of DOST and other partners are among our ways to help achieve a strong and dynamic workforce for the country's inclusive and sustainable growth. In upskilling the workforce, our government cannot carry on the work independently. We need a whole-of-nation approach — with government, academe, businesses, and civil society working together." Sec. Solidum, further said.

DOST XI regional director, Dr. Sales, meanwhile stressed in his message that immediately after the passage of RA 10817 or An Act Instituting the Philippine Halal Export Development and Promotion Act of 2016, creating for the Purpose

the Philippine Halal Export Development and Promotion Board and for Other Purposes, the DOST then issued a memorandum or the support program of the agency to the halal industry development.

According to the Philippine Halal Export and Promotion Board, the DOST is mandated that it will serve as a member of PHEDPB. The DOST was likewise mandated to assist in the upgrading of facilities and institutions in halal research and development.

Atty. Mamondiong for his part, said "halal refers to healthy food." He called on his fellow Muslims to thank Solidum as he jokingly said he (Solidum) has a "solid" support to the halal industry.

The MOA signing aims to facilitate more research methods and advanced technology inputs that will enhance the production and competitiveness of the halal industry in the Philippines. **(Nelson Santos PAPI)**



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 1,257,633.61)**, 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. 6-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 S. 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, 1905 - JUNE 11, 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 Hillsvieview Royale, Timalan Lontoc Naic, Cavite and/or Lot 53, Block 19, Phase 3 Hillsvieview 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 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 SQUARE METERS (35), 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 Hillsvieview Royale, Timalan Lontoc Naic, Cavite and/or Lot 53, Block 19, Phase 3 Hillsvieview 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**  
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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,

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 Of Cavite

Office of the Clerk of Court & Ex Officio Sheriff

New Justice Hall, J.P. Rizal Avenue, Kaybagal

South, Tagaytay City

HOME DEVELOPMENT MUTUAL FUND,

(otherwise known as Pag-IBIG Fund),

Petitioner/Mortgagee,

-versus-

EJF NO. TG-23-138

FOR: Extra-Judicial Foreclosure

of Real Estate Mortgage under Act

No. 3135, as amended

ALMIRAA. CATANYAG married to

MARIO C. CATANYAG,

Respondent/Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on November 20, 1998 by Debtor/Mortgagor, **ALMIRA A. CATANYAG married to MARIO C. CATANYAG**, both of legal age, Filipino citizens, with residence and postal addresses at (1) 4 Basilan St., Mandaluyong City. 1552 and (2) Lot 9, Block 21, Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. (T-832957) 26226** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **THREE HUNDRED EIGHTY THOUSAND SIX HUNDRED EIGHTY-EIGHT PESOS AND 49/100 (Php380,688.49)** inclusive of interest and other charges, as of August 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on **February 8, 2024 at 10:00 o'clock in the morning** or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. (T-832957) 26226

Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Silang, Prov. of Cavite bounded and describes as follows: A parcel of land (Lot 9, Blk. 21 of the cons./subd. plan Pcs-04-012899, being a portion of Lot 8014, 8015, 8017, 8018, Cad. 452-D, Silang Cad., Lots 8016-A to 8016-H, Csd-04-006071-D, Lot 15709-A, Csd-042118-012810-D & Lot Blk. 71, Pcs-04-011250, LRC Rec. No.), situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the NW., along line 1-2 by Lot 16; on the NE., along line 2-3 by Lot 8 both of Blk. 21; on the SE., along line 3-4 by Road Lot 39 (6.50 m. wide); and on the SW., along line 4-1 by Lot 10, Blk. 21, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan, being S. 66 deg. 41'E., 5056.27 m. from BLLM No. 1, Cad. 452-D, Silang Cad., thence N. 66 deg. 21'E., 4.50 m. to pt. 2; thence S. 24 deg. 07'E., 13.69 m. to pt. 3; thence S. 68 deg. 34'W., 4.50 m. to pt. 4; thence N. 24 deg. 07'W., 13.52 m. to pt. 1; beginning, containing an area of **SIXTY ONE (61) SQUARE METERS**. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm.; bearings true; date of orig. survey and that of the subd. survey, Aug. 1-30, 1997 and was approved on Dec. 5, 1997. is registered in accordance with the provisions of the Property Registration Decree in the name of **ALMIRA A. CATANYAG, married to MARIO C. CATANYAG**, both of legal age, Filipino.

In the event the public auction should not take place on the said date, it shall be held on February 15, 2024, without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-832957) 26226** the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, December 5, 2023.

(Sgd.) ATTY. VARBRA ANN A. VARIAS-DIMAYUGA

Clerk of Court VI & Ex-Officio Sheriff

(Sgd.) ALEX E. MARTINEZ

Sheriff-In-Charge

Republic of the Philippines

REGIONAL TRIAL COURT

Fourth Judicial Region

Branch 109, Carmona, Cavite

2ndFlr., Hall of Justice Bldg., Brgy. Maduya,

Carmona, Cavite

Email add: rtc2cac109@judiciary.gov.ph;

Tel. No. (046) 4828527

EAST WEST BANKING CORPORATION,

Petitioner/Mortgagee,

-versus-

EJF-2023-174

For: EXTRA JUDICIAL FORECLOSURE OF

REAL ESTATE MORTGAGE UNDER

ACT 3135, AS AMENDED BY ACT 4118

SPOUSES CHRISTOPHER C. YUGA AND

RIO LORAINE E. YUGA,

Respondents/Mortgagors,

X-----X

NOTICE OF SHERIFF'S SALE

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **EAST WEST BANKING CORPORATION ("EWBC" or the "Bank")**, with postal address at EastWest Corporate Center, The Beaufort, 5th Ave. cor. 23rd St., Bonifacio Global City, Taguig, represented by its authorized representative, **BERNARDITA M. DUCUSIN**, with office address at the 41st Floor, PBCom Tower, 6795 Ayala Avenue corner V.A. Rufino Street, Makati City, against the respondents/mortgagors, **SPOUSES CHRISTOPHER C. YUGA and RIO LORAINE E. YUGA**, with postal address/es at 1.) Lot 42 Block 5 Phase 1, Bradbury, (Along Road Lot 9) Canyon Ranch, Brgy. Lantic, Carmona, Cavite; and/or 2.) Block 5 Lot 42 Phase 1, Bradbury St., Canyon Ranch Subd., Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 16 October 2023 amounts to **TWO MILLION TWO HUNDRED THOUSAND TWO HUNDRED FOURTEEN PESOS & 86/100 (Php2,200,214.86)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will SELL at public auction on **January 25, 2024 at 1:00 o'clock in the afternoon** at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for CASH or MANAGER'S CHECK, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2011012097

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF LANTIC, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

"A PARCELOF LAND (LOT 42, BLOCK 5, OF THE SUBD. PLAN, PSD-04-181473, BEING A PORTION OF LOT 2, PSD-04-169122, LRC RECORD NO. N-61423), SITUATED IN THE BRGY. OF LANTIC, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 41, BLOCK 5; ON THE NE., ALONG LINE 2-3 BY ROAD LOT 9; ON THE SE., ALONG LINE 3-4 BY LOT 43; AND ON THE SW., ALONG LINE 4-1 BY LOT 7, BOTH OF BLOCK 5, ALL OF THE SUBD. PLAN. BEGINNING AT APT. MARKED "1" ON PLAN,

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW**

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND

(otherwise known as Pag-IBIG Fund)

Mortgagee

The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue,

Makati City

MARIA VICTORIA D. CAPIRAL

C/O PAULINO E. CASES, JR.

Attorney-in-Fact for the Mortgagee

CASES COLLECTION MANAGEMENT, INC.

6th Floor JELP Business Solutions Building, 409 Addition Hills

Shaw Boulevard, Mandaluyong City

ALMIRA A. CATANYAG

MARIO C. CATANYAG

Mortgagors

(1) 4 Basilan St., Mandaluyong City, 1552

(2) Lot 9, Block 21, Rancho Imperial de Silang, Brgy. Tartaria,

Silang, Cavite

Publication: Cavite Times Journal

Dates: December 19, 26, 2023 & January 02, 2024

BEING S. 39 DEG. 02'W., 1136.65 M. FROM BLLM NO. 10, CAD-285, CARMONA CADASTRE; THENCE N. 58 DEG. 49'E., 12.00 M. TO PT. 2; THENCE S. 31 DEG. 11'E., 11.00 M. TO PT. 3; THENCE S. 58 DEG. 49'W., 12.00 M. TO PT. 4; THENCE N. 31 DEG. 11'W., 11.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **ONE HUNDRED THIRTY TWO (132) SQUARE METERS**. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40 CM. BEARINGS TRUE; DATE OF ORIGINAL SURVEY, AUGUST 1940-MAY, 1941 AND THAT OF THE SUBDIVISION SURVEY, AUGUST 1- SEPTEMBER 27, 2005 AND WAS APPROVED ON DECEMBER 1, 2005."

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 1, 2024** at the same time and place without further notice.

December 7, 2023 at Carmona, Cavite.

(Sgd.) BON GERARD D. ASCAÑO

Clerk of Court VI

& Ex-Officio Sheriff

Prepared by:

(Sgd.) JOSEPH R. DIOKNO

Sheriff-in-Charge

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW**

Copy furnished:

EAST WEST BANKING CORPORATION

EastWest Corporate Center, The Beaufort, 5th Ave. cor. 23rd St.

Bonifacio Global City, Taguig

BERNARDITA M. DUCUSIN

41st Floor, PBCom Tower,

6795 Ayala Avenue corner V.A. Rufino Street, Makati City

CHRISTOPHER C. YUGA / RIO LORAINE E. YUGA

1.) Lot 42 Block 5 Phase 1, Bradbury (Along Road Lot 9) Canyon

Ranch Subd., Carmona, Cavite

2.) Block 5 Lot 42 Phase 1, Bradbury St., Canyon Ranch Subd.,

Carmona, Cavite

Publication: Cavite Times Journal

Dates: December 19, 26, 2023 & January 02, 2024

AFFIDAVIT OF LOSS

NOTICE IS HEREBY GIVEN TO THE PUBLIC that I, OLIVIA LEONARDO MALIKSI, of legal age, Filipino, resident of 445 Sarah Avenue, Bayan Luma 2, Imus City, Cavite, after having been sworn in accordance with the law hereby depose and state: THAT, I am the registered owner of one (1) membership share of The Palms Country Club, Inc. as evidenced by Stock Certificate No. 3394; 2. THAT, following its issuance, I recall keeping the said certificate in our residence above-stated; 3. THAT, however, it recently came to my attention that the said stock certificate could no longer be located in the place where I kept it even after thorough and diligent search; 4. THAT, as such, I have enough reason to consider that the same has already been lost and will no longer be found; 5. THAT, I attest that the execution of this Affidavit is not to defraud anyone, and that the shares thereto has not been sold nor transferred to anyone; 6. THAT, I am executing this Affidavit to attest to the truth of the foregoing facts and to support the issuance by The Palms Country Club, Inc. of a new certificate of stock in my name in lieu of Stock Certificate No. 3394. This has been the subject of AFFIDAVIT OF LOSS by Atty. Dulce Saquilayan Bustamante, Notary Public, executed by Olivia Leonardo Maliksi dated, December 04, 2023 as per Doc. NO. 233, page No. 48, Book No. IV, Series of 2023.

Publication: Cavite Times Journal

Dates: December 19, 26, 2023 & January 02, 2024

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

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

-versus- EJF-2023-179  
For: EXTRA JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE UNDER  
ACT 3135, AS AMENDED BY ACT 4118

JOSETTE P. DURAN,  
Mortgagor/Borrower.

X-----X

NOTICE OF SHERIFF'S SALE

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the mortgagor/borrower, **JOSETTE P. DURAN**, with postal address/es at 1.) Lot 7 Block 40, Carmona Town Homes, Milagrosa, Carmona, Cavite; and 2.) Lot 18 Block 37, Alta Tierra Homes, Ph2A-1, Brgy. Olaes, Gen. Mariano Alvarez, Cavite, and for the satisfaction of the mortgaged debt which as of 24 November 2023 amounts to **SIX HUNDRED FIFTY-THREE THOUSAND SIX HUNDRED SIXTY-FIVE PESOS & 70/100 (Php653,665.70)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will SELL at public auction on **February 1, 2024 at 1:00 o'clock in the afternoon** at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for CASH or MANAGER'S CHECK, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2015037618

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF OLAES, MUN. OF GEN. MARIANO ALVAREZ, PROV. OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

"A PARCEL OF LAND (LOT 18 BLK. 37 OF THE CONS. SUBD. PLAN, PCS-04-024562, BEING A PORTION OF THE CONS OF BLK. 2, PSD-04-185185, & RESERVED LOT 4, PSD-04- 197135, LRC REC. NOS. 2166 & 55349), SITUATED IN BRGY. OF OLAES, MUN. OF GEN. MARIANO ALVAREZ, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 20; ON THE SW., ALONG LINE 2-3 BY LOT 19; ALONG LINE 3-4 BY LOT 17; ON THE NW., ALONG LINE 4-5 BY LOT 16 ALL OF BLK. 37; AND ON THE NE., ALONG LINE 5-1 BY ROAD LOT 29 (8.00 M. WIDE), ALL OF THE CONS. SUBD. PLAN. BEGINNING AT APT. MARKED "1" ON PLAN, BEING N. 86 DEG. 31'W., 2347.81 M. FROM BLLM NO. 14, CARMONA CADASTRE; THENCE S. 60 DEG. 44'W., 11.00 M. TO PT. 2; THENCE N. 29 DEG. 16'W., 2.55 M. TO PT 3; THENCE N. 29 DEG. 16 W., 1.45 M. TO PT. 4; THENCE N. 60 DEG. 44'E., 11.00 M. TO PT. 5; THENCE S. 29 DEG. 16'E., 4.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **FORTY FOUR (44) SQ. METERS, MORE OR LESS**. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15X40 CM; BEARINGS TRUE; DATE OF ORIGINAL SURVEY; AUG. 16, 1940-JULY 31, 1941, AND THAT OF THE CONS. SUBD. SURVEY; JUNE 9-14, 2008 & WAS APPROVED ON SEPT. 3, 2008."

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 8, 2024** at the same time and place without further notice.

December 7, 2023 at Carmona, Cavite.

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

Prepared by:

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

Copy furnished:

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

**MARIA VICTORIA D. CAPIRAL**  
c/o **ATTY. RIZALDY F. DE LEON**

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

Attorney-In-Fact, Bernales & Associates  
Suite 6 Third Floor, A. Francisco Gold Condominium I,  
784 EDSA West Kamias District, Quezon City

JOSETTE P. DURAN

1.) Lot 7 Block 40, Carmona Town Homes, Milagrosa, Carmona, Cavite  
2.) Lot 18 Block 37, Alta Tierra Homes, PH.2A-1, Brgy. Olaes, Gen. Mariano Alvarez, Cavite

Publication: **Cavite Times Journal**

Dates: January 02, 09 & 16, 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  
OFFICE OF THE CLERK OF COURT  
TRECE MARTIRES CITY

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

-versus-      FORECLOSURE CASE NO. F-1113-23

MIRABUENO, BERNARD C.; BERNARD C. MIRABUENO IS HEREIN REPRESENTED BY HIS ATTORNEY-IN-FACT, LEIZEL B. VILLA  
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, **MIRABUENO, BERNARD C.; BERNARD C. MIRABUENO IS HEREIN REPRESENTED BY HIS ATTORNEY-IN-FACT, LEIZEL B. VILLA** with residence and postal address at No. 2445 S. Osmeña St., Poblacion, Makati City and, Lot 19 Block 67 Phase 11-A Wellington Place (Marycris Complex), Brgy. Santiago, General Trias, Cavite to satisfy the mortgage indebtedness which as of 20 September 2023 amounts to **EIGHT HUNDRED FIFTY NINE THOUSAND TWO HUNDRED THIRTY FOUR PESOS AND 95/100 (P859,234.95)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **24 JANUARY 2024 at 10:00 o'clock 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. 057-2017047322

APARCEL OF LAND (LOT 19, BLK 67 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS- 04-026496, BEING A PORTION OF THE CONSOLIDATION OF LOT 2532-A-13, PSD-04-041373 (AR); LOT 2535-B, PSD-04-124458; LOT 2637-B, PSD-04-140399; LOTS 21 & 30, BLOCK 21; BLOCKS 22 & 43 AND ROAD LOT 21, PCS-04-024827; LOT 2534 (RS-04-004834), LOT 2536 (RS-04-004717) & LOT 2540 (RS-04-002857) ALL OF SAN FRANCISCO DE MALABON ESTATE, L.R.C. RECORD NO. 5964) SITUATED IN THE BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW & NW., ALONG LINES 1-2-3-4-5 BY ROAD LOT 21; ON THE NW., ALONG LINE 5-6 BY ROAD LOT 18; ON THE NE., ALONG LINE 6-7 BY LOT 18 BLK 67 AND ON THE SE., ALONG LINE 7-1 BY LOT 20, BLK 67 ALL OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **SIXTY ONE (61) 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 **07 FEBRUARY 2024** 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 29 DECEMBER 2023  
(Sgd.) JOANNAH AVIGAIL C. TIMKANG  
Sheriff IV

Copy Furnished:

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

C/O ATTY. POMPEYO P. MAYNIGO  
Vision Credit & Collection Services Incorporated  
JRDC Building 117 Sen Gil J. Puyat Ave. Pasay City

MIRABUENO, BERNARD C.; BERNARD C. MIRABUENO IS HEREIN REPRESENTED BY HIS ATTORNEY-IN-FACT, LEIZEL B. VILLA  
No. 2445 S. Osmeña St., Poblacion, Makati City and, Lot 19 Block 67 Phase 11-A Wellington Place (Marycris Complex), Brgy. Santiago, 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: January 02, 09 & 16, 2024

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-1068-23

HILARIO U. GARZON II  
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, **HILARIO U. GARZON II** with residence and postal address at LOT 31 BLOCK 9 PHASE 1 PARAMOUNT HOMES, BRGY. NAVARRO, GENERAL TRIAS, CAVITE to satisfy the mortgage indebtedness as of 25 July 2023 amounts to **TWO HUNDRED TWENTY SIX THOUSAND THREE HUNDRED NINETY TWO PESOS & 12/100 (P 226,392.12)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **24 JANUARY 2024 and 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-868059

A parcel of land (Lot 31, Blk. 9 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 NE., along line 1-2 by Lot 32, Blk. 9; on the SE., along line 2-3 by Lot 33, Blk. 9; on the SW., along line 3-4 by Alley Lot 17 (4.50 m. wide); on the NW., along line 4-1 by Lot 29, Blk. 9; all of the cons. subd. plan. XXX CONTAINING AN AREA OF **THIRTY TWO (32) SQ. METERES, 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 **07 FEBRUARY 2024** 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 29 DECEMBER 2023  
(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
c/o POMPEYO P. MAYNIGO, Atty-In-Fact,  
VISION CREDIT & COLLECTION SERVICES INCORPORATED  
JRDC Building 117 Sen. Gil J. Puyat Ave. Pasay City

HILARIO U. GARZON II  
LOT 31 BLOCK 9 PHASE 1 PARAMOUNT HOMES, 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: January 02, 09 & 16, 2024

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-1216-23

GEMMA VALERIO married to ROMEO VALERIO  
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, **GEMMA VALERIO married to ROMEO VALERIO** with residence and postal address at 3 SCOUT SANTIAGO ST., ROXAS DIST., QUEZON CITY AND LOT 21 BLOCK 12 CARISSA HOMES TANZA, BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of 17 August 2023 amounts to **ONE HUNDRED SEVENTY FIVE THOUSAND THREE HUNDRED FORTY SIX PESOS & 03/100 (P 175,346.03)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **24 JANUARY 2024 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-568427

A parcel of land (Lot 21, Blk. 12 of the subd. plan Psd-04-076814, being a portion of Lot 2052-B, Psd-042120-076417, L.R.C. Rec. No.), situated in the Brgy. of Bagtas, Mun. of Tanza, Prov. of Cavite, Is. of Luzon, Bounded on the SW., along line 1-2 by Lot 22 Blk 12; on the NW., along line 2-3 by Lot 23, Blk. 12; on the NE., along line 3-4-5 by Alley 2; on the SE., along line 5-6 by Lot 19, Blk. 12; on the SW., along line 6-1 by Lot 20, Blk. 12, all of the subd. plan. XXX CONTAINING AN AREA OF **THIRTY FIVE (35) SQ. MS., 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 **07 FEBRUARY 2024** 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 29 DECEMBER 2023  
(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
c/o ATTY. MELANIO A. BADENAS JR.  
Attorney-in-Fact, GCCS & Associates Corp.  
Rm. 209, Megastate Bldg., No. 737, G. Araneta Avenue  
Tatalon, Quezon City

GEMMA VALERIO married to ROMEO VALERIO  
3 SCOUT SANTIAGO ST., ROXAS DIST., QUEZON CITY  
LOT 21 BLOCK 12 CARISSA HOMES TANZA, 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: January 02, 09 & 16, 2024

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-769-23

SPS. JULIETO PARRAS BEROT  
AND ROSARIO T. BEROT,  
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 Ave. Makati City against the Mortgagor, **SPS. JULIETO PARRAS BEROT AND ROSARIO T. BEROT** with residence and postal address at Block 8, Lot 3, Samasipat, HOA Pulong, Kendi Sta Ana, Taguig City and Lot 25, Block 17. Country Meadows Subdivision, Elang Gen Trias, Cavite to satisfy the mortgage indebtedness as of 4 July 2023 amounts to **TWO HUNDRED EIGHTEEN THOUSAND FIFTY EIGHT PESOS & 41/100 (P218,058.41)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **23 JANUARY 2024 at 10:00 o'clock in the morning** 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-878224

A PARCEL OF LAND (Lot 25 of the cons. subd. plan PCS-04-012827, being a portion of Lots 1-32, Blk. 17, PSD-042108-076214, LRC Rec. No. sit. in Brgy. Elang, Mun. Of Gen. Trias, Prov. of Cavite, Is of Luzon. Bounded on the NE., along line 1-2 by Lot 24; on the SE along line 2-3 by Lot 23, all of the cons. subd. plan. on the SW. along line 3-4 by Road 3, PSD-042108-076214; and on the NW., along line 4-1 by Lot 27 of the cons. subd. plan. Beginning at a pt. marked "1" on plan xxx containing an area of **THIRTY FIVE (35) 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 **06 FEBRUARY 2024** 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 29 DECEMBER 2023

(Sgd.) ANDRES B. ESPINA  
Sheriff IV

Copy Furnished:

Home Development and Mutual Fund  
c/o ATTY. MICHAEL YANCY P. YNGSON  
Attorney-in-Fact, RECEIVERS AND LIQUIDAITORS INC.  
Unit C, 10th Floor, Strata 2000 Bldg., F. Ortigas Jr. Rd., Ortigas Center, Pasig City

SPS. JULIETO PARRAS BEROT AND ROSARIO T. BEROT  
Block 8, Lot 3, Samasipat, HOA Pulong, Kendi Sta Ana, Taguig City  
Lot 25, Block 17, Country Meadows Subdivision, Elang 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: January 02, 09 & 16, 2024

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-1071-23

NERELYN A. NUGA married to  
RONNIE E. NUGA  
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, **NERELYN A. NUGA married to RONNIE E. NUGA** with residence and postal address at LOT 25 BLOCK 70 BAUTISTA PROPERTY, DASMARINAS CITY, CAVITE AND LOT 11 BLOCK 31 PHASE 1 WEST GOVERNOR HEIGHTS, BRGY. CABUCO, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of 25 July 2023 amounts to **FOUR HUNDRED TWO THOUSAND FIVE HUNDRED THIRTY TWO PESOS & 27/100 (P 402,532.27)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **24 JANUARY 2024 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. 077-2012005135

A parcel of land (Lot 11, Blk. 31 of the subd. plan, Psd-04-192012, being a portion of lot 3612, Fls-1839, Sta. Cruz de Malabon Estate) situated in the Brgy. of Cabuco, City of Trece Martires, Prov. of Cavite, Is. of Luzon. Bounde on the NW., along line 1-2 by Lot 9, Blk. 31; on the NE., along line 2-3 by Rd. Lot 4; on the SE., along line 3-4 by Lot 13, Blk. 31; and on the SW., along line 4-1 by Lot 12, Blk. 31, all of the subd. plan. XXX CONTAINING AN AREA OF **FIFTY (50) 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 **07 FEBRUARY 2024** 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 29 DECEMBER 2023

(Sgd.) RICARDO A. TOLEDO  
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

NERELYN A. NUGA married to RONNIE E. NUGA  
LOT 25 BLOCK 70 BAUTISTA PROPERTY, DASMARINAS CITY, CAVITE  
LOT 11 BLOCK 31 PHASE 1 WEST GOVERNOR HEIGHTS, BRGY. CABUCO, 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: January 02, 09 & 16, 2024

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-1191-23

IMELDA D. DALISTAN  
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, **IMELDA D. DALISTAN** with residence and postal address at 2864-C AURORA BOULEVARD, STA CRUZ, MANILA AND LOT 14 BLOCK 141, CARISSA HOMES TANZA, PH 7, BRGY. PUNTA, TANZA, CAVITE to satisfy the mortgage indebtedness as of 8 October 2023 amounts to **TWO HUNDRED FIFTEEN THOUSAND EIGHT HUNDRED FIFTY FIVE PESOS & 59/100 (P 215,855.59)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **24 JANUARY 2024 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-728549

A parcel of land (Lot 14 Blk. 141) of the subd. plan, Psd-04-099961, being a portion of Lot 3100, Sta. Cruz de Malabon Estate, (Rs-04-002222) (LRC Record No. 6832) situated in Brgy. of Punta, Mun. of Tanza, Prov. of Cavite, Island of Luzon. Bounded on the SW., along line 1-2 by lot 13; on the NW., along 2-3 by lot 12, both of blk. 41, of the subd. plan; on the NE., along line 3-4 by Alley 113; and on the SE., along line 4-1 by lot 16, blk. 141, all of the subd. plan. XXX CONTAINING AN AREA OF **THIRTY THREE (33) SQ. 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 **07 FEBRUARY 2024** 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 29 DECEMBER 2023

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

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

IMELDA D. DALISTAN  
2864-C AURORA BOULEVARD, STA CRUZ, MANILA  
LOT 14 BLOCK 141, CARISSA HOMES TANZA, PH 7, BRGY. PUNTA, 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: January 02, 09 & 16, 2024



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-1017-23

REMEDIOS SOSA HUSSNAIN married to SAQIB HUSSNAIN were herein represented by their attorney-in-fact ROSEMARIE A. SOSA,

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, **REMEDIOS SOSA HUSSNAIN married to SAQIB HUSSNAIN were herein represented by their Attorney-in-fact ROSEMARIE A. SOSA** with residence and postal address at: 1.) 292 PUNTA 2, TANZA, CAVITE; 2.) LOT 34 BLOCK 7 GREEN HEIGHTS, SANJA MAYOR, TANZA, CAVITE to satisfy the mortgage indebtedness as of 04 July 2023 amounts to **SIX HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED SEVENTY TWO PESOS & 65/100 (P. 627,572.65)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **23 JANUARY 2024 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. 057-2020046335

**LOT NO: 34 BLOCK NO: 7 PLAN NO: PCS-04-029142**

**PORTION OF:** LOT 1120-K, (LRA) PSD-363630 & LOT 1177, STA. CRUZ DE MALABON ESTATE (FRS-04-005200)

**LOCATION:** BARANGAY OF SANJA MAYOR, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 33, BLOCK 7, PCS-04-029142
2-3	SE	LOT 46 (RESERVED AREA), BLOCK 7, PCS-04-029142
3-4	SW	LOT 35, BLOCK 7, PCS-04-029142
4-1	NW	ROAD LOT 7, PCS-04-029142

**AREA: THIRTY EIGHT SQUARE METERS (38), 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 **06 FEBRUARY 2024** 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 29 DECEMBER 2023

**(Sgd.) RICARDO A. TOLEDO**

Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND

**c/o ATTY. MELANIO A. BADENAS JR.**

Attorney-in-Fact, GCCS & Associates Corp.

Rm. 209, Megastate Bldg., No. 737, G. Araneta Avenue

Tatalon, Quezon City

REMEDIOS SOSA HUSSNAIN & SAQIB HUSSNAIN

292 PUNTA 2, TANZA, CAVITE

LOT 34 BLOCK 7 GREEN HEIGHTS, SANJA MAYOR, 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: January 02, 09 & 16, 2024

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-874-23

MA. CARMEN SUMAGKA,

married to EDWIN SUMAGKA,

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 Ave. Makati City against the Mortgagor, **MA. CARMEN SUMAGKA, married to EDWIN SUMAGKA** with residence and postal address at #1083 Roxas Blvd., Cor United Nation Ave., Ermita, Manila and Lot 57, Blk. 24, CH- La Trinidad, Brgy. Quintana, Trece Martires City, Cavite to satisfy the mortgage indebtedness as of 5 July 2023 amounts to **THREE HUNDRED SIX THOUSAND ONE HUNDRED FOUR PESOS & 92/100 (P306,104.92)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **23 JANUARY 2024 at 10:00 o'clock in the morning** 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-19281

A parcel of land (Lot 57 Blk 24 of the cons./subd. plan, Pcs-04-010640, being a portion of the cons. of Lots 1-9, Blk 40; 1 to 22, Blk. 41; 1 to 34, Blk 42; 1 to 50 Blk 43; 1 to 46, Blk 44 10 to 27 Blk 48; 1 to 22 Blk 50; 1- 2 Blk 58; Rd. Lots 24, 25, 26, 27 & 31 (LRC) Psd-45360 & Lots 3366, 3367, 3368 & 3369, Sta. Cruz de Malabon Estate, L.R.C. Rec. No. ), situated in the Brgy. of Quintana, Trece Martires City, Cavite. Bounded on the NW., along line 1-2 by Lot 55;/ on the NE., along line 2-3 by Lot 54; on the SE., along line 3-4 by Lot 59; all of Blk 24; on the SW, along line 4-1 by Rd Lot 2; all of the cons. /subd. plan. Beginning at pt. marked "1" on plan xxx containing an area of **SEVENTY (70) 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 **06 FEBRUARY 2024** 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 29 DECEMBER 2023

**(Sgd.) ANDRES B. ESPINA**

Sheriff IV

Copy Furnished:

Home Development and Mutual Fund

**c/o SIMEON P MADRID**

Attorney-in-Fact, S.P. MADRID & ASSOCIATES

Unit 2010 20/F Herrera Tower, V.A. Rufino cor. Valero Street,

Makati City

MA. CARMEN SUMAGKA, married to EDWIN SUMAGKA

#1083 Roxas Blvd., Cor. United Nation Ave., Ermita, Manila

Lot 57, Blk. 24, CH-La Trinidad, Brgy. Quintana, 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: January 02, 09 & 16, 2024

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-915-23

ISABELITA BELARMINO,

married to PEDRO BELARMINO,

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 Ave. Makati City against the Mortgagor, **ISABELITA BELARMINO, married to PEDRO BELARMINO** with residence and postal address at No. 1440 Madrid Ext., Tondo, Manila and Lot 44 Block 70 Phase 2 Carissa Homes, Bo. Bagtas, Tanza, Cavite to satisfy the mortgage indebtedness as of 25 July 2023 amounts to **TWO HUNDRED SIXTY NINE THOUSAND ONE HUNDRED SIXTY SEVEN PESOS & 15/100 (P269,167.15)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **23 JANUARY 2024 at 10:00 o'clock in the morning** 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-638425

A parcel of land (Lot 44, Blk. 70, of the cons. subd. plan, Pcs-04-010708 being a portion of the cons. subd. Lots 2053-A-Psd-04-079731, & Lots 2052-A-2-Psd-04-079522, LRC Rec. No. ), situated in the Bo. of Bagtas, Mun. of Tanza, Prov. of Cavite. Bounded on the SW., along line 1-2 by Lot 43, Blk. 70, on the NW., along line 2- 3 by Alley 6, on the NE., along line 3-4 by Rd. Lot 15, on the SE., along line 4-1 by Lot 45, Blk. 70, all of the cons. subd. plan. Beginning at a pt. marked "1" on plan being xxx containing an area of **SIXTY TWO (62) 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 **06 FEBRUARY 2024** 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 29 DECEMBER 2023

**(Sgd.) ANDRES B. ESPINA**

Sheriff IV

Copy Furnished:

Home Development and 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

ISABELITA BELARMINO, married to PEDRO BELARMINO

No. 1440 Madrid Ext., Tondo, Manila

Lot 44 Block 70 Phase 2 Carissa Homes, 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: January 02, 09 & 16, 2024

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-1067-23

ARLENE E. BON,  
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, **ARLENE E. BON** with residence and postal address at NO. 661 SAN IGNACIO ST., BRGY., PLAINVIEW, MANDALUYONG CITY and LOT 69 BLOCK 29 PHASE 2 WELLINGTON TANZA RESIDENCES, BRGY. TRES CRUSES, TANZA, CAVITE to satisfy the mortgage indebtedness which as of 4 July 2023 amounts to **FIVE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED THIRTY SEVEN PESOS & 31/100 (P574,937.31)**, Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will set at public auction on **24 JANUARY 2024 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. 057-2018060489

LOT NO: 69 BLOCK. NO: 29 PLAN NO: PCS-04-028445

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

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

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 68, BLOCK 29, PCS-04-028445
2-3	NW	ROAD LOT 37, PCS-04-028445
3-4	NE	LOT 70, BLOCK 29, PCS-04-028445
4-1	SE	LOT 11, BLOCK 29, PCS-04-028445

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 **07 FEBRUARY 2024** 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 29 DECEMBER 2023

(Sgd.) ANDRES B. ESPINA  
Sheriff IV

Copy Furnished:

Home Development and Mutual Fund  
c/o POMPEYOP MAYNIGO, Atty-In-Fact,  
VISION CREDIT & COLLECTION SERVICES INCORPORATED  
JRDC Building 117 Sen. Gil J. Puyat Ave. Pasay City

ARLENE E. BON  
No. 661 San Ignacio St., Brgy, Plainview, Mandaluyong City  
Lot 69 Block 29 Phase 2 Wellington Tanza Residences,  
Brgy. Tres Cruses, 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: January 02, 09 & 16, 2024

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-1149-23

EFFIELYNE BALASTA LLEGO,  
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, **EFFIELYNE BALASTA LLEGO** with residence and postal address at BLOCK 2, LOT 54, SUMMERCREST VILLAGE, TANZA, CAVITE and at LOT 42, BLOCK 22, SUNRISE PLACE, PHASE 1, BRGY. TRES CRUSES, TANZA, CAVITE to satisfy the mortgage indebtedness which as of 23 August 2023 amounts to **THREE HUNDRED SIX THOUSAND SIX HUNDRED SEVENTY PESOS AND 00/100 (P306,672.00)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell a public auction on **24 JANUARY 2024 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. 057-2011010652

A PARCEL OF LAND (LOT 42. BLK 22 OF THE CONS./ SUBD. PLAN PCS-04-023349, BEING A PORTION OF LOTS 2675, 2676, & 3492, S.C.D.M ESTATE L.R.C REC. NO. 6832. SITUATED IN THE BRGY. TRES CRUSES, MUNICIPALITY OF TANZA, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 44 BLK. 22, ON THE SE., ALONG LINE 2-3 BY ROAD LOT 16 (6.50 M WIDE), ON THE SW., ALONG LINE 3-4 BY LOT 40 BLK 22; AND ON THE NW., ALONG LINE 4-1 BY LOT 41 BLK. 22, ALL OF THE CONS./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 **07 FEBRUARY 2024** 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 29 DECEMBER 2023

(Sgd.) ANDRES B. ESPINA  
Sheriff IV

Copy Furnished:

Home Development and Mutual Fund  
c/o Atty. Michael Yancy P. Yngson, Atty-In-Fact,  
RECIEVERSAND LIQUIDATORS INC.  
Unit C, 10th Floor, Strata 2000 Bldg. F. Ortigas Jr. Rd., Ortigas Center, Pasig City

EFFIELYNE BALASTA LLEGO  
Block 2, Lot 54, Summercrest Village, Tanza, Cavite  
Lot 42, Block 22, Sunrise Place, Phase 1, Brgy. Tres Cruses, 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: January 02, 09 & 16, 2024

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-901-23

CATHLYN MARUMI ARROYO, married to  
LORETO JR. ROA ARROYO  
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, **CATHLYN MARUMI ARROYO, married to LORETO JR. ROA ARROYO** with residence and postal address at 156 Purok 10 Extension, Block 8, South Daang Hari, Taguig City and Lot 5, Blk 50, Heneral Dos, Barangay Hugo Perez (Formerly Sampalucan), Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of 28 June 2023 amounts to **FOUR HUNDRED TWENTY TWO THOUSAND THREE HUNDRED SEVENTY TWO PESOS AND 28/100 (P422,372.28)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **23 JANUARY 2024 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. 057-2021016164

LOT NO: 5 BLOCK NO: 50 PLAN NO: PSD-04-233311

PORTION OF: LOT 3238-NEW, FLS-800-D, SAN FRANCISCO DE MALABON ESTATE (RS-04-003882); LRC REC. 5964

LOCATION: BARANGAY OF HUGO PEREZ (FORMERLY SAMPALUCAN), MUNICIPALITY OF TRECE MARTIRES (FORMERLY GEN. TRIAS), PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 29, BLOCK 50, PSD-04-233311
2-3	NW	LOT 30, BLOCK 50, PSD-04-233311
3-4	NE	LOT 4, BLOCK 50, PSD-04-233311
4-5	SE	ROAD LOT 51, PSD-04-233311
5-1	SW	LOT 6, BLOCK 50, PSD-04-233311

AREA: SIXTY SQUARE METERS (60), 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 **06 FEBRUARY 2024** 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 29 DECEMBER 2023

(Sgd.) JOANNAH AVIGAIL C. TIMKANG  
Sheriff IV

Copy Furnished:

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

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

CATHLYN MARUMI ARROYO, married to  
LORETO JR. ROA ARROYO  
156 Purok 10 Extension, Block 8, South Daang Hari, Taguig City  
Lot 5. Blk 50, Heneral Dos, Barangay Hugo Perez (Formerly: Sampalucan), 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: January 02, 09 & 16, 2024



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

UGALIING  
MAGBASA NG  
CAVITE TIMES  
JOURNAL

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH  
ABSOLUTE SALE

NOTICE IS HEREBY GIVEN TO THE PUBLIC THAT WE, **ELIZABETH GERONIMO RAMOS, KING JOSHUA GERONIMO RAMOS**, and **JEREMIAH GERONIMO RAMOS** all of legal age, Filipinos and all resident of 115 E. Delos Reyes St. San Roque, Cavite City, Cavite. Also known as the FIRST PARTY -and- **JAMIELEEN GERONIMO DELOS REYES**, legal age, Filipino, and residence address at 520 Llamado St. Sta. Cruz, Cavite City, Cavite. Also known as the SECOND PARTY; WITNESSETH: That we THE FIRST PARTY are the family and sole heirs of the deceased **VOLTAIRE RECELLA RAMOS** who died on December 27, 2014 at 459 Buena Vista Avenue, FERNANDO HINOJOSA RAMOS JR. who died on July 30, 1994 at Bautista Hospital and **VIOLETA RECELLA RAMOS** who died on October 30, 2010 at Bautista Hospital; That said deceased died intestate, without Will or Testament and without any outstanding debts in favor of any person or entity; That the deceased left a parcel of land with improvements situated at San Roque, Cavite City, Cavite covered by Transfer Certificate of Title No. T-16561; That, we do hereby adjudicate unto ourselves the land described above, in equal shares; That FURTHER, FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED THOUSAND PESOS (P300,000.00)**, Philippine Currency, to us in hand paid to our great satisfaction by **JAMIELEEN GERONIMO DELOS REYES** THE SECOND PARTY, all of legal age, Filipinos, and all residence address at 520 Llamado St. Sta. Cruz, Cavite City, Cavite, we do hereby SELL, CONVEY, and TRANSFER by way of ABSOLUTE SALE unto the said **JAMIELEEN GERONIMO DELOS REYES**, their heirs and assigns, all our rights and interests in the parcel of land described above including its improvements; That we hereby warrant our title unto the said **JAMIELEEN GERONIMO DELOS REYES**, and that henceforth, they shall have exclusive right of ownership and possession over said parcel of land, including its improvements free from all liens or encumbrances; That this land is not tenanted and does not come within the operation of the Land Reform Code and allied Presidential Decree and Circulars of the Department of Agrarian Reform. This has been the subject of **EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH ABSOLUTE SALE** of notary public **Atty. Pauline Breissee Gayle D. Alcaraz**, dated December 14, 2023 at Kawit, Cavite as per Doc No. 368, Page No. 75, Book No. LXI, Series of 2023.

**Publication: Cavite Times Journal**  
Dates: December 26, 2023, January 02 & 09, 2024

EXTRAJUDICIAL SETTLEMENT OF BANK DEPOSIT OF  
THE LATE MA. TERESA A. 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. TERESA A. 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. TERESA A. DELACRUZ** 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

PALAISIPAN

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37						38				
	39						40			

PAHALANG

1 Balat ng punongkahoy  
5 Mahigpit na hawak  
10 Capital ng Afghanistan  
11 Riple  
13 Modo  
14 Waray  
15 Gin  
17 Bansa sa Gitnang Silangan  
18 Telang panlamig  
21 Apelyidong Tsino  
22 Ihalo  
24 Pagbalik sa bahay  
27 Tanggapan  
30 Pagsisisi  
32 Emisaryo  
33 Paagusan ng Tubig  
35 Banat  
37 Kuwarta  
38 Perpektong bulkan  
39 Lubos  
40 Distansya

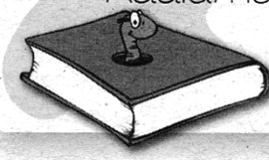
PABABA


1 Ukit  
2 Almasen  
3 Istorbo  
4 Bukol  
6 Dusta  
7 Organ ng katawan na tumitibok  
8 Ipakiusap  
9 Sikmura  
12 Prutas na mabango  
16 Palaman sa tinapay  
18 Bunga  
19 Yugto ng tour  
20 Sawi  
23 Panimpla sa kape  
25 Dilig  
26 Ibilad ang labada  
28 Itulad  
29 Mr. Zuñiga  
31 Tanong sa pumipili  
34 Tula  
36 Salitang pananong

SAGOT SA NAKARAAN

U	S	A	D		K	A	G	A	T	
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G				I	T	A			I	S
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L	A	L				G	N	G		H
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M		G	A	T	A			A	G	A
	P	A	R	A	S			K	O	R

Dagdag  
Kaalaman





Sa San Juan Hills Golf Club, USA,  
may nahulog na isang pating mula  
sa langit noong 2012.

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-1253-23

GINA V. BELAR married to  
ROBERTO G. BELAR,  
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, **GINA V. BELAR married to ROBERTO G. BELAR** with residence and postal address at: 1.) 1633 KALIMBAS ST., STA. CRUZ, MANILA; 2.) LOT 21 BLOCK 41-PHASE 3 CARISSA HOMES-TANZA, BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of 17 August 2023 amounts to **ONE HUNDRED THIRTY SEVEN THOUSAND SEVEN HUNDRED EIGHTY TWO PESOS 52/100 (P137,782.52)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned sheriff will sell at public auction on **24 JANUARY 2024 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-650300**  
A parcel of land (Lot 21 Blk 41 of the cons./subd. plan Pcs-04-011074, being a portion of the cons. of Lots 2053-A-1-B, Psd-04-084775 & Lot 2052-B-2. Psd-04-084774, L.R.C. Rec. No.), situated in the Brgy. of Bagtas, Mun. of Tanza, Prov. of Cavite, Is. of Luzon. Bounded on the NE., along line 1-2 by Lot 22; on the SE., along line 2-3 by Lot 23 both of Blk. 41; on the SW., along line 3- 4 by Rd. Lot 3 and on the NW., along line 4- 1 by Lot 19 Blk. 41 all of the cons./subd. plan. Beginning at a point marked "1" on plan, XXX containing an area of **THIRTY FIVE (35) 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 **07 FEBRUARY 2024** 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 29 DECEMBER 2023  
**(Sgd.) RICARDO A. TOLEDO**  
Sheriff IV

Copy Furnished:  
  
HOME DEVELOPMENT MUTUAL FUND  
c/o ATTY. MELANIO A. BADENAS JR.  
Attorney-in-Fact, GCCS & Associates Corp.  
Rm. 209, Megastate Bldg., No. 737, G. Araneta Avenue  
Tatalon, Quezon City  
  
GINA V. BELAR married to ROBERTO G. BELAR  
1633 KALIMBAS ST., STA. CRUZ, MANILA  
LOT 21 BLOCK 41-PHASE 3 CARISSA HOMES-TANZA, 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: January 02, 09 & 16, 2024

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-948-33

MEL ARVEEN M. FIRME,  
married to RYLA SYRA G. FIRME,  
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 Ave. Makati City against the Mortgagor, **MEL ARVEEN M. FIRME, married to RYLA SYRA G. FIRME** with residence and postal address at Phase 2, Block 26, Lot 16, Mary Cris Complex, Pascam 2, Gen. Trias, Cavite and Lot 31, Block 54, Wellington Place (Mary Cris Complex Phase 10), Santiago, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 4 July 2023 amounts to **SIX HUNDRED SIXTY THREE THOUSAND FOUR HUNDRED PESOS & 40/100 (P663,400.40)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **23 JANUARY 2024 at 10:00 o'clock in the morning** 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. 057-2015029453**  
A PARCEL OF LAND (LOT 31, BLK 54 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-04-026496, BEING A PORTION OF THE CONSOLIDATION OF LOT 2532-A-13, PSD-04- 041373 (AR); LOT 2535-B, PSD-04-124458; LOT 2637-B, PSD-04-140399, LOTS 21 & 30, BLOCK 21; BLOCKS 22 & 43 AND ROAD LOT 21, PCS-04-024827; LOT 2534 (RS-04-004834); LOT 2536 (RS-04-004717) & LOT 2540 (RS-04-002857) ALL OF SAN FRANCISCO DE MALABON ESTATE, L.R.C. RECORD NO. 5964) SITUATED IN THE BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY ROAD LOT 5; ON THE SW., ALONG LINE 2-3 BY LOT 30, BLK 54; ON THE NW., ALONG LINE 3-4 BY LOT 6, BLK 54; ON THE NW., ALONG LINE 4-5 BY LOT 5, BLK 54 AND ON THE NE., ALONG LINE 5-1 BY LOT 32, BLK 54 ALL OF THE CONSOLIDATION AND SUBDIVISION PLAN BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS, MORE OR LESS XXX**  
  
All sealed bids must be submitted to the undersigned on the above-stated time and date.  
  
In the event the public auction should not take place on the said date and time, it shall be held on **06 FEBRUARY 2024** 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 29 DECEMBER 2023  
**(Sgd.) ANDRES B. ESPINA**  
Sheriff IV

Copy Furnished:  
  
Home Development and Mutual Fund  
c/o ATTY MICHAEL YANCY P. YNGSON  
Attorney-in-Fact, RECEIVERS AND LIQUIDATORS INC.  
Unit C, 10th Floor, Strata 2000 Bldg. F. Ortigas Jr. Rd., Ortigas Center, Pasig City  
  
MEL ARVEEN M. FIRME, married to RYLA SYRA G. FIRME  
Phase 2, Block 26, Lot 16, Mary Cris Complex, Pascam 2, Gen. Trias, Cavite  
Lot 31, Block 54, Wellington Place (Mary Cris Complex Phase 10), Santiago, 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  
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REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
TRECE MARTIRES CITY

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

-versus- Foreclosure Case No F-869-23

GERIL-VIE JUNTURA PASCO,  
married to MARVIN PAYABYAB PASCO,  
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 Ave. Makati City against the Mortgagor, **GERIL-VIE JUNTURA PASCO, married to MARVIN PAYABYAB PASCO** with residence and postal address at #347 Magdalo Potol, Kawit, Cavite and Lot 46, Blk. 46 Heneral Uno, Barangay Pasong Kawayan, General Trias, Cavite to satisfy the mortgage indebtedness as of 04 July 2023 amounts to **FOUR HUNDRED ONE THOUSAND FOUR HUNDRED SEVENTY ONE PESOS & 38/100 (P401,471.38)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **23 JAN 2024 at 10:00 o'clock in the morning** 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. 057-2019020152**  
A PARCEL OF LAND (LOT 46, BLK 46 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-027483, BEING A PORTION OF LOT 3183, SAN FRANCISCO DE MALABON ESTATE, RS-04-002268 AND LOT 3299, SAN FRANCISCO DE MALABON ESTATE, RS-04- 001981) SITUATED IN THE BARANGAY OF PASONG KAWAYAN, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 53, BLK 46 (OPEN SPACE); ON THE NE., ALONG LINE 2-3 BY LOT 45, BLK 46; ON THE SE., ALONG LINE 3-4 BY ROAD LOT 50 (6.50 M WIDE), ON THE SW., ALONG LINE 4-5 BY LOT 47, BLK 46 AND ON THE NW., ALONG LINE 5-1 BY LOT 52, BLK 46 ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **FIFTY SEVEN (57) 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 **06 FEBRUARY 2024** 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 29 DECEMBER 2023  
**(Sgd.) ANDRES B. ESPINA**  
Sheriff IV

Copy Furnished:  
  
Home Development and Mutual Fund  
c/o SIMEON P. MADRID  
Attorney-in-Fact, S.P. MADRID & ASSOCIATES  
Unit 2010 20/F Herrera Tower, V.A. Rufino cor. Valero Streets  
Makati City  
  
GERIL-VIE JUNTURA PASCO,  
married to MARVIN PAYABYAB PASCO  
#347 Magdalo Potol, Kawit, Cavite  
Lot 46, Blk. 46 Heneral Uno, Barangay Pasong Kawayan, 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: January 02, 09 & 16, 2024



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-789-23

JENIE A. DUMARIG,  
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 (otherwise known as Pag-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen Gil. Puyat Avenue, Makati City, against the Mortgagor/s, **JENIE A. DUMARIG** with residence and postal address at No. 123 Kilyawan Street, San Roque 2, Bagong Pag-Asa, Quezon City and Lot 27, Block 11, Satelliteville, Brgy. Conchu, Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of 4 July 2023 amounts to **THREE HUNDRED TWELVE THOUSAND FIVE HUNDRED SIXTY ONE PESOS & 96/100 (P312,561.96)** exclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **January 23, 2024 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-90495

A parcel of land (Lot 27, blk. 11 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, LRC Rec. No. ), situated in the Brgy. of Conchu, City of Trece Martires, Prov. of Cavite. Bounded on the E., along one 1-2 by Lot 28, blk. 11; on the S., along line 2-3 by Rd. Lot 22; on the W., along line 3-4 by Lot 26; & on the N., along line 4-1 by Lot 4, both of blk.1 1 all of the cons-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 **06 FEBRUARY 2024** 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 29 DECEMBER 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

ATTY. MAYBELLE JOY E. BERNALES  
ANCHOR COLLECTION SERVICES INC.  
Bldg. #2 Malakas cor. Mapagmahal St. Brgy. Pinyahan Quezon City

JENIE A. DUMARIG  
No. 123 Kilyawan Street, San Roque 2, Bagong Pag-Asa, Quezon City  
Lot 27, Block 11, 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: January 02, 09 & 16, 2024

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-976-23

SPOUSES LUISITO PUYO AND  
JOSEFINA S. PUYO  
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 (otherwise known as Pag-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen Gil. Puyat Avenue, Makati City, against the Mortgagor/s, **SPOUSES LUISITO PUYO AND JOSEFINA S. PUYO** with residence and postal address at Darius Street, Betterliving Subdivision, Bicutan, Parañaque City, Metro Manila and Lot 21 and Lot 23, Block 1, Section 3, Belmont Hills, Pasong Kawayan II, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 18 July 2023 amounts to **THREE HUNDRED FORTY TWO THOUSAND ONE HUNDRED TWENTY NINE PESOS & 67/100 (P342,129.67)** exclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **January 23, 2024 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-887571

A parcel of land (Lot 21 Blk. 1 Sec. 3 of the subd. plan, Psd-04-105570, being a portion of Sec. 19, Pcs-04-012289, LRC Rec. No. ), situated in Brgy. Pasong Kawayan, Mun. of Gen. Trias, Prov. of Cavite, Is. of Luzon. Bounded on the SW along line 1-2 by Lot 23 Blk. 1 Sec. 3; on the NW along lines 2-4, incl., by Road 35; on the NE along line 4-5 by Lot 19 Blk. 1 Sec. 3; and on the SE along line 5-6 by Lot 22 Blk 1 Sec. 3. and along line 6-1 by Lot 24 Blk. 1 Sec. 3, all of the subd. plan. Beginning at a pt. marked "1" on plan XXX containing an area of **THIRTY EIGHT (38) SQ. METERS. XXX**

TRANSFER CERTIFICATE OF TITLE NO. T-887569

A PARCEL OF LAND (Lot 23 Block 1 Section 3 of the subdivision plan, PSD-04-105570, being a portion of Section 19, Pcs-04-012289, L.R.C. Rec. No. ), situated in Barangay Pasong Kawayan, Municipality of Gen. Trias, Province of Cavite, Island of Luzon. Bounded on the SE along line 1-2 by Lot 24 Block 1 Section 3; on the SW along line 2-3 by Lot 25 Block 1 Section 3; on the NW along line 3-4 by Road 3A; and on the NE along line 4-1 by Lot 21 Block 1 Section 3, all of the subdivision plan. Beginning at a pt. marked "1" on plan XXX containing an area of **THIRTY NINE (39) 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 **06 FEBRUARY 2024** 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 29 DECEMBER 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

ATTY. MAYBELLE JOY E. BERNALES  
ANCHOR COLLECTION SERVICES INC.  
Bldg. #2 Malakas cor. Mapagmahal St. Brgy. Pinyahan Quezon City

SPOUSES LUISITO PUYO AND JOSEFINA S. PUYO  
Darius Street, Betterliving Subdivision, Bicutan, Parañaque City, Metro Manila  
Lot 21 and Lot 23, Block 1, Section 3, Belmont Hills, Pasong Kawayan 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: January 02, 09 & 16, 2024

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-1120-23

AGOSTO G. GALAGATE, MARRIED TO  
ANGELA I. GALAGATE  
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 (otherwise known as Pag-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen Gil. Puyat Avenue, Makati City, against the Mortgagor/s, **AGOSTO G. GALAGATE, MARRIED TO ANGELA I. GALAGATE** with residence and postal address at #205 E. Rodriguez, Brgy. Damayan, Metro Manila and Lot 20, Blk. 26, Kalliste Tanza Subdivision, Barangay Bagtas, Tanza, Cavite to satisfy the mortgage indebtedness which as of 31 July 2023 amounts to **THREE HUNDRED SEVENTY TWO THOUSAND THREE HUNDRED THIRTY EIGHT PESOS & 53/ 100 (P372,338.53)** exclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **January 24, 2024 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. 057-2019038372

A PARCEL OF LAND (LOT 20, BLOCK 26, OF THE CONS-SUBDIVISION PLAN, PCS-04-027732, BEING A PORTION OF THE CONS. OF LOT 2054-B, PSD-04-095009; BLOCKS 1, 2 & 3; BLOCK 50; ROAD LOTS 1, 2 & 3, PCS-04-016562, LRC RECORD NO. 5832), SITUATED IN THE BARANGAY OF BAGTAS, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY ALLEY 21; ON THE NE., ALONG LINE 2-3 BY LOT 19; ON THE SE., ALONG LINE 3-4 BY LOT 6; AND ON THE SW., ALONG LINE 4-1 BY LOT 21; ALL OF BLOCK 26; ALL OF THE CONS-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON THE PLAN XXX CONTAINING AN AREA OF **THIRTY SIX (36) 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 **07 FEBRUARY 2024** 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 29 DECEMBER 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

ATTY. SIMEON P. MADRID  
Attorney-In-Fact, S.P. MADRID & ASSOCIATES  
Unit 2010 20/F Herrera Tower, V.A. Rufino cor. Valero Streets, Makati City

AGOSTO G. GALAGATE, MARRIED TO ANGELA I. GALAGATE  
#205 E. Rodriguez, Brgy. Damayan, Metro Manila  
Lot 20, Blk. 26, Kalliste Tanza Subdivision, Barangay 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: January 02, 09 & 16, 2024



# PAYMENT OF REAL PROPERTY TAXES FOR 2024

## NOTICE

### QUARTERLY PAYMENT DEADLINE

1ST INSTALLMENT	on or before MARCH 31
2ND INSTALLMENT	on or before JUNE 30
3RD INSTALLMENT	on or before SEPTEMBER 30
4TH INSTALLMENT	on or before DECEMBER 31

PROVINCIAL ORDINANCE NO. 339-2021: SECTION 2B. 06 DISCOUNT FOR ADVANCED AND PROMPT PAYMENT. IF BOTH THE ANNUAL BASIC REAL PROPERTY TAX AND ADDITIONAL SEF TAX ARE **PAID IN FULL ON OR BEFORE JANUARY 20, THE TAXPAYER SHALL BE ENTITLED TO A TWENTY PERCENT (20%) DISCOUNT.** PROVIDED, FURTHER, THAT SUCH DISCOUNTS SHALL ONLY BE GRANTED TO PROPERTIES WITHOUT ANY DELINQUENCY: PROVIDED, FINALLY, THAT PAYMENT OF THE BASIC OR THE SEF TAX ONLY SHALL NOT ENTITLE THE TAXPAYER TO ANY DISCOUNT PROVIDED HEREIN. (SEC. 251. LGC)

### OTHER TAXES

FRANCHISE TAX	on or before JANUARY 30
AMUSEMENT TAX	on or before JANUARY 31
PROFESSIONAL TAX	on or before JANUARY 31
SAND, GRAVEL AND OTHER QUARRY RESOURCES	upon application
BUSINESS OF PRINTING AND PUBLICATION	upon application
TAX ON TRANSFER OF REAL PROPERTY OWNERSHIP	upon application

**PLEASE PAY YOUR TAXES ON TIME TO AVOID PENALTIES.**

SGD. ADELINA M. MARTAL  
ACTING PROVINCIAL TREASURER

SGD. JUANITO VICTOR C. REMULLA  
GOVERNOR

