

# Commemorating the 60th Death Anniversary of Gen. Emilio Aguinaldo

On the solemn occasion of the 60th Death Anniversary of General Emilio Aguinaldo, the people of Kawit, Cavite, along with esteemed guests and representatives from various sectors, gather on February 6, 2024, at the historic Aguinaldo Shrine to pay tribute to the memory of one of the Philippines' most illustrious leaders.

The commemorative program commenced at 8:00 in the morning with a Holy Mass, officiated by Reverend Father Efren Bugayong, parish priest of St. Mary Magdalene Church, highlighting the spiritual aspect of this significant occasion.

Following the mass, the Philippine Navy, accompanied by the Naval Base Cavite Band and the Kawit Police Force/Cavite Tourist Police Unit, orchestrate the hoisting of the Philippine Flag - a symbol of unity and patriotism.

As part of the ceremony, wreaths were laid and flowers were offered at the tomb of Gen. Emilio Aguinaldo, marking a gesture of respect and remembrance for his invaluable contributions to the nation.

The program culminated with the blessing of the tomb by Reverend Father Efren Bugayong, symbolizing the eternal honor bestowed upon Gen. Emilio Aguinaldo's legacy.

In attendance were Ms. Rozelle Sangalang, Provincial Tourism Officer and representative of Cavite Provincial Governor Jonvic Remulla, along with local leaders from the Municipal Government of Kawit. Also present were members of the Philippine National Police, Bureau of Fire Protection, Philippine Navy, Department of Education, Kawit Association of Barangay Captains and SK Federation, and the esteemed family of Gen. Emilio Aguinaldo headed by Ms. Emilie A. Pulido. (OPIO)



CAVITE

## TIMES JOURNAL

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## FUELING THE FUTURE: SM PRIME UNVEILS GROUNDBREAKING WASTE-TO-FUEL PARTNERSHIP

SM Prime has entered a joint venture with GUUN Co. Ltd (GUUN), with SM Prime holding 70% of the equity of the Philippine joint venture company.

GUUN Co. Ltd is headquartered in Yokohama City, Japan, and operates material recovery and recycling facilities, along with environmental solution services. Invited by the government of Cebu in 2014, GUUN initiated the production of fossil alternative fuels called "fluff fuel" from non-recyclable waste materials, aligning with its mission to "maintain harmony between the earth and society by creating a happy environment for the future."

United in this mission, SM Prime partnered with GUUN to actively participate in developing infrastructure for systematic waste management and resource recovery, following the best practices of Japan. The joint venture aims to reduce the landfill impact from both SM Prime and non-SM Prime managed properties, complementing the material recovery facility operations of the Local Government Units (LGUs).

GUUN's "fluff fuel" is produced from non-recyclable and hard-to-recycle wastes through sorting, curating, and formulation to meet chemical limits. It serves as an alternative to solid fossil fuels like coal, fueling cement kilns and industrial boilers in paper manufacturing and power plants. This approach has proven effective in controlling landfilled waste in Japan, offering a second life for waste as productive fuels and creating opportunities for waste pickers to become formal waste sorters in these facilities.



Executive Committee Hans Sy and GUUN CEO Shinji Fujieda shake hands during the signing of a memorandum of understanding to explore waste management solutions, recycling waste paper and plastics into "fluff fuel" for alternative energy.

## CALAX Silang (Aguinaldo) Interchange Toll Collection Starts Feb 10, 2024

MPCALA Holdings Inc., the concessionaire of the Cavite-Laguna Expressway (CALAX), announces the implementation of toll rates for the Silang (Aguinaldo) Interchange, as approved by the Toll Regulatory Board. These rates will be effective starting 12:01 AM on February 10, 2024.



### CALAX UPDATED TOLL FEES

(Starting February 10, 2024)

ENTRY POINT	EXIT POINT	TOLL FEES		
		Class 1	Class 2	Class 3
Greenfield	Silang (Aguinaldo)	81.00	163.00	244.00
	Silang East	64.00	128.00	192.00
	Santa Rosa - Tagaytay	44.00	89.00	134.00
	Laguna Boulevard	30.00	60.00	91.00
Laguna Technopark	Silang (Aguinaldo)	66.00	132.00	199.00
	Silang East	48.00	97.00	146.00
	Santa Rosa - Tagaytay	29.00	59.00	89.00
	Laguna Boulevard	15.00	30.00	45.00
Laguna Boulevard	Silang (Aguinaldo)	51.00	102.00	153.00
	Silang East	33.00	67.00	100.00
	Santa Rosa - Tagaytay	14.00	29.00	43.00
	Greenfield	30.00	60.00	91.00

"The implementation of these toll rates aids in the continuous maintenance and enhancement of our toll road while ensuring efficient and safe travel for our users. The Silang (Aguinaldo) Interchange has become a vital part of our network, significantly enhancing the connectivity and economic landscape of the region," said Mr. Raul L. Ignacio, President and General Manager of MPCALA Holdings Inc.

The Silang (Aguinaldo) Interchange, a critical section of CALAX, connects

▶ CALAX SILANG • 5



# Editorial

## Climate change adaptation: Get our act together

Climate change is real and has impacted the life of everyone in the country and around the world.

We now experience more frequently rising temperatures, shifting rainfall patterns, and extreme weather — the latest of which were the severe flooding in the Davao Region and massive landslide in Davao de Oro.

All these adverse events point to climate change as the culprit and therefore demands a change in how we conduct ourselves and adapt to this ever-changing environment. It demands the protection, conservation, and the practice of sustainable use of resources.

Climate change calls for a shift in how we design, construct, and manage our infrastructure. We need climate-resilient infrastructures to safeguard lives, livelihoods, and sustainable development programs.

"We cannot build climate-resilient infrastructure for our children based on the rainfall and temperature records during our parents' time," President Ferdinand Marcos Jr. emphasized on Wednesday, Feb. 7. "We must build while bearing in mind the worst the future will bring—of the earth getting hotter, getting wetter — and not on outdated assumptions that no longer apply."

At the moment, most of the existing infrastructure — be it energy grids, transportation networks, water supply systems, or communication lines — are vulnerable to the ever-changing climate. Rising sea levels threaten coastal cities, intense storms strain power grids, and prolonged droughts affect water availability. We must confront these challenges head-on.

This is why infrastructure planning is vital and should account for future climate scenarios. Government planners and policymakers must assess



risks related to extreme weather, sea-level rise, and temperature fluctuations.

New infrastructure projects should be adaptable, allowing adjustments as climate conditions evolve. Bridges and roads, for example, should withstand heavier rainfall and higher temperatures.

Mangroves, wetlands, and forests — which act as mankind's natural ally — should be protected and restored as these act as buffers against storm surges and erosion.

It is also necessary to build robust early warning systems to help save lives during extreme events. These systems provide advance notice of floods, cyclones, or heatwaves, allowing communities to prepare and

evacuate.

Another vital move is to invest in climate-smart technologies — such as smart grids, green roofs, and flood-resistant materials.

But we can't realize these without the collaboration of the government and the private sector. It requires a collective effort.

Governments, businesses, and citizens must prioritize climate-resilient infrastructure. By doing so, we not only protect our physical assets but also contribute to global climate goals. Let us build a future where infrastructure stands strong against the ever-changing environment by adapting, innovating and getting our act together.

## SM CITY BACOR, SM CITY MOLINO, AND SM CENTER IMUS WELCOMES THE YEAR OF THE DRAGON



SM CITY BACOR, SM CITY MOLINO, AND SM CENTER IMUS, CAVITE - SM City Bacoor, SM City Molino, and SM Center Imus are ushering in the Chinese New Year with a captivating celebration, embracing the Year of the Dragon with a dazzling display at their event centers. Shoppers are treated to a spectacular scene featuring a breathing dragon and a grand prosperity tree, symbolizing good fortune and abundance. SM City Bacoor stands out with its golden prosperity tree, adding an extra touch of lavishness to the festivities. The vibrant atmosphere and intricate decorations create a joyous ambiance, providing a delightful experience for visitors as they immerse themselves in the spirit of the Lunar New Year at these SM malls in Cavite.

CAVITE TIMES JOURNAL PAHAYAGAN NG TUNAY NA CAVITEÑO

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## Fueling...

(FROM PAGE 1)

"Fluff fuel" is one of the various solutions to control waste buildup in Japan. The partnership between SM Prime and GUUN will explore further implementation of recovery or reduction techniques, ensuring that waste is no longer wasted.

SM Prime Holdings Chairman of the Executive Committee Hans Sy, emphasizing a commitment to a positive impact on local communities, shared, "It is exciting for SM Prime to partner with GUUN Japan with a joint mission to bridge the gap between society and the

environment in the Philippines through investing in their pioneering solid waste management technology, which will eventually benefit all the communities that SM Prime serves."

Underscoring their dedication to making a positive impact on the Philippines, GUUN Co. Ltd. CEO Shinji Fujieda stated, "At GUUN, we are ready to make every effort to contribute significantly to the Philippines and evolve the resource circulation system. The partnership with SM Prime leaves us with no doubt that we can succeed."

Department of Environment and Natural Resources (DENR) Secretary Toni Yulo-Loyzaga emphasized the importance of such partnerships in advancing sustainable waste management practices. She said, "The DENR continues to collaborate with development partners and the private sector in tackling the challenge of solid waste management. Implementing industrial-scale, appropriate transition technologies for segregation and processing is a crucial step toward achieving a circular economy. Partnerships like the one between SM Prime and GUUN play a vital role in shaping a sustainable future."



**SM Prime joins forces with GUUN to develop infrastructure for waste management, aiming to minimize landfill impact across SM Prime and non-SM Prime properties.**

## DOST holds...

(FROM PAGE 8)

advancing local industries and creating livelihood opportunities.

DOST Secretary, Dr. Renato U. Solidum Jr., who virtually welcomed everybody to the event, said that "DOST through the Philippine Textile Research Institute (PTRI) is designated in its contribution to lead and discuss to ensure that the essential research of the judicious utilization of local natural fibers shall be continued and that meaningful activities to properly celebrate the tropical fabrics month."

On the other hand, Senate President Pro Tempore, Sen. Loren Legarda, who was the keynote speaker and whose message was read by DOST undersecretary for Research and Development, Leah J. Buendia, said that the "gathering is part of our commitment to integrate small strides into impactful solutions, foster collaborations and encourage conversations to propel our nation's rich textile heritage to greater heights. This national convention is rooted in recognition of the significance of Republic Act 9242, the Philippine Tropical Fabrics law, a measure I principally authored and co-

sponsored."

Meanwhile, DOST-PTRI Director IV, Dr. Julius L. Leano Jr. said that this year's convention centered on bamboo as new fabric material. He considered the event as a "family gathering," sharing the same vision for the industry. "It's the light at the end of the tunnel."

The DOST-PTRI also had a meaningful collaboration with its stakeholders and one notable partnership that stands out is the Philippine Combatex initiative, Philippine Camouflage optical, mechanical ballistic and armoured textiles.

In the same occasion, a Memorandum of Understanding (MOU) between DOST-PTRI and Dela Salle College of St. Benilde was signed. It's a formal commencement of their collaborative effort.

The university was represented by Chancellor Benhur Ong. The aim is to collaborate on education initiative and research endeavors, with the goal of advancing scholarship and enriching the academic experience for students and faculty alike. The ceremony marks the beginning of a journey that will yield valuable contributions to the academic community.

Under the theme "Spinning Innovations," this year's celebration signifies a commitment to integrating small strides into impactful solutions, fostering collaborations, and encouraging conversations. Building upon the momentum of the previous year's theme, "Pushing Boundaries," "Spinning Innovations" emphasizes science, technology, and innovation to reshape the textile industry sustainably.

Engr. Sancho Maborang, DOST undersecretary for regional operations, delivered the keynote address. He said that the convention brings about an evolution of the Philippine textile industry as an emerging leader in the global textile market.

"The passage of RA 9242 in 2003 emphasized the importance of global textile by prescribing the use of Philippine tropical fabrics for official uniforms for government officials and employees..."

The 2024 PTF month features various activities such as program and facility launches, engaging dialogues, exhibitions, and textile conventions, offering a comprehensive look at advancements, innovation, and collaboration within the textile industry among stakeholders. **(Nelson Santos)**

## PGC extends medical and other health services in General Mariano Alvarez

On February 6, 2024, the residents of Brgy. Benjamin Tirona, GMA, experienced a remarkable event as a medical and dental mission unfolded, providing essential healthcare services to 621 beneficiaries. Spearheaded by the OPG and GEAMH Medical and Dental team, in collaboration with CARSIGMA RHU, Imus Medical and Dental team, and volunteers from Christian Grace School of Cavite-GMA, the mission showcased the collective dedication and expertise of healthcare practitioners in meeting the community's healthcare needs.



With the invaluable assistance of Punong Barangay Ma. Josephine O. Binaday together with Barangay Health Workers, the mission seamlessly provided vital services to the constituents.

A total of 492 individuals received medical consultations, addressing various health concerns and providing necessary treatments. Additionally, 53 beneficiaries availed dental extractions, addressing dental health issues crucial for overall

well-being. The OPG staff also distributed prescription medicines, supplements, vitamins, and mosquito repellent lotion to beneficiaries.

Furthermore, the mission extended its reach offering specialized services (LAB for ALL), including 40 electrocardiograms (ECG) and 36 x-rays, ensuring a comprehensive approach to healthcare delivery. These diagnostic procedures play a critical role in identifying underlying health

conditions, contributing significantly to early detection and intervention.

The resounding success of the mission is a testament to the collaborative efforts of the dedicated medical and dental practitioners, volunteers, and local government officials. Their commitment to serving the community and promoting health equity has undoubtedly made a meaningful impact on the lives of the beneficiaries. **(OPIO)**

## Unmasked...

(FROM PAGE 8)

"Unmasked" will run until May 26, 2024. The public can also catch the exhibit

at SM City San Pablo, SM City Calamba, SM City Tanza, SM City Molino, SM

City Trece Martires, SM City Batangas, SM City Lipa, SM City Lucena, SM City Daet, SM City Naga, SM City Legazpi, and SM City Sorsogon.



**SM City Dasmariñas was honored to open the Unmasked exhibit with journalists (right to left) Mr. Howie Severino, Mr. Atom Araullo and SM Dasmariñas Assistant Mall Manager Mr. Charles Yap.**



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 2023-308

ALEXIS C. TUY,  
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 **ALEXIS C. TUY**, Mortgagor, with postal address at Ato Compound Daang Manunuso Street, Ibayo Tipas, Taguig City, Metro Manila and/Lot 36, Block 1, Phase 3, Hills View Royale, Brgy. Timalan, Naic, Cavite, to satisfy the mortgage indebtedness which as of March 15, 2023, amounted to **FOUR HUNDRED ONE THOUSAND THREE HUNDRED NINE & 50/100 (Php.401,309,50)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **February 27, 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. 057-2021016978**  
IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY OF TIMALAN BALSAHAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: LOT NO: 36, BLOCK NO: 1, 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 x x x AREA: **THIRTY-FIVE (35) SQUARE METERS, MORE OR LESS.** x x x.  
  
Prospective bidders are hereby enjoined to investigate for themselves the title of the above-described property and to the encumbrance existing thereon, if any there be.  
All sealed bids must be submitted to the undersigned on the above-stated time and date.  
In the event the public auction should not take place on the said date, it shall be held on **March 06, 2024** at same time and at the same place mentioned above without further notice.  
Municipality of Naic, Province of Cavite, January 23, 2024.  
  

(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  
  
**Alexis C. Tuy-**  
Ato Compound Daang Manunuso Street, Ibayo Tipas, Taguig City, Metro Manila and/Lot 36, Block 1, Phase 3, Hills View Royale, Brgy. Timalan, Naic, Cavite  
  
**Maria Victoria D. Capiral**  
**c/o Paulino E. Cases Jr.**  
CASES COLLECTION MANAGEMENT INC.,  
Atty-in-fact, c/o Cases Chun & Associates Law Offices-  
Unit 408 Cityland Condominium 10 Tower II 154 H.V dela Costa Street, Salcedo Village, Makati City  
  
**Publication: Cavite Times Journal**  
Dates: January 30, February 06 & 13, 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 2023-717

ROMEO L. DEL RIO,  
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 **ROMEO L. DEL RIO**, Mortgagor, with postal address at 645 Tivagan st. Ibayong Silangan, Naic, Cavite and/Lot 17 Block 3, Hillsview Royale Subdivision, Brgy. Timalan, Naic, Cavite to satisfy the mortgage indebtedness which as of September 28, 2023, amounted to **ONE HUNDRED NINETY THREE THOUSAND EIGHT HUNDRED THIRTY ONE PESOS & 60/100 (Php 193, 831.60)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **February 27, 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. 057-2013003041**  
IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: LOT NO: 17, BLOCK NO: 3 OF THE SUBD., PLAN, PSD-04-196108, BEING A PORTION OF PCN-04-011968, LRC REC. NO. 8340, LOCATION: BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON x x x AREA: **SIXTY (60) SQUARE METERS, MORE OR LESS.** x x x.  
  
Prospective bidders are hereby enjoined to investigate for themselves the title of the above-described property and to the encumbrance existing thereon, if any there be.  
All sealed bids must be submitted to the undersigned on the above-stated time and date.  
In the event the public auction should not take place on the said date, it shall be held on **March 06, 2024** at same time and at the same place mentioned above without further notice.  
Municipality of Naic, Province of Cavite, January 25, 2024.  
  

(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  
  
**Romeo L. Del Rio-**  
645 Tivagan st. Ibayong Silangan, Naic, Cavite  
  
**Maria Victoria D. Capiral**  
**c/o Atty. Julius Voltaire Rommel C. Cubelo-**  
3F Fass Inteli College Bldg., No. 11, Pittsburg St. Brgy. Silangan, Cubao, Quezon City  
  
**Publication: Cavite Times Journal**  
Dates: January 30, February 06 & 13, 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 2024-02

LORELYN LIS AVETRIA  
married to ABEL PENARADA AVETRIA,  
Respondent-Mortgagors.  
X-----X

NOTICE OF EXTRA-JUDICIAL SALE  
WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by **HOME DEVELOPMENT MUTUAL FUND**, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **LORELYN LIS AVETRIA married to ABEL PENARADA AVETRIA**, Mortgagors, with postal address at Block 6, Lot 8, GMA Housing, Bagbag 1, Rosario, Cavite and/Lot 10, Block 44, Pasinaya Homes, Phase 2, Sabang, Naic, Cavite, to satisfy the mortgage indebtedness which as of October 9, 2023, amounted to **FOUR HUNDRED THIRTY THOUSAND FOUR HUNDRED SIXTY-FIVE PESOS & 86/100 (Php.430,465.86)** Philippine Currency, excluding penalties, Attorney's Fees, and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **February 27, 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. 057-2018028319**  
IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY OF SABANG (FORMERLY TIMALAN) MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: LOT NO: 10, BLOCK NO: 44, PLAN NO: PSD-04-246094, PORTION OF: SUBD. OF BLOCK 32 PCS-04-030597; LRC RECORD NO. 8340 LOCATION: BARANGAY OF SABANG (FORMERLY TIMALAN) MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON x x x AREA: **TWENTY-EIGHT (28) SQUARE METERS, MORE OR LESS.** x x x.  
  
Prospective bidders are hereby enjoined to investigate for themselves the title of the above-described property and to the encumbrance existing thereon, if any there be.  
All sealed bids must be submitted to the undersigned on the above-stated time and date.  
In the event the public auction should not take place on the said date, it shall be held on **March 06, 2024** at same time and at the same place mentioned above without further notice.  
Municipality of Naic, Province of Cavite, January 23, 2024.  
  

(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  
  
**Lorelyn Lis Avetria & Abel Penarada Avetria-**  
Block 6, Lot 8, GMA Housing, Bagbag 1, Rosario, Cavite and/Lot 10, Block 44, Pasinaya Homes, Phase 2, Sabang, Naic, Cavite  
  
**Maria Victoria D. Capiral c/o Paulino E. Cases Jr.**  
CASES COLLECTION MANAGEMENT INC.,  
Atty-in-fact, c/o Cases Chun & Associates Law Offices-  
6th Floor JELP Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City  
  
**Publication: Cavite Times Journal**  
Dates: January 30, February 06 & 13, 2024



CALAX Silang... (FROM PAGE 1)

directly to Aguinaldo Highway, facilitating smoother and faster travel to key tourism destination areas in Cavite, including Tagaytay and Silang. It was opened to motorists last November 8 with a free toll until further notice. CALAX has surpassed its targeted daily traffic for the recently inaugurated

Republic of the Philippines

Fourth Judicial Region

REGIONAL TRIAL COURT

OFFICE OF THE EXECUTIVE JUDGE

Bacoor City, Cavite

email: rtc1bcrocc@judiciary.gov.ph

contact no.: 0927-370-7489

IN RE: PETITION FOR THE RENEWAL OF NOTARIAL COMMISSION IN THE CITY OF BACOOR,

App. No. 2024-01

VIVIENA A. LUCIDO-NOBLE,  
Petitioner.

X-----X

NOTICE OF HEARING

Notice is hereby given that a summary hearing on the Petition for Appointment as Notary Public shall be held on **February 13, 2024 at 10:00 in the morning**. Any person who has any cause or reason to object to the grant of the petition may file a verified written opposition thereto, received by the undersigned before the date of the summary hearing.

Let this notice be published once in the newspaper of general circulation in the Cities and Province of Cavite at the expense of the petitioner.

City of Bacoor, Cavite. January 24, 2024.

(Sgd). AMALIA S. GUMAPOS-RICABLANCA  
Executive Judge

Copy furnished:

VIVIENA A. LUCIDO-NOBLE  
Roll No. 25347  
Block 32 Lot 18 Queen Cristina St., Queensrow East, Bacoor, Cavite  
nobleanj06@gmail.com

Publication: Cavite Times Journal  
Dates: February 06 - 12, 2024

EXTRA JUDICIAL SETTLEMENT OF PARTITION WITH SALE

NOTICE IS HEREBY GIVEN TO THE PUBLIC THAT the we **JOSEPH EDORA** of legal age, Filipino widower, resident of Sta. Rita, Masinloc, Zambales and in behalf of our only child **RACHEL EDORA-LIBROJO**, hereinafter referred to as the Co-Owner/Heirs/Vendors and parties to this partition; -IN FAVOR OF- **SPOUSES RODOLFO EDORA HERNANDEZ** and **ERIAN ROSE SALMO-HERNANDEZ**, both of legal age, Filipino Citizens, residents of Sta. Rita, Masinloc Zambales, hereinafter referred to as the VENDEE. WHEREAS, **LETICIA A. EDORA** died intestate on November 10, 2006 in St., Lukes Medical Center Quezon City. She left at the time of her death one half(1/2) undivided conjugal share of the parcel of land more particularly described as follows: **TRANSFER CERTIFICATE OF TITLE NO. T-830480 (Tax Declaration NO. 18-0017-03547) Containing an area of ONE HUNDRED EIGHTY (180) square meters**. Bounded on the on the beginning at a point marked "1" on plan being N. 16 deg. 48'W., 2020.31 m. from BLLM NO. 1, Cad-452-D, Silang Cad. WHEREAS the above-named deceased left no known debts at the time of her death which are not settled up to this date; WHEREAS the parties hereto are her surviving spouse and child and only heirs to her estate; The above named HEIRS do by these presents, hereby settle, partition and adjudicate among themselves the one half (1/2) undivided portion of the above-described parcel of land extra-judicially and pro indiviso or in equal share. WITNESSETH FURTHER: That for in consideration of **FIVE HUNDRED THOUSAND (Php500,000.00) PESOS**, IN HAND PAID TO THE CO-OWNER/HEIRS/VENDORS by the VENDEES whose personal circumstances are mentioned above, by virtue of these presents, do hereby SELL, CONVEY and TRANSFER unto said VENDEES the above described parcel of land, free from all liens and encumbrances and charges whatsoever. This has been the subject of Extra Judicial Settlement of Partition with Sale by **Atty. Genaro N. Montefalcon** dated March 20, 2019 at Iba, Zambales as per Doc. No. 304, Page No. 62, Book No. XXXVI Series of 2019.

Publication: Cavite Times Journal  
Dates: February 06, 13 & 20, 2024

subsection, with an impressive daily count of 12,000 vehicles—well beyond the projected 5,000 cars and has become an essential component of the region's infrastructure. Looking ahead, CALAX is set to reach a total length of 45 kilometers by 2025, featuring eight strategically positioned interchanges: Technopark, Laguna Boulevard, Santa Rosa-Tagaytay Road, Silang East, Silang (Aguinaldo), Governor's Drive, Open Canal, and Kawit Interchange. CALAX will seamlessly connect with the Manila-Cavite Expressway (CAVITEX) in Kawit, further unifying key regions. Presently, operational segments span from Mamplasan Rotunda up to the Silang (Aguinaldo) Interchange. MPCALA Holdings Inc., a subsidiary of Metro Pacific Tollways Corporation (MPTC), is the leading mobility infrastructure and solutions provider in the Philippines. As the toll road development arm of Metro Pacific Investments Corporation (MPIC), MPTC's portfolio includes the

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF SHARE

NOTICE is hereby given to the public that this Extra Judicial settlement of Estate with Waiver of Share, made and executed by and between **MELANIE C. UNDERWOOD**, of legal age, Filipino and presently residing at Ontario Canada , and **JUDY ANNE C. VILLANUEVA** of legal age, Filipino citizen, resident of 64 Bayan Luma 1, Imus Cavite. That the above-named parties are the children and the heirs of the deceased **BENITO F. CLAMOSA** who died on January 28, 2017 at Family Clinic Barangay Daang Amaya Tanza. That said deceased died intestate, without Testament and without leaving any debts whatsoever. That said deceased left a properties and a rightful holder/possessor of Section 25 Block 02 Lot 03 is eligible to apply for electrical connection in Bahay Katuparan, Barangay Bagtas, Tanza, Cavite. That the parties herein being all of age, they have agreed to divide as they do hereby divide and adjudicate, the above-mentioned property. That they hereby affirm that they have executed the foregoing instrument out of their own voluntary free will without force, intimidation or violence upon their person, that they have hereby received their just and proper share and have no claim or demand against each other. That I, **MELANIE C. UNDERWOOD**, for my part and do hereby TRANSFER AND CONVEY unto **JUDY ANNE C. VILLANUEVA** all my rights, interests, and participation in the above-described. This has been the Subject of Extra Judicial Settlement of Estate with Waiver of Share with notary public of Atty. Pauline Breissee Gayle D. Alcaraz as per Doc. NO. 161; Page NO. 34; Book NO. XLIV; Series of 2024.

Publication: Cavite Times Journal  
Dates: February 06, 13 & 20, 2024

R.A Form No. 10.1 (LCRO)

Republic of the Philippines

Local Civil Registry Office

Province of CAVITE

Municipality of NOVELETA

January 16, 2024  
Date

In the matter of the Petition for Change of First Name in the Certificate of Live Birth of **MA. ANNABELLA T. SALES (A.K.A. ANABELLA)** - Petitioner  
CFN-02-2024

NOTICE TO PUBLICATION

The is a petition filed for the change of first name in the Certificate of Live Birth of **MA. ANNABELLA T. SALES (A.K.A. ANABELLA)** from "**ANABELLA**" to "**MA. ANNABELLA**" who was born on March 24, 1961 in Noveleta, Cavite.

NOTICE IS HEREBY GIVEN that any interested person is cited to notify this office and show cause why the same should not be granted.

Let this notice be published at least once a week for two (2) consecutive weeks in a newspaper of general circulation as required under Section 5 of Republic Act No. 9048.

(Sgd). ROWEN G. LORINO  
Municipal Civil Registrar  
Noveleta, Cavite

Publication: Cavite Times Journal  
Dates: January 30 & February 06, 2024

MPT South... (FROM PAGE 8)

overspeeding violations, a significant contributor to road-related fatalities and injuries. Another Silver Anvil was awarded to the toll road company for its 2023 Calendar titled "Better Ways" under the PR Tools-Publication. This visual and informative journey celebrates the company's unwavering commitment to sustainability, emphasizing People, Planet, and Progress.

Mr. Raul L. Ignacio, President and General Manager of MPT South, expressed his pride in these accomplishments, stating, "We are immensely proud of the achievements of our communication programs, a testament to our dedication to excellence. It reinforces our commitment to being more than just toll roads; we are here for the people—our motorists, for the planet, and, of course, for progress. This recognition inspires us to continually elevate our campaigns for the greater good."

In 2023, the International Association of Business Communication (IABC) received 815 entries for the Quill Award, while the Public Relations Society of the Philippines (PRSP) received XXX entries for Anvil.

Over the years, MPT South has earned several Anvil Awards, including a Silver Anvil for Drayberks (2019), a social advocacy concession rights for North Luzon Expressway (NLEX), NLEX Connector Road, Subic-Clark-Tarlac Expressway (SCTEX), and Cebu-Cordova Link Expressway (CCLEX) in Cebu, in addition to CALAX and CAVITEX.

For questions about this press release, please email us at corpcomm@mptsouth.com.

promoting road safety; Silver Anvil for Sights of South (2020), a corporate calendar promoting tourism in MPT South's toll road network; Silver Anvil for the Silang East Interchange Opening PR Campaign (2021); and Silver Anvil for the Bayani Ka Activity Book (2022), a road safety comic-inspired book. Notably, for 2023, Silver Anvils for the #Eggstrasafe and the Better Ways 2023 Calendar. In the Quill Awards, MPT South earned the Award of Merit for Drayberks (2022), a hybrid road safety education campaign; Award of Excellence for Biyaheng South (2022), a digital tourism marketing campaign; and Award of Merit for the 2022 Calendar titled 'Homegrown Heroes'.

MPT South is a subsidiary of Metro Pacific Tollways Corporation (MPTC), the infrastructure arm of Metro Pacific Investments Corporation (MPIC). Aside from the CALAX and CAVITEX network of toll roads, MPTC's domestic portfolio includes the concessions for the North Luzon Expressway (NLEX), the NLEX Connector Road, the Subic-Clark-Tarlac Expressway (SCTEX) and the Cebu-Cordova Link Expressway (CCLEX) in Cebu.

For further information and media concerns, please get in touch with corpcomm@mptsouth.com

R.A Form No. 10.1 (LCRO)

Republic of the Philippines

Local Civil Registry Office

Province of CAVITE

Municipality of NOVELETA

Publication Notice  
R.A. 10172

NOTICE TO PUBLICATION

CCE/R.A.10172  
(Migrant Petition)

Date: July 12, 2023

In compliance with the publication requirement and pursuant to **OCRG Memorandum Circular NO. 2013-1**, Guidelines in the implementation of the Administrative Order NO. 1, series of 2012 (IRR on R.A. 10172), Notice is hereby served to the public that **MARY JANE A. IBAÑEZ**, has filed with this office, a petition for correction of entry on the date of birth from "**December 18, 1975** to "**OCTOBER 12, 1975**" in the certificate of live birth of **SAME NAME -EL SALVADOR, Misamis Oriental**" and whose parents are **Alfredo Apus** and **Luzminda Rajal**,

Any person adversely affected by said petition may file his written opposition with this office not later than \_\_\_\_\_.

(Sgd). ROWEN G. LORINO  
Municipal Civil Registrar  
Noveleta, Cavite

Publication: Cavite Times Journal  
Dates: January 30 & February 06, 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 2023-742

RAFUNZEL ADARNE ARUTA,  
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 **RAFUNZEL ADARNE ARUTA**, Mortgagor, with postal address at LOT 19 BLOCK 20 BERNABE COMPOUND, LAS PIÑAS CITY, METRO MANILA and/ LOT 41 BLOCK 31 PHASE 4 CIUDAD NUEVO, BRGY. TIMALAN, NAIC, CAVITE, to satisfy the mortgage indebtedness which as of October 9, 2023, amounted to **THREE HUNDRED SIXTY-FOUR THOUSAND and SEVEN HUNDRED TWENTY-SEVEN PESOS & 70/100 (Php. 364,727.70)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **February 27, 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. 057-2016018167

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: PARCEL OF LAND (LOT NO. 41 BLK NO. 31 OF THE CONSOLIDATION SUBDIVISION PLAN NO: PCS-04-025578, BEING A PORTION OF LOT 5-A-1, PSD-04-210290; LOT 2962-A-1, PSD-04-0210292; LOT 2965-A-1, PSD- 04-210290; LOT 2963 AND 2966, NAIC ESTATE (VS-04-000597), L.R.C. RECORD NO., SITUATED IN BARANGAY OF TIMALAN MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON. x x x AREA: **FIFTY-FOUR (54) SQUARE METERS** 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 **March 06, 2024** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, January 23, 2024.

(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

Rafunzel Adarne Aruta -  
Lot 19 Block 20 Bernabe Compound, Las Piñas City, Metro Manila and/ Lot 41 Block 31 Phase 4 Ciudad Nuevo, Brgy. Timalan, Naic, Cavite

Maria Victoria D. Capiral  
c/o Pompeyo P. Maynigo.  
Attorney-In-Fact, Vision Credit & Collection Services Incorporated JRDC Building 117 Sen Gil. J. Puyat Ave. Pasay City

Publication: Cavite Times Journal  
Dates: January 30, February 06 & 13, 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 2023-747

GIL LUMANANG NICOR, married to  
MARY JEAN TELY NICOR,  
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 **GIL LUMANANG NICOR, married to MARY JEAN TELY NICOR**, Mortgagor, with postal address at NO. 4 SAAVEDRA ST., ZONE 5, SIGNAL VILLAGE, TAGUIG CITY and/ LOT 17 BLOCK 61 PHASE 2 PASINAYA HOMES, BRGY. SABANG, NAIC, CAVITE, to satisfy the mortgage indebtedness which as of October 9, 2023, amounted to **FOUR HUNDRED TWENTY-ONE THOUSAND and SEVEN HUNDRED FORTY-EIGHT PESOS & 18/100 (Php. 421,748.18)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **February 27, 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. 057-2018042829

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. 17 BLK NO. 61 PLAN NO: PSD-04-246095, PORTION OF: SUBD. OF LOT 2933, FLS-986-D, NAIC ESTATE (VS-04-000597) L.R.C. RECORD NO. 8340), LOCATION: BARANGAY OF SABANG (FORMERLY TIMALAN) MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON. x x x AREA: **THIRTY-SEVEN (37) SQUARE METERS, MORE OR LESS** x x x.

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

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

In the event the public auction should not take place on the said date, it shall be held on **March 06, 2024** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, January 23, 2024.

(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

Gil Lumanang Nicor, married to  
Mary Jean Tely Nicor -  
No. 4 Saavedra St., Zone 5, Signal Village, Taguig City and/Lot 17 Block 61 Phase 2 Pasinaya Homes, Brgy. Sabang, Naic, Cavite

Maria Victoria D. Capiral c/o Pompeyo P. Maynigo.  
Attorney-In-Fact, Vision Credit & Collection Services Incorporated JRDC Building 117 Sen Gil. J. Puyat Ave. Pasay City

Publication: Cavite Times Journal  
Dates: January 30, February 06 & 13, 2024

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

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

-versus-

FNC-2023-648

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

ALBERT PUSONG REYES, single,  
Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial petition for sale under Act 3135, as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **ALBERT PUSONG REYES, single**, with postal address at #16 7TH ST., GRACE PARK, CALOOCAN CITY and LOT 29 BLOCK 2, PHASE 2, VILLA APOLONIA, SABANG, NAIC, CAVITE to satisfy the mortgage indebtedness which as of AUGUST 15, 2023 amounts to **THREE HUNDRED TWENTY SEVEN THOUSAND ONE HUNDRED FOURTEEN PESOS AND 69/100 (P327,114.69)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **February 27, 2024 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-575527

A PARCEL OF LAND (LOT 29 BLK. 2 OF THE CONS.-SUBD. PLAN PCS-04- 010852, BEING A PORTION OF THE CONS. OF LOTS 1483, 1484 &1469, NAIC ESTATE), SITUATED IN THE BRGY. OF SABANG, MUN. OF NAIC, PROV. OF CAVITE, IS. OF LUZON, BOUNDED ON THE SE ALONG LINE 1-2 BY LOT 30. BLK. 2 OF THE CONS.-SUBD. PLAN; ON THE SW ALONG LINE 2-3 BY LOT 1468; NAIC ESTATE; ON THE NW., ALONG LINE 3-4 BY LOT 28, BLK. 2; AND ON THE NE ALONG LINE 4-1 BY ROAD LOT 3, BOTH OF THE CONS.-SUBD. PLAN. xxxxx CONTAINING AN AREA OF **FORTY SQ. METERS AND FIFTY SQ. DECIMETERS (40.50)**. xxxx

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 **March 05, 2024** without prior notice.

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

Naic, Cavite, January 08, 2024.

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

Copy furnished:

MARIA VICTORIA D. CAPIRAL  
c/o ATTY. PAULINO E. CASES JR.  
CASES COLLECTION MANAGEMENT, INC.  
Attorney-In-Fact, c/o Cases Chun & Associates Law Offices 6th Floor JELP Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City

ALBERT PUSONG REYES, single,  
#16 7TH ST., GRACE PARK, CALOOCAN CITY/  
LOT 29 BLOCK 2, PHASE 2, VILLAAPOLONIA SABANG, NAIC, CAVITE

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

Publication: Cavite Times Journal  
Dates: January 30, February 06 & 13, 2024

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

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

-versus-

FNC-2023-631

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

ARNULFO B. MARGATE, single,  
Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE  
Upon Extra-Judicial petition for sale under Act 3135, as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **ARNULFO B. MARGATE, single**, with postal address at 342 ROAD 4, PILDERA 3 NAIA, PASAY CITY, and LOT 28, BLOCK 4, HILLSVIEW ROYALE SUBDIVISION, BARANGAY TIMALAN, NAIC, CAVITE to satisfy the mortgage indebtedness which as of AUGUST 23, 2023 amounts to **TWO HUNDRED NINETY THREE THOUSAND NINE HUNDRED EIGHTY SIX PESOS AND 86/100 (P293,986.86)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **February 27, 2024 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:  
**TRANSFER CERTIFICATE OF TITLE NO. 057-2013034182**  
A PARCEL OF LAND (LOT 28, BLK. 4 OF THE SUBD. PLAN, PSD-04-196108, BEING A PORTION OF PLAN PCN-04-001968, LRC REC. NO. 8340) SITUATED IN THE BRGY. OF TIMALAN, MUN. OF NAIC, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW ALONG LINE 1-2 BY LOT 21; ON THE NE., ALONG LINE 2-3 BY LOT 29, BOTH OF BLK. 4; ON THE SE., ALONG LINE 3-4 BY RD. LOT 10 (6.50 M. WIDE); AND ON THE SW., ALONG LINE 4-1 BY LOT 27, ALL OF THE SUBD. PLAN. x x x x CONTAINING AN AREA OF **FORTY (40) SQ. METERS.** x x x x  
All sealed bids must be submitted to the undersigned on the above-stated time and date.  
In the event the public auction should not take place on the said date, it shall be held on **March 05, 2024** without prior notice.  
Prospective bidders or buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.  
Naic, Cavite, January 08, 2024.  

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

Copy furnished:  
MARIA VICTORIA D. CAPIRAL  
c/o ATTY. PAULINO E. CASES JR.  
CASES COLLECTION MANAGEMENT, INC.  
Attorney-In-Fact, c/o Cases Chun & Associates Law Offices  
6th Floor JELP Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City  
ARNULFO B. MARGATE, single  
342 ROAD 4, PILDERA 3 NAIA, PASAY CITY/  
LOT 28, BLOCK 4, HILLSVIEW ROYALE SUBDIVISION  
BARANGAY TIMALAN, NAIC, CAVITE  
**WARNING:** It is absolutely prohibited to remove, deface or destroy this notice of Extra Judicial Sale on or before the date of sale.  
**Publication: Cavite Times Journal**  
Dates: January 30, February 06 & 13, 2024

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

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

-versus-

FNC-2023-803

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

MARYJANE ENRIQUEZ VOLUNTAD  
married to MICAEL SALES VOLUNTAD,  
Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE  
Upon Extra-Judicial petition for sale under Act 3135, as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **MARYJANE ENRIQUEZ VOLUNTAD married to MICAEL SALES VOLUNTAD** with postal address at (F) 5547 TRAMO ST., SAN DIONISIO PARAÑAQUE CITY, METRO MANILA and LOT 18 BLK. 6, CIUDAD NUEVO PHASE 5, TIMALAN, NAIC, CAVITE 4110 to satisfy the mortgage indebtedness which as of November 17, 2023 amounts to **FOUR HUNDRED THIRTY TWO THOUSAND EIGHT HUNDRED FORTY ONE PESOS AND 44/100 (P432,841.44)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **March 05, 2024 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:  
**TRANSFER CERTIFICATE OF TITLE NO. 057-2022026124**  
A PARCEL OF LAND (LOT 18 BLOCK 6 OF THE CONSOLIDATION SUBDIVISION PLAN PCS-04-025949, BEING A PORTION OF LOT 2967, FLS- 986-D, NAIC ESTATE (VS-04-000597), LOT 2968-A-2, PSD-04-213184, L.R.C. RECORD NO. 8340), SITUATED IN BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE ALONG LINE 1-2 BY LOT 17 BLOCK 6; ON THE SE ALONG LINES 2-3 BY LOT 19 BLOCK 6; ON THE SW ALONG LINE 3-5 BY ROAD LOT 17 (6.50 M ROW); AND ON THE NW ALONG LINE 5-1 BY ROAD LOT 1 (10.00 M ROW), ALL OF THE CONSOLIDATION SUBDIVISION PLAN. x x x x CONTAINING AN AREA OF **SEVENTY THREE (73) SQUARE METERS.** x x x x  
All sealed bids must be submitted to the undersigned on the above-stated time and date.  
In the event the public auction should not take place on the said date, it shall be held on **March 12, 2024** without prior notice.  
Prospective bidders or buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.  
Naic, Cavite, January 26, 2024.  

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

Copy furnished:  
MARIA VICTORIA D. CAPIRAL  
c/o ATTY. J.V. ROMMEL C. CUBELO  
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT INC.  
3F Fass Intel College Bldg. No. 11, Pittsburgh St. Brgy. Silangan, Cubao, Quezon City  
MARYJANE ENRIQUEZ VOLUNTAD  
married to MICAEL SALES VOLUNTAD  
(F) 5547 TRAMO ST., SAN DIONISIO PARAÑAQUE CITY, METRO MANILA / LOT 18 BLK. 6, CIUDAD NUEVO PHASE 5 TIMALAN, NAIC, CAVITE 4110  
**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 30, February 06 & 13, 2024

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

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

-versus-

FNC – 2023-752

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

RECHELLE PENULIAR PASCUAL, single  
Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE  
Upon Extra-Judicial petition for sale under Act 3135, as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **RECHELLE PENULIAR PASCUAL, single** with postal address at STO. NIÑO STREET, ZONE 3B, SIGNAL VILLAGE, TAGUIG, METRO MANILA and LOT 41 BLOCK 30, PHASE 4, CIUDAD NUEVO, TIMALAN, NAIC, CAVITE to satisfy the mortgage indebtedness which as of October 9, 2023 amounts to **THREE HUNDRED EIGHTY TWO THOUSAND ONE HUNDRED EIGHTEEN PESOS & 22/100 (P382,118.22)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **March 12, 2024 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:  
**TRANSFER CERTIFICATE OF TITLE NO. 057-2017064954**  
A PARCEL OF LAND (LOT 41 BLOCK 30 OF THE CONSOLIDATION SUBD. A PARCEL OF LAND (LOT 18 BLOCK 33 OF THE CONSOLIDATION SUBDIVISION PLAN PCS-04-025578, BEING A PORTION OF LOT 5-A-1, PSD-04-021290; LOT 2962-A-1, PSD-04-0210292; LOT 2965-A-1, PSD-04-021291; LOT 2963 AND 2966, NAIC ESTATE, (VS-04-000597), L.R.C. REC. NO. \_\_\_\_), SITUATED IN THE BARANGAY TIMALAN, MUNIIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 2 BLOCK 30; ON THE SE., ALONG LINE 2-3 BY LOT 40 BLOCK 30; ON THE SW., ALONG LINE 3-4 BY ROAD LOT 18; AND ON THE NW., ALONG LINE 4-1 BY LOT 42 BLOCK 33, ALL OF THE CONSOLIDATION SUBDIVISION PLAN X X X X CONTAINING AN AREA OF **FIFTY FOUR (54) SQ. METERS.**  
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 **March 19, 2024** without prior notice.  
Prospective bidders or buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.  
Naic, Cavite, January 30, 2024.  

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

Copy furnished:  
MARIA VICTORIA D. CAPIRAL  
c/o ATTY. MAYBELLE JOY E. BERNALES  
ANCHOR COLLECTION SERVICES INC.  
Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City  
RECHELLE PENULIAR PASCUAL, single  
STO. NIÑO STREET, ZONE 3B, SIGNAL VILLAGE TAGUIG, METRO MANILA / LOT 41 BLOCK 30, PHASE 4, CIUDAD NUEVO TIMALAN, NAIC, CAVITE  
**WARNING:** It is absolutely prohibited to remove, deface or destroy this notice of Extra Judicial Sale on or before the date of sale.  
**Publication: Cavite Times Journal**  
Dates: January 30, February 06 & 13, 2024

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

BDO UNIBANK, INC.,  
Mortgagee,

-versus-  
File No. FC-DC-1228-23  
EXTRA JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER  
ACT 3135, AS AMENDED BY ACT 4118

SPOUSES REX ROGER B. RAYLA AND  
MARY ROSE F. RAYLA,  
Debtor/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, **BDO UNIBANK, INC.** with postal address at 11F BDO Towers Valero (formerly Citibank Tower), 8741 Paseo De Roxas, Makati City against the debtor/mortgagors **SPOUSES REX ROGER B. RAYLA AND MARY ROSE F. RAYLA** with postal address at (1) Lot 3 Blk 7, Phase 2, Andreaville, Salitran IV, Dasmariñas, Cavite and (2) Lot 22 Blk 3, BuroI, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of NOVEMBER 15, 2023 amounts to **ONE MILLION NINE HUNDRED NINETY SEVEN THOUSAND NINE HUNDRED TWENTY PESOS AND 20/100 (Php 1,997,920.20)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on **FEBRUARY 27, 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, BuroI 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. 057-2021002083

IT IS HEREBY CERTIFIED that certain land situated in BO. OF BUROL, MUN. OF DASMARINAS PROVINCE OF CAVITE, bounded and described as follows:

A PARCELOF LAND (LOT 22, BLK. 3 OF THE CONS.-SUBD. PLAN, PCS-04-016785, BEING A PORTION OF LOT 3490-NEW & 3491, IMUS ESTATE, L.R.C. REC. NO.), SITUATED IN THE BO. OF BUROL, MUN. OF DASMARINAS, PROVINCE OF CAVITE. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 21, BLK. 3; ON THE SW., ALONG LINE 2-3 BY LOT 20, BLK. 3; ON THE NW., ALONG LINE 3-4 BY ROAD LOT 4; ON THE NE., ALONG LINE 4-1 BY LOT 24, BLK. 3, ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING N. 25 DEG. 08'W., 1339.54 M. FROM MON. NO. 137, IMUS ESTATE. THENCE S. 81 DEG. 26'W., 8.00 M. TO PT. 2; THENCE N. 08 DEG. 34'W., 11.00 ?. TO PT. 3; THENCE N. 81 DEG. 26'E., 8.00 M. TO PT. 4; THENCE S. 08 DEG. 34'E., 11.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **EIGHTY EIGHT (88) SQ. METERS, MORE OR LESS.** 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 ORIG. SURVEY, JULY 27, 1905-JUNE 11, 1908 AND THAT OF THE CONS.- SUBD SURVEY FEB 20-25 2001 AND WAS APPROVED ON MARCH 26, 2001.

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: SPS. REX ROGER B. RAYLA & MARY ROSE F. RAYLA, FILIPINO, BOTH OF LEGAL AGE

Address: BLK. 7 LOT 3 PH. 2 NARRA ST., ANDREAVILLE SUBD., BRGY. SALITRAN IV, DASMARIÑAS CITY

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 **MARCH 12, 2024**, at the same time and place without further notice.

Dasmariñas City, Cavite, January 16, 2024.

(Sgd.) ARLYN P. BARCELON  
Sheriff IV

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

Copy furnished:

Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
Branch 89  
City of Bacoor  
rtc2bcr089@judiciary.gov.ph  
09084163855

IN RE: PETITION FOR THE ISSUANCE OF  
A SECOND OWNER'S COPY OF TRANSFER  
CERTIFICATE OF TITLE NO. (057- 2011021383)  
167-2016003749 OF THE REGISTRY OF  
DEEDS OF PROVINCE OF CAVITE,  
BACOR CITY BRANCH IN LIEU OF  
THE LOST OWNER'S COPY

BREEZEWOODS DEVELOPMENT  
CORPORATION,  
Petitioner,

-versus-  
LRC Case No. 8843-2023-111

REGISTRY OF DEEDS OF PROVINCE OF  
CAVITE, BACOR CITY BRANCH  
Respondent.  
X-----X

ORDER

This is a petition instituted by Breezewoods Development Corporation for the issuance of a new owner's duplicate copy of **Transfer Certificate of Title No. (057-2011021383) 167-2016003749** of the Registry of Deeds for the Province of Cavite, Bacoor City registered in the name Breezewoods Development Corporation in lieu of the lost one.

NOTICE IS GIVEN that said petition is set for hearing on **21 February 2024 at 1:30 in the afternoon**. All those interested are cited to appear and show cause why the same should not be granted.

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

The Sheriff of this Court is ordered to post copies of this Order in three conspicuous places in the City of Bacoor where the subject property is situated.

Furnish copies of this Order and petition the Offices of the Register of Deeds for the Province of Cavite, Trece Martires City and Bacoor City Branch.

Furnish the Office of the Clerk of Court, Regional Trial Court of the City of Bacoor a copy of the order for raffle.

SO ORDERED.

GIVEN IN CHAMBERS this 13th day of October 2023 in the City of Bacoor.

(Sgd). ROSALINDA E. BELTRAN-KAWADA  
Presiding Judge

Copy furnished:

1. BREEZEWOODS DEVELOPMENT CORPORATION  
rep. by MA. SALOME M. DASALLA  
-2F Pet Plans Tower, 444 EDSA Guadalupe Viejo. Makati City/  
Unit 304 Guadalupe Commercial Complex Guadalupe Nuevo, Makati City.

2. J.L. ANASTACIO, CPA & ASSOCIATES LAW OFFICES -  
Unit B6 L.22 Villa Felisa. Albang-Zapote Rd, Pamplona II. Las Pinas City

3. REGISTER OF DEEDS- Bacoor City

4. REGISTER OF DEEDS- Trece Martires City

5. ATTY. MELY HERMOSURA-VISTA- Office of the Clerk of Court, Regional Trial Court, Bacoor City

Publication: Cavite Times Journal  
Dates: January 23, 30 & February 06, 2024

BDO UNIBANK, INC.  
11F BDO Towers Valero (formerly Citibank Tower),  
8741 Paseo De Roxas, Makati City

SPOUSES REX ROGER B. RAYLA AND MARY ROSE F. RAYLA  
(1) Lot 3 Blk 7, Phase 2, Andreaville, Salitran IV, Dasmariñas, Cavite  
(2) Lot 22 Blk 3, BuroI, Dasmariñas, Cavite

Publication: Cavite Times Journal  
Dates: January 23, 30 & February 06, 2024

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
TRECE MARTIRES CITY, CAVITE  
BRANCH 131  
Official Contact Number: (0975) 444-7854  
Email address: rtc1tmt131@judiciary.gov.ph

PETITION FOR CANCELLATION OF  
ENCUMBRANCES (ARTICLE 567 OF  
THE OLD CIVIL CODE AND SECTION 4  
OF RULE 74) ON TRANSFER  
CERTIFICATE OF TITLE NO. 057-2012020538.

ANTEL HOLDINGS (GEN. TRIAS) INC.,  
REPRESENTED HEREIN BY ITS DULY  
AUTHORIZED REPRESENTATIVE  
LEONOR R. REYES,  
Petitioner,

-versus-  
LRC Case No. 5964-049-22  
FOR: CANCELLATION OF  
ENCUMBRANCE

THE REGISTRY OF DEEDS FOR THE  
PROVINCE OF CAVITE,  
Respondent.  
X-----X

ORDER

Filed before this Court is a Petition, dated July 20, 2022, by the petitioner **ANTEL HOLDINGS (GEN. TRIAS) INC. as represented by Leonor R. Reyes, through counsel Atty. Earl Alfred B. Reyes**, praying that an Order be issued directing the Register of Deeds for the Province of Cavite to cancel the annotations referring to Article 567 of the Old Civil Code and Rule 74 Section 4 of the Rules of Court on **Transfer Certificate of Title No. 057- 2012020538**.

Finding the petition to be sufficient in form and substance, and compliant with the A.M No. 19-10-20-SC<sup>1</sup>, let the same be set for initial hearing on **May 22, 2024 at 8:30 in the morning**. Notice is hereby given to any person claiming an interest to file an opposition stating the grounds thereto why this petition should not be granted, on or before the above-scheduled hearing.

Let copy of this Order be published once a week in three successive issues of a newspaper of general circulation and to be posted on the main entrance of the Provincial Building of Cavite and City Hall of General Trias, Cavite, the Bulletin boards of the Regional Trial Court, the Barangay Hall of the barangay where the property is situated, and at the place of the property itself at least thirty (30) days prior to the date of the initial hearing.

Let a copy of this Order be sent to the petitioners and her counsel, the Office of the Registry of Deeds for the Province of Cavite and the Land Registration Authority, the adjacent owner/s and the person/s named in the petition who appear to have an interest in the petition.

For purposes of publication, the petitioner is likewise directed to coordinate with the Office of the Clerk of Court- RTC Trece Martires City for the details and instructions as regards the duly accredited newspapers of general circulation for the publication of this order.

SO ORDERED.

Issued this 10th day of January 2024 in Trece Martires City Cavite.

(Sgd). JANICE L. ANDRADE-UDARBE  
Acting Presiding Judge

Copy furnished:

Atty. Earl Alfred B. Reyes  
Leonor R. Reyes  
Unit 2502 Antel Corporate Center  
121 Valero Street, Salcedo Village Makati City 1227  
earlreyes@antel.com.ph

Land Registration Authority  
LRA Compound East Avenue, Quezon City

Office of the Solicitor General  
134 Amorsolo St., Legaspi Village., Makati City  
efile@osg.gov.ph

Office of the Registry of Deeds  
Capitol Compound Trece Martirez City, Cavite

RTC- Office of the Clerk of Court  
Trece Martires City

Publication: Cavite Times Journal  
Dates: January 30, February 06 & 13, 2024



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

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

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

AMALIA G. MANARPA married to  
JAY V. MANARPA,  
Mortgagors.  
FC CASE NO. 18821-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **AMALIA G. MANARPA married to JAY V. MANARPA**, mortgagors, with residential and postal addresses at Lot 31 Blk. 8 Ph. 3, Boston Heights, Brgy. Toclong, Kawit, Cavite, to satisfy the mortgage indebtedness which as of October 30, 2023 amounts to **FIVE HUNDRED FORTY ONE THOUSAND EIGHT HUNDRED FORTY EIGHT PESOS & 47/100 (Php541,848.47)** Philippine Currency, including interest but excluding penalties, attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at Public Auction on **February 13, 2024 at 10:00 a.m.**, or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder for cash and in Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 071-2021000734  
LOT NO: 31 BLOCK NO: 8 PLAN NO: PSD-04-235990  
PORTION OF: LOT B. PSD-04-228250; LRC RECORD NO. N-35907  
LOCATION: BARANGAY OF TOCLONG, MUNICIPALITY OF KAWIT, PROVINCE OF CAVITE, ISLAND OF LUZON  
BOUNDARIES:  
LINE DIRECTION ADJOINING LOT (S)  
1-2 NW LOT 29, BLOCK 8, PSD-04-235990  
2-3 NE ROAD 2 (8.00 M. WIDE), PSD-04-235990  
3-4 SE LOT 33, BLOCK 8, PSD-04-235990  
4-1 SW LOT 32, BLOCK 8, PSD-04-235990  
AREA: FIFTY FOUR (54) SQ. M.

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

In the event the public auction should not take place on the said date, it shall be held on **February 20, 2024** at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, December 12, 2023.

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

Approved:  
(Sgd.) ARMIE A. FRANCISCO  
Clerk off Court VI

Copy Furnished:

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

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

AMALIA G. MANARPA married to JAY V. MANARPA  
Lot 31, Blk. 8, Ph. 3 Boston Heights, Brgy. Toclong, Kawit, Cavite

Publication: Cavite Times Journal  
Dates: January 23, 30 & February 06, 2024

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

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

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

AVELINO CASIDSID married to  
ADELFA CASIDSID,  
Mortgagors.  
FC Case No. 18845-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **AVELINO CASIDSID married to ADELFA CASIDSID**, mortgagors, with residential and postal address at 261 B3 Kadima Letre, Tonsuya, Malabon, Metro Manila and/or Lot 11 Block 15 CH-Fairfields (CH-Barcelona) Tanzang Luma, Imus, Cavite, to satisfy the mortgage indebtedness which as of October 27, 2023 amounts to **FOUR HUNDRED TWENTY EIGHT THOUSAND THREE HUNDRED THIRTY SIX PESOS AND 74/100 (Php428,336.74)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **February 27, 2024 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-557980  
"A parcel of land (Lot 11 Blk. 15, of the subd. plan, Psd-042109-062796, being a portion of Lot 5467-D, (LRA) Psd-349661, L.R.C. Rec. No. ), situated in the Bo. of Tanzang Luma, Mun. of Imus, Prov. of Cavite. Bounded on the SW., along line 1-2 by Lot 12, Blk. 15, on the NW., along line 2-3 by Lot 30, Blk. 15, (Basement), on the NE., along line 3-4 by Lot 10, Blk. 15, on the SE., along line 4-1 by Rd. Lot 16, all of the subd. plan. x x x 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, it shall be held on **March 5, 2024** at 10:00 o'clock in the morning without further notice.

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

City of Imus, Cavite, Philippines, December 28, 2023

(Sgd.) EMMANUELLE H. FRANCISCO  
Sheriff IV  
Branch 4-FC

Approved:  
(Sgd.) ARMIE A. FRANCISCO  
Clerk off Court VI

COPY FURNISHED:

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

ATTY MELANIO A. BADENAS JR  
Attorney-in-Fact, GCCS & Associates Corp.  
RM. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City

AVELINO CASIDSID married to ADELFA CASIDSID  
261 B3 Kadima Letre, Tonsuya, Malabon, Metro Manila  
Lot 11 Block 15 CH-Fairfields (CH-Barcelona) Tanzang Luma, Imus, Cavite

Publication: Cavite Times Journal  
Dates: January 23, 30 & February 06, 2024

PALAISIPAN

1 2 3 4 5 6 7 8

9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39

PAHALANG

1 Telon  
5 Busog at palaso  
9 Litis  
10 Eksperyensiya  
11 Ganda  
13 Bansag  
14 Puna  
15 Dama  
17 Pomada  
18 Panghihiya  
20 Apelyidong Tsino  
23 Liga ni Lebron James  
25 Ms. Medel  
26 Walang alam  
28 Sinisa  
29 Tumindig  
31 Pantukoy  
33 Lutong bigas  
34 Gatang  
36 Taba ng hipon  
37 Laslas  
38 Kauri ng itik

39 Ipalo

PABABA  
1 Manlalakbay  
2 Panimplang maalat  
3 Uri ng kakanin  
4 Inam  
5 Saya  
6 Imbitasyon  
7 Nalanghap  
8 Asno: Ingles  
10 Imbakan ng tubig  
12 Sasakyan sa riles  
16 Lalawigan sa Bikol  
19 Lumbay  
21 Balam  
22 Subalit  
24 Kuha  
27 Panyero  
30 Gapas  
31 Bighani  
32 Sana  
33 Kapitan: daglat  
35 Sambit ng nakatutop

SAGOT SA NAKARAAN

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

Dagdag  
Kaalaman

Pagkatapos ni Mocha Uson ng kursong Med  
Tech sa UST ay pumasok siya sa College of  
Medicine para maging doctor pero tumigil siya  
noong 2nd year na siya.



# MPT South Wins Multiple Anvil and Quill Award



Metro Pacific Tollways South (MPT South), the concessionaire for the Cavite-Laguna Expressway (CALAX) and Manila-Cavite Expressway (CAVITEX), once again takes the spotlight, securing two of the country's prestigious recognitions in the realm of Public Relations and Communications—the Anvil and Quill Awards.

During the 20th Philippine Quill Awarding Ceremony on January 23, 2024, held at Marriott Grand Ballroom, Pasay City, MPT South's 2022 Calendar titled 'Homegrown Heroes' earned the Quill Award of Merit. This corporate calendar showcased the heroism of both internal employees and external individuals during the pandemic.

In addition, MPT South secured the Silver Anvil for its viral '#Eggstrasafe' road safety digital campaign, under the category of PR Program - Best Use of Social Media, during the 59th Anvil Awards Gabi ng Parangal on January 31, 2024, hosted at the same venue. The campaign strategically addressed **MPT SOUTH • 5**

**Mga Pinagbuting Benepisyo ng PhilHealth para sa Stroke**

Pangalawa ang stroke sa nangungunang sanhi ng kamatayan sa bansa. 70% ng pagkamatay ay dahil sa ischemic stroke at 30% naman sanhi ng hemorrhagic stroke.

**Ischemic Stroke**  
(Pagkakaroon ng blood clot o bara sa ugat papunta sa utak)  
**P76,000**  
(mula sa dating P28,000)

**Hemorrhagic Stroke**  
(Pagdurugo sa utak sanhi ng pagputok ng ugat)  
**P80,000**  
(mula sa dating P38,000)

Makaaasa ang lahat ng patuloy na pagpapabuti ng mga benepisyo alinsunod sa Universal Health Care Act.

Abangan ang mga susunod na benepisyonag pagbubutihin ng inyong PhilHealth!

Pagtulungan natin ang pagpapabuti ng Mental Health sa bansa.

**Maging PhilHealth-accredited Outpatient Mental Health Package Provider na!**

**Halaga ng Benefit Packages at mga serbisyong ibibigay ng pasilidad sa pasyente:**

**General Mental Health Services P 9,000**

- Screening
- Assessment batay sa Mental Health Gap Action Program (mhGAP)
- Diagnostics
- 12 follow-up visits
- Psychoeducation
- Psychosocial support
- Gamot

**Specialty Mental Health Services P 16,000**

- Assessment batay sa mhGAP
- Specialist diagnostics
- 12 follow-up visits
- Gamot
- Iba pang gamot na nakasaad sa Philippine National Formulary
- Psychotherapy

Makipag-ugnayan sa pinakamalapit na PhilHealth Regional Office o Local Health Insurance Office para sa detalye.

[www.philhealth.gov.ph](http://www.philhealth.gov.ph)

PhilHealthOfficial  
teamphilhealth  
teamphilhealth  
actioncenter@philhealth.gov.ph

**PhilHealth**  
Your Partner in Health

CAVITE

**TIMES JOURNAL**

PAHAYAGAN NG TUNAY NA CAVITEÑO

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cavitetimesjournal\_mf@yahoo.com  
franzalmonite@yahoo.com

VOL. XIX • NO. 52 • 10.00 • FEBRUARY 06 - 12, 2024

## DOST HOLDS NATIONAL TEXTILE CONVENTION AT PICC

THE Department of Science and Technology (DOST) held the National Textile Convention also known as TELACon at the Philippine International Convention Center (PICC) on January 30-31, this year.

This is part of the 2024 Philippine Tropical Fabrics (PTF) Month with the theme 'Spinning Innovations.' The Department of Science and Technology - Philippine Textile Research Institute presented the 'TELACon.'

The TELACon which centered on textile science, gathered experts, researchers, and industry professionals



with the aim of exploring textile science, fostering discussions on research, technological breakthroughs and sustainable practices within the PTF domain.

The event served as a platform for collaboration and knowledge exchange, advancing the nation's textile industry in scientific understanding and practical applications.

Every January yearly, the nation celebrates Philippine Tropical Fabrics Month through Proclamation 313, Series of 2012. The annual observance is a testament to the country's commitment to promoting natural textiles, **DOST HOLDS • 3**

## Unmasked: An exhibit of photos from the field by Howie Severino and Atom Araullo at SM City Dasmariñas



Veteran Journalists Howie Severino and Atom Araullo shared photos of their I-Witness journey in a photo exhibit called UNMASKED at SM City Dasmariñas on January 28 to February 4, 2024.

UNMASKED photo exhibit features the stories Atom and Howie encountered during the coverage and shoot for I-witness. The exhibit brought the public into the real world, make them disconnected from gadgets and interact with other people at the exhibit area at the main mall event center.

The exhibit launch was attended by the journalists themselves, Mr. Atom Araullo and Ms. Howie Severino. Both of them spoke about the exhibit and their lives as journalists. They also had a tour around the exhibit with the participating students from different colleges and universities in Cavite. **UNMASKED • 3**