

# Bacoor LGU, LTO establishes first inter-connectivity program outside Metro Manila



**BACOR CITY, Cavite** – The city government of Bacoor, Cavite and the Land Transportation Office (LTO) signed a memorandum of agreement for the implementation of a pioneer interconnectivity system outside of Metro Manila.

The LTO-LGU Interconnectivity Program or the Single Ticketing System, plays a vital role in enforcing traffic laws, where real-time data from the LTO's database is now accessible through the handheld devices used by Bacoor's traffic enforcers.

Under the agreement, Bacoor's traffic aids can now issue On-the-Spot Traffic Violation Receipts (OVRs) that will be directly linked to the motorist's record with the LTO.

► **BACOR LGU • 3**

## Bureau of Fire Protection (BFP) Provincial Roadshow 2024



March 11, 2024, marked a significant day for fire safety advocacy in Cavite as the took center stage at SM City, Rosario. The event brought together BFP personnel from various cities and municipalities in Cavite, showcasing their dedication to promoting public awareness and safety.

The program kicked off with the warm opening remarks by FSINSP Mark Anthony M. Manarin, Municipal Fire Marshal of Rosario F5. His words set the tone for a day filled with valuable insights and activities aimed at fostering a safer community. Welcoming the guests with enthusiasm, he emphasized the importance of collaboration in achieving the shared goal of fire prevention.

One of the highlights of the event was a presentation featuring different types of uniforms worn by BFP Officers and Personnel, showcasing the diverse roles and responsibilities within the bureau. This visual representation served as a tribute to the dedication and professionalism of the individuals ► **BUREAU • 3**



Celebrating International Women's Day at SM. Over a thousand women's empowerment and gender equality advocates gathered at the Samsung Hall, SM Aura for a summit to celebrate International Women's Day (IWD). Anchored on the IWD theme, 'Invest in Women: Accelerate Progress,' the summit was headlined by keynote speaker Senate President Pro Tempore Loren Legarda (third from left), who was joined by (from right): SM Supermalls President Steven Tan, UN Women Country Programme Coordinator Rosalyn Mesina, Philippine Commission on Women (PCW) Officer-in-Charge Atty. Khay Ann Magundayao-Borlado and Deputy Executive Director Kristine Balmes, and moderator Bernadette Sembrano. Led by the PCW and UN Women, in partnership with SM Supermalls, the summit gathered esteemed speakers and panelists including United Nations Philippines Resident Coordinator Gustavo Gonzalez, Australian Ambassador HK Yu PSM, Canadian Ambassador David Hartman, and She Loves Tech co-founder Leanne Robers.

## CAVITE TIMES JOURNAL

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

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## SP Zubiri assures PNP of legislative support from Senate

Senate President Juan Miguel "Migz" Zubiri today assured officials of the Philippine National Police (PNP) that the Senate is doing everything in its power to support the evolving needs of the police force.



In a speech before police officials attending the 44th Grand Alumni Homecoming of the Philippine National Police Academy (PNPA) in Silang, Cavite, Zubiri praised the police force in its contribution to advancing the welfare of the people, even saying that the Senate has benefitted from the wisdom of police officers who became senators: Robert Barbers, Ping Lacson, Fred Lim and currently, Sen. Bato dela Rosa.

► **SP ZUBIRI • 4**

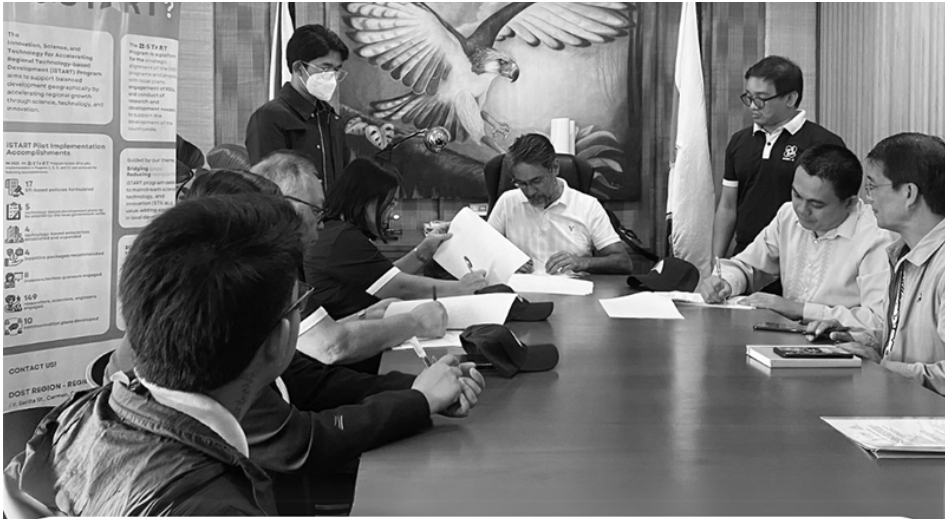


SM CITY BACOR, CAVITE - Let's be Heroes and Save lives! Donate at the Blood Letting Program in partnership with Philippine Red Cross on March 18 and 19, 2024 from 9am - 3pm at the 2nd Level of SM City Bacoor, beside Our Home. Screening will be done prior to extraction of blood. See you there! Your'e always welcome here to help and donate blood for those in need.



# Gov Roque and DOST sign partnership to mainstream innovations in local plans

Governor Roque of Bukidnon and DOST-10 recently inked a partnership to mainstream science, technology, and innovations in local development plans through the Innovation, Science, and Technology for Accelerating Regional Technology-Based Development (iSTART) program of DOST.



The Memorandum of Agreement between DOST and Bukidnon affirms the mainstreaming of Science, Technology, and Innovation (STI) to the province's Local Development Plans (LDPs).

"This is the first request for Training of Trainers (TOT) on the provincial level for STI mainstreaming. We assure you that you have our full support," said Regional Director Romela N. Ratilla during the MOA signing on February 8, 2024.

In the agreement, DOST 10 will assist the Provincial Government of Bukidnon in mainstreaming

Science, Technology, and Innovation (STI) in the selected development plan of the province, which will involve a collaborative effort across various sectors, including consultations and capacity-building activities.

Governor Rogelio Neil P. Roque of Bukidnon expressed his gratitude for accommodating the request of their province to capacitate their local planners about STI.

"The entry of DOST 10 is very timely—we are set to update our CLUP this year, and we need support from experts to develop a comprehensive plan for the people of Bukidnon," Governor Roque affirmed.

As a partner, the Provincial Government of Bukidnon will also coordinate, participate in, and offer assistance conducting inclusive consultations across sectors to shape the local development plan with STI at its core.

Integrating the STI lens in Bukidnon's local developmental plans will significantly contribute to the province's development. With its focus on introducing science, technology, and innovation-based solutions, iSTART promises to address LGU challenges while nurturing entrepreneurship, bringing about economic growth and new job



opportunities, and attracting new investors, ensuring a bright future for the province.

Furthermore, the Provincial Planning and Development Officer of Bukidnon, Engr. Jesrel B. Mangubat was at the MOA signing and fully supported the DOST 10 initiative to capacitate local planners on STIs.

"We thank DOST 10 for helping us. This initiative benefits our office and staff and will help us better serve our people here in Bukidnon," said Engr. Mangubat.

Ladizar C. Guno, PPDO staff of Bukidnon, also recalls how the Training of the Trainers (TOT) conspired with the DOST 10's recent engagement with LGU Kadingilan last December 2023.

"When I attended the Enhanced Local Climate Change Action Plan Workshop of LGU

Kadingilan facilitated by DOST 10, there was an opportunity for planners in Kadingilan to learn how to use STI to improve their plans. And I believe it is equally important to relay this opportunity not only in Kadingilan but to the whole province," said Ms Guno.

The Training of the Trainers (TOT) is set to be conducted in May this year with a focus on harnessing STIs for comprehensive development. Specifically, the training will cover topics such as STI Integration into Provincial Development and Physical Framework Plan (PDPFP) and Comprehensive Development Plan (CDP), STI Mainstreaming for Cities and Municipalities through the CDP, Enhancing the LGU's Vision with STI Perspective, and STI Plan Writeshop.

To date, the Provincial Government of Bukidnon

(PGB) has been one of the proactive partners of DOST 10 iSTART. Through the Memorandum of Agreement, the Province of Bukidnon will be the first province in Northern Mindanao to mainstream Science, Technology, and Innovation (STI) to their local development plans and leverage science, technology, and innovation for sustainable regional development.

The Innovation, Science, and Technology for Accelerating Regional Technology-based Development Program, or iSTART, serves as a platform for strategically aligning DOST technology transfer programs and projects, engagements of RSEs, and R&D conduct to bridge gaps and reduce inequalities for regional development. (Alia S. Pangarungan/DOST 10) #ScienceForThePeople #OneDOST4U

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**PGC Facilitates Capacity-Building Workshop for Provincial Council for the Elderly:** The Provincial Government of Cavite, through the Office of the Provincial Social Welfare and Development Officer, organized a transformative Capacity Development event aimed at strengthening the Provincial Council for the Elderly (PCE). Held at Fynn Boutique Hotel in Bacoor City on March 7-8, 2024, the event brought together over twenty-five PCE members, including some Provincial Federation of Senior Citizens and Office of the Senior Citizens Affairs presidents across the province. The event commenced with a warm welcome from Ms. Felipa G. Servañez, head of the OPSWDO, setting the tone for an enriching two-day program. The event featured insightful discussions led by resource speaker Mr. Wilfred B. Quezon, focusing on the vital roles and purpose of the Provincial Council for the Elderly. Central to the discussions was the development of a strategic planning cycle, culminating in the formulating of a comprehensive 3-year action plan dedicated to enhancing the welfare and support systems for senior citizens in Cavite. Also presented during the event was the exchange of best practices, programs, and services for senior citizens by the Federation of Military Retirees Association of Cavite Incorporated, as well as representatives from the local government units of the Cities of Bacoor and Imus. On Day 2, the momentum continued with the presentation of workshop outputs and an engaging open forum, fostering collaboration and knowledge-sharing among participants. In a message addressing the significance of the event, BM Romel R. Enriquez, Chairperson of the Committee on Social Services, Family, Women, Children, and Elderly, emphasized the commitment of the provincial government to prioritize the well-being of senior citizens, underscoring the importance of such initiatives in ensuring a dignified and fulfilling life for the elderly population in Cavite. (OPIO)

# SM CITY BACCOOR AND SM CITY MOLINO PARTICIPATES AT THE SIMULTANEOUS NATIONAL FIRE DRILL



In celebration of National Disaster Resilience Month, the Bacoor Bureau of Fire Protection taught more than 200 mall employees fire extinguishing strategies during a nationwide fire drill at SM City Bacoor.



SM City Bacoor Fire Brigade shows more than 200 employees how to put out fire on light materials.



SM City Molino trained mall employees fire extinguishing techniques to further protect the safety of the shoppers and employees of the mall.

## Bacoor LGU... (FROM PAGE 1)

The integration ensures that demerit points are promptly assigned to the driver's license subsequently after committing a traffic violation.

According to LTO guidelines, drivers who have accumulated demerit points or traffic violation records are no longer eligible for the 10-year validity of driver's license and could face suspension or revocation depending on the severity and frequency of violation.

Mayor Strike Revilla together with Vice Mayor Rowena Bautista-Mendiola and other city officials signed the agreement on behalf of Bacoor, while Assistant Secretary Atty. Vigor D. Mendiza II – Regional Director Atty. Noreen Bernadette San Luis-Lutay represented LTO.

Asec. Mendiza delivered the message on behalf of Transportation Secretary Jaime Bautista, where the secretary noted that the digitization of government processes is in line with

the mandate of President Ferdinand R. Marcos Jr., under the Bagong Pilipinas brand of governance.

"The Department of Transportation, through the Land Transportation Office, intends to streamline traffic violations and fines throughout the country by institutionalizing this system. This is also a part of President Ferdinand Marcos Jr.'s program of digitalizing government systems and processes to establish better interconnectivity among agencies," the statement reads.

LTO believes that the single-ticket system will bring convenience and improve compliance for motorists, and will lessen the corrupt practices of some traffic enforcers.

"We can see that the single-ticketing system will bear many benefits, not just for the local governments but for motorists as well. In this way, we can fight corruption and the wrongdoings of motorists

who test our traffic enforcers, and the traffic enforcers who don't have integrity," Mendiza added.

Meanwhile, Revilla said that the program will expedite the process of delivery services to motorists in the city and will establish a more efficient system for paying fines and other traffic-related transactions which promotes transparency and efficiency.

"The LTO-LGU Interconnectivity program not only streamlines the ticketing process but also introduces a more accessible approach for violators to pay fines online, thereby reducing the inconvenience of physical transactions," the local chief executive said.

Once implemented, the DOTr and LTO said that the local single-ticketing system of Bacoor may become the model of observation for the future implementation of the same traffic system to other cities and municipalities nationwide. (RF/PIA-Cavite; with reports from Bacoor City Information Office)

## Bureau... (FROM PAGE 1)

working tirelessly to ensure public safety.

FSSUPT Maria Victoria Padua-Brual, DSC, Assistant Regional Director for Operations-BFP R4A, delivered a compelling fire prevention message on behalf of the regional director. Her words underscored the critical role that fire prevention plays in safeguarding communities and encouraged active participation from all sectors.

FSSUPT Gay Faltado Florentino, DSC, Provincial Fire Marshal, introduced the esteemed guest of honor and speaker, Hon. Ramon "Jolo" B. Revilla III, Cavite 1st district representative. In his inspiring address, Cong. Revilla emphasized the

importance of supporting the BFP not only during Fire Prevention Month but throughout the entire year. His commitment to community safety resonated strongly with the audience, fostering a sense of collective responsibility.

The second part of the program featured a thrilling simulation exercise performed by BFP's Special Rescue Force. This hands-on demonstration showcased the skill and readiness of the rescue teams, providing valuable insights into their capabilities in responding to emergencies.

The third and final part of the event comprised competitions in spoken poetry, digital art making,

and poster making. These competitions aimed to engage students, artists, and enthusiasts from various cities and municipalities in Cavite, encouraging them to contribute to the promotion of public fire safety. The creative endeavors of the participants reflected a shared commitment to raising awareness and inspiring action within the community.

The Cavite BFP Provincial Roadshow 2024 not only served as a platform for showcasing the BFP's dedication but also as a catalyst for community engagement. By involving diverse sectors and encouraging active participation, the event underscored the collective responsibility we all share in building a safer and more resilient Cavite. (OPIO)



**MPT South... (FROM PAGE 12)**

equipping them with the knowledge and skills needed to navigate our roads safely," pahayag ni Ms. Arlette Capistrano, Vice President for Communication and Stakeholder Management Division ng MPT South.

"For years, our collaboration with partners like Metro Pacific Tollways has been instrumental in shaping our estates and providing vital access points to residents, businesses, and visitors alike. With a shared commitment to ensuring the safety of all road users, Vermosa and Metro Pacific Tollways proudly spearheaded this caravan, aimed at educating individuals on

fundamental road safety practices," ani naman ni Ms. Mayi Rodriguez, Senior Project Development Head ng Ayala Land Estates.

Simula pa taong 2018, mahigit sa 1,000 drivers na ang natulungan ng Drayberks seminar sa aabot sa 50 activations nito sa mga road network ng MPT South, kabilang ang CAVITEX, C5 Link, at CALAX. Pinarangalan ito ng Public Relations Society of the Philippines (PRSP) ng Silver Anvil noong 2019 sa ketegoryang Public Relations Program on a Sustained Basis Community Development (Urban/Rural) bilang pagkilala sa mga naging ambag nito patungkol sa

road safety.

Ang MPT South ay isang subsidiary ng Metro Pacific Tollways Corporation (MPTC), ang infrastructure arm ng Metro Pacific Investments Corporation (MPIC). Bukod sa CALAX at CAVITEX, hawak din nito ang concession para sa North Luzon Expressway (NLEX), NLEX Connector Road, Subic-Clark-Tarlac Expressway (SCTEX), at Cebu-Cordova Link Expressway (CCLEX) sa Cebu.

For individuals or organizations who would like to bring Drayberks Road Safety Seminar to their communities, they may simply send a message to CAVITEX and CALAX official Facebook page or send an email to [corpcomm@mptsouth.com](mailto:corpcomm@mptsouth.com).

**SP Zubiri... (FROM PAGE 1)**

"The fact of the matter is that as legislators and law enforcers, we have to work hand-in-hand. Whatever instruments we wield, whether it be guns or pens, our goal is the same: to protect and uplift our communities and the whole nation," said Zubiri.

"To this end, the Senate has endeavored to develop legislation in support of the evolving needs of the police force," the Senate chief added.

Zubiri started quantifying this legislative support by mentioning the passage in 2021 of Republic Act No. 11549 or the "Height Equality Act" that reduced the height requirement for not only police recruits but also officers of firefighters and jail and corrections officers.

"We know that a good cop is not defined by their height - what counts is their courage, their commitment, and their integrity. And so this law opened the doors for many more Filipinos to enter the police force and dedicate themselves to the service of our people," the senator from Bukidnon said.

Zubiri added that just last month, the Senate passed on third and final reading

the PNP Organizational Reforms Act that aims to update the old structures of the PNP and strengthen and streamline its leadership, organization and management.

"We will be institutionalizing offices such as the Directorial Staff and the Area Police Command across the country, to fortify their

roles and integrate them better into the police force," Zubiri said.

The Jail Integration Act, which will transfer provincial and sub-provincial jails from the supervision of LGUs to the supervision of the BJMP, was also passed on third and final reading last week in the Senate.

"Under the expert management of the BJMP, we hope to create a more efficient and standardized system of management for all Persons Deprived of Liberty, no matter where they are serving their time," Zubiri explained.

The bill, he continued, will also complement the Heinous Crimes Facility Act that was passed in the 18th Congress and has obtained funding this year.

"With that supermax facility in Mindoro, we hope to decongest our jails, and we hope to establish a better managed penitentiary system that will help low-level offenders have a truly rehabilitative time in prison, away from the influence of high-level offenders," Zubiri noted.

He also mentioned that the committee report for the BFP and BJMP Rank Classification Act is out and is ready for plenary debates.

Apart from legislation targeting institutional improvement, Zubiri said

the Senate is also working on bills that will help with the arms procurement of the police force, namely the amendments to the Government Procurement Reform Act and the Self-Reliant Defense Posture Act.

"The SRDP Act, in particular, is very important to me, because I believe that we should be able to produce our own defense needs, on our own time - instead of relying on our foreign allies for the bulk of our arms procurement," he declared.

The PNP can also look forward to the PNP Forensic DNA Database Act, which Zubiri believes will revolutionize criminal investigation procedures and keep the country at par with global standards in forensic sciences and practices.

"As you can see, the Senate is all in with our support for the PNP and its partner agencies. We value deeply your great selflessness and sacrifice, and we recognize your work to be foundational to our country's growth. We cannot, after all, pursue progress without first securing peace," Zubiri said.

"And so the Senate is always here to work with you in our shared responsibility of engendering genuine and lasting peace in our communities and in the country." (PIA-NCR)

**Cannes Films... (FROM PAGE 12)**

Currently, they're still at it, filming. Two down, one ongoing, and one waiting in the wings, all raring to get the film rolling all the way to Cannes. In this laid-back city with its slow rhythm and easy ways, the cast and crew go full throttle on and off-camera, chasing schedules while chasing the short films of their dreams.

Four films, roughly a month to shoot. Each film with two directors, one local and one foreign, each tandem a male and a female, an experiment of sorts in off-kilter filming dynamics. Only one crew for all films and only one set of equipment, and no time to wait for replacements if any cast or equipment goes out of action. If that's not bold, then boldness is a misnomer.

Put simply, this project is a study in incongruity. There's madness in its method that has method in its madness. Unconventional and uncompromising, trailblazing, to say the least. So very Directors' Fortnight, one might say, an undertaking worthy of the Fortnight's "Cinema en liberte" pedigree.

But there's the rub. The shorts that are filmed here are not really bound for the main Cannes Film Festival. Yet, who cares? They still go to the famed festival anyway, albeit to its rebel auteur brother.

Considered by many as the edgier film venue, the Fortnight is the section of Cannes that premieres indie feature films, short films, and documentary films.

Here the focus is on works that, by their very

nature and scope, are marginalized by mainstream cinema. Offbeat. Daring. Unfettered by conventions and diving headlong into places where most directors fear to tread.

In short, the films that feature in the Fortnight are cinematic statements of art for art's sake. And such are the short films that are being shot in Dapitan, and why they are meant for the Fortnight.

Or so implies French director and film curator Dominique Welinski, the producer of the program called Directors' Factory, which aims to mentor budding filmmakers under the umbrella of the Director's Fortnight.

Since 2013, they have been shooting short films on location in their partner countries all over the world, and now they're back in Asia. It's their first time in the Philippines, and they're filming in the only place where national hero Dr. Jose Rizal was ever exiled.

The four short films are shot under the mentoring of Lav Diaz, 2024 Directors' Factory, and overseen by Welinski, who is staying in Dapitan for the duration of the filming.

The whole program is co-produced by Epic Media Productions, Inc. and Welinski, in partnership with DW (France) and the support of Dakak Resort, City Government of Dapitan, Quezon City Film Commission, Qcinema, Anima Studios of Kroma Entertainment, and CMB Film Services in the Philippines and Cineli Digital in France.

The four directorial tandems are as follows: Eve Baswel (Philippines)

and Gogularaajan Rajendran (Malaysia), Maria Estela Paiso (Philippines) and Ashok Vish (India), Arvin Belarmino (Philippines) and Lomorpich Rithy (Cambodia), and Don Josephus Raphael Eblahan (Philippines) and Siyou Tan (Singapore). All were handpicked by Welinski herself.

As to why the project ended up in Dapitan is down to Epic Media CEO Bianca Valbuena, a long-time protégé of Welinski who also happens to know Svetlana "Lana" Jalosjos, the President of Dakak Properties. The rest, as they say, is history.

As to Dakak's involvement in this project, resort owner and former Zamboanga del Norte 1st District Congressman Romeo Jalosjos, Sr. has this to say: "It's about time that Dapitan levels up. Barely two years ago, we went national by hosting Cinemalaya 2022. This year we go international and go for Cannes. It's time for Dapitan to shine."

For his part, Dapitan City Major Seth Frederick "Bullet" Jalosjos explains that he has always been supportive of the arts and sports, and that by supporting big events such as this, the city, in fact, gets massive publicity for its tourism campaign. "We do whatever we can to promote Dapitan," he said.

"In fact, we have another big thing coming up. Come June, on the occasion of Rizal's birthday, we will be hosting the 1st National Invitational Rizal Arnis Challenge," the mayor added.

For now, Dapitan is shooting for Cannes. And it just might be the one shot that will put it front and center on the map.

**PHDM Office... (FROM PAGE 12)**

"This Tramo access ramp provides another option for motorists heading to the airport, and other areas in Paranaque City and Cavite province. We believe it can help relieve overall traffic congestion in the area, and improve traffic flow within the vicinity of the airport," Ang said.

Public Works Secretary Manuel Bonoan led the inauguration of the new access ramp and credited the company for supporting the government's efforts to build vital infrastructure to sustain the country's economic growth.

"The Tramo access ramp has been in San Miguel's drawing board for a long, long time because they knew it would enhance the efficiency of

NAIA expressway, and improve the mobility of motorists going to the airport," Bonoan said.

Bonoan said further improvements on NAIAx are being studied by their agency, as grantor of the concession, in partnership with SMC, to improve the flow of traffic to airport terminals, given growing demand.

"The Department of Public Works and Highways will always be there to support and implement these projects to improve traffic flow especially here in Metro Manila," he added.

For his part, Ang remained firm in the company's commitment to work closely with the government, as it pursues infrastructure projects that benefit Filipinos.

"San Miguel will continue to pursue these vital infrastructure projects, in close coordination with our government, because of their benefits to our people and economy. Through these projects, we also create jobs, improve the mobility of goods and services, and make our cities and regions more primed for growth. All these serve to support and sustain our growing economy," Ang said.

The NAIA expressway is an 11-kilometer elevated toll road that connects the Skyway System to the three passengers terminals of NAIA, the country's main international gateway, as well as to Pasay's Entertainment City, Macapagal Boulevard, Sucat Road in Paranaque City, and the road network to Cavite province.

**UGALING MAGBASA NG  
CAVITE TIMES JOURNAL**

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-2024-15

For: EXTRA JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE UNDER  
ACT 3135, AS AMENDED BY ACT 4118

MARIA KRISKA F. ANDRADE,  
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, **MARIA KRISKA F. ANDRADE**, with postal address/es at 1.) Block 7 Lot 16, Peninsula St., Pleasant Village, Bayanan, Muntinlupa City 1780; 2.) Lot 6 Block 9 Phase 2 (The Carmona Estate), Brgy. Lantic, Carmona, Cavite 4116; and 3.) Lot 6 Block 9 Kinnari 2 (The Carmona Estate Ph II) Brgy. Lantic, Carmona, and for the satisfaction of the mortgaged debt which as of 27 February 2024 amounts to **ONE MILLION SIX HUNDRED FIFTY THREE THOUSAND SIX HUNDRED SIXTY PESOS AND 96/100 (PhP1,653,660.96)**, 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 **April 18, 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. 057-2019064909

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF LANTIC, MUN. OF CARMONA, PROV. OF CAVITE, ISLAND OF LUZON, bounded and described as follows: "A PARCEL OF LAND (LOT 6, BLK. 9 OF THE CONS. AND SUBD. PLAN, PCS-04-025224, BEING A PORTION OF THE CONS. OF LOTS 1 TO 3, BLK. 6 & ROAD LOT 9, ALL OF PCS-04- 023857, L.R.C. REC. NO. 169 & 52711), SITUATED IN THE BRGY. OF LANTIC, MUN. OF CARMONA, PROV. OF CAVITE, ISLAND OF LUZON, BOUNDED ON THE NE., ALONG LINE 1-2 BY ROAD LOT 3; ON THE SE., ALONG LINE 2-3 BY LOT 8, BLK. 9; ON THE SW, ALONG LINE 3-4 BY LOT 1, BLK. 9; AND ON THE NW., ALONG LINE 4-1 BY LOT 4, BLK. 9, ALL OF THE CONS. AND SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S. 28 DEG. 53'W., 2689.75 M. FROM BLLM # 6, CAD-285, CARMONA CADASTRE; THENCE S. 64 DEG. 01'E., 5.00 M. TO PT. 2; THENCE S. 25 DEG. 59'W, 10.00 M. TO PT. 3; THENCE N 64 DEG. 01'W., 5.00 M. TO PT. 4; THENCE N. 25 DEG 59'E., 10.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **FIFTY (50) 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 CMS; BEARINGS TRUE; DATE OF ORIGINAL SURVEY; JAN. 24, 25 & 27, 1936 & AUG. 1940 TO MAY 1941, AND THAT OF THE CONS. AND SUBD. SURVEY; JAN. 1-15, 2009 & WAS APPROVED ON APRIL 16, 2009."

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 **April 25, 2024** at the same time and place without further notice.

March 6, 2024 at City of 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,

R.A Form No. 10.1 (LCRO)  
Republic of the Philippines  
Local Civil Registry Office  
Province of CAVITE  
Municipality of NOVELETA

January 31, 2024  
Date

In the matter of the Petition for  
Change of First Name in the  
Certificate of Live Birth of  
**LAURINE F. SAN ROQUE**  
(A.K.A. LAURENCE)  
Petitioner CFN-03-2024

NOTICE OF PUBLICATION

There is a petition filed for the change of first name in the **Certificate of Live Birth of LAURINE F. SAN ROQUE (A.K.A. LAURENCE)** from "LAURENCE" to "LAURINE" who was born on July 15, 1963 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

Publication: Cavite Times Journal  
Dates: March 12 & 19, 2024

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 THE PUBLIC

CCE-R.A 9048/10172  
Date: March 13, 2024

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 **JUSTICE M. JAVIER** has filed with this office, a petition for correction of entry on gender from "FEMALE" to "MALE" in the certificate of live birth of SAME NAME at Noveleta, Cavite and whose parents are **Janelle Javier** and **Sonia Malimata**.

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

Publication: Cavite Times Journal  
Dates: March 12 & 19, 2024

Makati City

MARIA VICTORIA D. CAPIRAL c/o ATTY. CAESAR S. EUROPA  
Attorney-In-Fact, 24K Accounts Consultant, Inc.  
3F FassInteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan,  
Cubao, Quezon City

MARIA KRISKA F. ANDRADE  
1.) Block 7 Lot 16, Peninsula St., Pleasant Village, Bayanan, Muntinlupa City 1780  
2.) Lot 6 Block 9 Phase 2 (The Carmona Estate), Brgy. Lantic, Carmona, Cavite 4116  
3.) Lot 6 Block 9 Kinnari 2 (The Carmona Estate Ph II), Brgy. Lantic, Carmona, Cavite

Publication: Cavite Times Journal  
Dates: March 12, 19 & 26, 2024

ERRATUM

This is to correct the error made in the publication of Notice of Sheriff's Sale with **EJF NO. 2024-03** filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)** versus **ERMENILDA M. PERLAS** dated **February 20, 27 & March 05, 2024** filed at Branch 109 Carmona, Cavite. It should be **ERMENILDA M. PERLAS, single**, of legal age, Filipino citizen, with postal address/es as a correct input not as published.

Publication: Cavite Times Journal  
Dates: March 12-18, 2024

ERRATUM

This is to correct the error made in the publication of Notice of Extra-Judicial Sale with **EJF NO. TG-23-096** filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)** versus **ANNABEL H. PEÑALBA** married to **FREDDIE A. PEÑALBA** dated **February 13, 20, 27 & 2024** at RTC Tagaytay City. The address should be **Lot 45 Blk. 19, Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite** not as published.

Publication: Cavite Times Journal  
Dates: March 12-18, 2024

EXTRAJUDICIAL SETTLEMENT OF THE ESTATE OF THE LATE JONATHAN BASILIO ROXAS WITH SALE

NOTICE IS HEREBY GIVEN TO THE PUBLIC that this EXTRAJUDICIAL SETTLEMENT OF THE ESTATE OF THE LATE JONATHAN BASILIO ROXAS WITH SALE, made and entered into by and among: **ALMAAGUSTIN ROXAS**, of legal age, Filipino citizen, widow, and with residence and postal address at Phase 1A Block 8 Lot 22 Maravilla Subd., Brgy. San Francisco, Gen. Trias City, Cavite, herein after referred to as the Surviving Spouse; And **CATHERINE JOY AGUSTIN ROXAS**, of legal age, Filipino citizen, single, and with residence and postal address at Phase 1A Block 8 Lot 22 Maravilla Subd., Brgy. San Francisco, Gen. Trias City, Cavite, hereinafter referred to as the heirs and legitimate child of the Spouses **JONATHAN BASILIO ROXAS** and **ALMA AGUSTIN ROXAS**; WITNESSETH: WHEREAS, the above-named parties are all of legal ages, Filipinos, and compulsory heirs of the late **JONATHAN BASILIO ROXAS**, who died on January 19, 2012 without any will; THAT the late **JONATHAN BASILIO ROXAS** while alive, acquired a real property (house and lot), in conjugal partnership of gains, consisting of one half (1/2) share, participation, interest and title over a parcel of land (House and Lot), the other half being that of the surviving spouse, and embraced in Transfer Certificate of Title No. T-1155644 in the Registry of Deeds for the Province of Cavite, in the name of Spouses **JONATHAN BASILIO ROXAS** and **ALMAAGUSTIN ROXAS** situated in Brgy. Elang, Mun. of Gen. Trias, Province of Cavite, Island of Luzon, containing an area of **FORTY (40) SQUARE METERS**; THAT said deceased, at the time of his death on January 19, 2012, had one half (1/2) share, interest, title and participation in the abovementioned realty, the other half being that of the spouse, and to the best knowledge and information of the parties hereto, the said deceased left no debts and personal property; THAT the parties hereto being of legal age as aforesaid, with full knowledge and civil capacity to contract, hereby by these presents, agree to adjudicate, as they hereby adjudicate among themselves, the real properties, pertaining to the one half (1/2) interest, title, share and participation, in the name of late **JONATHAN BASILIO ROXAS**; THAT herein **ALMA AGUSTIN ROXAS**, does hereby **RELINQUISH, ABANDON and QUITCLAIM** any or all of her respective interest, title, share and participation as co-owner and heir as well as those of the other compulsory heirs and their spouses, in the said Estate of the late **JONATHAN BASILIO ROXAS**, and hereby, together with the other heirs as they hereby **SELL, CEDE, TRANSFER and CONVEY** absolutely the said parcel of land (House and Lot) above described thereon to Spouses **NOMER SADDI CLEMENTE** and **HEBRAIN PINEDA CLEMENTE**, their heirs, assigns and successors, free of lien and encumbrances; THAT herein **MENTIONED ABOVE SURVIVING WIFE and HEIRS**, do hereby **SELL, CEDE, TRANSFER and CONVEY** any or all their respective interest, title, share and participation, in the said Estates of the late **JONATHAN BASILIO ROXAS**, in favor of herein Spouses **NOMER SADDI CLEMENTE** and **HEBRAIN PINEDA CLEMENTE** in a separate in a separate document. This has been the subject of Extra-Judicial Settlement of the Estate of the late **JONATHAN BASILIO ROXAS WITH SALE** duly executed on 05 March 2024 at Makati City by **ALMA AGUSTIN ROXAS** and **CATHERINE JOY AGUSTIN ROXAS** before Notary Public **ATTY. GERVACIO ORTIZ JR.** as per Doc. No. 29, Page No. 6, Book No. V, Series of 2024.

Publication: Cavite Times Journal  
Dates: March 12, 19 & 26, 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-2024-34

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

LEOWELYN COLONGON SALINAS, 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 LEOWELYN COLONGON SALINAS, single with postal address at LOT 4 BLK 5, LAKERSFIELD HOMES, TOCLONG, KAWIT, CAVITE and LOT 14 BLOCK 18, CIUDAD NUEVO, PHASE 5, BARANGAY TIMALAN, NAIC, CAVITE to satisfy the mortgage indebtedness which as of January 30, 2024 amounts to THREE HUNDRED FIFTY NINE THOUSAND SIX HUNDRED NINETY FIVE PESOS AND 87/100 (P359,695.87) Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on April 10, 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. 057-2021061717

A PARCEL OF LAND (LOT 14 BLOCK 18, OF THE CONSOLIDATION SUBDIVISION PLAN PCS-04-025948, BEING A PORTION OF LOT 2929-A, PSD-04-213716; LOT 2931-A, PSD-04-213715; LOT 2930 AND 2932, BOTH OF NAIC ESTATE (VS-04-000597), 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 13 BLOCK 18; ON THE SE ALONG LINE 2-3 BY LOT 31 BLOCK 18 AND ALONG LINE 3-4 BY LOT 30, BLOCK 18; ON THE SW ALONG LINE 4-5 BY LOT 15 BLOCK 18 AND ON THE NW ALONG LINE 5-1 BY ROAD LOT 25 (6.50 M. ROW), ALL OF THE CONSOLIDATION SUBDIVISION PLAN. x x x x CONTAINING AN AREA OF FIFTY FOUR (54) 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 April 17, 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, March 8, 2024.

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

Copy furnished:

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

LEOWELYN COLONGON SALINAS, single  
LOT 4 BLK 5, LAKERSFIELD HOMES TOCLONG, KAWIT, CAVITE/  
LOT 14 BLOCK 18, CIUDAD NUEVO, PHASE 5 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: March 12, 19 & 26, 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-1470-23

DENNIS V. WABE (Principal Borrower)  
and CARMELA A. VELASQUEZ (Co-Borrower),  
Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, 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, DENNIS V. WABE (Principal Borrower) and CARMELA A. VELASQUEZ (Co-Borrower) with residence and postal address at: 1.) NO. 633 BASCO ST., BRGY. 658 INTRAMUROS, MANILA; and 2.) LOT 27 BLOCK 12 PHASE 2 AMAYA BREEZE SUBDIVISION, BRGYAMAYA, TANZA, CAVITE, to satisfy the mortgage indebtedness as of 18 October 2023 amounts to NINE HUNDRED NINETY TWO THOUSAND SEVEN HUNDRED FIFTY FOUR PESOS & 63/100 (Php 992,754.63), excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on 18 APRIL 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. 057-2021048631

LOT NO: 27 BLOCK NO: 12 PLAN NO: PSD-04-238285  
PORTION OF: SUBDIVISION OF LOT 1601, SANTA CRUZ DE MALABON ESTATE; LRC RECORD NO. 6832  
LOCATION: BARANGAY OF AMAYA MUNICIPALITY OF TANZA, PROVINCE OF CAVITE,  
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 25, BLOCK 12, PSD-04-238285
2-3	NE	ROAD LOT 12, (6.50 M. WIDE) PSD-04-238285
3-4	SE	LOT 29, BLOCK 12, PSD-04-238285
4-1	SW	LOT 28, BLOCK 12, PSD-04-238285

xxxx AREA: FORTY SQUARE METERS (40), MORE OR LESS  
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 and time, it shall be held on 02 MAY 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 05 MAR 2024

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

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

DENNIS V. WABE and CARMELA A. VELASQUEZ  
NO. 633 BASCO ST., BRGY. 658 INTRAMUROS, MANILA  
LOT 27 BLOCK 12, PHASE 2 AMAYA BREEZE SUBDIVISION,  
BRGY AMAYA, 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: March 12, 19 & 26, 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-1559-23

CHRISTOPHER S. DIGMA MARRIED TO  
LEAN G. DIGMA; CHRISTOPHER S. DIGMA  
IS HEREIN REPRESENTED BY HIS WIFE,  
LEAN G. DIGMA AS ATTORNEY-IN-FACT  
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, CHRISTOPHER S. DIGMA MARRIED TO LEAN G. DIGMA; CHRISTOPHER S. DIGMA IS HEREIN REPRESENTED BY HIS WIFE, LEAN G. DIGMA AS ATTORNEY-IN-FACT with residence and postal address at Block 2, Lot 28/29, Elysian Fields, Phase 1, Cabuco, Trece Martires, Cavite and, Lot 29, Block 2, Elysian Fields, Ph1, Cabuco, Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of 24 November 2023 amounts to ONE MILLION FIVE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED TWENTY FIVE PESOS AND 90/100 (P1,569,925.90), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on 19 APRIL 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/ies with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 077-2012005131

A PARCEL OF LAND (LOT 29, BLK. 2, OF THE SUBD. PLAN, PSD-04-139936, BEING A PORTION OF LOT 38, BLK. 2, PCS-04-010642, LRC. REC. NO. ), SITUATED IN THE BO. OF QUINTANA, MUN. OF TRECE MARTIRES, PROV. OF CAVITE, IS. OF LUZON, BOUNDED ON THE NW., ALONG LINE 1-2-3 BY RD. LOT 2; ON THE E., ALONG LINE 3-4 BY LOT 30, BOTH OF THE SUBD. PLAN. ON THE SW., ALONG LINES 4-5-6-7 BY LOT 37-1, BLK. 5, PCS-04-010642; ON THE W. ALONG LINE 7-1 BY LOT 28, OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF, EIGHTY THREE (83) 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 03 MAY 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 05 MARCH 2024

(Sgd.) JOANNAH AVIGAIL C. TIMKANG  
Sheriff IV

Copy Furnished:

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

C/O PAULINO R. CASES, JR  
CASES COLLECTION MANAGEMENT, INC.  
CASES CHUN & ASSOCIATES LAW OFFICES  
6th Floor JELP Business Solutions Building, 409 Addition Hills,  
Shaw Boulevard, Mandaluyong City

CHRISTOPHER S. DIGMA MARRIED TO LEAN G. DIGMA;  
CHRISTOPHER S. DIGMA IS HEREIN REPRESENTED BY HIS  
WIFE, LEAN G. DIGMA AS ATTORNEY-IN-FACT  
Block 2, Lot 28/29, Elysian Fields, Phase 1, Cabuco, Trece  
Martires, Cavite and  
Lot 29, Block 2, Elysian Fields, Ph1, 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: March 12, 19 & 26, 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-1452-23

FLORENTINO MALANA LIGUTAN  
married to MARITES ANDRADE LIGUTAN,  
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, **FLORENTINO MALANA LIGUTAN married to MARITES ANDRADE LIGUTAN** with residence and postal address at 193-P 29th Ave., East Rembo, Makati City and Lot 6, Block 25, Heneral Uno, Brgy. Pasong Kawayan II, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 23 August 2023 amounts to **THREE HUNDRED FOURTEEN THOUSAND FIVE HUNDRED SIXTY SIX PESOS & 10/100 (₱314,566.10)**, 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 **18 APRIL 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 for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017046187

A PARCEL OF LAND (LOT 6, BLK 25 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 SE., ALONG 1-2 BY ROAD LOT 3 (6.50 M. WIDE); ON THE SW., ALONG LINE 2-3 BY LOT 17, BLK 25 BOTH OF THE CONSOLIDATION-SUBDIVISION PLAN; ON THE NW., ALONG LINE 3-4 BY LOT 2669, SAN FRANCISCO DE MALABON ESTATE, RS-04-002113 (MARIA FRANCIA) AND ON THE NE., ALONG LINE 4-1 BY LOT 5, BLK 25 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 **02 MAY 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 05 MARCH 2024

(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

FLORENTINO MALANA LIGUTAN  
married to MARITES ANDRADE LIGUTAN  
193-P 29th Ave., East Rembo, Makati City  
Lot 6, Block 25, Heneral Uno, Brgy. 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: March 12, 19 & 26, 2024

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

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

-versus- FORECLOSURE CASE NO. F-1409-23

RODEL H. PERAS  
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, **RODEL H. PERAS**, with residence and postal address at No. 226 Tramo St., Brgy. Silangan II, Rosario, Cavite and Lot 71 Block 49 Phase 4 Wellington Tanza Residence, Brgy. Tres Cruces, Tanza, Cavite to satisfy the mortgage indebtedness which as of 08 October 2023 amounts to **SIX HUNDRED FIVE THOUSAND TWO HUNDRED FORTY ONE PESOS & 84/100 (₱605,241.84)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **18 APRIL 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. 057-2019019502

LOT NO: 71 BLOCK NO: 49 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	NE	LOT 72, BLOCK 49, PCS-04-028445
2-3	SE	ROAD LOT 48, PCS-04-028445
3-4	SW	LOT 70, BLOCK 49, PCS-04-028445
4-1	NW	LOT 30, BLOCK 49, PCS-04-028445

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 **02 MAY 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, 05 MARCH 2024

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

RODEL H. PERAS  
No. 226 Tramo St., Brgy. Silangan II, Rosario, Cavite and Lot 71 Block 49 Phase 4 Wellington Tanza Residence, Brgy. Tres Cruces, 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: March 12, 19 & 26, 2024

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

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

-versus- FORECLOSURE CASE NO F-1334-23

LAWAN C. MACALAWI married to  
SAMMY P. MACALAWI  
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, **LAWAN C. MACALAWI married to SAMMY P. MACALAWI**, with residence and postal address at San Rafael 3, Noveleta Aquilba Subdivision, Cavite and Lot 3 & Lot 5 Block 16 Hauskon Homes Subdivision, Julugan, Tanza, Cavite to satisfy the mortgage indebtedness which as of September 28, 2023 amounts to **FOUR HUNDRED THIRTEEN THOUSAND FIVE HUNDRED EIGHTY SEVEN PESOS & 58/100 (₱413,587.58)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **18 April 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-803256

A parcel of land (Lot 3 Blk. 16 of the cons./subd. plan Pcs-042120-006959 being a portion of the cons. of Lots 800-E & 800-F. Psd-04-052328, LRC Rec. No.) situated in the Brgy. of Julugan, Mun. of Tanza, Prov. of Cavite. Bounded on the SE., along line 1-2 by Lot 1 Blk. 16; on the NW., along line 2-3 by Rd. Lot 12; on the NE., along line 3-4 by Lot 5 Blk. 16; and on the SW., along line 4-1 by Lot 4 Blk. 16; all of the cons./subd. Plan, Beginning at a pt. marked "1" on plan, x x x containing an area of **FIFTY FIVE (55) SQ. METERS. x x x**

TRANSFER CERTIFICATE OF TITLE NO. T-803257

A parcel of land (Lot 5 Blk. 16 of the cons./subd. plan Pcs-042120-006959, being a portion of the cons. of Lots 800-E & 800-F, Psd-04-052328, LRC Rec. No.) situated in the Brgy. of Julugan, Mun. of Tanza, Prov. of Cavite. Bounded on the SE., along line 1-2 by Lot 6 Blk. 16; on the SW., along line 2-3 by Lot 3 Blk. 16; on the NW., along line 3-4 by Rd. Lot 12 and on the NE., along line 4-1 by Lot 7 Blk. 16; all of the cons./subd. Plan. Beginning at a pt. marked "1" on plan, x x x containing an area of **FIFTY FIVE (55) SQ. METERS. x x x**

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

In the event the public auction should not take place on the said date and time, it shall be held on **02 MAY 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 05 MARCH 2024

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

LAWAN C. MACALAWI married to SAMMY P. MACALAWI  
San Rafael 3, Noveleta Aquilba Subdivision, Cavite and Lot 3 & Lot 5 Block 16 Hauskon Homes Subdivision, Julugan, 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: March 12, 19 & 26, 2024



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

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

-versus-      FORECLOSURE CASE NO. F-1336-23

TEODORO AGTARAP married to  
ELEANOR P. AGTARAP,  
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, **TEODORO AGTARAP married to ELEANOR P. AGTARAP**, with residence and postal address at Block 10 Purok 1 Bayanan, Muntinlupa, Metro Manila and Lot 3 Block 28 Ch-La Trinidad, Quintana, Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of October 08, 2023 amounts to **TWO HUNDRED FIFTY NINE THOUSAND TWENTY TWO PESOS AND 19/100 (P259,022.19)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on at **18 April 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-17611**  
A parcel of land (Lot 3 Blk. 28 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. 49; 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 1; on the NE., along line 2-3 by Lot 4; on the SE., along line 3-4 by Lot 5, all of Blk. 28 and on the SW., along line 4-1 by Rd. Lot 13, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan, x x x containing an area of **FIFTY (50) SQ. METERS.** x x x  
  
All sealed bids must be submitted to the undersigned on the above-stated time and date.  
In the event the public auction should not take place on the said date and time, it shall be held on **02 MAY 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 05 MARCH 2024  
  
(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. MELANIO A. BADENAS, JR.  
GCCS & Associates Corp.  
Rm 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City  
  
TEODORO AGTARAP married to ELEANOR P. AGTARAP  
Block 10 Purok 1 Bayanan, Muntinlupa, Metro Manila and Lot 3 Block 28 Ch-La Trinidad, 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: March 12, 19 & 26, 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-1397-23

LADY JANE U. ALONZO,  
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, **LADY JANE U. ALONZO** with residence and postal address at Blk 16 Lot 31, Sec. 1, Sunny Brooke, Phase 1, San Francisco, Gen. Trias, Cavite and Lot 11 Blk 22, Green Forbes City Subd. Brgy. Palwit (Hugo Perez), Trece Martires, Cavite to satisfy the mortgage indebtedness as of 18 October 2023 amounts to **SIX HUNDRED SEVENTY SEVEN THOUSAND THREE HUNDRED EIGHTY SEVEN PESOS & 84/100 (?677,387.84)**, 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 **18 April 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. 077-2021008645**  
A PARCEL, OF LAND (LOT 11, BLK. 22 OF THE CONS. SUBD. PLAN, PCS-04-025381, BEING A PORTION OF LOTS 3641 & 3694, FLS-2234, S.F. DE MALABON ESTATE (GLRO REC. NO. 5964 & 5960), SITUATED IN THE BRGY. OF PALWIT, MUN. OF TRECE MARTIRES, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG 1-2 BY LOT 17; ALONG 2-3 BY LOT 16; ALONG LINE 3-4 BY LOT 15; ON THE SE., ALONG LINE 4-5 BY LOT 10; ON THE SW., ALONG LINE 5-6 BY ROAD LOT 21 AND ON THE NW., ALONG LINE 6-1 BY LOT 21, ALL OF THE CONS. SUBD. PLAN, BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **SIXTY (60) 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 **02 MAY 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 05 MARCH 2024  
  
(Sgd.) ANDRES B. ESPINA  
Sheriff IV  
  
Copy Furnished:  
  
Home Development Mutual Fund  
c/o ATTY. JESUS ANGELO P. GOMEZ  
Attorney-in-Fact, ALEXIS A. MOLAE LAW OFFICES  
Lex Citadel Bld., No. 7 La Salle St.  
Brgy. Silangan, Cubao, Quezon City 1102  
  
LADY JANE U. ALONZO  
Blk 16 Lot 31, Sec. 1. Sunny Brooke, Phase 1, San Francisco, Gen Trias, Cavite  
Lot 11 Blk 22, Green Forbes City Subd. Brgy. Palwit (Hugo Perez), Trece Martires, 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: March 12, 19 & 26, 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-1486-23

ANGELINA FUEGO  
married to VICTOR FUEGO,  
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, **ANGELINA FUEGO married to VICTOR FUEGO** with residence and postal address at Batibot Compound, Las Piñas, Metro Manila and Lot 11 Block 7 Phase 2 Carissa Homes-Tanza, Bagtas, Tanza, Cavite to satisfy the mortgage indebtedness as of 27 October 2023 amounts to **TWO HUNDRED TWENTY SIX THOUSAND SEVEN HUNDRED FORTY THREE PESOS & 49/100 (?226,743.49)**, 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 **19 APRIL 2024 10:00 o'clock in the morning** at the main entrance of the Government Center Bldg. located at the Provincial Capital 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-606791**  
A parcel of land (Lot 11, Blk. 7 of the cons. subd. Plan, Pcs-04-010708, being a proportion of the cons. of lots 2053-A, Psd-04-079731, & Lot 2052-A-2, Psd-04-079522, LRC Rec. No.), situated in the Bo. of Bagtas, Mun. of Tanza, Prov. of Cavite. Bound on the SE., along line 1-2 by Alley 44, on the SW., along line 2-3 by Alley 45, on the NW., along line 3-4 by Lot 10, on the NE., along line 4-1 by Lot 9, all of the Blk. 7 of the cons. subd. Plan. Beginning at a pt. marked "1" on plan xxx containing an area of **SIXTY ONE (61) 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 **03 MAY 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 05 MARCH 2024  
  
(Sgd.) ANDRES B. ESPINA  
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 Ave., Tatalon, Quezon City  
  
ANGELINA FUEGO  
married to VICTOR FUEGO  
Batibot Compound. Las Piñas, Metro Manila  
Lot 11 Block 7 Phase 2 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: March 12, 19 & 26, 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-1450-23

GLENNARD CAMISA CRUSPERO  
married to LEAH CRISELDA LATAC CRUSPERO,  
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, **GLENNARD CAMISA CRUSPERO married to LEAH CRISELDA LATAC CRUSPERO, GLENNARD CAMISA CRUSPERO is represented by LEAH CRISELDA LATAC CRUSPERO as his ATTORNEY-IN-FACT** with residence and postal address at Block 3, Lot 18, Castro St. Woodsite 4, Pasong Buaya 2, Imus, Cavite and Lot 36, Block 13, Heneral Uno, Pasong Kawayan II. General Trias, Cavite to satisfy the mortgage indebtedness as of 20 September 2023 amounts to **FOUR HUNDRED FORTY THOUSAND FIFTY FOUR PESOS & 87/100 (P440,054.87)**, 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 **18 April 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. 057-2019020246

A PARCEL OF LAND (LOT 36, BLK 13 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 SW., ALONG 1-2 BY LOT 35, BLK 13; ON THE NW., ALONG LINE 2-3 BY THE ROAD LOT 12 (6.50 M. WIDE); ON THE NE., ALONG LINE 3-4 BY LOT 37, BLK 13; ON THE SE., ALONG LINE 4-5 BY LOT 8, BLK 13; AND ON THE SE., ALONG LINE 5-1 BY LOT 9, BLK 13 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 **02 MAY 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 05 MARCH 2024

(Sgd.) ANDRES B. ESPINA  
Sheriff IV

Copy Furnished:

Home Development 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

GLENNARD CAMISA CRUSPERO  
married to LEAH CRISELDA LATAC CRUSPERO  
Block 3, Lot 18, Castro St., Woodsite 4, Pasong Buaya 2, Imus, Cavite  
Lot 36, Block 13, Heneral Uno. Pasong Kawayan II, 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: March 12, 19 & 26, 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-1459-23

JOSELITO M. ROSALES JR.,  
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, **JOSELITO M. ROSALES JR.** with residence and postal address at: 1.) #55 MIGHTY ROAD TIKAY, MALOLOS BULACAN; and 2.) LOT 13, BLOCK 34, GRANDIOSA EXPANSION, BRGY. BAGTAS, TANZA, CAVITE. to satisfy the mortgage indebtedness as of 20 November 2023 amounts to **SIX HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED THIRTY FOUR PESOS & 83/100 (Php 623,534.83)**, excluding penalties charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **18 APRIL 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. 057-2020045883

A PARCELOF LAND (LOT 13, BLK. 34, 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 NE., ALONG LINE 1-2 BY ROAD LOT 11; ON THE SE., ALONG LINE 2-3 BY LOT 12, BLOCK 34; BOTH OF THE CONS-SUBD PLAN. ON THE SW., ALONG LINE 3-4 BY LOT 2552-N, STA. CRUZ DE MALABON ESTATE (NOW) PCS-04-016562; AND ON THE NW., ALONG LINE 4-1 BY LOT 14, BLOCK 34 OF THE CONS-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON THE PLAN. XXX CONTAINING AN AREA OF **FORTY (40) 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 **02 MAY 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 05 MAR 2024

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
c/o ATTY. SIMEON P. MADRID  
Attorney-in-Fact, S.P Madrid & Associates  
5th Floor Bedrock Building, Kayumanggi Center, Commonwealth Ave, Matandang Balara, Quezon City.

JOSELITO M. ROSALES JR.,  
#55 MIGHTY ROAD TIKAY, MALOLOS BULACAN  
LOT 13 BLOCK 34, GRANDIOSA EXPANSION BRGY. BAGTAS, TANZA, CAVITE

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

Publication: Cavite Times Journal  
Dates: March 12, 19 & 26, 2024

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

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

-versus- FORECLOSURE CASE NO. F-1524-23

MICHELLE D. LAQUINTA  
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, **MICHELLE D. LAQUINTA**, with residence and postal address at Blk. 128, Lot 20, MH Del Pilar St., Brgy. Rizal, Makati City, Metro Manila and Lot 22, Block 16, Palmerston, Barangay Capipisa Now Brgy. Lambingan, Tanza, Cavite to satisfy the mortgage indebtedness which as of 15 November 2023 amounts to **NINE HUNDRED FIFTY THREE THOUSAND SEVENTY FIVE PESOS & 51/100 (P953,075.51)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **18 APRIL 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. 057-2020004733

LOT NO: 22 BLOCK NO: 16 PLAN NO: PSD-04-246451  
PORTION OF: LOT 1867, RS-04-003844, LRC RECORD NO. 6832  
LOCATION: BARANGAY OF CAPIPISA NOW BRGY. LAMBINGAN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON  
BOUNDARIES:  

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 14, BLOCK 16, PSD-04-246451
2-3	SE	LOT 21, BLOCK 16, PSD-04-246451
3-4	SW	ROAD LOT-15, PSD-04-246451
4-1	NW	LOT 23, BLOCK 16, PSD-04-246451

**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 **02 MAY 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, 05 MARCH 2024

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

MICHELE D. LAQUINTA  
Blk. 128, Lot 20, MH Del Pilar St., Brgy. Rizal, Makati City, Metro Manila and  
Lot 22, Block 16, Palmerston, Barangay Capipisa now Brgy. Lambingan, 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: March 12, 19 & 26, 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),  
Mortgagee,

-versus-  
EJF NO. TG-23-199  
FOR: Extra Judicial Foreclosure of  
Real Estate Mortgage under Act No.  
3135, as amended by Act No. 4118

NENITA L. DEL ROSARIO,  
Mortgagor-Debtor,  
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 April 8, 1999 by Mortgagor-Debtor, **NENITA L. DEL ROSARIO**, single, of legal age, Filipino, with residence and postal addresses at (1) 2113 Bato Extension, Tondo, Manila City, Metro Manila and (2) Lot 36, Block 33, Rancho Imperial De Silang, Barangay Tartaria, Silang, Cavite, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. (T-852941) 25705** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor/Borrower in the amount of **TWO HUNDRED SIXTY THOUSAND FOUR HUNDRED EIGHTY-EIGHT PESOS AND 29/100 (Php260,488.29)** 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, Oliver T. Bocacao, Jr., will sell at public auction on **April 10, 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-852941) 25705**  
**Registry of Deeds for the Province of Cavite**  
"IT IS HEREBY CERTIFIED that certain land situated in the Mun, of Silang, Prov. of Cavite bounded and described as follows: A parcel of land (Lot 36 Blk. 33 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 NE., along line 1-2 by Lot 37 of Blk. 33; on the SE., along line 2-3 by Rd. Lot 27 (8.00 m. wide); on the SW., along line 3-4 by Lot 35; and on the NW., along line 4-1 by Lot 14 both of Blk. 33; all of the cons./subd. plan. Beginning at a pt. marked "1" on plan being S. 64 deg. 51 'E., 5071.83 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence S. 21 deg. 34 'E., 10.00 m. to pt. 2; thence S. 68 deg. 26 'W., 4.50 m. to pt. 3; thence N. 21 deg. 34 'W., 10.00 m. to pt. 4; thence N. 68 deg., 36 'E., 4.50 m. to pt. 1; beginning, containing an area of **FORTY FIVE (45) SQ. METERS**. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm.; bearings true date of orig. survey Dec. 7, 1973-Dec. 4, 1975 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 **NENITA L. DEL ROSARIO**, single, of legal age, Filipino."

In the event the public auction should not take place on the said date, it shall be held on April 17, 2024 without further notice.  
Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-852941) 25705**, 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, February 5, 2024.  
**(Sgd.) VARBRA ANN A. VARIAS-DIMAYUGA**  
Clerk of Court & Ex-Officio Sheriff  
  
**(Sgd.) OLIVER T. BOCACAO, JR.**  
Sheriff-In-Charge

**WARNING:** IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON

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

CREDIT PILIPINAS, INC.,  
Petitioner/Mortgagee,

-versus-  
File No. FC-DC-1264-24  
EXTRA JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER  
ACT 3135, AS AMENDED BY ACT 4118

FRANCISCO YABUT, married to  
JESSIE YABUT,  
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, **CREDIT PILIPINAS, INC.**, with postal address at Suite 610 West Tower, Tektite Towers, formerly Philippine Stock Exchange Center, Exchange Road, Ortigas Center, Pasig City against the respondent/mortgagor **FRANCISCO YABUT, married to JESSIE YABUT** with postal addresses at Lot 53 Blk. 10 New Delhi Street, San Marino-South 1, Brgy. Salawag Dasmariñas City, Cavite and No. 613 Sampaguita St., CAA Compound, CAA Road, BF International, Las Piñas City and for the satisfaction of the mortgaged debt which as of 12 January 2024 amounts to **FIVE HUNDRED FORTY FOUR THOUSAND SEVEN HUNDRED SEVENTY FIVE PESOS & 45/100 (Php544,775.45)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on **April 04, 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, Buro I, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:  
**TRANSFER CERTIFICATE OF TITLE NO. T-489921**  
"A parcel of land (Lot 53, Blk. 10 of the cons./subd. plan, Pcs-042106-008537, being a portion of the cons. of Lot 5716, Imus Estate; Blk. 3, Psd-04-047683 & Blk. 25, Pcs 042106-008181, LRC Rec. No. ), situated in the Brgy. of Salawag, Mun. of Dasmariñas, Prov. of Cavite, Is. of Luzon, Bounded on the SE., along line 1-2 by lot 52 Blk. 10 of the cons./subd. plan; on the SW., along line 2-3 by lot 3842, Imus Estate; on the NW., along line 3-4 by lot 54 Blk. 10 and on the NE., along line 4-1 by RD. lot 6 both of the cons./subd. plan. Beginning at a pt. marked "1" on plan being N. 75 deg. 57'W., 353.27 m. from Mon. No. 164, Imus Estate; thence S. 12 deg. 26'W., 10.00 m. to pt. 2; thence N. 77 deg. 34'W., 5.00 m. to pt. 3; thence N. 12 deg. 26'E., 10.00 m. to pt. 4; thence S. 77 deg. 34'E., 5.00 m. to the pt. of beginning, containing an area of **FIFTY (50) SQ. METERS**. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm.; bearings true; date of orig. survey, July 27, 1905-June 11, 1908 & that of the cons./subd. survey, April 4-16, 1994 & was approved on June 9, 1994."

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 of the Mortgagee  
c/o Cases Chun & Associates Law Offices  
6TH Floor JELP Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City  
  
**NENITA L. DEL ROSARIO**  
Mortgagor/s-Debtor/s  
(1) 2113 Bato Extension, Tondo, Manila City, Metro Manila  
(2) Lot 36, Block 33, Rancho Imperial De Silang, Barangay Tartaria, Silang, Cavite  
  
Publication: Cavite Times Journal  
Dates: February 27, March 05 & 12, 2024

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said real property and the encumbrance thereon, if there be any.  
All sealed bids must be submitted to the undersigned on the above-stated time and date.  
In the event the publication auction should not take place on the said date and time, it shall be held on **April 18, 2024**, at the same time and place without further notice.  
20 February 2024, Dasmariñas City, Province of Cavite.  
**(Sgd.) RODRIGO C. ESTOGERO, JR.**  
Sheriff IV  
  
**(Sgd.) ATTY. MARCELA L. BAYBAY**  
Clerk of Court VI & Ex-Officio Sheriff

Copy furnished:  
  
**CREDIT PILIPINAS, INC.**,  
Suite 610 West Tower, Tektite Towers, formerly Philippine Stock Exchange Center, Exchange Road, Ortigas Center, Pasig City.  
  
**FRANCISCO YABUT, married to JESSIE YABUT**  
Lot 53 Blk. 10 New Delhi Street, San Marino-South 1, Brgy. Salawag, Dasmariñas City, Cavite and  
No. 613 Sampaguita St., CAA Compound, CAA Road, BF International, Las Piñas City.  
  
Publication: Cavite Times Journal  
Dates: February 27, March 05 & 12, 2024

EXTRAJUDICIAL SETTLEMENT OF ESTATE OF THE DECEASED RICHARD APUYAN BERMUNDO  
NOTICE IS HEREBY GIVEN TO THE PUBLIC THAT This instrument made and executed by and among: MARIA TERESA BERMUNDO LIVETA, of legal age, Filipino Citizen married to Dennis Santiago Liveta, presently residing in Block 4 Lot 7, Santiago Subd., Anabu II-E, Imus Cavite, AURORA DIAZ BERMUNDO, of legal age, Filipino Citizen, surviving wife and legal Executor of late RICHARD APUYAN BERMUNDO presently residing in Block 4 Lot 7, Santiago Subd., Anabu II-E, Imus Cavite, ALEKHINE DIAZ BERMUNDO, of legal age, Filipino Citizen, married to Amy Candace Tolentino Bermundo, presently residing in Block 2 Lot 25, Goodwood Homes, Carsadang Bago II, Imus, Cavite, hereinafter referred to as the "PARTIES"; WITNESSETH: WHEREAS, the above-named parties, AURORA DIAZ BERMUNDO, MARIA TERESA BERMUNDO LIVETA, and ALEKHINE DIAZ BERMUNDO, all of legal age, are the legitimate surviving Heirs of the deceased, **RICHARD APUYAN BERMUNDO** who was born on November 25, 1949 died without a will on October 20, 2022 in South Imus Specialist Hospital, D. Cilano Boulevard, Anabu II-C, Imus, Cavite, attached hereto and made integral part hereof are the photocopies of his Death Certificate as "Annex A" issued by the Philippine Statistics Authority (PSA); That the said deceased RICHARD APUYAN BERMUNDO left no debts neither obligations that may be charged against his estate: That However, the said deceased left a Parcel of Land identified as Lot 7 Block 4, of the Subd. Plan (LRC) Psd.-14992, being a portion of Lot 3544-A, described on plan (LRC) psd. 11355, LRC (GLRC) Rec. No. 88), situated in the Barrio Anabu, Segundo, Municipality of Imus, Prov. of Cavite, Island of Luzon, containing an area of ONE HUNDRED EIGHTY SIX AND FIFTY SQUARE METERS DICEMETERS (186.50) SQUARE METERS, more or less and covered by Transfer Certificate of Title No. T- 20703, Registry of Deed for the Province of Cavite. WHEREAS, the deceased died without any LAST WILL and TESTAMENT; WHEREAS, there are no debts due against their estate; That WE are executing this Extra Judicial Settlement of the estate of RICHARD APUYAN BERMUNDO to attest to the veracity of the forgoing Statements and to Adjudicate upon ourselves pursuant to Section 1. Rule 74 of the Rules of Court the above said Parcel of Land under Transfer Certificate of Title No. T-20703 by the Land Registration Commission of Province of Cavite, Island of Luzon, by means of this Extrajudicial Settlement of Estate of the deceased Richard Apuyan Bermundo and hereby express that the same be made effective without Judicial Proceedings as prescribed by the aforementioned Rules of Court. This has been the subject of Extra-Judicial Settlement of Estate of the deceased Richard Apuyan Bermundo duly executed on October 19, 2023 by Maria Teresa Bermundo Liveta, Aurora Diaz Bermundo and Alekhine Diaz Bermundo before Notary Public ATTY. ROGELIO J. BOLIVAR as per Doc No. 452, Page No. 92, Book No. XLV, Series of 2023.

Publication: Cavite Times Journal  
Dates: February 27, March 05 & 12, 2024



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

RURAL BANK SAN ANTONIO, INC.,  
Petitioner-Mortgagee,

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

GILBERT D. PANGILINAN married to  
MARGIE E. PANGILINAN,  
Mortgagors.

FC Case No. 18928-24

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **RURAL BANK SAN ANTONIO, INC.**, petitioner-mortgagee, with principal office address at J. P. Rizal St., Brgy. 6, Lipa City, Batangas, against **GILBERT D. PANGILINAN married to MARGIE E. PANGILINAN**, mortgagors, with residence and postal address at Block 22 Lot 8 Beryl St., Greenmark Homes 1, Barangay Malagasang 2B, Imus, Cavite, to satisfy the mortgage indebtedness which as of December 27, 2023 amounts to **THREE MILLION THREE HUNDRED EIGHT THOUSAND SIX HUNDRED SEVENTY EIGHT PESOS AND 98/100 (Php 3,308,678.98)**, 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 **March 26, 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. 057-2019039189

"A PARCEL OF LAND (LOT 8, BLOCK 22, OF THE CONS-SUBD. PLAN, PCS-04-026230, BEING A PORTION OF THE CONS OF LOT 6508 IMUS ESTATE (RS-04-004954) BLOCK 13 & ROAD LOT 15 PSD-04- 214619, LRC RECORD NO. ), SITUATED IN THE BARANGAY OF MALAGASANG 2ND, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 6, BLOCK 22; ON THE NW., ALONG LINE 2-3 BY ROAD LOT 18; ON THE NE., ALONG LINE 3-4 BY LOT 10; AND ON THE SE., ALONG LINE 4-1 BY LOT 7, BOTH OF BLOCK 22, ALL OF THE CONS.-SUBD. PLAN. XXX CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS. X X X**"

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

In the event the public auction should not take place on the said date, it shall be held on **April 2, 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 properties and encumbrance therein if any there be.

Imus, Cavite, Philippines, February 20, 2024.

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

APPROVED

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

COPY FURNISHED:

RURAL BANK SAN ANTONIO, INC.,  
J. P. Rizal St., Brgy. 6, Lipa City, Batangas  
Block 278 Lot 12 ELF Building Level Unit 2-C

LACO INANDAN AND RESUELLO LAW  
ATTY. GERALD BOWE M. RESUELLO  
125 San Sebastian (Balagbag) Lipa City, Batangas

GILBERT D. PANGILINAN married to MARGIE E. PANGILINAN  
Block 22 Lot 8 Beryl St., Greenmark Homes 1, Barangay Malagasang 2B, Imus, Cavite

Publication: Cavite Times Journal  
Dates: February 27, March 05 & 12, 2024

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
BRANCH 121 (125/CXXV), IMUS CITY, CAVITE  
CELLPHONE NO. 0993-5226025/0968-3978415  
EMAIL: rtcbr125imus@gmail.com

FOR: PETITION FOR THE ISSUANCE OF  
A NEW OWNER'S DUPLICATE COPIES OF  
TRANSFER CERTIFICATE OF TITLE NO.  
T-285577 OF THE REGISTRY OF DEEDS  
FOR THE PROVINCE OF CAVITE,  
Mortgagee,

-versus- LRC CASE NO. 4072-24

LUDIVINA L. ABAD represented by  
HER Attorney-In-Fact, MANUEL LIVELO,  
Mortgagor/Borrower.

X-----X

ORDER

A verified Petition dated January 10, 2024 has been filed in this Court praying to this Honorable Court, after due notice, posting and hearing, an Order be issued: 1) Directing the Register of Deeds for the Province of Cavite, with office at Trece Martires City, Cavite to issue a new owner's duplicate copy of **Transfer Certificate of Title No. T- 285577** in the name of **Ludivina L. Abad**, wife of **Rolando Abad** upon payment of the necessary legal fees for the issuance thereof. Petitioner further prays for such other relief which this Honorable Court may deem just and equitable in the premises.

Finding the petition to be sufficient in form and substance, let the instant petition be set for hearing on **April 24, 2024 at 2:00 o' clock in the afternoon** at the Hall of Justice, Imus City, Cavite at which date, time and place, all persons who may have opposition to the instant petition may appear and show cause, if any, why the instant petition should not be granted.

The petitioner is hereby required to cause the publication of this Order pursuant to Section 23 of P.D. No. 1529, at its own expense, at least once a week for 2 consecutive weeks in a newspaper of general circulation, chosen by raffle

Let the corresponding Notice of Hearing be issued and posted together with a Copy of this Order by Sheriff Dwight Aldwin S. Geronimo at the expense of the petitioner and in accordance with Supreme Court issuances on proper fees and corresponding receipts in the bulletin boards of the RTC of Imus, City Hall of Imus, Cavite and Barangay Hall which has jurisdiction over the property subject of this petition and in the vicinity of the subject property for at least 2 weeks before the date of hearing.

The Register of Deeds for the Province of Cavite is hereby directed to show cause within a period of 5 days from receipt hereof, why the aforementioned petition should not be granted. It is understood that if after the lapse of the aforesaid period this Court has not heard from the Register of Deeds of Province of Cavite concerning the petition, this Court will take it to mean that he/she has no objection to the favorable resolution of the same.

Let copies of this Order be furnished the petitioner and their counsel, the Office of the Clerk of Court, RTC Imus City, Cavite and the Office of the Registry of Deeds for the Province of Cavite, Trece Martires, Cavite.

Further, petitioner is directed to furnish the above agencies with copies of the Petition, together with complete annexes, within a period of 5 days from receipt hereof, to submit proof of service or delivery to the effect, and to submit their compliance therewith within the same period.

Furnish copy of this Order thru email address and/or registered mail of the party's counsel.

SO ORDERED.

February 21, 2024 at Imus City, Cavite.

(Sgd.) EDUARDO C. SOLANGON, JR  
Assisting Judge

Copy furnished:

1. Atty. Erwin Bryan S. Kanapi- Counsel for the Petitioner  
Rm 201 DRB Building, Aguinaldo Highway, Palico 4, Imus City, Cavite atty.erwinbryankanapi@gmail.com

2. Ludivina L. Abad-  
Petitioner represented by her AIF Manuel Livello  
69 Gen. Yenco St., Pob IV-C, Imus City, Cavite

3. Registry of Deeds for the Province of Cavite  
Trece Martires City, Cavite

4. Office of the Clerk of Court  
RTC-OCC, Imus City, Cavite

5. Sheriff IV Dwight Aldwin S. Geronimo  
RTC Br. 121, Imus City, Cavite

Publication: Cavite Times Journal  
Dates: March 05, 12 & 19, 2024

PAHAISIPAN

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PAHALANG

1 HATAW  
5 Adik  
11 Rahuyo  
12 Kulay ng kabayo  
13 Unlaping pamilang  
14 Taba ng alimango  
15 Igtad  
17 Mall ni Sy  
18 Minute: daglat  
19 Pinaggiikan  
21 Simbolo ng tantalum  
22 Labi ng sunog  
24 United kingdom  
27 Silid- \_\_\_\_\_  
30 Negrito  
33 Sigaw sa taguan  
34 Parte ng bibig  
35 Kaingin  
37 Tinapay  
38 Halamang medisinal  
40 Sawsawang maitim  
41 Maliit na magasin  
42 Aka ni Fortunato


PABABA

1 Lagot  
2 Taglay  
3 Tuwa  
4 Overtime  
5 Susan Africa  
6 Partner ng kanin  
7 Gallon: daglat  
8 Askad  
9 Uri ng isda  
10 Lilim  
16 Gina Alajar  
17 Panudla  
20 Tawag sa ina  
23 Official receipt  
24 Supot na gawa sa tela  
25 Hayop sa obalo  
26 Sangga  
28 Mr. Tantay  
29 Ama ni Noynoy  
31 Malaking bituin  
32 Ilag  
33 Palos  
36 Edad: Ingles  
39 Washington: daglat  
40 Tetchie Agbayani

SAGOT SA NAKARAAN

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Dagdag  
Kaalaman



Kasama si Taylor Swift sa Persons of the Year  
ng Time magazine noong 2017 bilang isa sa  
Silence Breakers.



# MPT South's 'Drayberks' Toll Road Safety Seminar Initiative Returns



Nagsimula na muli ang Metro Pacific Tollways South (MPT South), ang concessionaire para sa Cavite-Laguna Expressway (CALAX) at Manila-Cavite Expressway (CAVITE), para sa taunang 'Drayberks' Toll Road Safety Seminar, katuwang ang Vermosa Estate sa Imus, Cavite para sa unang activation nito ngayong 2024.

Dumalo ang 50 road safety, security officers, at locators ng Vermosa Estate sa first leg ng Drayberks seminar na ginanap nitong Lunes, Pebrero 19, kung saan tinuruan ang mga ito ng mga road safety practices at maging pamilyar sa mga safety features sa kahabaan ng expressway.

"We're delighted to launch this year's 'Drayberks' Road Safety Seminar in partnership with Vermosa Estate, a testament to our commitment to promoting road safety in our communities. As long-term partners, we are dedicated to ensuring that essential safety education reaches even more individuals, ► **MPT SOUTH • 4**

## CANNES FILMS BEING SHOT IN DAPITAN

FOUR short Cannes films are now being shot in Dapitan in Zamboanga Peninsula in Western Mindanao.



The filming is one right after another and all are destined to be screened at the Directors' Fortnight of the Cannes International Film Festival. Epic and unprecedented  
It's the very first time Cannes comes a-calling to shoot films in the Philippine shores.  
These films are set be screened at the Directors' Fortnight of the Cannes International Film Festival.  
This historic shoot is a first in this historic city. Who would have thought that a Cannes production will be shot here, in all places?  
► **CANNES FILMS • 4**

**CAVITE**  
**TIMES JOURNAL**  
PAHAYAGAN NG TUNAY NA CAVITEÑO  
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franzalmontero@yahoo.com

VOL. XX • NO. 5 • 10.00 • MARCH 12 - 18, 2024

# PHDM Office successfully organized the Shelter Planning



San Miguel Corporation's (SMC) infrastructure arm officially opened the new access ramp of the NAIA Expressway (NAIAx) at Tramo in Pasay City. This is expected to ease traffic in the area and provide seamless access to the country's main international gateway and other areas.

Speaking at its ceremonial opening on March 1, 2024, SMC President and CEO Ramon S. Ang explained the importance of the 800-meter access ramp for motorists, particularly for those using EDSA southbound coming from Makati, or northbound, coming from the Entertainment City. ► **PHDM OFFICE • 4**

**Ngayong 2024**

**Dagdag 30%**  
sa mga  
**Case Rates Packages**  
sa lahat ng admission simula  
Pebrero 14, 2024

**Pinalawak at mga  
Bagong Benepisyo para sa  
Mamamayang Filipino**

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www.philhealth.gov.ph

PhilHealthOfficial  
teamphilhealth  
teamphilhealth  
actioncenter@philhealth.gov.ph

PhilHealth  
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BAGONG PILIPINAS