

Cavite Career Caravan at Robinsons Place, City of Imus



The Cavite Career Caravan, held on April 5, 2024, at Robinson Place in the City of Imus, exemplified a joint endeavor led by the Office of the Provincial Public Employment Service Manager (OPPEM), headed by Ms. Rizalie P. Enero, in conjunction with the Provincial Sangguniang Kabataan Federation, under the leadership of Hon. Chelsea Jillian Sarno, and the local government of the City of Imus.

The event saw the esteemed presence of Vice Mayor Homer "Saki" T. Saquilayan, alongside City Councilors Lloren Dionella "Yen" G. Saquilayan, Jojie Lyn L. Maliksi, Darwin Marti M. Remulla, Sherwin L. Comia, and SK Federation President Glian Ilagan, highlighting a collective dedication to supporting job seekers in Cavite.

The primary objective of this collaboration was to offer comprehensive assistance and

opportunities to job seekers through career coaching. Participants were provided with the chance to engage with a diverse array of employers and government agencies, allowing them to gain valuable insights into different career fields and explore potential employment prospects.

Significant engagement was observed, with a total of 41 local companies and

▶ CAVITE • 5

CAVITE TIMES JOURNAL

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PAHAYAGAN NG TUNAY NA CAVITEÑO

ENTERED AS A SECOND CLASS MAIL MATTER

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WellPoint Medical Clinic and Diagnostic Center opens in Ayala Malls Vermosa this July

As it continuously strive to optimize outcomes and overall patient experience to its clients, multispecialty and diagnostic clinic Wellpoint Medical and Diagnostic Center, Inc. (Wellpoint) will open its first ever Ayala Mall branch in Vermosa, Imus City this July.



To help publicize their upcoming big opening in July, Wellpoint - together with Ayala Mall officials, did a mock-up ground breaking ceremonies near the clinic's location at Ayala Malls Vermosa last Friday. In photo are Wellpoint and Ayala Mall officials, namely (from left): Mr. Francis Camañag (WellPoint Marketing Head), Mr. John Henry Patos (WellPoint General Manager), Ms. Cristina De Asis (Ayala Malls Vermosa Mall Manager) Dr. Mary Melodie Patos-Abram (WellPoint President and Medical Director), Dr. Arlynn Sanchez Garduque (WellPoint Assistant Medical Director), Ms. Rachel De Guzman (Member WellPoint Board of Directors), Ms. Thelia Cabangbang (Wellpoint Dasmariñas Clinic Supervisor), Engr. Ferdie Nolasco (Owner FD Nolasco Enterprise). Wellpoint's president/Chief Executive Officer and Medical Director, Dr. Mary Melodie Patos-Abram, shares the exciting plans for the company's new branch.

The new clinic, located at the mall's prime "wellness" wing location and in the "sports hub" community of Vermosa, will have a dedicated area for its Rehabilitation Medicine and Developmental Center.

This 4th branch, spanning over 400square meters in area, aims to bring the one-stop-shop Wellpoint experience - complete with its ▶ WELLPOINT • 4

'HYBRID TRAIN': A MAJOR CONTRIBUTION TO TRANSPORT INDUSTRY

DEPARTMENT of Science and Technology (DOST) Secretary, Dr. Renato U. Solidum Jr., was happy to ride the Hybrid Electric Road Train (HERT) during the opening ceremonies of the 2nd International Smart City Exposition and Networking Engagement (ISCENE 2024) on April 11–13, 2024, at the Isabela Convention Center, Cauayan City, Isabela.



HERT measures 40 meters in length, runs at a top speed of 50 kph, and can carry 240 passengers per trip. It has two variants-- the 160-passengers per coach model and the bigger 240-passengers per coach model. It runs on a combination of diesel and fuel and a 260-battery

generator, thus referred to as a hybrid.

HERT does not need infrastructure reconfiguration as it runs on ordinary paved roads similar to the Bus Rapid Transportation system. Although it would require a dedicated lane, the benefit it would provide to the commuting public is

considered substantial.

During the COVID-19 pandemic, HERT has made a major contribution to the free transportation of front-line workers and health workers in the city of Cauayan, Isabela, until the end of the Enhanced Community Quarantine period.

SSCP, previews 2024 iSCENE to propel National Development

TO drive conversations around innovation and sustainable development, the Department of Science and Technology Regional Office I (DOST-1) collaborated with DZAG Radyo Pilipinas Agoo.

It conducted its 7th episode of Tekno Presyensa: Syensya ken Teknolohiya para kadagiti Umili on April 4, 2024, focusing on the DOST's Smart and Sustainable Communities Program (SSCP) and the 2024 International Smart Cities & Communities Exposition & Networking Engagement (ISCENE).

Ms. Raquel B. Santos, Senior Science Research Specialist of DOST Region 2, served as the resource person. As DOST continues to champion innovative approaches towards national development under the leadership of DOST Secretary, Dr. Renato U. Solidum Jr., the agency launched its SSCP headed by the DOST-Undersecretary for Regional Operations, Engr. Sancho A. Maborang. It embodies a people-centric, technology-driven strategy aimed at fostering the growth and transformation of communities across the country.

The initiative also aims for a smarter, more resilient, and inclusive society while harnessing the potential of science, technology, and innovation (STI). Aligned with the current administration's

eight-point or socio-economic agenda, the DOST has realigned its major programs to prioritize regional development, digital transformation, and the establishment of smart and sustainable communities.

Guided by the DOST-Regional Operations framework, the program aims to enhance collaboration, cooperation, and complementation among regional and provincial offices, in line with the United Nations Sustainable Development Goals (SDG), the 17 SDGs, and Pagtanaw 2050.

The SSCP's vision extends beyond mere technological advancements as it calls for a digital transformation towards smarter governance, industries, jobs, healthcare, and more in line with the Philippine Development Plan's goals of technology adaption, utilization, commercialization, and entrepreneurship acceleration.

Santos cited the importance of partnerships in overcoming challenges and driving success. She also emphasized the collaborative efforts

episode 7 2024

Tekno Presyensa
Syensya Ken Teknolohiya Para Kadagiti Umili

DEPARTMENT OF SCIENCE AND TECHNOLOGY REGIONAL OFFICE 1

SMART AND SUSTAINABLE COMMUNITIES PROGRAM

ISCENE 2024
International Smart Cities & Communities Exposition & Networking Engagement

MS. RAQUEL B. SANTOS
Senior Science Research Specialist
DOST Region II

CELEBRATING PARTNERSHIP

DOST in the Region: Innovations to Accelerate Regional Techno-based Development

SMART AND SUSTAINABLE COMMUNITIES PROGRAM AND ISCENE 2024

April 4, 2024 | 10:00am to 11:00am
via facebook live and DZAG Radyo Pilipinas Agoo

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between the DOST and key stakeholders including national government agencies (NGAs), local government agencies (LGUs), academic and research institutions, NGOs, CSOs, media, MSMEs, and all relevant stakeholders.

Looking ahead, Santos

highlighted the upcoming ISCENE 2024, hosted by Region 2, as an opportunity for government leaders, industries, innovators, and academic institutions to converge and explore opportunities for collaboration and innovation.

This is set to take place on April 11-13, 2024, at the Isabela Convention Center, Cauayan City, Isabela. This event promises networking engagements, forums, and the launch of smart projects, with the participation from international organizations

such as the World Bank and UNIDO.

In closing, Ms. Santos emphasized that being a smart city or community lies on how the technologies are utilized to provide better services to improve the quality of life of the people. **(Christian Dominic Casimiro)**

CAVITE TIMES JOURNAL
PAHAYAGAN NG TUNAY NA CAVITEÑO

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Breast cancer benefit now up to Php 1.4 million–PhilHealth

Effective March 30, 2024, PhilHealth's Z Benefit package for breast cancer is now up to P1.4 million, a 1400% increase from the previous package of 100,000.

PhilHealth Circular 2024-0007, which was published recently, stated that the enhanced Z Benefit Package now covers Stages 0 to 4 of breast cancer and even expanded the eligibility qualifications of members who can avail, even covering patients already undergoing treatment for the said illness.

"This significant leap in the Z Benefits Package for breast cancer is proof that PhilHealth is committed to delivering our mandate, to provide responsive benefits to our Kababayans and we will continue depending on the doctor's recommendation which is based on the patient's requirements. Diagnostic tests and prognostication range from Php 1,000 to Php 10,000.00; surgical procedures from partial mastectomy to modified radical mastectomy range from Php 30,000 – Php

1 4 0 , 0 0 0 . 0 0 ;
hormonotherapy coverage is Php 2,700 or Php 18,000 while cytotoxic chemotherapy shall be paid from Php 43,000 to Php 185,010. The bulk of the package goes to targeted therapy amounting to more than Php 1 million coverage, which translates to Php 333,336 for 18 maximum cycles. The surveillance, which is divided into basic and specific services, ranges from Php 5,000 and Php 9,000 respectively.

To avail of the enhanced Z Benefit Package for breast cancer, members or their qualified dependents are advised to contact the Z Benefits Coordinator of any of the current 21 contracted health facilities for them to be guided on the availment procedures from pre- authorization procedures up to cost-

implementing benefits that will improve the financial coverage under our thrust Pinalawak at Bagong Benepisyo para sa Mamamayang Filipino", said PhilHealth President and Chief Executive Officer Emmanuel R. Ledesma Jr.

He added that "this package provides a 'holistic approach' to breast cancer treatment because it covers diagnostic tests, breast

cancer management up to surveillance or assessment for early signs of relapse after the surgery".

Based on the guidelines, the mandatory services have different package rates sharing aspect of the treatment, if there is any. The Z Benefits Coordinator is also responsible to coordinate with PhilHealth on matters pertinent to the availment of the patient and ensure the

completeness and accuracy of all required documents for pre-authorization and claims application for reimbursement.

Further, PhilHealth stressed that noco-payment shall be charged for services rendered on patients admitted in basic or ward-type accommodation.

Contracted health facilities are those capable of rendering specialized

care that enter into a contract with PhilHealth for the provision of specialized care for the Z Benefits.

The PhilHealth Chief further said, "We are hoping that this will have a ripple effect on the healthcare system of the country." He further encouraged qualified health facilities to be contracted to provide this benefit so it would be more accessible to patients needing treatment."



DOST Rizal Food Safety Team conducts GMP Training-Workshop for RIMASA

The Department of Science and Technology (DOST) through its Provincial Science and Technology Office (PSTO) Rizal conducted the Good Manufacturing Practices (GMP) training-workshop for the Rizal Mango Stakeholders Association (RIMASA) last 7-8 March 2024 at the Brgy. Plaza Aldea, Tanay, Rizal.



The Rizal Food Safety Team (FST), comprised of various national government agencies (NGAs) at the provincial level from the Department of Trade and Industry (DTI) and Department of Labor and Employment (DOLE), was tapped as the resource speakers for the said training-workshop.

Ms. Jennefer Jeazon Medina, Science Research Specialist II of DOST Rizal and master of ceremonies led the commencement of the program with an opening prayer. She reminded the participants of the proposed flow of lectures and activities to be accomplished within the two-day training. A pre-test was conducted to

assess the prior knowledge of the participants about the topics to be covered.

The first speaker, Mr. R-jay M. Salabao, Project Technical Assistant I of DOST Rizal, discussed about basic food hygiene and a briefer on the GMP. He ended his presentation introducing one type of food safety hazards—biological hazards. Next, Ms. Duane Mariel S. Juarez, Project Technical Aide I of DOST Rizal, continued the discussion on food safety hazards, specifically on the chemical and physical hazards. To cap the first day lectures, Ms. Kyle Christine Pascual, Trade and Industry Development

Specialist of DTI Rizal, discussed on the topic of cross contamination.

The participants immersed on their first day group activity, wherein they were able to determine the contaminants and hazards to address the risks and identify preventive measures to avoid such risks from happening. They also participated in another activity which demonstrated the proper handwashing techniques.

The Rizal FST started the second day of the training-workshop by facilitating an interactive game to provide a quick recap of the Day 1 activities. Then, the participants shared their

inputs and insights on cross contamination through the second group activity presentation of outputs.

To resume with the lectures, Ms. Niña Sherylle Giron, Supervising Science Research Specialist of DOST Rizal, conducted a plant layout audit to assess the association's GMP compliance. Mr. Salabao also shared his knowledge on pest control, while Ms. Pascual continued her discussion on the food contact surfaces and raw materials handling. To

conclude, Ms. Janine Rivera, Labor and Employment Office II of DOLE Rizal talked about food preparation and personnel hygiene.

Finally, the participants addressed their inquiries through an engaging Q&A and expressed their gratitude to the prompt response on their requested training. A photo opportunity was taken capping the training-workshop.

RIMASA is one of the beneficiaries of the Community Empowerment

thru Science and Technology (CEST) Program of DOST. Through DOST's intervention, they were able to process their produces, particularly mangoes.

Their processing facility is able to produce mango products ranging from dried mangoes, mango juice, and mango wine. The training-workshop was conducted to address the necessary actions to acquire their FDA-License to Operate (LTO). (By Arthea Marie M. Genova)



NACHO KING IS NOW OPEN AT SM CITY TANZA: The King of snacks is now at SM City Tanza! Nacho King is now serving Tanzeños the best nachos in town! Grab your meaty, cheesy and tasty nacho king at the 2nd level of SM City Tanza, near SM Cinema.

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New Justice Hall, J.P. Rizal Avenue, Kaybagal
South, Tagaytay City

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

-versus- **EJF NO. TG-23-178**
FOR: Extra Judicial Foreclosure of
Real Estate Mortgage under Act No.
3135, as amended by Act No. 4118

DOLORES A. GOLPE,
Borrower-Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on February 1, 2006 by Borrower-Mortgagor, **DOLORES A. GOLPE**, Filipino, of legal age, single, with residence and postal addresses at (1) 16 Caimito St., Concepcion, Marikina City and (2) Lot 2, Block 3, Gaudence Hills Subdivision, Sabutan, 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-10750** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor in the amount of **THREE HUNDRED FOURTEEN THOUSAND SIX HUNDRED FIFTY-THREE PESOS AND 49/100 (Php314,653.49)** inclusive of interest and other charges, as of August 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Ryan M. Genova, will sell at public auction on May 9, 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-10750 Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in the MUNICIPALITY OF SILANG, PROV. OF CAVITE, more particularly bounded and described as follows:

A parcel of Land (Lot 2 Blk 3 of the cons./subd. plan, Pcs-04-020797, being a portion of Lots 2700-A & 2700-B Psd-04-170226 LRC Rec. No.), sit. in the Brgy. Sabutan, Mun. of Silang, Prov. of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Rd. Lot 4; on the NE., along line 2-3 by Lot 3 on the SE., along line 3-4 by Lot 7; along line 4-5 by Lot 8; and on the SW., along line 5-1 by Lot 1 all of Blk 2, all of the cons./subd. plan. Beginning at a point marked "1" on plan, being N. 37 deg. 27'E., 1888.61 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence S. 89 deg. 52'E. 8.63 m. to point 2; thence due South 11.34 m. to point 3; thence N. 89 deg. 51'W., 3.76 m. to point 4; thence N. 89 deg. 51'W., 4.87 m. to point 5; thence due North 11.34 m. to point of beginning, containing an area of **NINETY EIGHT (98) SQUARE METERS**. All points referred to are indicated on plan and are marked on the ground by PS cyl., conc. mons., 15x60 cm.; bearings true; date of original survey, May 27-Aug. 30, 1981 and that of the subd. survey, Jan. 27-28, 2005 and was approved on March 7, 2005. is registered in accordance with the provisions of section 103 of the Property Registration Decree in the name of **DOLORES A. GOLPE**, Filipino, of legal age, single."

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

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. T-10750**, 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, March 4, 2024.

(Sgd.) **VARBRA ANN A. VARIAS-DIMAYUGA**
Clerk of Court & Ex-Officio Sheriff

(Sgd.) **RYAN M. GENOVA**
Sheriff-In-Charge

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

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REGIONAL TRIAL COURT
Fourth Judicial Region
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City of Carmona, Cavite
2nd Flr., Hall of Justice Bldg., Brgy. Maduya,
City of Carmona, Cavite
Email add: rtc2cac109@judiciary.gov.ph; Tel.
No. (046) 4828527

BDO UNIBANK, INC.,
Mortgagee,

-versus- **EJF-2024-25**
For: EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

**SPS. EDWARD RAMAS AVISO AND
MARGIE SABIGAN AVISO,**
Debtors/Mortgagors.

X-----X

NOTICE OF SHERIFF'S SALE

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **BDO UNIBANK, INC.**, with postal address at 11th Floor, BDO Towers Valero, 8741 Paseo de Roxas, Makati City, against the debtors/mortgagors, **SPS. EDWARD RAMAS AVISO AND MARGIE SABIGAN AVISO**, with postal address/es at 1.) Block 1 Lot 7 Phase 8, Carmona Estates, Brgy. Lantic, Carmona, Cavite; and 2.) #47 West Kabulusan III B, Cupang 1771, Muntinlupa City, and for the satisfaction of the mortgaged debt which as of 29 February 2024 amounts **ONE MILLION EIGHT HUNDRED EIGHTY SIX THOUSAND TWO HUNDRED TWENTY FIVE PESOS AND 48/100 (Php1,886,225.48)**, 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 **May 16, 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. 057-2016005290

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

"A PARCEL OF LAND (LOT 7, BLK. 1 OF THE CONS. AND SUBD. PLAN PCS-04-024651, BEING A PORTION OF THE CONS. OF LOTS 3-D-1 TO 3-D-3 PSD-04-198246; 3-E & 3-F, PSD-04-111368; 14, PSU-101203 & 856; CAD-285, CARMONA, CADASTRE, L.R.C. RECORD NO. 52711 & 2165) SITUATED IN BARRIO OF LANTIC, MUN. OF CARMONA, PROVINCE OF CAVITE. ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY ROAD LOT 36; ON THE SW., ALONG LINE 2-3 BY LOT 6, BLK. 1 BOTH OF THE CONS. AND SUBD. PLAN; ON THE NW., ALONG LINE 3-4 BY LOT 854, CAD-285, CARMONA CADASTRE AND ON THE NE., ALONG LINE 4-1 BY LOT 8, BLK. 1 OF THE CONS. AND SUBD. PLAN, BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S. 15 DEG. 06'W., 1988.31 M. FROM BLLM #2, MUN. OF CARMONA CAVITE. THENCE S. 80 DEG. 11'W., 8.00 M. TO PT. 2; THENCE N. 09 DEG. 49'W., 11.00 M. TO PT. 3; THENCE N. 80 DEG. 11'E., 8.00 M. TO PT. 4; THENCE S. 09 DEG. 49'E., 11.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **EIGHTY EIGHT (88) SQUARE**

PENALTY OF LAW

Copy Furnished:

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

DOLORES A. GOLPE
Borrowers-Mortgagors

(1) 16 Caimito St., Concepcion, Marikina City
(2) Lot 2, Block 3, Gaudence Hills Subdivision, Sabutan, Silang, Cavite

Publication: Cavite Times Journal
Dates: March 26, April 02 & 09, 2024

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 TO 27, 1936 & AUG. 1940 TO MAY 1941 AND THAT OF THE CONS. AND SUBD. SURVEY; OCT. 1-15, 2007 & WAS APPROVED ON DECEMBER 19, 2008."

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

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

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

April 2, 2024 at City of Carmona, Cavite.

(Sgd.) **CATHERINE A. PERAN**

Court Legal Researcher /

Officer-in-Charge

(As per Order No. 1 Series 2024)

Prepared by:

(Sgd.) **JOSEPH R. DIOKNO**

Sheriff In-Charge

Copy furnished:

BDO UNIBANK, INC.,
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
c/o **APRIL ROSE C. PAPA**
11th Floor, BDO Towers Valero, 8741 Paseo de Roxas, Makati City 0726

EDWARD RAMAS AVISO / MARGIE SABIGAN AVISO

1.) Block 1 Lot 7 Phase 8, Carmona Estates, Brgy. Lantic, Carmona, Cavite
2.) #47 West Kabulusan III B, Cupang 1771, Muntinlupa City

Publication: Cavite Times Journal

Dates: April 9, 16 & 23, 2024

Wellpoint...

(FROM PAGE 1)

impressive array of board-certified specialty physicians, highly skilled and experienced staff, and state-of-the-art diagnostic equipment all aimed at providing multi-specialty services, says Dr. Mary Melodie Patos-Abram, Wellpoint Medical Clinic and Diagnostic Center, Inc. (Wellpoint) president/Chief Executive Officer and Medical Director.

Pioneering the mall-based multi-specialty and diagnostic clinic in Cavite, Patos-Abram shares that the business continues with its upward trend in terms of gaining tractions for their offered flexibility, comfort and convenience. "Because our clients can attend to other things, like pay bills, do grocery or quick shopping," she said.

A plus factor, she believes, other than their high standard of service is, "our price, which we can say is one of the most affordable, even compared to community based diagnostic clinics," Patos-Abram adds.

For his part,

Wellpoint's General Manager John Henry Patos, is meticulously assessing the clinic's operations to cater to the needs of the Vermosa clients. He emphasizes the enhancement of the patient appointment system, noting its increasing significance based on feedback from existing client base across other clinic branches.

Founded in 2005, Wellpoint, with its strong commitment to providing comprehensive healthcare services, first established its multispecialty and diagnostic clinic at SM City Bacoor.

They have another in-mall branch in SM Dasmariñas and a stand alone branch near SM Bacoor. The clinic is one of the most trusted and preferred multi-specialty clinic in Cavite and nearby cities.

For more information about Wellpoint, please check their website at <https://wellpointmedicalclinic.com>.

(PR)

UGALIING MAG-BASANG
CAVITE TIMES JOURNAL

SM Prime...

(FROM PAGE 8)

Efficiency, Disaster Resilience, Climate Advocacy, Social Integration, and Transparent Reporting.

Anchored on these sustainability commitments are the SM Supermalls' Environmental Programs on Waste Management. Through its corporate social responsibility arm, SM Cares, SM Supermalls has pioneered longstanding programs such as the Trash to Cash recycling market, and provided

support to the annual International Coastal Clean Up, among other national events.

In the hotel and tourism sector, SM Hotels and Conventions Corporation (SMHCC) has taken the lead in mitigating global food waste by implementing sustainable initiatives across its properties in the Philippines. Their key initiatives include the World Wide Fund for Nature's Sustainable Diner Program, that aims to

transform and help the food service sector minimize its impact on the environment thru resource efficiency, plastic refusal and food waste management and contribute to the world's future food security.

To support these programs, SM Prime also recently unveiled its waste-to-fuel partnership with GUUN Co. Ltd. (GUNN) to implement the Japanese technique of reducing landfill impact. The technology converts non-recyclable and hard-to-recycle packaging into alternative fuel.



No time to waste: Sorting through the amount of trash at the GUUN Facility in Cebu. Unfit for recycling and reuse, the waste material recovered avoids the landfill and is then reconverted to fuel resource.

A Vision for an #SMWasteFreeFuture

To mark the International Day of Zero Waste on March 30, 2024, SM Prime is releasing its vision for an #SMWasteFreeFuture. "As a community, we strongly believe in our ability to contribute to solving today's waste issues," said Hans "Chico" Sy, Jr., President of SM Engineering Design and Development Corporation (SMEDD) and SM sustainability champion.

SM Prime's

announcement of its vision of an #SMWasteFreeFuture demonstrates the company's strong commitment and sustainability stewardship, by inviting its stakeholders to engage in activities that will help spread zero-waste awareness and work for a sustainable and environmentally responsible approach on waste management.

"We understand that this may seem like a daunting challenge to overcome. However, by

joining forces, we can create a world that our future generations truly deserve – if we have the courage to take on this journey together," said Sy.

SM Prime remains committed to its role as a catalyst for economic growth, delivering innovative and sustainable lifestyle cities, thereby enriching the quality of life of millions of people. SM Prime is pursuing the next horizon on integrated property development and onward to building sustainable cities of the future.

2nd iScene...

(FROM PAGE 8)

energy sources like coal and oil that adversely impact the environment," he told the attendees.

Further, he said "Today, idea plus presentation will not just exhibit the brilliance of our researchers from the academe in their innovative solutions, rather it is also a testament to the invaluable role of the academe in driving technological advancement and fostering innovative solutions."

Mabborang encouraged everyone to build smarter communities. Cauayan City Mayor Caesar S. Dy welcomed the guests to the affair with DOST Region 2 Director Virginia Bilgera.

iSCENE 2024 aims to serve as an avenue where government leaders, industries, innovators, and academic institutions can explore opportunities for knowledge-sharing and collaboration as a strategic model for creating smart and sustainable communities.

Moreover, it highlights discussions on synergistic approaches to building partnerships, with the sharing of best practices and strategies by international and national stakeholders that local governments can replicate for the realization of transforming local government units (LGUs) towards a project

spearheaded by the DOST, with combined efforts from the Dept. of the Interior and Local Government (DILG), Dept. of Information and Communication Technology (DICT), and Devt. Academy of the Philippines (DAP)

DOST Secretary Renato U. Solidum Jr. said that the activity is just some of the many ways to show that many organizations are maximizing their efforts in fostering empowered, more sustainable, and smarter communities, and the people will always be at the center of the development. "This aims to come up with better policies, programs, services, and strategies to address the needs of the Filipino people with the help of science, technology, and innovation," he stressed.

Moreover, Solidum said the event serves as a perfect avenue to share smart and innovative ideas for more innovations that aim to improve the lives of the people, especially those in the marginalized sector that have been benefiting from the government's programs and services.

"We need to focus not only on saving lives but livelihood as well and wealth protection," he told members of the media. "We are developing technology to save our natural resources as we

embarked on developing technologies that will arise from the knowledge that we need."

"We prioritize sustainability in our urban planning and development efforts, and we create livable spaces that nurture both people and the planet. Through eco-friendly infrastructure, renewable energy initiatives, and community-driven projects, we lay the groundwork for a future where environmental stewardship and development go hand in hand." Mabborang said in his message of support.

"The power of innovation and technology, unleashed through the collaboration of stakeholders and players, could unlock trillions of dollars in economic value while addressing pressing global challenges such as climate change, poverty, and inequality," Mabborang added. This event will also give us a lot of opportunities to join in knowledge-sharing sessions, fora with professionals, and learn from successful technology transfer strategies and experiences.

"This will not only benefit our respective agencies and organizations but also the communities as a whole. Moreover, this activity will bring Filipinos closer to a more sustainable, equitable, and inclusive future," he concluded.

The success of the Cavite Career Caravan was credited to the steadfast support and collaboration of all participating companies and government agencies. The Provincial Government of Cavite conveyed its sincere appreciation to all contributors for their commitment to empowering job seekers and nurturing economic growth and prosperity in Cavite.

Quantum...

(FROM PAGE 8)

Sports Park in Barangay San Tiago, City of General Trias, the session also featured enlightening presentations on Understanding Weather Systems and Warning Information by Ms. Vivian Gay Agassid, and Understanding Floods and the PAGASA Flood Warning System by Ms. Rosalie Pagulayan, both Weather Specialists from the Department of Science and Technology - Philippine Atmospheric, Geophysical, and Astronomical Services Administration (DOST-PAGASA).

On April 4, 2024, an IEC Campaign was conducted for selected students of Noveleta Elementary School in Barangay San Rafael, Noveleta, Cavite. These young learners were provided firsthand

insights into floods, tropical cyclones, rainfall, storm surges, and other hydrometeorological hazards by experts from DOST-PAGASA. Furthermore, members of the CIA-FRIMP, Mr. Shuji Kaku and Ms. Mimi Estaris, offered valuable perspectives on flood mitigation measures, particularly emphasizing the implementation of non-structural measures (NSM) in Cavite. This educational session was crafted to harmonize understanding across communities and enlighten the younger generation on effective disaster preparedness measures.

Key agencies involved in the event included DOST-PAGASA, Department of Public Works and Highways Unified Project Management Office –

Flood Control Management Cluster (DPWH UPMO-FCMC), Department of Education – District of Noveleta, and Japan International Cooperation Agency (JICA). Their collaborative efforts with the local government units, Local Disaster Risk Reduction Management Officers (LDRRMOs), and City/Municipal Planning and Development Coordinators played a pivotal role in the success of the initiative.

The QGIS Tutorial and IEC Campaign exemplify the commitment of stakeholders to build resilient communities and enhance disaster preparedness in Cavite. By equipping participants with essential knowledge and practical measures, the event contributes to safeguarding lives and properties against the impact of natural disasters.

Cavite...

(FROM PAGE 1)

2 overseas companies presenting job opportunities, thereby extending recruitment possibilities to attendees. The event, which attracted 244 applicants, with 17 individuals securing immediate employment, underscored its importance in addressing the employment needs within the region.

Furthermore, representatives from national government agencies, including SSS, Pag-ibig, Philhealth, TESDA, PSA, BIR and NBI, were in attendance, providing essential information and assistance regarding government programs and services relevant to employment and social welfare.

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

SECURITY BANK CORPORATION,
Mortgagee,

-versus- Foreclosure Case No. F-075-24

MR. ARNELO O. OMLANG &
MS. SHIRLEY B. DOÑINA,
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, **SECURITY BANK CORPORATION**, with business address at Security Bank Centre, 6776 Ayala Avenue, Makati City against the Mortgagor/s, **MR. ARNELO O. OMLANG & MS. SHIRLEY B. DOÑINA** with residence and postal address at 4888 INT, 10 Old Sta. Mesa, Brgy. 598, City of Manila and Kensington 7A Block 09 Lot 07, Brgy. Navarro, General Trias, Cavite to satisfy the mortgage indebtedness as of 15 December 2023 amounts to **ONE MILLION FOUR HUNDRED FIFTY SEVEN THOUSAND ONE HUNDRED FIFTY EIGHT PESOS (P1,457,158.00)**, 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 **30 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. 057-2020048468

LOT NO: 7, BLOCK NO: 9, PLAN NO: PCS-04-031125
PORTION OF: LOTS 52, BLK. 2, PCS-04-028223, LOT 82, BLK. 1 PCS-04-028596, LOT 1696, (FRS- 04-005701 & LOT 1687, BOTH OF SFDM ESTATE, DECREED NO. 4270 LRC REC. NO. 5964
LOCATION: BARANGAY OF NAVARRO, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NW LOT 5, BLOCK 9, PCS-04-031125
2-3 NE ROAD LOT 8, PCS-04-031125
3-4 SE LOT 9, BLOCK 9, PCS-04-031125
4-1 SW LOT 8, BLOCK 9, PCS-04-031125
AREA: FORTY (40) SQUARE METERS, 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 **MAY 14 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 19 MARCH 2024

(Sgd.) ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

Security Bank Corporation
Lariba Perez Mangrobang Miralles
Dumrique Avila Fulgencio & Salas
4th Floor Security Bank Centre Building 6776 Ayala Avenue, Makati City

MR. ARNELO O. OMLANG &
MS. SHIRLEY B. DOÑINA
4888 INT. 10 Old Sta. Mesa, Brgy. 598, City of Manila
Kensington 7A Block 09 Lot 07, Brgy. Navarro, General Trias, Cavite

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

Publication: Cavite Times Journal
Dates: March 26, April 02 & 09, 2024

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

BDO UNIBANK, INC.,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-159-24

SPS. RALPH HENSON A. ANDRES AND
JARAH MAE S. VILLA,
Debtors/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, **BDO UNIBANK, INC.**, with business address at 11th Floor BDO Towers Valero, 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagor/s, **SPS. RALPH HENSON A. ANDRES AND JARAH MAE S. VILLA**, with residence and postal address at (1) #1641 A-1643 Caton Street, Brgy. La Paz-Singkamas-Tejeros, Makati City and (2) Lot 36, Blk. 10, Brgy. Pasong Camachile II, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 15 December 2023 amounts to **THREE MILLION EIGHTY FIVE THOUSAND THREE HUNDRED EIGHTEEN PESOS AND 15/100 (Php3,085,318.15)** including interest, penalties, expenses and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **30 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. 057-2021041395

LOT NO: 36 BLOCK NO: 10 PLAN NO: PCS-04-031691
PORTION OF: BLOCK 25, PCS-04-029303, BLOCK 17, PCS-04-030704 & LOT 1940, SFDM ESTATE, DECREED NO. 4270, LRC REC. NO. 5964
LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NE LOT 34, BLOCK 10, PCS-04-031691
2-3 SE ROAD LOT 11, PCS-04-031691
3-4 SW LOT 38, BLOCK 10, PCS-04-031691
4-1 NW LOT 35, BLOCK 10, PCS-04-031691
AREA: FIFTY (50) SQUARE METERS, 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 **MAY 14 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 19 MARCH 2024

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
11th Floor, BDO Towers Valero, 8741 Paseo de Roxas, Makati City

SPS. RALPH HENSON A. ANDRES
AND JARAH MAE S. VILLA
(1) #1641 A-1643 Caton Street, Brgy. La Paz-Singkamas-Tejeros, Makati City and
(2) Lot 36, Blk. 10, Brgy. Pasong Camachile II, Gen. Trias, Cavite

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

Publication: Cavite Times Journal
Dates: March 26, April 02 & 09, 2024

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

BDO UNIBANK, INC.,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-155-24

ALMA MAY MELCHOR UMIPIG and
JOHN VINCENT LAVAPIE NABONG,
Debtor/Mortgagor,
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the Mortgagor/s, **ALMA MAY MELCHOR UMIPIG and JOHN VINCENT LAVAPIE NABONG** with residence and postal address at: 1) Blk.1 Lot 17 Postal Village, St Peter 1, Dasmariñas, Cavite; 2) #14 Garnet St. Camella Homes, Salinas III, Bacoar, Cavite; and (3) Lot 223 Blk. 5 Tapia, General Trias, Cavite to satisfy the mortgage indebtedness which as of 29 January 2024 amounts to **TWO MILLION FOUR HUNDRED SEVENTY EIGHT THOUSAND FOUR HUNDRED SIX PESOS and 14/100 (P2,478,406.14)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **30 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. 057-2020019151

LOT NO: 223 BLOCK NO: 5 PLAN NO: PCS-04-029303
PORTION OF: LOTS 1934; 1935; 1937; SFDM ESTATE, LOT 1938-A; 1938-B; LOT 1938-C; 1938-D, PSD-04-039215 (OLT); LOT 1843-K-1; LOT 1843-K-2, PSD- 04-214642; LOT 1843-L, BSD-04-002119 (OLT) LOT 1843-M-1; LOT 1843-M2, PSD-04-156470 & BLOCK 18, PCS-04-029302, DECREED NO. 4270, LRC RECORD NO. 5964
LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SW LOT 216, BLOCK 5 PCS-04-029303
2-3 NW LOT 224, BLOCK 5, PCS-04-029303
3-4 NE ROAD LOT 8, PCS-04-029303
4-1 SE LOT 222, BLOCK 5, PCS-04-029303
AREA: EIGHTY SQUARE METERS (80), 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 **MAY 14 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 19 MARCH 2024

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.,
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
11th Floor, BDO Towers Valero 8741 Paseo de Roxas, Makati City, 0726, Metro Manila

ALMA MAY MELCHOR UMIPIG and
JOHN VINCENT LAVAPIE NABONG
Blk.1 Lot 17 Postal Village, St Peter 1, Dasmariñas, Cavite
#14 Garnet St. Camella Homes, Salinas III, Bacoar, Cavite
Lot 223 Blk. 5 Tapia, 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 26, April 02 & 09, 2024

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

UNION BANK OF THE PHILIPPINES,
Mortgagee,

-versus- Foreclosure Case No. F-297-24

GIL M. MONTANA married to
CONNIE CLAIRE A. MONTANA
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, **UNION BANK OF THE PHILIPPINES**, with business address at Union Bank Plaza Building, Meralco Avenue corner Onyx and Sappire Roads, Ortigas Center, Pasig City, Metro Manila against the Mortgagor/s, **GIL M. MONTANA married to CONNIE CLAIRE A. MONTANA, Gil M. Montana, represented by his duly designated Attorney-in-Fact, Connie Claire A. Montana** with residence and postal address at: 1.) # 105, Brgy. Talon, Amadeo, Cavite; and 2.) Lot 28, Block 18, Amaia Scapes Trece Martires, Brgy. Conchu, Trece Martires, Cavite to satisfy the mortgage indebtedness as of 08 January 2024 amounts to **ONE MILLION FIVE HUNDRED TWENTY THREE THOUSAND EIGHT HUNDRED EIGHTY THREE PESOS and 10/100 (P1,523,883.10)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **30 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. 077-2022004194
LOT NO: 28 BLOCK NO: 18 PLAN NO: PSD-04-231572
PORTION OF: LOT 2946, SAN FRANCISCO DE MALABON ESTATE
LOCATION: BARANGAY OF CONCHU, CITY OF TRECE MARTIRES, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 27, BLOCK 18, PSD-04-231572
2-3	NW	LOT 1, BLOCK 18, PSD-04-231572
3-4-5-6-7-8-9-1	NE, SE	ROAD LOT 17, PSD-04-231572

AREA: NINETY SQUARE METERS (90), 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 **MAY 14 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 19 MARCH 2024

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

UNION BANK OF THE PHILIPPINES
Union Bank Plaza Building, Meralco Avenue
corner Onyx and Sappire Roads Ortigas Center,
Pasig City, Metro Manila

GIL M. MONTANA and
CONNIE CLAIRE A. MONTANA
#105, Brgy. Talon, Amadeo, Cavite
Lot 28, Block 18, Amaia Scapes Trece Martirez, Brgy. Conchu, 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 26, April 02 & 09, 2024

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

BANK OF COMMERCE,
Mortgagee,

-versus- Foreclosure Case No. F-332-24

SPOUSES JUELINO M. ODCHIMAR &
DARLING JADDY E. ODCHIMAR,
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, **BANK OF COMMERCE**, with business address at San Miguel Properties Centre, No. 7 St. Francis Street, Mandaluyong City against the Mortgagor/s, **SPOUSES JUELINO M. ODCHIMAR & DARLING JADDY E. ODCHIMAR** with residence and postal address at Blk 31 Lot 4 St. Peter II, Dasmariñas, Cavite and Blk 8 Lot 30 Camella Vita, Brgy. San Francisco, General Trias, Cavite to satisfy the mortgage indebtedness as of 31 January 2024 amounts to **TWO MILLION SIX HUNDRED THOUSAND FOUR HUNDRED TWO PESOS and 65/100 (P2,600,402.65)**, 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 **30 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. 057-2021053856
LOT NO: 30, BLOCK NO: 8, PLAN NO: PSD-04-251577
PORTION OF: LOT 2615, SAN FRANCISCO DE MALABON ESTATE (FRS-04-005776) LRC RECORD NO. 5964)
LOCATION: BARANGAY OF SANTIAGO, MUNICIPALITY OF GENERAL TRIAS. PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	ROAD LOT 18, PSD-04-251577
2-3	NW	LOT 29, BLOCK 8, PSD-04-251577
3-4	NE	LOT 4, BLOCK 8, PSD-04-251577
4-5	NE	LOT 3, BLOCK 8, PSD-04-251577
5-1	SE	LOT 31, BLOCK 8, PSD-04-251577

AREA: SIXTY (60) SQUARE METERS, 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 **MAY 14 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 19 MARCH 2024

(Sgd.) ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

BANK OF COMMERCE
c/o Gallego & Villamor Law Offices
Suite 15, 2nd Floor, Facilities Centre Building, 548 Shaw Boulevard, Highway Hills, Mandaluyong City 1552 Philippines

SPOUSES JUELINO M. ODCHIMAR &
DARLING JADDY E. ODCHIMAR
Blk 31 Lot 4 St. Peter II, Dasmariñas, Cavite
Blk 8 Lot 30 Camella Vita, Brgy. San Francisco, 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 26, April 02 & 09, 2024

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

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

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

CHRISTIAN JAYE A. VERZO married to
CATHERINE E. VERZO,
Mortgagors.
FC CASE NO. 18964-24
X-----X

NOTICE OF EXTRA-JUDICIAL SALE
Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **CHRISTIAN JAYE A. VERZO, married to CATHERINE E. VERZO**, mortgagors, with residence and postal addresses at 56 Leono St., Tanong, Malabon City 1475 and Blk. 6 Lot 24, The Legian Imus Two Subd., Phase A, Carsadang Bago, Imus, Cavite, to satisfy the mortgage indebtedness which as of February 20, 2024 amounts to **EIGHT HUNDRED SIXTY FOUR THOUSAND ONE HUNDRED FIFTY EIGHT PESOS & 96/100 (Php864,158.96)** 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 Sheriff IV will sell at Public Auction on **April 30, 2024 at 10:00 a.m.**, or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder for cash and in Philippine Currency, the following property with all the improvements therein, to wit:
TRANSFER CERTIFICATE OF TITLE NO. 057-2013037987

"A PARCEL OF LAND (LOT 24 BLOCK 6 OF THE CONSOLIDATION- SUBDIVISION PLAN PCS-04-026052, BEING APORTION OF LOT 1305, IMUS ESTATE (RS-04-004932) AND LOT 1306-J, (LRC) PSD-PSD-303768) SITUATED IN CARSADANG BAGO, IMUS, CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY ROAD LOT 7, ON THE SE., ALONG LINE 2-3 BY LOT 1306-1, (LRC) PSD-303768, ON THE SW., ALONG LINE 3-4 BY LOT 23 BLOCK 6; ON THE NW., ALONG LINE 4-1 BY LOT 22 BLOCK 6 ALL OF THE CONS.- SUBD. PLAN. X X X CONTAINING AN AREA OF **FIFTY ONE (51) SQUARE METERS. X X X"**

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

In the event the public auction should not take place on the said date, it shall be held on **May 07, 2024** at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, March 19, 2024.

(Sgd.) BENITO A. CARRASCAL
Sheriff IV
RTC Branch 20

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

Copy Furnished:

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

ATTY. CLARENCE LEE EVANGELISTA
Attorney-in-Fact, PCCS (Panlilio's Credit and Collections Services)
3rd Floor, Z-Executives Suites Bldg., 1132 Quezon Ave., Quezon City

CHRISTIAN JAYE A. VERZO married to CATHERINE E. VERZO
56 Leono St., Tanong, Malabon City
Blk 6 Lot 24, The Legian Imus Two Subd., Phase A, Carsadang Bago, Imus, Cavite 4103

Publication: Cavite Times Journal
Dates: March 26, April 02 & 09, 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-23-221**
FOR: Extra Judicial Foreclosure of
Real Estate Mortgage under Act No.
3135, as amended by Act No. 4118

**ILDE P. ALIBANGBANG, married to
VENGIE V. ALIBANGBANG,**
Mortgagors,

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 the laws of the Philippines, with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on November 20, 1998 by Mortgagors/Borrowers, **ILDE P. ALIBANGBANG married to VENGIE V. ALIBANGBANG**, both of legal age, Filipino citizens, with residence and postal addresses at (1) Gulod Itaas, Batangas City, Batangas and (2) Lot 33 Block 16, Rancho Imperial De Silang, Barangay Tartaria, Silang, Cavite, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by **Transfer Certificate of Title No. (T-832959) 26228** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **FOUR HUNDRED FORTY-EIGHT THOUSAND EIGHT HUNDRED EIGHTY-EIGHT PESOS & 33/100 (Php 448,888.33)** inclusive of interest, penalties 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 N. Mendoza, will sell at public auction on **May 16, 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-832959) 26228
Registry of Deeds for 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 33 Blk. 16 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 08016-H, Csd-04-006071-D, Lot 15709-A, Csd-042118-012810-D & Lot Blk. 71, Pcs-04-011250, LRC Rec. No.), situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the NW., along line 1-2 by Lot 37 of Blk. 16; on the NE., along line 2-3 by Lot 34; on the SE., along line 3-4 by Rd. Lot 14 both of Blk. 16; and on the SW., along line 4-1 by Lot 32 of Blk. 16; all of cons./subd., plan. Beginning at a pt. marked "1" on plan being S. 66 deg. 12'E., 4865.47 m. from BLLM No. 1, Cad. 452-D, Silang Cad., thence N. 11 deg. 58'W., 7.00 m. to pt. 2; thence N.. 78 deg., 02'E., 10.00 m. to pt. 3; thence S. 11 deg. 58'E., 7.00 m. to pt. 4; thence S.. 78 deg. 02'W., 10.00 m. to pt. 1; beginning, containing an area of **SEVENTY (70) 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 and that on cons./subd. survey, Aug. 1-30, 1997, & was approved on Dec. 5, 1997. is registered in accordance with the provisions of the Property Registration Decree in the name of **ILDE P. ALIBANGBANG married to VENGIE V. ALIBANGBANG**, both of legal age, Filipino.

In the event the public auction should not take place on the said date, it shall be held on **May 23, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-832959) 26228** 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, March 19, 2024.

(Sgd.) **VARBRA ANN A. VARIAS-DIMAYUGA**
Clerk of Court & Ex-Officio Sheriff

(Sgd.) **OLIVER N. MENDOZA**
Sheriff-In-Charge

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-23-208**
FOR: Extra Judicial Foreclosure of
Real Estate Mortgage under Act No.
3135, as amended by Act No. 4118

**ABMER F. FAMISAN MARRIED TO
ARLENE M. FAMISAN,**
Mortgagors,

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 the laws of the Philippines, 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 5, 1999 by Mortgagors, **ABMER F. FAMISAN, married to ARLENE M. FAMISAN**, both of legal age, Filipino citizens, with residence and postal addresses at (1) 231 Aguado San Miguel Manila and (2) Lot 19 Block 1, Rancho Imperial De Silang, Tartaria, Silang, Cavite, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by **Transfer Certificate of Title No. (T-835878) 12679** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **THREE HUNDRED FIFTY-NINE THOUSAND SIX HUNDRED NINETY-TWO PESOS & 23/100 (PHP 359,692.23)** inclusive of interest, penalties 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 N. Mendoza, will sell at public auction on **May 16, 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-835878) 12679
Registry of Deeds for 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 19 Blk. 1 of the cons./ subd. plan Pcs-04-014042, being a portion of the cons. of lot 8036, Cad-452-D, Silang Cadastre, and Reserved Area of Pcs-04-012899, LRC Rec. No.), situated in the Brgy. Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the SE., along line 1-2-by Rd. lot 1; on the SW., along line 2-3 by lot 18 of Blk. 1. both of cons./subd. plan; on the NW., along line 3-4 by Rd. lot 23, Pcs-04-012899; on the NE., along line 4-1 by lot 20, Blk. 1 of the cons./subd. plan. Beginning at a pt. marked "1" on plan being S. 67 deg. 51' E., 5126.96 m. from BLLM No. 1, Cad-456-D, Silang Cadastre; thence S. 66 deg. 15' W., 4.50 m. to pt. 2; thence N. 23 deg. 45W., 10.01 m. to pt. 3; thence N. 66 deg. 16'E., 4.50 m.

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

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG FUND)
Petitioner/Mortgagee
The Petron Mega Plaza Blg. No. 358 Se. 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

ILDE P. ALIBANGBANG married to VENGIE V. ALIBANGBANG
Mortgagors
(1) Gulod Itaas, Batangas City, Batangas
(2) Lot 33 Block 16, Rancho Imperial De Silang, Barangay Tartaria,
Silang, Cavite

Publication: Cavite Times Journal
Dates: April 02, 09 & 16, 2024

to pt. 4; thence S. 23 deg. 45'E., 10.01 m. to the pt. of 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, & that of the cons./subd. survey, June 1-3, 1998, & was approved on Aug. 21, 1998 is registered in accordance with the provisions of the Property Registration Decree in the name of **ABMER F. FAMISAN, married to ARLENE M. FAMISAN**, both of legal age, Filipino.

In the event the public auction should not take place on the said date, it shall be held on **May 23, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-835878) 12679** 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, March 19, 2024.

(Sgd.) **VARBRA ANN A. VARIAS-DIMAYUGA**
Clerk of Court & Ex-Officio Sheriff

(Sgd.) **OLIVER N. MENDOZA**
Sheriff-In-Charge

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

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG FUND)
Petitioner/Mortgagee
The Petron Mega Plaza Blg. No. 358 Se. 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

ABMER F. FAMISAN married to ARLENE M. FAMISAN
Mortgagors
(1) 231 Aguado San Miguel Manila
(2) Lot 19 Block 1, Rancho Imperial De Silang, Tartaria, Silang,
Cavite

Publication: Cavite Times Journal
Dates: April 02, 09 & 16, 2024

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

HOME DEVELOPMENT MUTUAL FUND
Petitioner-Mortgagee,

-versus-

FNC 2023-773

ROSALIA BAGASBAS OJO,
Respondent-Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by HOME DEVELOPMENT MUTUAL FUND, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against ROSALIA BAGASBAS OJO, single, of legal age, Filipino citizen, Mortgagor, with postal address at No. 124, Phase 3, Balimbing Street, San Dionisio, Parañaque City, to satisfy the mortgage indebtedness which as of February 20, 2024, amounted to THREE HUNDRED NINETY THOUSAND FOUR HUNDRED FORTY-NINE PESOS AND 46/100 (Php 390,449.46) Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on April 29, 2024 at 9:00 in the morning or soon thereafter at the Regional Trial Court, Naic Cavite, to the highest bidder in CASH or MANAGER'S CHECK and Philippine Currency the property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2018009540

IT IS HEREBY CERTIFIED that a certain land situated in SABANG (FORMERLY TIMALAN), NAIC, CAVITE, LUZON, bounded and described as follows:
LOT: 42 BLOCK: 12 PLAN NO: PCS-04-030597
PORTION OF: CONS-SUBD OF LOTS 2935 AND 2936, FLS-986-D, NAIC ESTATE (VS-04-000597)
LOCATION: SABANG (FORMERLY TIMALAN), NAIC, CAVITE, LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SE LOT 14, BLOCK 12, PCS-04-030597
2-3 SW LOT 41, BLOCK 12, PCS-04-030597
3-4-5 NW, SW BLOCK 13 (OPEN SPACE), PCS-04-030597
5-6 NW ALLEY LOT 7, PCS-04-030597
6-7 NE LOT 43, BLOCK BLK 12, PCS-04-030597
7-1 SE LOT 13, BLOCK BLK 12, PCS-04-030597
TIE POINT: MON. NO. 17, NAIC ESTATE, PROVINCE OF CAVITE
LINE BEARING DISTANCE
TO CORNER 1 S. 44 ° 42' E 2696.43 M.
1-2 S. 60 ° 34' W 3.50 M.
2-3 N. 29 ° 26' W 3.50 M.
3-4 N. 60 ° 34' E 5.00 M.
4-5 N. 29 ° 26' W 2.00 M.
5-6 N. 60 ° 34' E 3.50 M.
6-7 S. 29 ° 26' E 5.50 M.
7-1 S. 60 ° 34' W 5.00 M.
AREA: THIRTY-SEVEN SQUARE METERS (37), MORE OR LESS

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

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

In the event the public auction should not take place on the said date, it shall be held on May 6, 2024, at the same time and the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, March 25, 2024.

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

Copy furnished:

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

Rosalia Bagasbas Ojo - No. 124, Phase 3, Balimbing Street, San Dionisio, Parañaque City
Lot 42, Block 12, Pasinaya Homes I Subdivision, Sabang, Naic, Cavite

Maria Victoria D. Capiral c/o Atty. Maybelle Joy E. Bernales, Anchor Collection Services, Inc., Bldg #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City

Publication: Cavite Times Journal
Dates: April 02, 09 & 16, 2024

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

UNION BANK OF THE PHILIPPINES,
Mortgagee.

-versus-

Foreclosure No. 2024-45

For: Extra-Judicial Foreclosure of
Real Estate Mortgage

SPS. JENNIFER P. TEJADA
AND GYESU KWON,
Mortgagors.

X-----X

NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, UNION BANK OF THE PHILIPPINES, at Union Bank Plaza Building Meralco Avenue corner Onyx & Sapphire Roads, Ortigas center, Pasig City, Metro Manila, and against the mortgagors SPS. JENNIFER P. TEJADA AND GYESU KWON at Block 4, Lot 7, Villa Luisa St., Brgy. Baras Baras, Villa Luisa Subdivision, Tarlac, to satisfy the mortgagee indebtedness which as of February 29, 2024, amounts to FOUR MILLION FOUR HUNDRED SIX THOUSAND SEVEN HUNDRED TWENTY FIVE PESOS & 15/100 (P4,406,725.15), Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fees incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on May 7, 2024 at 10:00 o'clock in the morning or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described property with all the improvements thereon, to wit;

CONDOMINIUM CERTIFICATE OF TITLE NO. 167-2021000409

IT IS HEREBY CERTIFIED that the unit identified and described as:

"ALEA RESIDENCES" - BUDI BUILDING
LOCATION: GROUND FLOOR
UNIT NO.: 115
UNIT DESCRIPTION: 2 BEDROOM (INNER UNIT)
UNIT AREA: 49.50 SQUARE METERS, MORE OR LESS
BALCONY 1: 11.00 SQUARE METERS, MORE OR LESS
TOTAL AREA: 60.50 SQUARE METERS, MORE OR LESS

CONDOMINIUM CERTIFICATE OF TITLE NO. 167-2022000296

IT IS HEREBY CERTIFIED that the unit identified and described as:

"ALEA RESIDENCES" - BUDI BUILDING
LOCATION: ROOF DECK
SERVICE AREA: 6.50 SQUARE METERS, MORE OR LESS

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

"In the event the public auction should not take place on the said date, it shall be held on May 14, 2024, without further notice."

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

City of Bacoor, April 2, 2024.

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

By (Sgd.) ARTHUR T. SAN MIGUEL
Sheriff IV

Copy Furnished:

UNION BANK OF THE PHILIPPINES
Union Bank Plaza Building Meralco Avenue corner Onyx & Sapphire Roads, Ortigas center, Pasig City, Metro Manila

SPS. JENNIFER P. TEJADA AND GYESU KWON
Block 4, Lot 7, Villa Luisa St., Brgy. Baras Baras, Villa Luisa Subdivision, Tarlac

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: April 09, 16 & 23, 2024

PALAISSIPAN

1 2 3 4 5 6 7 8

9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

PAHALANG
1 Matakaw
6 Bubong
9 Pari
10 Tambang
11 Pook
12 Maliit
14 Sambit
15 Hagulgol
16 Natural : daglat
17 Kung hindi
18 Marka
19 Walang alam
20 Judy___Santos
22 Hanapbuhay
24 Estero
25 Batid
26 Japanese cartoon
27 Aka ni Arnold Clavio
28 Tagiliran
29 Mando
30 Pagtatakda ng oras

PABABA
2 Bintang
3 Hiwa sa balat
4 Pamamayani
5 Taberna
6 Boy ng Channel 2
7 Solo
8 Brand ng sapatos
10 Ms. Page
11 Lumbay
13 Eskaparate
15 Punta
17 Sandatang sumasabog
18 Kalas ang tahi
19 Dumi sa ngipin
20 Taba ng hipon
21 Sa amin
23 Saklap
24 Luto ang sinaing
26 Barkilyos

SAGOT SA NAKARAAN

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

Dagdag
Kaalaman

“HUH?”

Sa isang araw, mayroong 8,000 lindol ang nagaganap sa buong mundo.

SM PRIME EMBARKS ON A UNIFIED WASTE MANAGEMENT PROGRAM FOR AN #SMWasteFreeFuture

MANILA – SM Prime Holdings, Inc. (SM Prime), one of the leading integrated property developers in Southeast Asia, is embarking on a unified waste management and segregation campaign in response to the growing global crises on waste. SM Prime aims to bring all its property groups and stakeholders toward an #SMWasteFreeFuture.

According to the United Nations Environment Programme (UNEP), humanity generates more than 2 billion tons of municipal solid waste annually, of which 45 percent is mismanaged. Without urgent action, municipal solid waste will double to almost 4 billion tons each year by 2050. On December 14, 2022, the United Nations General Assembly proclaimed March 30 as the International Day of Zero Waste.

The following year,



The largest haul and biggest participation to-date: The 38th International Coastal Clean-up had 17,000 volunteers across 15 SM Malls in 12 locations nationwide. It is an annual community-driven partnership between SM Supermalls, SM Cares, the DENR, LGU's and the volunteers from the SM community.

UNEP inaugurated the First International Day of Zero Waste, to bolster actions to address the global pollution crisis. It aims to encourage global action and bring the world's attention to zero waste.

Strong foundations
SM Prime's founding leader, Henry Sy, believed that "business growth and social development must go hand in hand." The company follows this guiding principle and has formed a sustainability policy that commits to the following: Resource Conservation and

► **SM PRIME • 5**



Scaled to perfection: One of the first recycling markets the country, Trash-to-Cash's valuable example that waste can have monetary benefits. The recycling market is held every first Friday and Saturday of the month in all SM Supermalls to encourage waste segregation and recycling among SM customers, tenants, and the community. The recycling market is open from 10:00 AM to 2:00 PM.



VOL. XX • NO. 9 • 10.00 • APRIL 09 - 15, 2024

2nd iScene 2024 launched in Isabela Convention Center in Cauayan City

THE 2nd International Smart City Exposition and Networking Engagement (iSCENE) of the Dept. of Science and Technology (DOST) was launched at the Isabela Convention Center (Icon) in Cauayan City in Isabela, on April 11-13, 2024.



This year's theme, "Synergy Unleashed: Becoming Smart Cities Through Strategic Partnerships," aims to serve as an avenue where government leaders, industries, innovators and academic institutions can explore opportunities for knowledge-sharing and collaboration as a strategic model in creating smart, liveable and sustainable

communities."

Engr. Sancho Mabborang, DOST Undersecretary for Regional Operations welcomed everybody to the event. "One of the main events of the iSCENE 2024 is the idea plus reverse presentation where we gather aspirants, startup founders to solve energy industry-related challenges posed

by partner organizations. Global energy outlook is at crossroads as we aim to balance, accelerating economic growth and industrialization especially among developing countries such as the Philippines with the goal of shifting away from the traditional and carbon-heavy

► **2ND iSCENE • 5**

Quantum Geographic Information System (QGIS) Tutorial and IEC Campaign Equips Communities in Cavite with Essential Disaster Preparedness Knowledge



In an effort to enhance disaster preparedness and resilience in the communities of Cavite, a comprehensive Quantum Geographic Information System (QGIS) Tutorial and Information Education and Communication (IEC) Campaign was conducted on April 2-4, 2024. Organized by the local government units in partnership with various agencies and experts, the event aimed to equip selected personnel and students with essential knowledge on hydrometeorological hazards and flood mitigation measures.

The first leg of the event, held on April 2-3, featured a QGIS Tutorial attended by personnel from the City Government of General Trias, particularly from the offices of City Disaster Risk Reduction and Management, Planning and Development Coordinator, and Engineering. The Barangay Officials of Bacao I and II and Barangay Navarro had the opportunity to learn the structural and non-structural measures of flood mitigation presented by Mr. Koji Kusaka and Ms. Emelita "Mimi" Estaris from Cavite Industrial Area – Flood Risk Management Project (CIS-FRIMP), respectively. Held at the Audio-Visual Room, General Trias ► **QUANTUM • 5**

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APR 11 - 17

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APR 1 - 30

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