

PGCEA holds General Assembly for Collective Negotiation Agreement preparation



On May 7, 2024, the Provincial Government of Cavite Employees Association (PGCEA) convened its General Assembly at the Provincial Capitol Grounds in Trece Martires City in preparation of the Collective Negotiation Agreement (CNA), highlighting the commitment of the association and its members to address crucial issues and advocate for the welfare of government employees.

PGCEA officers headed by Ms. Michelle Osorio presented and discussed in detail the content of the CNA during the assembly. It encompassed a wide range of provisions aimed at enhancing working conditions, securing fair compensation and other benefits, and fostering professional development opportunities for PGC employees.

Members actively engaged in the assembly by exercising their right to vote on the provisions outlined in the Collective Negotiation Agreement (CNA). The voting process allowed each member to express their support or reservations regarding specific clauses, terms, and conditions proposed within the CNA.

The participation of members in the voting process signified their involvement and stake in shaping the final agreement that would impact their working conditions, benefits, and overall welfare as government employees. It provided an avenue for democratic decision-making within the association, ensuring that the collective interests and preferences of the workforce were taken into consideration during the negotiation and ratification of the CNA.

As the assembly concluded, participants expressed optimism and solidarity in working towards a mutually beneficial Collective Negotiation Agreement. The event exemplified the proactive stance of PGC workforce in pursuing meaningful reforms and ensuring the well-being of its employees. (OPIO)

100 Cavite college scholars receive P25K each

CAVITE CITY: Each of the top 100 college scholars of the province's first district formally received a P25,000 grant at the Cavite City Auditorium in Barangay PN here on Monday, May 6.



CAVITE SCHOLARS Cavite 1st District Rep. Ramon 'Jolo' Revilla III (center) and Cavite City Mayor Denver Chua (front, 2nd from left) are shown here with the second batch of 100 Smart Scholars who received P25,000 each during the distribution of grants at Cavite City Auditorium in Barangay PN on Monday, May 6, 2024. PHOTO BY DENNIS ABRINA

The financial grant is part of the Student Monetary Assistance for Recovery and Transition (Smart) program of the Commission on Higher Education in cooperation with the office of Cavite 1st District Rep. Ramon "Jolo" Revilla III.

The program aims to provide a one-time fixed grant to college students for school-related expenses.

The 100 recipient scholars from Rosario, Noveleta, Kawit and Cavite City represent the second batch. They were selected based on their general weighted

average during the second semester of the academic year 2022-2023.

"You really serve as inspiration for us in our service, as I believe now is the time for our youth," said Revilla.

The congressman also expressed gratitude to the parents and guardians of the college scholars for supporting and guiding the youth.

The first batch of the P25,000 aid for the district's top 100 scholars were distributed in January 2024.

Mayor Dino Chua of Noveleta, Mayor Denver Chua of Cavite City, Mayor

Angelo Aguinaldo of Kawit and Mayor Voltaire Ricafrente of Rosario expressed their gratitude for the educational assistance to selected students of Cavite's first district.

A total of 200 scholars were enrolled in the program since it was launched in January 2024.

"My only hope is that you will study hard until you finish college. You can expect that we will continue to launch programs that will help more youth in our district," Revilla said.

CAVITE TIMES JOURNAL

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

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NAST PHL, DOST Regional Offices Luzon Cluster facilitate 2024 Luzon RSM

The National Academy of Science and Technology, Philippines (NAST PHL) in collaboration with the Department of Science and Technology (DOST) Regional Offices Luzon Cluster, conducted the 2024 Luzon Regional Scientific Meeting (RSM) at the NGN Gran Hotel, Tuguegarao City, Cagayan last April 29-30, 2024.



The Luzon RSM featured five plenary sessions with several speakers and discussants, and a scientific poster competition that featured research from different regions in Luzon to promote conversations on this year's theme "Beyond Farm Productivity: Transforming the Philippine Food System to Address Equity,

Consumer Health, and Environmental Issues & quot;

Present during the Scientific Meeting with around 300 participants comprising academicians, researchers, students, guests, various Regional Directors and representatives from the DOST Luzon Cluster, NAST PHL Officials, Regional Line Agencies, National Government Agencies, and private institutions

attended.

Aside from this, one of the components of the Luzon RSM is the Scientific Poster Competition. The CALABARZON region was represented by its Top 3 regional winners from the University of the Philippines Los Baños (UPLB) and the Cavite State University (CvSU).

The UPLB won the Best Scientific Poster with their study
▶ NAST PHL • 6

Rosario's sinukmani undergoes standardization

Rosario, Batangas' signature product, "sinukmani," has undergone standardization to ensure consistency in quality and taste, as well as to prolong its shelf life while maintaining its traditional recipe and authentic flavor.

This standardization initiative was a partnership project of the Department of Science and Technology (DOST)-Batangas and the Local Government Unit of Rosario (LGU-Rosario), Batangas, with the aim of promoting the local delicacy to a wider market and increasing its competitiveness in the food industry. Fifteen sinukmani producers participated in the activity held at the ABC Hall of LGU-Rosario, Batangas, on April 23.

The standardization covered the ingredients, cooking process, packaging, and labeling of sinukmani to ensure that each product meets the set quality standards. Ways of prolonging sinukmani's shelf life were also discussed to help producers improve the quality and marketability of their products. The use of approved food preservatives and proper storage techniques were recommended to maintain the quality and distinct taste of sinukmani for a longer period of time. Furthermore, the producers were

encouraged to explore different packaging options that can help extend the shelf life of sinukmani without compromising its taste and quality. Overall, the standardization and discussions during the activity were geared toward elevating the sinukmani industry in Rosario, Batangas, and making it more competitive in the market. After the discussion, participants put their learning into practice through hands-on processing activities. Mr. Romel M. Felismino, University Researcher II at the Institute of Food Science and Technology, University of the Philippines Los Baños, facilitated these activities.

Meanwhile, an awareness seminar on basic food hygiene was also incorporated into the training to ensure the association's compliance with food safety requirements. Ms. Renalee M. Leyesa, a DOST-CALABARZON Food Safety Team member, served as the resource speaker for this session.

Sinukmani producers thanked DOST-Batangas



and LGU-Rosario for their support in continuously advancing the sinukmani industry and improving the quality of their products. The producers expressed their commitment to continuing sinukmani production and upholding the standards set by the training. **(By John Maico Hernandez)**



Successful medical and dental mission for the locals of the Cluster 8 of Imus City

On May 3, 2024, the Cavite provincial government through the Office of the Provincial Governor and Office of the Provincial Health Officer organized a comprehensive medical and dental mission for the residents of Cluster 8 of Imus City conducted at Barangay Pob. 1-B. The event aimed to provide essential healthcare services to the community, focusing on medical check-ups, dental care, and ECG services.



The dedicated team of healthcare professionals provided basic healthcare needs and shared their expertise to 457 patients with 445 individuals receiving medical services,

12 benefiting from dental care, and 14 underwent ECG examinations. Likewise, maintenance medicines, supplements and mosquito repellent lotion were provided for

free. Additionally, free eye check-ups were also included in the services offered.

The success of the event would not have been possible without the

invaluable contributions of local officials, the barangay chairperson, and barangay health workers who worked tirelessly to support and facilitate the mission. (OPIO)

CAVITE
TIMES JOURNAL
 PAHAYAGAN NG TUNAY NA CAVITEÑO

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DTI-Laguna, Partner Agencies Launch Kadiwa ng Pangulo in Support of San Pedro City Sampaguita Festival

San Pedro City – The Sampaguita Festival 2024 is a celebration of life and community spirit and a profound homage to San Pedrense. This year's theme "Sampaguita ang Puso ng Pagkakaisa" embodied the essence of unity that the Sampaguita symbolizes, bringing the community together to honor the lifestyle, culture, and tradition and celebrating the people's collective identity and harmony.



This weeklong festival, which will happen from May 1 to 5, 2024, includes various activities ranging from cultural to sports, arts and music festival, trade fairs, amateur singing contests, parades, historical exhibits, social and religious gatherings, tribal dances, street dances, cheering competitions, and sport exhibitions.

To showcase its collective efforts leading to meaningful progress, projects, and opportunities for all, the City Government of San Pedro, in collaboration with the

Department of Trade and Industry Laguna Provincial Office (DTI-Laguna), Department of Agriculture - Agribusiness & Marketing Assistance Division (DA-AMAD), Department of Labor and Employment (DOLE), Department of Social Welfare and Development (DSWD), and Department of the Interior and Local Government (DILG), organized Kadiwa ng Pangulo (KNP) on May 4, 2024 at San Pedro City Plaza.

The Kadiwa program is a farm-to-consumer market chain that eliminates intermediaries.

It aimed to enhance access and affordability of agricultural products and essential commodities, allowing local producers to generate higher income by selling their produce directly to consumers.

In line with DTI-Laguna's commitment and support to the initiative, Diskwento Caravan was organized in partnership with Universal Robina Corporation and Queen Ester Supermarket. In addition, three (3) microentrepreneurs participated in the trade fair — String Beads, Scent Box, and CL Shop Lokal. A



designated Negosyo Center desk was also placed to provide business

counseling and consultancy services to potential and existing

microentrepreneurs (NMRepol, DTI-Laguna).

More than 400 Gentriseños benefit from the PGC's health program

On May 2, 2024, a medical and dental mission took place in Barangay San Francisco, General Trias City serving more than 400 beneficiaries. The activity organized by the provincial government of Cavite through the Office of the Provincial Governor in partnership with the Office of the Provincial Health Officer and the local government of Gen. Trias City addressed the healthcare needs of residents, especially medical and dental care.

The medical team, comprising doctors, nurses, and support staff, offered a wide range of services including medical check-ups, consultations, and the provision of prescribed medications. For dental care, services such as dental check-ups, tooth extractions, and oral health education were provided, addressing various dental concerns and promoting preventive



measures for oral hygiene. Board Members Morit Sison and Kerby Salazar, some local officials and community leaders expressed their gratitude

to everyone involved in making the mission a success. Likewise, they commended the collaborative efforts and reaffirmed the city's

commitment to promoting health and wellness initiatives for its residents. Barangay Captain Clodualdo Mendoza also extended his appreciation

to the organizers and volunteers for their dedication and hard work in serving the community. The health event was a testament to the

collaborative efforts of the local government, healthcare providers, and volunteers who worked tirelessly to ensure the success of the mission. (OPIO)

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-23-145
FOR: Extra Judicial Foreclosure of
Real Estate Mortgage under Act No.
3135, as amended by Act No. 4118

EDNA P. BALIGNASAY,
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 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 May 31, 1999 by Mortgagor, **EDNA P. BALIGNASAY**, single, of legal age, Filipino citizen, with residence and postal addresses at (1) 5 Sitio Mapandan, Cainta, Rizal; and (2) Lot 22, Block 38, Rancho Imperial De Silang, Brgy. 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-857133) 27628** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **TWO HUNDRED EIGHTY-TWO THOUSAND SEVENTY-ONE PESOS AND 26/100 (Php282,071.26)** inclusive of interest and other charges, as of August 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on **May 23, 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-857133) 27628
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 describes as follows: A parcel of land (Lot 22, Blk. 38 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 21, Blk. 38; on the SE., along line 2-3 by Rd. Lot 36 (6.50 m. wide); on the SW., along line 3-4 by Lot 23; and on the NW., along line 4-1 by Lot 53, both of Blk. 38, all of the subd. plan. Beginning at a pt. marked "1" on plan, being S. 65 deg. 04'E., 4963.31 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence N. 76 deg. 28'E., 10.00 m. to pt. 2; thence S. 13 deg. 32'E., 4.50 m. to pt. 3; thence S. 76 deg. 28'W., 10.00 m. to pt. 4; thence N. 13 deg. 32'W., 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 **EDNA P. BALIGNASAY**, single, of legal age, Filipino.

In the event the public auction should not take place on the said date, it shall be held on **May 30, 2024**, without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-857133) 27628** 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, April 03, 2024.

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

(Sgd.) **ALEX E. MARTINEZ**
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 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-23-162
FOR: Extra Judicial Foreclosure of Real
Estate Mortgage under Act No. 3135, as
amended by Act No. 4118

ZENAIDA S. CIMATU married to
GERARDO A. CIMATU
Respondents/Mortgagors,
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Petitioner/Mortgagee, **Home Development Mutual Fund (otherwise known as Pag-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with 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 executed and notarized on May 03, 2000 by Respondents/Mortgagors, **ZENAIDA S. CIMATU married to GERARDO A. CIMATU**, both of legal age, Filipino citizens, with residence and postal addresses at (1) 1564 Dila, Sta. Rosa, Laguna and (2) Lot 9 Block 45 Rancho Imperial De Silang, Brgy. 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-891787) 25770, of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Respondents/Mortgagors in the amount of **TWO HUNDRED SEVENTY-SEVEN THOUSAND EIGHT HUNDRED SEVENTY-EIGHT PESOS AND 25/100 (Php 277,878.25)** 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, Rhiz Sañel C. Toledo, will sell at public auction on **June 11, 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-891787) 25770
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land is situated in the MUN. OF SILANG, PROV. OF CAVITE, bounded and described as follows: A PARCEL OF LAND (LOT 9 BLK. 45 OF THE CONS. SUBD. PLAN, PCS-04011250, BEING A PORTION OF LOTS D-1, D-2, D-3 & D-4, ALL OF PSD-166361 & LOT 1, 2, 3 ALL OF LRC PCS- 22355, SIT. IN THE BRGY. TARTARIA, MUN. OF SILANG PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY ALLEY 57, PCS-04-011250, 3.00 m. WIDE; ON THE SW., ALONG LINE 2-3 BY LOT 8 OF BLK. 45 OF THE CONS. SUBD. PLAN; ON THE NW. ALONG LINE 3-4 BY BLK. 74, PCS-04-011250 PARK AND ON THE NE., ALONG LINE 4-1 BY LOT 10 OF BLK. 45 OF THE CONS. SUBD. PLAN. BEGINNING AT PT. MARKED "1" ON PLAN S. 62 DEG. 46'E., 4735.87 m. FR. BLLM NO. 1, CAD-452-D, SILANG CAD-THENCE

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
CASES COLLECTION MANAGEMENT, INC.
6th Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

EDNA P. BALIGNASAY
Mortgagor
(1) 5 Sitio Mapandan, Cainta, Rizal 1900
(2) Lot 22, Block 38, Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite

Publication: Cavite Times Journal
Dates: April 23, 30 & May 7, 2024

S. 76 DEG, 29'W., 4.50 m. TO PT. 2; THENCE N. 13 DEG. 31'W., 10.00 m. TO PT. 3; THENCE N. 76 DEG. 29'E., 4.50 m. TO PT. 4; THENCE S. 13 DEG. 31'E., 10.00 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 P.S. CYL. CONC. MONS. 15 X 40 CM; BEARINGS TRUE; DATE OF ORIG. SUR. DEC. 7, 1919-DEC. 8, 1919 AND THAT OF THE CONS. SUBD SUR. SEPT. 4, 1995-SEPT. 30, 1995. APPROVED JAN. 04, 1996. is registered in accordance with the provisions of the Property Registration Decree in the name of **ZENAIDA S. CIMATU, married to GERARDO A. CIMATU**, both of legal age. Filipino citizen.

In the event the public auction should not take place on the said date, it shall be held on June 18, 2024 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-891787) 25770** 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, April 4, 2024.

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

(Sgd.) **RHIZ SAÑEL C. TOLEDO**
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

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HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG FUND)
Petitioner/Mortgagee
The Petron Mega Plaza Bldg. 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

ZENAIDA S. CIMATU
GERARDO A. CIMATU
Respondents/Mortgagors
(1) 1564 Dila, Sta. Rosa, Laguna
(2) Lot 9 Block 45 Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite

Publication: Cavite Times Journal
Dates: April 30, May 7 & 14, 2024

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Republic of the Philippines

Fourth Judicial Region

REGIONAL TRIAL COURT

OFFICE OF THE CLERK OF COURT

AND EX-OFFICIO SHERIFF

Dasmariñas City, Cavite

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND),

Petitioner/Mortgagee,

-versus-

File No. FC-DC-1300-24

For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135 as amended by Act No. 4118

SANTIAGO M. BACLAY married to ELEUTERIA D. BACLAY, herein represented by their Attorney-in-fact, Edna S. Baclay Borrower-Mortgagor.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act No.3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, a government financial institution duly organized and existing under and by virtue of Republic Act. No. 9679, with postal address at The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue, Makati City, in favor of **CAPITOL DEVELOPMENT BANK.,** a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines with principal place of business at Pacific Place Bldg., Pearl Drive Ortigas Ext., Pasig, Metro Manila against the respondents/mortgagors, **SANTIAGO M. BACLAY married to ELEUTERIA D. BACLAY,** herein represented by their Attorney-in-fact, Edna S. Baclay with postal address at 21 San Andres St., San Beda Village, Quezon City, Lot 5, Block 20, Ph. 5, San Marino Homes, Salawag, Dasmariñas City, Cavite 4114 and for the satisfaction of the mortgaged debt which as of 20 March 2024 amounts to **ONE HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED SEVENTEEN PESOS & 09/100 (Php 173,517.09)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **June 7, 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 1, 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-464627

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Dasmariñas, Province of Cavite, bounded and described as follows: A parcel of land (Lot 5, Blk.20 of the cons.-subd. plan, PCS-042106-008181, being a portion of the cons. of Lot 5737-C, (LRC) PSD-310092 & Blk., 40, Psd-042106-061813, LRC Rec. No.), situated in the Brgy. of Salawag, Municipality of Dasmariñas, Province of Cavite, Bounded on the NE., along line 1-2 by Lot 6; Blk. 20; on the SE., along line 2-3 by Blk. 25, (Excluded Area) on the SW., along line 3-4 by Lot 4; Blk.20, on the NW., along line 4-1 by Road Lot 7, all of the cons.-subd. plan. Beginning at a point marked "1" on plan being N.30 Deg. 51'W., 500.61 m. from MON. No. 164, Imus Estate; Thence S. 39 Deg. 23'E., 9.33 m. to point 2; thence S.50 Deg. 37'W., 3.75 m. to point 3, thence N.39 Deg. 23'W., 9.33 m. to point 4; thence N.50, Deg. 37'E., 3.75 m. to the point of beginning, containing an area of **THIRTY FIVE (35) SQ. METERS.** All points referred to are indicated on the plan and are marked on the ground by P.S. Cyl. Conc. Mons. 15x60 cm; bearings true; date of original survey July 27, 1905-June 11, 1908 and that of the cons. subd. survey: Nov. 18-30, 1993 and was approved on Dec.28, 1993.

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 **June 21, 2024** at the same time and place without further notice.

Dasmariñas City, Province of Cavite, April 26, 2024.

(Sgd.) GERALD A. FARGAS

Sheriff IV

(Sgd.) ATTY. MARCELA L. BAYBAY

Clerk of Court VI & Ex-Officio Sheriff

Copy furnished:

Home Development Mutual Fund (PAG-IBIG Fund)

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

REPUBLIC OF THE PHILIPPINES

FOURTH JUDICIAL REGION

REGIONAL TRIAL COURT

OFFICE OF THE CLERK OF COURT

DASMARIÑAS CITY, CAVITE

BDO UNIBANK, INC.,

Petitioner/Mortgagee,

-versus-

File No. FC-DC-1322-24

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

MICHELLE MORALES, AS REPRESENTED BY HER ATTORNEY-IN-FACT, NOLAN MORALES, 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, **BDO UNIBANK, INC.,** with postal address at 11th Floor, BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the respondent/mortgagor **MICHELLE MORALES, AS REPRESENTED BY HER ATTORNEY-IN- FACT, NOLAN MORALES** with postal addresses at Lot 7, Blk. 16, Augustine Grove Subdivision, Brgy. San Agustin, Dasmariñas City, Cavite and Lot 54, Blk. 3, Camella Dasma At the Islands I, Brgy. Salawag, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 15 March 2024 amounts to **ONE MILLION TWO HUNDRED SEVENTY SIX THOUSAND FIVE HUNDRED SIXTY NINE PESOS & 54/100 (Php1,276,569.54)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on **June 06, 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 1, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

Transfer Certificate of Title No. 057-2019063171

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF SALAWAG, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, bounded and described as follows:
LOT NO: 54 BLOCK NO: 3 PLAN NO: PCS-04-027967 PORTION OF: THE CONS. OF LOT 6349-EE (IDEN. TO LOT 6991) & LOT 6992 FLS-2006 (IMUS ESTATE); LRC RECORD NO. 8843
LOCATION: BRGY. OF SALAWAG, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SE	ROAD LOT 3, PCS-04- 027967
2-3	SW	LOT 53, BLOCK 3, PCS- 04-027967
3-4	NW	LOT 12, BLOCK 3, PCS- 04-027967
4-5		LOT 11, BLOCK 3, PCS- 04-027967
5-1	NE	LOT 55, BLOCK 3, PCS- 04-027967

TIE POINT: MON. NO. 162, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 14 ° 19 ` W	2226.32 M.
1-2	S. 20 ° 58 ` W	4.00 M.
2-3	N. 69 ° 02 ` W	9.00 M.
3-4	N. 20 ° 58 ` E	2.00 M.
4-5	N. 20 ° 58 ` E	2.00 M.
5-1	S. 69 ° 02 ` E	9.00 M.

AREA: THIRTY SIX (36) SQ. M.
is registered in accordance with the provision of the Property Registration Decree in the name of **Owner: MICHELLE MORALES, SINGLE, FILIPINO, OF LEGAL AGE**

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

Makati City

Atty. Julius Voltaire Rommel C. Cubelo
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Intel College Bldg., No. 11 Pittsburgh St.,
Brgy. Silangan, Cubao, Quezon City

SANTIAGO M. BACLAY/ELEUTERIA D. BACLAY,
herein represented by their Attorney-in-fact, Edna S. Baclay 21 San Andres St., San Beda Village, Quezon City
Lot 5, Block 20, Ph. 5, San Marino Homes Brgy. Salawag, Dasmariñas City, Cavite

Publication: Cavite Times Journal
Dates: April 30, May 7 & 14, 2024

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 June 20, 2024, at the same time and place without further notice.

25 April 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:

BDO UNIBANK, INC.,

11th Floor, BDO Towers Valero (formerly Citibank Tower),

8741 Paseo de Roxas, Makati City.

MICHELLE MORALES, AS REPRESENTED BY HER ATTORNEY-IN-FACT, NOLAN MORALES

Lot 7, Blk. 16, Augustine Grove Subdivision, Brgy. San Agustin, Dasmariñas City, Cavite and

Lot 54, Blk. 3, Camella Dasma At the Islands I, Brgy. Salawag, Dasmariñas City, Cavite.

Publication: Cavite Times Journal

Dates: April 30, May 7 & 14, 2024

Fujian films...

(FROM PAGE 8)

Film screening period is from May 28 to June 2, 2024.

This will serve as build up activity towards the June 9 anniversary of the establishment of the diplomatic relations between the two countries in 1975 along with the awarding ceremony of the annual Awards for Promoting Philippines-China Understanding (APPCU) on June 7, he added.


Among the movies expected at the film exhibit are Fujian films - "Love on Gallery Bridge," "Monkey King: Hero Is Back," "The Procurator," "The Queen of Drama," "On Call" and "Jade Bead Necklace."


The event is being organized by The Publicity Department of Jimei District Committee in Xiamen, the ASEAN Culture & Economic Exchange Center, and the Philippine Straits Travel Agency and Chinatown TV, Xiamen Chamber of Commerce in the Philippines, Fujian Association for the Promotion of Friendly Exchanges With Foreign Countries.

Philippine Health Insurance Corporation

ADVISORY

No. 2024 - 0022

**PhilHealth**
Your Partner in Health



Guidance on Procurement of Health Coverage from Private Health Maintenance Organizations (HMOs) by Government Agencies

In reconciling Executive Order 150 entitled "Approving the Compensation and Position Classification System (CPCS) and Index of Occupational Services, Position Titles, and Job Grades for GOCCs (IOS-G) Framework, Repealing Executive Order NO. 203 (s. 2016), and for other purposes" with Commission On Audit (COA) Resolution No. 2024-004 entitled "Amendment of Commission on Audit (COA) Resolution No. 2005-001" dated February 3, 2005 on the Procurement of Health Care Insurance from Private Insurance Agencies, the Commission on Audit has permitted the purchase of healthcare service coverage from private Health Management Organizations (HMOs) provided that the "programs or benefits covered therein are not yet covered or provided by the PHIC".

Given the COA Resolution, government agencies (GAs), government owned and controlled corporations (GOCCs), and government financial institutions (GFIs) are advised that PhilHealth coverage includes payment for:

1. Basic and essential health services for select inpatient and outpatient services;
2. Primary care services and select diagnostic and commodities; and
3. Select catastrophic cases.

Conversely, current exclusions from PhilHealth coverage include:

1. Hospital amenities;
2. Expanded choice of specialists and health facility;
3. Specialist outpatient care;
4. Most outpatient drugs;
5. non-PNF drugs;
6. Commodities, devices and procedures without HTA;
7. Outpatient emergency services; and
8. Select rehabilitative and palliative care;
9. Annual Physical Examination.

More so, PhilHealth coverage allows cost share for the following:

1. Fixed co-pay in public hospitals and Z Benefits contracted hospitals; and,
2. Costs on top of PhilHealth payment in private hospitals and clinics.

GAs, GOCCs, and GFIs are expected to comply with COA Rules and Guidelines in procuring private health coverage. PhilHealth remains independent from the decision of any GA, GOCC, or GFI in procuring private health coverage and advises the same to ensure that any public funds spent for supplemental coverage are not paid for by the benefits already covered through PhilHealth, thereby constituting "double compensation and irregular disbursement of public funds".

Supplemental coverage through PhilHealth Plus is still currently under development and has yet to be made available to GAs, GOCCs, and GFIs. PhilHealth will cease from releasing individual certifications to this effect. PhilHealth will make an announcement through appropriate issuances when PhilHealth Plus will be made available. The Corporation advises GAs, GOCCs, and GFIs to secure additional certification from their HMO of choice which stipulates that: (1) coverage provided by the HMO does not coincide with any existing PhilHealth benefits and (2) premiums paid to the HMO is discounted based on assumed PhilHealth payments.

(Sgd.) EMMANUEL R. LEDESMA, JR.

President and Chief Executive Officer

Date signed: April 30, 2024

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

BDO UNIBANK, INC.,
Mortgagee,

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

REBECCA D. NALDA as represented
by her Atty.-in-fact, SHERRY NALDA SALLE,
Mortgagor.
FC No. 19003-24

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **BDO UNIBANK, INC.**, mortgagee, with principal office at 11th Floor, BDO Towers Valero, 8741 Paseo de Roxas, Salcedo Village, Makati City against **REBECCA D. NALDA as represented by her Atty.-in-fact, SHERRY NALDA SALLE**, with residence and postal address at Block 22 Lot 1 Chesapeake Village, Buhay na Tubig, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 15, 2024 amounts to **FOUR HUNDRED TWENTY THOUSAND SIX HUNDRED FIFTEEN PESOS and 82/100 (Php 420,615.82)**, Philippine Currency, including interest and penalty charges, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **June 11, 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 City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2016017016

"A PARCEL OF LAND (LOT 1, BLK. 22 OF THE SUBD. PLAN PSD-04-185023, BEING A PORTION OF LOT 5455, IMUS ESTATE (RS-04-004219) LRC REC. NO.), SITUATED IN BRGY. OF BUHAY NA TUBIG, MUN. OF IMUS, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 2, BLK. 22; ON THE SE., ALONG LINE 2-3-BY ROAD LOT 12; ON THE SW., ALONG LINES 3-4-5 BY ROAD LOT 21; AND ON THE NW., ALONG LINE 5-1 BY LOT 3, BLK. 22, ALL OF THE SUBD. PLAN. x x x CONTAINING AN AREA OF **NINETY SIX (96) SQ. METERS. x x x**"

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 **June 18, 2024** at 10:00 a.m. without prior notice.

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

Imus City, Cavite, Philippines, May 6, 2024.

(Sgd.) MARIA CHONA D. TANGUANCO
Sheriff IV

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

Copy Furnished:

BDO UNIBANK, INC.
11th Floor, BDO Towers Valero, 8741 Paseo de Roxas,
Makati City 0726

REBECCA D. NALDA as represented by her
Atty.-in-fact, SHERRY NALDA SALLE
Block 22 Lot 1 Chesapeake Village, Buhay na Tubig, Imus, Cavite

JACEL DL. FLORENCIO
BDO UNIBANK, INC.
Risk Management Group-Remedial Management Unit
11th Floor, BDO Towers Valero, 8741 Pasco de Roxas, Makati
City 0726

Publication: Cavite Times Journal
Dates: May 7, 14 & 21, 2024

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Branch 109
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

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

-versus- EJF-2024-33
For: EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

ROSELYN R. MASCULINO married to
DOMINGO JR. G. MASCULINO,
Mortgagors/Borrowers.

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 mortgagors/borrowers, **ROSELYN R. MASCULINO married to DOMINGO JR. G. MASCULINO**, with postal address/es at 1.) Block 200 Lot 19 Phase 5, Paliparan 3, Dasmariñas, Cavite; and 2.) Lot 37 Block 35 Phase 2, Terraverde Residences, Barangay Bangkal, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 26 March 2024 amounts to **ONE MILLION ONE HUNDRED THIRTY FIVE THOUSAND THREE HUNDRED SIXTY FIVE PESOS AND 35/100 (PhP1,135,365.35)**, 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 **June 6, 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. 057-2019064873

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

LOT NO: 37, BLOCK NO: 35, PLAN NO: PCS-04-030820
PORTION OF: CONS-SUBD. OF LOTS A-1, A-2, A-3 ALL OF PSD-04-238397 AND LOT 13, BLOCK 29, (RESERVED AREA), PCS-04-030323 LRC RECORD NO. 146623
LOCATION: BARANGAY OF BANGKAL, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SE	LOT 38, BLOCK 35, PCS-04-030820
2-3	SW	LOT 35, BLOCK 35, PCS-04-030820
3-4	NW	ROAD LOT 38, PCS-04-030820
4-1	NE	LOT 39, BLOCK 35, PCS-04-030820

TIE POINT: BLLM NO. 1, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 71 ° 42 ' W	4041.17 M.
1-2	S. 43 ° 28 ' W	7.00 M.
2-3	N. 46 ° 32 ' W	9.00 M.
3-4	N. 43 ° 28 ' E	7.00 M.
4-1	S. 46 ° 32 ' E	9.00 M.

AREA: SIXTY THREE SQUARE METERS (63), MORE OR LESS
DESCRIPTION OF CORNERS: ALL POINTS ARE REFERRED ON THE PLAN BY P.S. CYL. CONC. MONS 15X40 CMS

ERRATUM

This is to correct the error made in the publication Notice of Extra-Judicial Sale with **EJF NO. TG-23-221** filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund) versus ILDE P. ALIBANGBANG, married to VENGIE V. ALIBANGBANG**, dated **April 02, 09 & 16, 2024** filed at RTC Tagaytay City. It should be **Lots 8016-A to 8016-H; be survey and that of the cons./ subd. and Decree in the name of*** as a correct input not as published.

Publication: Cavite Times Journal
Dates: May 07 - 13, 2024

BEARINGS: TRUE
DECLINATION:
DATE OF ORIGINAL SURVEY: AUGUST 22 TO 23, 1917
DATE OF SUBD/CONS SURVEY: JANUARY 5-30, 2017
DATE OF APPROVED SURVEY: JULY 17, 2017
GEODETIC ENGINEER: ELMERITO C. ROBLES
NOTES:

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 **June 13, 2024** at the same time and place without further notice.

April 22, 2024 at Carmona, Cavite.

(Sgd.) CATHERINE A. PERAN
Court Legal Researcher /
Officer-in-Charge

Prepared by:

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

Copy furnished:

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

MARIA VICTORIA D. CAPIRAL c/o ATTY. SIMEON P. MADRID
Attorney-In-Fact, S.P. Madrid & Associates
5th Floor Bedrock Building, Kayumanggi Center,
Commonwealth Ave., Matandang Balara, Quezon City

ROSELYN R. MASCULINO / DOMINGO JR. G. MASCULINO
1.) Block 200 Lot 19 Phase 5, Paliparan 3, Dasmariñas City, Cavite
2.) Lot 37 Block 35 Phase 2, Terraverde Residences, Brgy. Bangkal, Carmona, Cavite

Publication: Cavite Times Journal
Dates: April 30, May 7 & 14, 2024

NAST PHL...

(FROM PAGE 1)

"Health-Promoting

Properties and Consumer Acceptability of Novel Vinegar-based Beverage from Selected Philippine Indigenous Fruits", authored by Dr. Rona Camille M. Lizardo-Agustin, Dr. Katherine Ann T. Castillo-Israel, Ms. Alithea Q. Jumawan, Vince Ellison P. Leyeza, Vanessa P. Cruzat, Precious O. Papa, and Marie Antoniette E. Fauni.

Dr. Ruel M. Mojica of the CvSU presented their research "Analysis of Consumer Behavior, Preferences, Market, and Dynamics of High-Quality Coffee Blends: Implications for Market Potential and Technology Commercialization" while Ms. Sheryl D. Fenol of CvSU presented "Coffee Fruit and Seed Morphology Measurement Device using Computer Vision".

On the second day, a scientific resolution was drafted, integrating the comments and discussions during the plenary sessions which focused on issues and concerns about agriculture, livelihood, entrepreneurship, environment, health, nutrition, food systems, and technology. The resolution will be further

discussed and presented will be further discussed and finalized during the Annual Scientific Meeting (ASM). Dr. Virginia G. Bilgera, Regional Director of DOST - Region 2, then led the Turnover

Ceremony, signifying DOST CALABARZON will be hosting next year's Luzon RSM.

Ms. Emelita P. Bagsit, Regional Director of the DOST CALABARZON delivered the closing remarks for the meeting, highlighting the importance of transforming the Philippine food system for the better and how DOST's four pillars of human well-being, wealth creation, wealth protection, and sustainability encompasses such initiative.

Note to editors: DOST-CALABARZON is one of the regional offices of the Department of Science and Technology and is located at Jamboree Road, Brgy. Timugan, Los Baños, Laguna. For more information, you may visit us on Facebook at facebook.com/dostcalabarzon or website www.region4a.dost.gov.ph. You may also reach us at parcu@ro4a.dost.gov.ph. (By Clarenz Polo B. Ocampo)

Celebrate Mom... (FROM PAGE 8)

Have a Date with Mom
Take your mom out for a special date with delicious group meals and promotions at Cafe Mary Grace SM City Tanza, Classic Savory SM City Bacoor, and Giligan's SM City Molino. Because nothing says "I love you, Mom" like good food and quality time!

Shop for Mom
Tick off every item on mom's wish list and make her Mother's Day unforgettable with the perfect gifts like trendy bags from Surplus SM City Rosario, Home collections

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

ELENA LOAN & CREDIT CO., INC.
Mortgagee,

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

**MARIA ANA B. FUJIMURA married to
MITSUNORI FUJIMURA,
Mortgagors.
FC Case No. 18987-24**

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **ELENA LOAN & CREDIT CO., INC.**, mortgagee, with office address at Unit B 2204 Taft Ave., Malate, Manila, against **MARIA ANA B. FUJIMURA married to MITSUNORI FUJIMURA**, mortgagors, with residence and postal address at Blk. 8 Lot 6 Crystal Place 1, Brgy. Malagasang II-C, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 15, 2024 amounts to **ONE MILLION FOUR HUNDRED SIXTY NINE THOUSAND FOUR HUNDRED FORTY PESOS AND 00/100 (Php1,469,440.00)**, 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 **June 25, 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. 057-2014010199

"A PARCEL OF LAND (LOT 6 BLK. 8 OF THE SUBD. PLAN, PSD-04-174270, BEING A PORTION OF LOT 2371-A, PSD-04-116493, L.R.C. REC. NO. 8843) SITUATED IN THE BRGY. OF MALAGASANG, MUN. OF IMUS, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY RD. LOT 2 (8.00 M. WIDE); ON THE NW., ALONG LINE 2-3 BY LOT 4; ON THE NE., ALONG LINE 3-4 BY LOT 5; ALONG LINE 4-5 BY LOT 7; AND ON THE SE., ALONG LINE 5-1 BY LOT 8, ALL OF BLK. 8, OF THE SUBD. PLAN. XXX CONTAINING AN AREA OF **ONE HUNDRED (100) 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, it shall be held on **July 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 property and encumbrance therein if any there be.

City of Imus, Cavite, Philippines, April 24, 2024

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

APPROVED

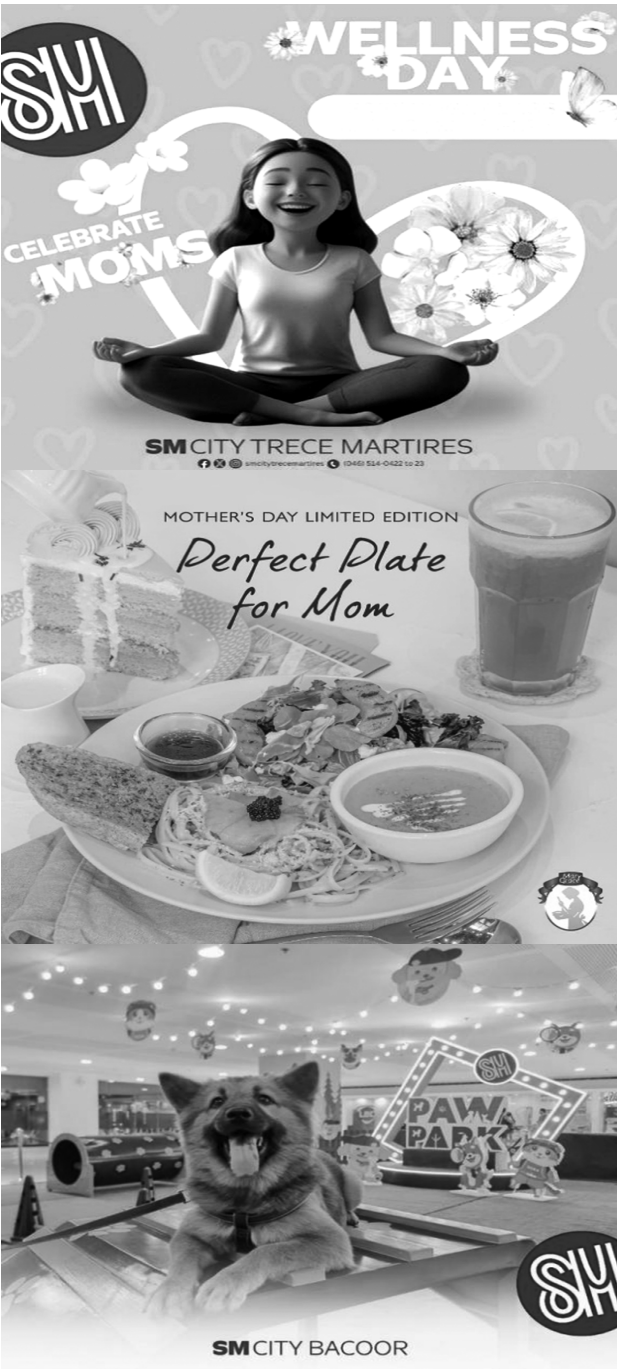
(Sgd.) **ARMIE A. FRANCISCO**
Clerk Court VI

COPY FURNISHED:

ELENA LOAN & CREDIT CO., INC. -
Unit B 2204 Taft Ave., Malate, Manila

**MARIA ANA B. FUJIMURA
married to MITSUNORI FUJIMURA**
Blk. 8 Lot 6 Crystal Place 1, Brgy. Malagasang II-C, Imus, Cavite

Publication: Cavite Times Journal
Dates: April 30, May 7 & 14, 2024



from The SM Store Molino, and cute accessories from Seekshine SM City Dasmariñas. From fashion to beauty to gadgets, they've got everything she's been dreaming of!

Ensure Wellness for Mom

Pamper your mom with a full day of relaxation and rejuvenation. Treat her to a spa day or a makeover session because she deserves to feel like a million bucks.

Enjoy Moments with Mom

Capture timeless memories with Mom at SM City Tanza's photo booth adorned with life-sized blooms. Don't forget to snap photos with your mom at SM City Dasmariñas' summer display for more memorable photos. Snap away and cherish these precious moments forever!

Attend the Bake Fair with Mom

Support mom entrepreneurs and satisfy your sweet tooth by shopping for cakes and pastries for Mom. It's a win-win situation!

Take mom to the SuperMoms Club Mom's Day Meet Up
And for the amazing SuperMoms Club

members, gear up for the ultimate celebration on May 11 at SM Megamall! This year's SuperMoms Club Mom's Day Meet Up will surely be filled with exciting activities, empowering talks, and an awesome bazaar just for you.

Celebrate National Dog Mom's Day

Calling all furmoms! Bring your furry friends and bond with other pet parents at the Paw Park on May 11. Don't miss the special photo shoot with mom and pets!

Say a Special Prayer for Mom

But of course, saying a little prayer for mom is the perfect way to celebrate her. Attend the special blessing and mass on May 12 dedicated to all the amazing moms out there. SM Supermalls is treating every SuperMom like the superstar she is. Whether she's a first-time mom, a furmom, or anything in between, SM Supermalls is the perfect destination for a truly AweSM Mother's Day celebration!

Stay updated on all things SM by visiting www.smsupermalls.com or following @SMSupermalls on social media.

PALAISSIPAN

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12				13		14				
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33							34			
35								36		
37							38			

PAHALANG

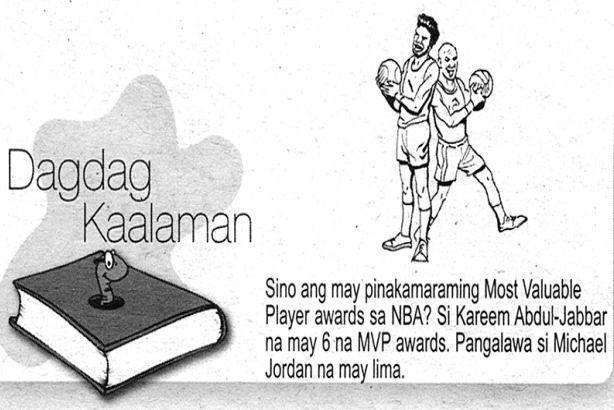
- 1 Muning
- 5 Alikabok
- 11 Sawata
- 13 Ilapag
- 14 Taga sa pangingisda
- 15 Epekto
- 16 Kopa
- 18 ___ carte
- 20 Rekadong panggisa
- 22 Manang
- 23 Pantuko
- 24 Aspill
- 25 Isahan
- 27 Taguri sa bayani
- 30 Oro, ___, Mata
- 32 Produkto ng Shell
- 35 Inalipusta
- 37 Hindi ko alam
- 38 Tatay ni Noynoy
- 39 Taliwas ng ulunan
- 40 Sawi

PABABA

- 1 Tunog ng sampal
- 2 Balat ng punongkahoy
- 3 Banayad
- 4 Kasambahay
- 6 Liter: daglat
- 7 Hamak
- 8 Punglo
- 9 Hugis itlog
- 10 Ataul
- 12 Galawgaw
- 17 Babad
- 19 Rekado
- 21 Ayuno
- 24 Gulay sa bahay kubo
- 26 Sapi
- 28 Larga
- 29 Saya
- 31 Sangkap ng nganga
- 33 Antas sa karate
- 34 Dating DOH Secretary
- 36 Pag-aari mo

SAGOT SA NAKARAAN

P	U	S	A		A	L	A	B	O	K
A	P	U	L	A		I	B	A	B	A
K	A	W	I	L		T	A	L	A	B
	K	A	L	I	S		A	L	A	
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Celebrate Mom at SM Supermalls

Because SM has special treats in store for every SuperMom out there!

Hey SuperFam! Get ready to show some love to the most important woman in your life this Mother's Day at SM Supermalls.

CELEBRATE MOMS

SPECIAL MOMENTS WITH MOM

DATE WITH MOM
MAY 3-19

BAKE FAIR BY MOM
MAY 3-19

GIFTS FOR MOM
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MOTHER'S DAY LIMITED EDITION

Perfect Plate for Mom

Happy Tummy, Happy Mommy

SAVORY 25% OFF

CELEBRATE MOMS WITH FAMILY MEALS

S2

Mom deserves to eat like a queen. Treat her with this limited edition Mom plate at Café Mary Grace, SM City Tanza. Swipe and Dine via SM Malls Online to enjoy great deals at Classic Savory SM City Bacoor for Mother's Day. Celebrate Moms with these tasty platters at Giligan's SM City Molino.

From May 3 to 19, SM Supermalls in Cavite will be rolling out the red carpet for all SuperMoms with a lineup of activities guaranteed to make her feel like the queen she is.

Fujian films set for exhibit in Manila - APCU

The Fujian Film Bureau will hold a film exhibit "Fujian-ASEAN Film Culture Week - Philippine Stop" at Newport Mall Cinema from May 28 to June 2.

According to Raul Lambino, Chairman of the Association for Philippines-China Understanding (APCU), this event aims to tell compelling stories about Fujian Province through films and strengthen the foundation for building people-to-people connectivity.

He said 2024 marks the "ASEAN - China Year of People-to-People Exchanges" as a catalyst for promoting exchanges, mutual learning, and cooperative development across various aspects of ASEAN-China relations.

He said APCU welcomes such event that enhances people-to-people relations as it is



the core of APCU's aims as the official friendship association between the Philippines and China and member of the ASEAN-China Friendship

Association. Lambino said the visit of the Fujian Film delegation to the Philippines will be from May 27-30 while the

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PGC's Ugnayan sa Barangay program brings hope and cheer to Cavite communities

Hundreds of residents across different municipalities and localities in Cavite experienced a renewed sense of hope and happiness as Governor Jonvic Remulla spearheaded another series of successful round of Ugnayan sa Barangay Program for the month April 2024.



Joined by Vice Governor Athena Bryana Tolentino, Cavite Board Members, Congressmen, mayors, councilors, and enthusiastic constituents, the event provided a platform for meaningful interaction and dialogue. Residents were given the opportunity to voice their concerns, fostering a sense of community empowerment and solidarity. Through the collaborative effort, the provincial government reaffirmed its commitment to addressing the needs of Cavite's diverse communities and promoting the overall welfare of its residents. (OPIO)

MPT DriveHub

ACCOUNT ACCESS ADVISORY

Hey there, MPT DriveHub users!

We're currently undergoing scheduled maintenance on our app to enhance security and improve overall performance.

Following this maintenance, please ensure that you're using the latest version of the app to enjoy all the latest features and enhancements.

After the scheduled maintenance, you'll need to log in again.

HERE'S HOW TO DO IT:

1. Open the MPT DriveHub app: Locate the app icon on your device and tap to access the login screen.

2. Input your Email and Password: If you previously logged in using your email, input it along with your password into the designated fields.

3. Forgot Password: If you need to reset your password, tap on the "forgot password" option and follow the instructions provided.

If you have any questions or need further assistance, feel free to reach out to us at 1-35000.

Thank you for your patience and continued support!

We'll be right back!