

# Regada Water Festival 2024 Celebrations a Resounding Success



The Regada Water Festival 2024 was celebrated with tremendous enthusiasm and joy, attracting thousands of participants, including both local residents and foreign tourists. The event, organized by the city government of Cavite under the leadership of Mayor Denver R. Chua, proved to be a massive success.

Regada, a term derived from the Spanish word "regar" which means to water or to sprinkle, began in 1996 during the tenure of former Mayor Timoteo Encarnacion. It was conceptualized to celebrate the feast of St. John the Baptist and as a thanksgiving for a bountiful harvest from the sea, as Cavite City is surrounded by water.

This year's celebration theme, "TooBig ang Saya!" lived up to its promise of immense joy and fun. The main event took place along P. Burgos Avenue, which was transformed into the biggest wet party in the country, complete with sprinklers rigged along the stretch of the avenue.

Participants were treated to a free concert featuring solid performances by local bands from Cavite City, as well as popular bands Sponge Cola and December Avenue.

Before the main event, the Basayawan 2024 contest was held on June 22, 2024, at Montano Hall Grandstand. Various student groups participated in the street dancing competition, interpreting the essence of the yearly water festival through colorful costumes and dynamic body movements. The Golden Dragon group emerged as the champion in the elementary category, while Sandaloy Pangkat Mananayaw won in the secondary category. Winners will receive school projects worth 6 million pesos and cash prizes.

The festival's climax was marked by the Caracol ni San Juan Bautista, where the patron saint was led out on a fluvial parade from the bay to the festival's paulan to bless the people and for the Caviteños to give thanks.

▶ **REGADA WATER • 4**

## City of Bacoor launches Malikhaing Bacooreño under the Lunsod Lunsad Program of DTI



18 June 2024 | The City of Bacoor launched the Malikhaing Bacooreño, a community event that aims to celebrate and promote art and culture within the Bacoor community. The project envisions bringing together artists, artisans, and art enthusiasts in an effort to create a vibrant, inclusive platform for artistic expression and appreciation. ▶ **CITY OF BACOOR • 4**



## CAVITE TIMES JOURNAL

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

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## Caviteñas access to Serbisyong pangkalusugan

Continuing to ensure the wellness of all Cavite women, the Provincial Council of Women in collaboration with the Office of the Provincial Social Welfare and Development Officer, together with the and Kababaihan ng Familiang Mendezeño, arranged a health outreach program called "Serbisyong Pangkalusugan para sa mga Kababaihan" at Mendez Municipal Covered Court, on June 20, 2024.

The presence of PCW Chairperson Ms. Anne Ferrer and Council Member Ms. Aisha Columna, and Ms. Danica Pontemar of OPSWDO underscored their strong will and adherence to improving the welfare of Caviteñas through a medical caravan. Ms. Ferrer stated that the program was carried out to remind every woman to take good care of themselves, as much as they take good care of their families.

In addition, Ms. Pontemar imparted "Hindi po kayo babae lang, kundi babae kayo", giving emphasis on the importance of women in every household. Subsequently, on behalf of Mendez Municipal Mayor Francisco Mendoza, Jr., Sangguniang Bayan members Ruby Lita Bay and Romulo Martinez expressed their profound gratitude to everyone who ventured into the worthwhile endeavor that served the women in their community. The services offered ▶ **CAVITEÑAS • 4**

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# "Tindahan Mo, e-Level up mo! A Sari-sari Store Advancement Program" launches in the City of Bacoor

On June 24, 2024, the Department of Trade and Industry (DTI) - Cavite, in partnership with the Local Government Unit of Bacoor City, successfully launched the "Tindahan Mo, e-Level up mo! A Sari-sari Store Advancement Program" at the Main Square Mall as a prelude to the simultaneous start of the live online viewing on March 26, 2024. The event was attended by 785 sari-sari store owners from Districts 1(East) & 2(West) of Bacoor City. This program is part of the more extensive Sari-Sari Store Enterprise Program, a significant initiative aimed at empowering over one million sari-sari store owners across the Philippines.

The program focuses on driving digital transformation, improving financial literacy, and promoting sustainable business practices among Micro, Small, and Medium Enterprises (MSMEs). These efforts are intended to make these enterprises more resilient, innovative, and competitive within the national economy.

During the event, DTI Cavite discussed the various DTI services available, including Negosyo Center Services, Business Name Registration, BMBE Registration, and the Fair Trade Laws. They also provided a detailed overview of the sari-sari store enterprise program, highlighting its benefits and opportunities for local business owners. Participants are expected to attend the five (5) modules designed for sari-sari store owners.



## Young Heroes, Bright Future: Celebrating the Inspiring Journeys of 4Ps Children and Youth

On June 26, 2024, the Cavite Provincial Gymnasium in Trece Martires City was brimming with excitement and enthusiasm as more than 300 children and youth from the different cities and municipalities of Cavite gathered for a day of showcasing their talent and celebrating the inspiring journeys of 4Ps beneficiaries. The event, themed "Young Heroes, Bright Future: Celebrating the Inspiring Journeys of 4Ps Children and Youth through their Talents," highlighted the remarkable abilities and achievements of the participants.



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The vibrant event featured a variety of competitions, including dance, band instrument, poster making, and spoken poetry. The participants poured their hearts and souls into each performance, making it a day to remember.

In the spoken poetry competition, Nica Jane De Mesa of Naic secured the 2nd runner-up position, while Jeica Atendido from Tagaytay City earned the 1st runner-up spot. Lorein May Leorca of the City of General Trias stood out and was hailed as the champion with her captivating and heartfelt performance.

The poster-making contest was equally competitive, with Jepierlyn Buenafe of the City of Bacoor taking the 2nd runner-up position and Haylie Siren Ramos from Cavite City claimed the 1st runner-up spot. Sharmelle Ashley Morillo of Alfonso emerged as the champion, impressing the judges with her creativity and artistic expression.

The dance competition had the audience on their feet, cheering for their favorites. Maragondon secured the 2nd runner-up position, Kawit danced



their way to the 1st runner-up spot, and Trece Martires City claimed the championship with their outstanding performance.

In the band instrument competition, GMA was declared the champion, showcasing exceptional musical talent and coordination. Additionally, the delegation from GMA was recognized as the overall champion of the event, reflecting their impressive performances across various categories.

Board Member Rommel

Enriquez, Chairperson-Social Services, Family, Women, Children and Elderly, and Provincial Administrator for Community Affairs Alvin Mojica graced the event, expressing the provincial government's support and encouragement to all the participants. Their presence and words of motivation added a special touch to the celebration, inspiring the young talents to continue striving for excellence.

In conclusion, Ms.

Brenda Salazar, MSWDO-Indang, delivered a heartfelt response on behalf of the participants. She expressed gratitude for the opportunity to showcase their talents and emphasized the importance of such events in nurturing and celebrating the potential of 4Ps children and youth.

The day concluded with joy, pride, and inspiration, highlighting the bright futures that lie ahead for these young heroes. (OPIO)

## Two DOST Region 02 Women Earn Certification as CagVal RPGRPs

The Department of Science and Technology (DOST) Region 02 is proud to announce that two of its empowered women, Ms. Aileen Gonzales and Ms. Rowena A. Guzman, are part of the historic first batch of the Regional Pool of Gender and Development Resource Persons (RPGRPs) for Cagayan Valley.

Ms. Gonzales and Ms. Guzman, both Science Research Specialists II, dedicated themselves to rigorous training sessions

Batanes State College.

This certification allows Ms. Gonzales, Ms. Guzman, and the six other certified RPGRPs to



and workshops conducted by the Regional Gender and Development Committee (RGADC) since September 2023. Their perseverance culminated in their certification as RPGRPs during a ceremony held last June 4, 2024, at

conduct Gender and Development (GAD) training across Cagayan Valley. Their expertise will be instrumental in promoting gender equality and women's empowerment throughout the region.

The RGADC, the regional counterpart of the National Gender and Development Resource Program (NGRP), is a committee in the Philippines that works on gender equality and women's empowerment.

It serves to: Coordinate gender-related activities across different organizations in the region; Recommend policies to promote gender equality and women's empowerment to a higher governing body, the Regional Development Council and Ensure effective coordination of

efforts to mainstream Gender and Development (GAD) principles in regional programs, projects, and activities.

This achievement highlights the agency's commitment to GAD initiatives. The fact that the RGADC Chair, Dr. Virginia G. Bilgera, is from DOST Region 2 demonstrates

their active involvement in GAD-related programs.

By empowering individuals like Ms. Gonzales and Ms. Guzman, the RGADC strengthens its capacity to advocate for gender equality and ensure that women's voices are heard in Cagayan Valley's development plans.

Philippine Health Insurance Corporation

### ADVISORY

No. 2024 - 0028



### Extension of Submission and Uploading of Konsulta Data Records for CY 2023 Only

PhilHealth extends the deadline for submission and uploading of CY 2023 Konsulta data records (previously announced through PhilHealth Advisory No. 2024-0009) until September 30, 2024. The deadline of February 29, 2024 for uploading of CY 2021 and 2022 Konsulta data records remains the same.

If the KPP has no access to the HCI Portal, they may submit the complete CY 2023 Konsulta data to the nearest Local Health Insurance Office (LHIO) on or before September 15, 2024.

For information and strict compliance.

(Sgd.) **EMMANUEL R. LEDESMA, JR.**  
President and Chief Executive Officer

Date signed: June 7, 2024

## GIRLS TEEN SALE

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# DTI-Laguna Conducts Seminar on Understanding Intellectual Property Rights and Branding your Business for Majayjay MSMEs

Majayjay, Laguna — On June 21, 2024, the Department of Trade and Industry – Laguna Provincial Office (DTI-Laguna), through Negosyo Center Majayjay and in partnership with the Local Government Unit of Majayjay, conducted a seminar entitled “Understanding Intellectual Property Rights and Branding Your Business” at the 2nd floor ABC Hall, Municipal Building, Majayjay, Laguna. The event ran from 8:30 AM to 12:00 NN and was attended by new and existing micro, small, and medium enterprises (MSMEs) from various sectors who are based in the said municipality.



The primary objective of the seminar is to equip MSMEs to have a comprehensive understanding on intellectual property rights and their significance in the context of branding. This knowledge is deemed crucial for effectively protecting trademarks and driving business success.

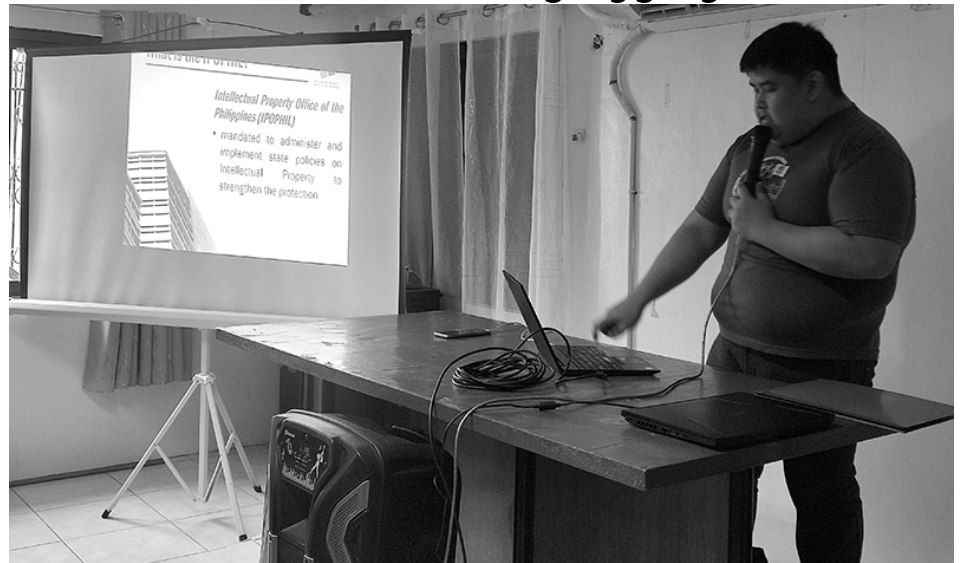
The program commenced with an opening prayer and the singing of the Philippine

National Anthem. This was followed by a warm welcome remarks delivered by Hon. Romeo P. Amorado, the Municipal Mayor of Majayjay, Laguna, who emphasized the importance of the seminar for the local business community.

The first session was led by Mr. Joel Caalanan, an Intellectual Property Field Specialist from IPSO CALABARZON. He provided a comprehensive overview

of the intellectual property rights, elucidating the distinctions among trademark, patent, and copyright applications. Caalanan also introduced some incentive programs designed to assist MSMEs, such as “Juana Make a Mark,” which allows eligible MSMEs to register their trademarks at a reduced cost.

Following this, Mr. Nico Toriano, a Business Counsellor from Negosyo



Center Lumban, discussed the crucial role of branding in business. He clarified how branding differs from marketing and offered valuable insights into building a strong brand. Toriano also shared practical tips and

highlighted common challenges and pitfalls that businesses may encounter in the branding process.

Overall, the seminar received positive feedback from the participants who expressed their satisfaction with the

learning activity. It provided a rich learning experience, equipping them with essential knowledge and tools to protect their intellectual property and enhance their business branding (RMEGarcia, DTI-Laguna).

## NGCP's Mariveles-Hermosa-San Jose 500kV Line now at full 8,000MW capacity

On 23 June 2024, NGCP energized the Hermosa-San Jose 500-kiloVolt (kV) transmission line at its full 8,000 MegaWatts (MW) capacity. A part of the Mariveles-Hermosa-San Jose 500kV facility, the line will accommodate an additional 2,200MW of supply from new power plants in Bataan and Zambales to the rest of the Luzon grid.

Line 1 was already energized on 27 May 2023 to accommodate power generation in Bataan with a 2,000MW transfer capacity, only a quarter of its full capacity pending the completion of the then unfinished portion of the line, and was fully completed on 19 May 2024, enabling a 4,000MW line capacity. The full completion of Line 2 will accommodate 8,000MW in generation capacity, more than enough for existing and any incoming generation.

“NGCP completes this landmark energy project under the leadership and guidance of Pres.

Ferdinand Marcos, Jr. This marks the full completion and energization at full capacity of this critical facility, strengthening and expanding the grid under NGCP,” the company said.

The Mariveles-Hermosa-San Jose 500kV

line is comprised of 395 transmission towers, 275.6 circuit kilometers of transmission lines, 2 new substations, and 2,000 MVA in substation capacity.

While certified as an Energy Project of National Significance (EPNS), the project still encountered various difficulties particularly on right-of-way due to opposition of landowners, long and tedious judicial processes, and protracted permitting process by local government units. In July 2023, a portion of the line, owned by Phirst Park Homes, Inc., was the subject of a Temporary Restraining Order (TRO) issued by the Supreme Court. NGCP immediately stopped activities along Towers 170-178, stalling the ongoing stringing of the line’s remaining circuit from July 2023 to April 2024.

The Mariveles-Hermosa-

San Jose transmission line project was filed with the Energy Regulatory Commission (ERC) at a project cost of PHP 20.94 Billion. Its full completion and energization at full capacity are critical in accommodating additional power generation to the grid to prevent Luzon-wide power interruptions. Of the actual cost of the Hermosa-San Jose line component of the project, the ERC has allowed NGCP to recover only PhP19 Million, or only 0.1% of the cost of the project. “With the completion of this critical project, NGCP is optimistic that the ERC will act on the overdue recoveries applied for by NGCP,” the company added.

NGCP assures the public and its stakeholders that it will continue to deliver on its commitment to improve, expand, strengthen, and reinforce the country’s power grid.

## Caviteñas...

(FROM PAGE 1)

included eye check-ups, chem12 laboratory tests, and chest x-rays, which were made possible through the help of Health Ridge Medical Services, Inc. This institution was the bridge that brought essential healthcare

services closer to the doorstep of those in need. As the event concluded, 243 Mendezenos availed the services provided. They will, then, continue with their consultation with the medical specialists the following week after

releasing the results of their tests. This collaborative effort demonstrates the dedication of the provincial government in empowering the community, most importantly the kababaihan and binibini of Cavite. (Jam Elisse M. Reyes)

## Regada Water...

(FROM PAGE 1)

The celebration was graced by several officials, including Cavite 1st District Representative Jolo Revilla, Board Members Davey Chua and Romel Enriquez, Vice Mayor Raleigh Rusit,

Sangguniang Panglunsod members, and Noveleta Mayor Dino Chua.

In his speech, Mayor Denver R. Chua expressed his gratitude to Gov. Jonvic Remulla for his support of the activities and to

everyone who participated in the momentous event.

The Regada Festival has become an annual festivity that Caviteños eagerly anticipate. It stands as a testament to the community’s vibrant spirit, their deep faith, and their love for fun and celebration. (OPIO)

## City of Bacoor...

(FROM PAGE 1)

With the presence of Mayor Strike B. Remulla, Vice Mayor Rowena Bautista-Mendiola, Mr. Edwin B. Guinto, Tourism Officer of City of Bacoor, Mr. John Verlin Santos, Project Coordinator, SB Members, Asst. Regional Director Revelyn A.

Cortez of DTI-IVA, OIC PD Lilibeth R. Chavez of DTI Cavite and other guest, a launching ceremony was held on 18 June at the City Hall Lobby Bacoor Cavite.

The Bacooreños showed their talent when it came to singing,

dancing, cosplay, guitar performance, spoken words and marching band. They also exhibited artworks highlighting the creative imagination of the local artists.

The Malikhaing Bacooreño is an activity under the Lunsod Lunsad program, which started recognizing outstanding artists in Cavite.

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The OUR HOME PRIVATE LABEL COLLECTION is finally here! OUR HOME has always been the go-to resource in quality and comfortable furniture, a name synonymous to prestige, befitting our status as the premier brand in furniture and furnishings. Perfecting the art and the science of comfortable, quality sofas that appeal to a discriminating audience, whose tastes are refined, distinguished and cultured, we proudly present the OUR HOME PRIVATE LABEL COLLECTION.



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This is what our Private Label Collection offers – an opportunity to empower individuals to bring their creative visions to life in an atmosphere of livable, functional and stylish interior design.

For us, quality is also convenience. Same day delivery service, free assembly and service-oriented ideals guarantee the best in customer service that drives us to move forward and to excel in our field. All these,

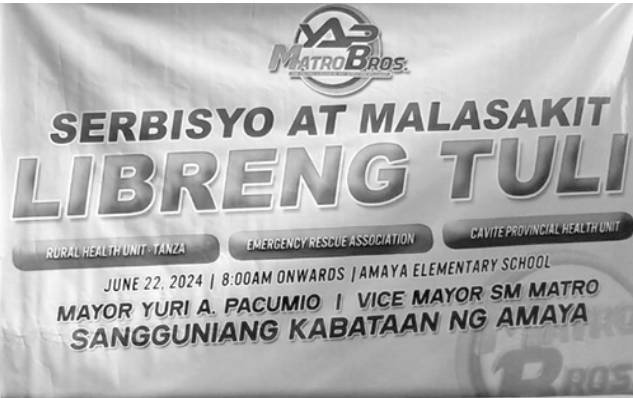
coupled with competitive and accessible prices ensure only the best in customer experience – a trademark in all our stores. Experience all these as part and parcel of our exclusive furniture collection and make every moment at home, truly extraordinary.

We have always blazed trails in the retail furniture industry. Our reputation precedes us as the leading authority in tasteful, trendy and timeless pieces set against a tableau of excellent visual merchandising that serve as a canvas for realizing dreams, concocting images of a well-designed sanctuary for leisure and a glimpse into all kinds of interior design possibilities. These are all achieved

through championing local designers and suppliers. We are a strong advocate of locally sourced, locally designed and locally produced pieces and, a collaborative spirit brought about by forging professional relationships and realizing aesthetics standards. The Private Label Collection embodies all of these.

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PGC Extends Operation Tuli Program to Young Males in Amaya, Tanza: On June 22, 2024, the provincial government of Cavite conducted a highly successful Operation Tuli at Amaya Elementary School in Tanza, where 198 young boys underwent free circumcision, marking an important transition to manhood. They were also given free pain relievers and antibiotics to help them recuperate faster. This initiative was a collaborative effort involving the Tanza Rural Health Unit (RHU), Emergency Rescue Association & Quick Response Team, and the Office of the Provincial Governor medical mission team. The event highlighted the professionalism and skill of the medical teams, ensuring a smooth and efficient process for all participants. Local government officials, along with the SK Federation officer, staff, and volunteers, were present to offer their support, further contributing to the program's success. (OPIO)

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

MARGARITO G. PACIA,  
Mortgagee,

-versus-

Foreclosure No. 2024-76  
For: Extra-Judicial Foreclosure of  
Real Estate Mortgage

SPS. MARY GRACE P. REBARTER & PASCUAL  
L. REBARTER, JR.,  
Mortgagors.

X-----X

AMENDED NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **MARGARITO G. PACIA** at Unit 2 Eusebio Townhouse Eastroad corner 17th Avenue Murphy Cubao Quezon City, and against the mortgagors, **SPS. MARY GRACE P. REBARTER & PASCUAL L. REBARTER, JR.**, at Blk. 9 Lot 2 Marine Street, corner Pacific St. Avida Settings Phase 2, Molino Bacoor Cavite City, to satisfy the mortgagee indebtedness which as of May 7, 2024, amounts to **TWO MILLION FOUR HUNDRED THIRTY TWO THOUSAND PESOS (P2,432,000.00)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **July 18, 2024 at 10:00 o'clock in the morning** or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described property with all the improvements thereon, to wit;

**TRANSFER CERTIFICATE OF TITLE NO. (057-2014074518)  
167-2016024765**

"A PARCEL OF LAND (LOT 44 BLOCK 25, OF THE CONS.-SUBD. PLAN, PCS- 04-025617, BEING A PORTION OF LOTS 7081-A & 7081-B, PSD-04-001444; LOT 7082, FLS-2283, LOT 6683, IMUS FRIAR LAND ESTATE & LOT 2, PCS-04-025171, L.R.C. REC. NO. ), SITUATED IN BARANGAY OF MOLINO, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON. XXX, CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS.**"

**TRANSFER CERTIFICATE OF TITLE NO. 1057-2012018069)  
167-2016007822**

"A PARCEL OF LAND (LOT 45 BLOCK 25, OF THE CONS. SUBD. PLAN, PCS-04-025617, BEING A PORTION OF LOTS 7081-A & 7081-B, PSD-04-001444; LOT 7082, FLS-2283, LOT 6683, IMUS FRIAR LAND ESTATE & LOT 2. PCS-04- 025171, L.R.C. REC. NO. ), SITUATED IN BARANGAY OF MOLINO, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON. XXX, CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS,**"

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

"In the event the public auction should not take place on the said date, it shall be held on **July 25, 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, June 13, 2024.

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

(Sgd.) DEMETRIO T. VILLANUEVA, JR.  
Sheriff IV

Copy Furnished:

**MARGARITO G. PACIA**  
Unit 2 Eusebio Townhouse Eastroad corner 17th Avenue Murphy Cubao Quezon City

**SPS. MARY GRACE P. REBARTER & PASCUAL L. REBARTER, JR.**  
Blk. 9 Lot 2 Marine Street, corner Pacific St. Avida Settings Phase 2, Molino Bacoor Cavite City

**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: June 18, 25 & July 02, 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-587-24

JAY S. RATERTA,  
Debtors/Mortgagors.

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 (formerly Citibank Tower), 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagor/s, **JAY S. RATERTA**, with residence and postal address at (1) Goleo, Sindangan, 7112 Zamboanga del Norte; and (2) Lot 18, Blk. 12, Phase 7, Kensington, Brgy. Navarro, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 20 May 2024 amounts to **SEVEN HUNDRED TWENTY FIVE THOUSAND THREE HUNDRED SIXTY EIGHT PESOS AND 01/100 (Php725,368.01)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **23 JULY 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. 057-2016012897**

**LOT NO: 18 BLOCK NO: 12 PLAN NO: PCS-04-028223**  
**PORTION OF:** BLK 14, PSD-04-225691 AND LOT 1686, SFDME (FRS-04-005311)

**LOCATION:** BARANGAY OF NAVARRO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON  
**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 20, BLOCK 12, PCS-04-028223
2-3	SW	ROAD LOT 15, PCS-04-028223
3-4	NW	LOT 16, BLOCK 12, PCS-04-028223
4-1	NE	LOT 17, BLOCK 12, PCS-04-028223

**AREA: FORTY SQUARE METERS (40), MORE OR LESS**

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

In the event the public auction should not take place on the said date and time, it shall be held on **06 AUGUST 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, 18 JUNE 2024

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

**BDO UNIBANK, INC.**  
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT  
11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas Makati City

**JAY S. RATERTA**

(1) Goleo, Sindangan, 7112 Zamboanga del Norte; and  
(2) Lot 18, Blk. 12, Phase 7, Kensington, Brgy. Navarro, 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: June 25, July 2 & 9, 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-592-24

**SPS. JEFA ICAMEN YAMAMOTO AND  
ATSUSHI YAMAMOTO,**  
Debtors/Mortgagors.

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 (formerly Citibank Tower), 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagor/s, **SPS. JEFA ICAMEN YAMAMOTO AND ATSUSHI YAMAMOTO, ANGELA PERNITO ICAMEN, as attorney-in-fact of JEFA ICAMEN YAMAMOTO AND ATSUSHI YAMAMOTO**, with residence and postal address at 1) Blk 3 Lot 5 New Amaia Scapes Brgy Santiago General Trias Cavite and 2) Block 4 Lot 28 Camachile Subd., Brgy., Pascam General Trias Cavite, to satisfy the mortgage indebtedness as of 15 April 2024 amounts to **FOUR MILLION THIRTEEN THOUSAND EIGHT HUNDRED EIGHTY FOUR PESOS AND 23/100 (Php4,013,884.23)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **23 JULY 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. 057-2022045902**

**LOT NO: 5, BLOCK NO: 3, PLAN NO: PSD-04-251263**  
**PORTION OF:** BLOCK 38, PSD-04-230162  
**LOCATION:** BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON  
**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 3, BLOCK 3, PSD-04-251263
2-3	SE	LOT 26, BLOCK 3, PSD-04-230162
3-4	SE	LOT 25, BLOCK 3, PSD-04-230162
4-5	SW	LOT 6, BLOCK 3, PSD-04-251263
5-1	NW	ROAD LOT 13, PSD-04-251263

**AREA: NINETY FIVE (95) 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 **06 AUGUST 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, 18 JUNE 2024

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

**BDO UNIBANK, INC.**  
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT  
11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas Makati City

**SPS. JEFA ICAMEN YAMAMOTO AND ATSUSHI YAMAMOTO, ANGELA PERNITO ICAMEN, as attorney-in-fact of JEFA ICAMEN YAMAMOTO AND ATSUSHI YAMAMOTO**  
1) Blk 3 Lot 5 New Amaia Scapes Brgy Santiago General Trias Cavite and  
2) Block 4 Lot 28 Camachile Subd., Brgy., Pascam 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: June 25, July 2 & 9, 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-589-24

**SPS. AMELITA E. CAPINDA AND  
RUEL P. CAPINDA,**  
Debtors/Mortgagors.

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 (formerly Citibank Tower), 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagor/s, **SPS. AMELITA E. CAPINDA AND RUEL P. CAPINDA**, with residence and postal address at (1) #54 H. Mariquita Street, Brgy. 80, Zone 10, Pasay City; and (2) Lot 33, Blk. 5, Micara Estates-Tanza, Phase 4, Brgy. Sahud Ulan, Tanza, Cavite to satisfy the mortgage indebtedness as of 20 May 2024 amounts to **ONE MILLION ONE HUNDRED FIFTY SIX THOUSAND FIFTEEN PESOS AND 47/100 (Php1,156,015.47)** including interest and penalties but excluding all other charges and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction **23 JULY 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. 057-2023008797**

**LOT NO: 33 BLOCK NO: 5 PLAN NO: PCS-04-030835**  
**PORTION OF:** LOT 104, BLOCK 8, PCS-04-030761, LOT 1620-B & 1620-C, PSD-04-034571, DECREE NO. 10111, LRC REC. NO. 6832

**LOCATION:** BARANGAY OF SAHUD ULAN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON  
**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 31, BLOCK 5, PCS-04-30835
2-3	SW	ROAD LOT 10, PCS-04-30835
3-4	NW	LOT 35, BLOCK 5, PCS-04-30835
4-1	NE	LOT 34, BLOCK 5, PCS-04-30835

**AREA: FORTY FIVE (45) 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 **06 AUGUST 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, 18 JUNE 2024

(Sgd.) JOANNAH AVIGAIL C. TIMKANG  
Sheriff IV

Copy Furnished:

**BDO UNIBANK, INC.**  
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT  
11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas Makati City

**SPS. AMELITA E. CAPINDA AND RUEL P. CAPINDA**  
(1) #54 H. Mariquita Street, Brgy. 80, Zone 10, Pasay City; and  
(2) Lot 33, Blk. 5, Micara Estates-Tanza, Phase 4, Brgy. Sahud Ulan, Tanza, Cavite

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

**Publication: Cavite Times Journal**  
Dates: June 25, July 2 & 9, 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-594-24

SPS. FRANCIS I. ESTEBAN AND

JOANNA IRISH S. ESTEBAN,

Debtors/Mortgagors.

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 (formerly Citibank Tower), 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagor/s, **JOANNA IRISH S. ESTEBAN, SIGNING FOR HERSELF AND AS ATTORNEY-IN-FACT OF FRANCIS I. ESTEBAN**, with residence and postal address at (1) #112-A Barangay Mambog IV Bacoor Cavite 4102; and (2) Block 14 Lot 55 Westwood Phase 7 Brgy. Pasong Camachile General Trias Cavite 4107, to satisfy the mortgage indebtedness as of 15 April 2024 amounts to **TWO MILLION THREE HUNDRED FIVE THOUSAND SIX HUNDRED SEVEN SIX PESOS AND 32/100 (Php2,305,676.32)** including interest and penalties but excluding all other charges and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **23 JULY 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. 057-2022070450

LOT NO: 55, BLOCK NO: 14, PLAN NO: PCS-04-032614

PORTION OF: BLOCK 17, PCS-04-031691; BLK. 17, PCS-04-032534 & LOT 2091, RS-04-001955, LOT 2100, FRS-04-005685

LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 57, BLOCK 14, PCS-04-032614
2-3	SE	ROAD LOT 14, PCS-04-032614
3-4	SW	LOT 53, BLOCK 14, PCS-04-032614
4-1	NW	LOT 56, BLOCK 14, PCS-04-032614

AREA: SEVENTY (70) 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 **06 AUGUST 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, 18 JUNE 2024

(Sgd.) JOANNAH AVIGAIL C. TIMKANG

Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.

RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT

11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas Makati City

SPS. FRANCIS I. ESTEBAN AND JOANNA IRISH S. ESTEBAN

(1) #112-A Barangay Mambog IV Bacoor Cavite 4102; and

(2) Block 14 Lot 55 Westwood Phase 7 Brgy. Pasong Camachile General Trias Cavite 4107

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: June 25, July 2 & 9, 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-565-24

JEPSIE AGUILAR ALIABO,

Debtors/Mortgagors.

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 (formerly Citibank Tower), 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagor/s, **JEPSIE AGUILAR ALIABO**, with residence and postal address at (1) #703 Siete Y Media St., San Isidro, Antipolo City; and (2) Blk. 2 Lot 27 Westwood Phase 5, Pasong Camachile, General Trias, Cavite, to satisfy the mortgage indebtedness as of 15 April 2024 amounts to **ONE MILLION NINE HUNDRED FOUR THOUSAND EIGHT HUNDRED ELEVEN PESOS AND 46/100 (P 1,904,811.46)** including interest and penalties but excluding all other charges and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **23 JULY 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. 057-2020039820

LOT NO: 27, BLOCK NO: 2, PLAN NO: PCS-04-032025

PORTION OF: BLK. 28, PCS-04-029303, BLK. 14, PCS-04-031691, LOT 1939-A & LOT 1939-D (LRA) PSD-29632, LRC RECORD NO. 5964, DECREE NO. 4270

LOCATION: BARANGAY OF PASONG CAMACHILE, CITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 25, BLOCK 2, PCS-04-032025
2-3	NE	LOT 1, BLOCK 19, PCS-04-032025
3-4	SE	LOT 29, BLOCK 2, PCS-04-032025
4-1	SW	LOT 28, BLOCK 2, PCS-04-032025

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 **06 AUGUST 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, 18 JUNE 2024

(Sgd.) JOANNAH AVIGAIL C. TIMKANG

Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.

RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT

11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas Makati City

JEPSIE AGUILAR ALIABO

(1) #703 Siete Y Media St., San Isidro, Antipolo City; and

(2) Blk. 2 Lot 27 Westwood Phase 5, Pasong Camachile, 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: June 25, July 2 & 9, 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-528-24

MARIA LEONORA R. PEDRAGOZA,

Debtors/Mortgagors.

X-----X

and MARY GRACE T. DELA PEÑA,

Co-Debtor.

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 (formerly Citibank Tower), 8741 Paseo de Roxas Makati City, against the Debtors/Mortgagor/s, **MARIA LEONORA R. PEDRAGOZA and Co-Debtor, MARY GRACE T. DELA PEÑA**, with residence and postal address at (1) Paper Tree St., Malipay III, Molino IV, Bacoor, Cavite; and (2) Block 9 Lot 2 Westwood Phase 3, Brgy. Pasong Camachile, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of 15 March 2024 amounts to **TWO MILLION THREE HUNDRED EIGHTY SEVEN THOUSAND EIGHT HUNDRED SIXTY FIVE PESOS AND 63/100 (Php2,387,865.63)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **23 JULY 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. 057-2021048977

LOT NO: 2, BLOCK NO: 9, PLAN NO: PCS-04-031444

PORTION OF: BLOCK 17, PCS-04-029302; LOT 1930, FRS-04-005921; LOT 1931, FRS-04-005433; LOT 3049, SFDM ESTATE, DECREE NO. 4270, LRC RECORD NO. 5964

LOCATION: BARANGAY OF TAPIA, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 4, BLOCK 9, PCS-04-031444
2-4	SE, SW	ROAD LOT 12, PCS-04-031444
4-5	SW	ROAD LOT 11, PCS-04-031444
5-1	NW	LOT 1, BLOCK 9, PCS-04-031444

AREA: EIGHTY ONE (81) 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 **06 AUGUST 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, 18 JUNE 2024

(Sgd.) RICARDO A. TOLEDO

Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.

RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT

11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas Makati City

MARIA LEONORA R. PEDRAGOZA and

MARY GRACE T. DELA PEÑA, Co-Debtor

(1) Paper Tree St., Malipay III, Molino IV, Bacoor, Cavite, and

(2) Block 9 Lot 2 Westwood Phase 3, Brgy. Pasong Camachile, 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: June 25, July 2 & 9, 2024

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

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

-versus- FORECLOSURE CASE NO. F-443-24

JENALYN R. MASARQUE,  
Mortgagor/s.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **JENALYN R. MASARQUE**, with residence and postal address at 248, PH 3, BRGY. BUROL I, DASMARIÑAS CITY, CAVITE and LOT 7 BLOCK 4, LUMINA TANZA, PHASE 1, BARANGAY BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of 20 March 2024 amounts to **FIVE HUNDRED SEVENTEEN THOUSAND THREE HUNDRED NINETEEN PESOS AND 35/100 (P 517,319.35)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **24 JULY 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. 057-2022011071

**LOT NO: 7 BLOCK NO: 4 PLAN NO: PSD-04-239022**  
**PORTION OF:** LOT 2-A, PSD-04-239718;  
**LOCATION:** BARANGAY OF BAGTAS, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON  
**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 14, BLOCK 3, PSD-04-239022
2-3	SE	ROAD LOT 7, PSD-04-239022
3-4	SW	LOT 8, BLOCK 4, PSD-04-239022
4-1	NW	LOT 6, BLOCK 4, PSD-04-239022

**AREA: FIFTY SQUARE METERS (50), MORE OR LESS**

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

In the event the public auction should not take place on the said date and time, it shall be held on **07 AUGUST 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, 18 JUNE 2024

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as PAG-IBIG Fund)  
c/o ATTY. RIZALDY F. DE LEON  
Attorney-In-Fact, Bernales & Associates  
Suite 6 Third Floor, A. Francisco Gold Condominium 1,  
784 EDSA West Kamias District, Quezon City

JENALYN R. MASARQUE  
248, PH 3, BRGY. BUROL I, DASMARIÑAS CITY, CAVITE and  
LOT 7 BLOCK 4, LUMINA TANZA, PHASE 1, BARANGAY  
BAGTAS, TANZA, CAVITE

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

Publication: Cavite Times Journal  
Dates: June 25, July 2 & 9, 2024

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

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

-versus- FORECLOSURE CASE NO. F-486-24

ERNEST JOHN N. VILLEGAS,  
Mortgagor/s.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ERNEST JOHN N. VILLEGAS**, with residence and postal address at B A1 L5 San Simon Dasmariñas Cavite; and Lot 13 Blk 1 Phase-II, Karla Ville Parkhomes, Brgy. Hugo Perez, Trece Martires City Cavite, to satisfy the mortgage indebtedness as of 8 March 2024 amounts to **NINE HUNDRED NINETEEN THOUSAND TWO HUNDRED THIRTY PESOS & 23/100 (P919,230.23)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **24 JULY 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. 077-2021005023

**LOT NO: 13 BLOCK NO: 1 PLAN NO: PCS-04-029782**  
**PORTION OF:** LOT 3690, REL-04-001962; LOT 3615 & LOT 3616 BOTH OF FRS-04-005348;  
**LOCATION:** BARANGAY OF HUGO PEREZ CITY OF TRECE MARTIRES PROVINCE OF CAVITE  
**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 16, BLOCK 1, PCS-04-029782
2-3	SW	LOT 15, BLOCK 1, PCS-04-029782
3-4	NW	ROAD LOT 1, PCS-04-029782
4-1	NE	LOT 11, BLOCK 1, PCS-04-029782

**AREA: FORTY SIX SQUARE METERS (46), MORE OR LESS**

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

In the event the public auction should not take place on the said date and time, it shall be held on **07 AUGUST 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, 18 JUNE 2024

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as PAG-IBIG Fund)  
c/o ATTY. JULIUS VOLTAIRE ROMMEL, C. CURELO  
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan,  
Cubao, Quezon City

ERNEST JOHN N. VILLEGAS  
B A1 L5 San Simo Simon Dasmariñas Cavite, and  
Lot 13 Blk 1 Phase-II, Karla Ville Parkhomes, Brgy. Hugo Perez,  
Trece Martires City Cavite

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

Publication: Cavite Times Journal  
Dates: June 25, July 2 & 9, 2024

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

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

-versus- FORECLOSURE CASE NO. F-511-24

GIMPAO, GLADYS C.,  
Mortgagor/s.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **GIMPAO, GLADYS C.**, with residence and postal address at BLK. 120, LOT 16, PH. 7, CARISSA HOMES, PUNTA I, TANZA, CAVITE and LOT 39, BLOCK 48, PH. 3, WELLINGTON TANZA RESIDENCES, BARANGAY TRES CRUSES, TANZA, CAVITE to satisfy the mortgage indebtedness as of 26 March 2024 amounts to **FIVE HUNDRED SEVENTY ONE THOUSAND FORTY NINE PESOS & 80/100 (P571,049.80)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **24 JULY 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. 057-2018020700

**LOT NO: 39 BLOCK NO: 48 PLAN NO: PCS-04-028445**  
**PORTION OF:** LOTS 1, 2, 3, & 4 (LRA) PCS-31859 & LOTS 3731, 3732, & 3733, FLS-2424;  
**LOCATION:** BARANGAY OF TRES CRUSES, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON  
**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 38, BLOCK 48, PCS-04-028445
2-3	NW	ROAD LOT 46, PCS-04-028445
3-4	NE	LOT 40, BLOCK 48, PCS-04-028445
4-1	SE	LOT 9, BLOCK 48, PCS-04-028445

**AREA: THIRTY SIX SQUARE METERS (36), MORE OR LESS**

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

In the event the public auction should not take place on the said date and time, it shall be held on **07 AUGUST 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, 18 JUNE 2024

(Sgd.) RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as PAG-IBIG Fund)  
c/o ATTY. SIMEON P. MADRID  
Attorney-In-Fact, S.P. MADRID & ASSOCIATES  
5th Floor Bedrock Building, Kayumanggi Center, Commonwealth  
Ave., Matandang Balara, Quezon City

GIMPAO, GLADYS C.  
BLK. 120, LOT 16, PH. 7, CARISSA HOMES, PUNTA 1, TANZA,  
CAVITE and LOT 39, BLOCK 48, PH. 3, WELLINGTON TANZA  
RESIDENCES, BARANGAY TRES CRUSES, TANZA, CAVITE

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

Publication: Cavite Times Journal  
Dates: June 25, July 2 & 9, 2024



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

RIZAL COMMERCIAL BANKING CORPORATION,  
represented by Atty. Leonardo A. Yepes Jr.,  
Mortgagee,

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

JOSEPH BUENO ALVAREZ,  
Mortgagor,  
**FC Case No. 19053-24**

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **RIZAL COMMERCIAL BANKING CORPORATION** represented by **Atty. Leonardo A. Yepes Jr.**, mortgagee, with principal office at 28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City, against **JOSEPH BUENO ALVAREZ**, mortgagor, with residence and postal address at GV 03 RSG Residence 2680 Arellano Ave. cor. Zobel Roxas St. Brgy. 755 Santa Ana, Metro Manila, Philippines and/or Blk. 7 Lot 10, Between Road Lot 8 & Road Lot 1, Pacific Terraces Community- North Nia Road, Carsadang Bago 1, Imus, Cavite, to satisfy the mortgage indebtedness which as of May 16, 2024 amounts to **FIVE MILLION SIX HUNDRED FORTY FIVE THOUSAND FIVE HUNDRED EIGHTY TWO PESOS and 08/100 (P 5,645,582.08)** Philippine Currency, excluding interest, penalty charges, 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 **July 16, 2024 at 10:00 a.m.** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC, Imus, Multiple Sala, 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. 057-2023005714

"LOT NO: 10    BLOCK NO: 7    PLAN NO: PCS-04-029466  
PORTION OF: LOT 1263-A & LOT 1263-B, (LRA) PSD-202300;  
LOT 1262, IMUS ESTATE (FRS-04-005543)  
LOCATION: BARANGAY CARSDANG BAGO-1 MUNICIPALITY  
OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON  
BOUNDARIES

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SOUTH	ROAD LOT 1, PCS-04-029466
2-3	WEST	LOT 9, BLOCK 7, PCS-04-029466
3-4	NW	ROAD LOT 8, PCS-04-029466
4-1	EAST	LOT 11, BLOCK 7, PCS-04-029466

xxx

AREA: ONE HUNDRED FIFTY THREE SQUARE METERS (153),  
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 **July 23, 2024** without prior notice.

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

Imus, Cavite, Philippines, May 30, 2024.

(Sgd.) ISRAEL S. MEDINA  
Sheriff IV

APPROVED:

(Sgd.) ARMIE A. FRANCISCO  
Clerk of Court VI  
and Ex Officio Sheriff

Copy Furnished:

RIZAL COMMERCIAL BANKING CORPORATION  
28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City

JOSEPH BUENO ALVAREZ  
GV 03 RSG Residence 2680 Arellano Ave. cor. Zobel Roxas St. Brgy. 755 Santa Ana, Metro Manila, Philippines and/or Blk. 7 Lot 10, Between Road Lot 8 & Road Lot 1, Pacific Terraces Community- North Nia Road, Carsadang Bago 1, Imus, Cavite

ATTY. KAREN G. AVILA  
ATTY. LEONARDO A. YEPES JR.  
28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City

Publication: Cavite Times Journal  
Dates: June 18, 25 & July 02, 2024

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
BRANCH CXXV, IMUS CITY, CAVITE  
CELLPHONE NO. 0976-5297168/  
EMAIL: rtcbr125imus@gmail.com

PETITION FOR CORRECTION OF ENTRY  
IN THE CERTIFICATE OF DEATH OF  
JULIANA LEGASPI MONZON

ROSALINDA MONZON-ALCANTRA,  
aka WILHELMINA MONZON-ALCANTARA,  
Petitioner,

-versus-     SP. PROC. NO. 1949-24

X-----X

ORDER

A verified Petition dated May 4, 2024 has been filed on May 28, 2024 in this Court and was raffled to this Court on June 2, 2024 praying that the Honorable Court issue an Order directing the Office of the Imus City Civil Registrar and the Philippine Statistics Authority to amend Entry No. 25 in Juliana Monzon's death certificate by replacing the term "daughter" with "friend" or another appropriate designation. The petitioner also seeks any other equitable reliefs as determined by the Court.

Finding the petition to be sufficient in form and substance, let the instant petition be set for hearing on **July 17, 2024 at 2:00 o'clock in the afternoon** at the Hall of Justice, Imus City, Cavite at which date, time and place, all persons who may have opposition to the instant petition may appear and show cause, if any, why the instant petition should not be granted.

The petitioner is hereby required to cause the publication of this Order pursuant to Rule 108 of the Rules of Court, at its own expense, at least once a week for 3 consecutive weeks in a newspaper of general circulation, chosen by raffle

Further, let the corresponding Notice of Hearing be issued and served together with a copy of this Order and the Petition by Sheriff Dwight Aldwin S. Geronimo to Alma Delos Santos - Mercado a.k.a. Anamina Legaspi Monzon Mercado.

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

Let copies of this Order be furnished the petitioner and their counsel, the Office of the Clerk of Court, RTC Imus City, Cavite, Office of the Solicitor General, Makati City, the Imus City Civil Registrar Office, Imus City, Cavite and the Philippine Statistics Authority, East Avenue, Quezon City.

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

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

SOORDERED.

June 3, 2024 at Imus City, Cavite.

(Sgd.) EDUARDO C. SOLANGON, JR.  
Presiding Judge, RTC Br. 125  
Assisting Judge, RTC Br. 121

Copy furnished:

1. Atty. Berlin R. Dela Cruz- Counsel for the Petitioner  
Block 3 Lot 26 Zaragosa St., Camella Merida  
BF Resort Village, Talon Dos, Las Piñas

2. Rosalinda Monzon-Alcantara a.k.a.  
Wilhelmina Monzon-Alcantara - Petitioner  
914 P. Burgos St., San Roque, Cavite City

3. Office of the Solicitor General  
134 Amorsolo St., Legaspi Village, Makati City

4. Office of the City Civil Registrar  
The Imus City Civil Registrar Office  
Malagasang, Imus City, Cavite

Cavite...

(FROM PAGE 12)

The afternoon session kicked off with a product presentation by Dr. Razzel Raymond O. Urriza, DVM, from Pet Options, showcasing products designed to improve daily pet care.

Subsequent speakers included: Dr. Mark Anthony S. Barreyro, Veterinarian II and National African Swine Fever Luzon Cluster Coordinator, who reviewed the African Swine Fever (ASF) program and vaccination guidelines; Mr. Robert F. Liao, Agriculturist II at National Veterinary Quarantine Services, who discussed quarantine updates, local shipping permit requirements, and common violations encountered during transport; and, Ms. Jamille Kay T. Malate, Science Research Specialist II at the Office of the Undersecretary for Livestock, who detailed the

National Urban and Peri-urban Agriculture Program (NUPAP).

The seminar concluded with closing remarks from Dr. Rezin C. Bahia, Dean of the College of Veterinary Medicine and Biomedical Sciences.

Dr. Bahia expressed his enthusiasm for the knowledge shared during the event and looked forward to the next Cavite Animal Health Congress in 2025.

The Cavite Animal Health Congress 2024 was a resounding success, underscoring the commitment to enhancing animal health standards and fostering a rabies-free Cavite.

The collaborative efforts of the participants and organizers played an important role in the event's success, contributing to the ongoing advancement of veterinary practices in the province.

Textile...

(FROM PAGE 12)

The exhibit showcases D O S T - P T R I ' s groundbreaking textile innovations, featuring the Philippine silk, natural dyes, and natural fibers of the Philippines, such as abaca, banana, bamboo, and pineapple. Central to the exhibition are the Natural Textile Fiber (NTF) transformation and Research and Development (R&D) outputs from key DOST-PTRI programs such as Fostering the Revitalization of Nascent Textile Innovations Ecosystems (FRONTIER), Bamboo Textiles PH, Natural Dyes, SEDA Pilipinas (Silk), and Shoes and Footwear Accessories from the R&D on Textile-based Omnibus Solutions for the Philippine Shoe Industry Program (SAFATOS).

Visitors can also witness the piña-seda fabrics, which are naturally dyed in hues inspired by the colors of the NatDyes logo. The exhibit also highlights handwoven fabrics crafted by Indigenous Peoples and

local weavers from various regions of the Philippines, including Patadyong, Pinilian, Inabel, Sinukitan Inubon-a-sabong, Tennun, Inabal, Ramit, Silambituwon, Pis yabit, T'nalak, and others.

The grand opening was graced by notable officials, including DOST-PTRI Director Dr. Julius Leaño, Jr., New York Consulate General Senen Mangalile, Deputy Consulate General and Philippine Center Manager Adrian Cruz, and Trade Commissioner Benedict Uy.

The KatHABI exhibit is open to the public until June 28, 2024, at the Philippine Center in New York, USA. This event offers a unique opportunity to witness firsthand the textile creations that blend tradition and innovation. Don't miss the chance to be inspired by the limitless possibilities of Philippine textiles at KatHABI!

GMA Pinoy TV proudly supported this event as a media partner. **(DOST PTRI)**

5. Philippine Statistics Authority  
East Avenue, Quezon City

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

7. Sheriff IV Dwight Aldwin S. Geronimo  
RTC Br. 121 (125), Imus City, Cavite

Publication: Cavite Times Journal  
Dates: June 18, 25 & July 02, 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,  
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-2024-52  
For: EXTRA JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE UNDER  
ACT 3135, AS AMENDED BY ACT 4118

MILAGROS M. ALBIS,  
Mortgagor/Borrower.

X-----X

NOTICE OF SHERIFF'S SALE

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the mortgagor/borrower, **MILAGROS M. ALBIS**, with postal address/es at 1.) 5 Fabian St Compound Purok 4, Alabang, Muntinlupa City; and 2.) Lot 26 Block 9 Phase 2, Terraverde Residences, Barangay Bangkal, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 30 April 2024 amounts to **ONE MILLION SIXTY EIGHT THOUSAND NINE HUNDRED FIFTY PESOS AND 40/100 (PhP1,068,950.40)**, 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 **August 1, 2024 at 1:00 o'clock in the afternoon** at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for CASH or MANAGER'S CHECK, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021037756

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: 26, BLOCK NO: 9, 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	NE	LOT 25, BLOCK 9, PSD-04-030820
2-3	SE	LOT 24, BLOCK 9 PSD-04-030820
3-4	SW	ROAD LOT 9, PSD-04-030820
4-5	NW	LOT 28, BLOCK 9, PSD-04-030520
5-1	NE	LOT 27, BLOCK 9 PCS-04-030820

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

LINE	BEARING	DISTANCE
TO CORNER 1	S. 69 ° 35' W	4326.31 M.
1-2	S. 68 ° 03' E	6.47 M.
2-3	S. 21 ° 57' W	9.00 M.
3-4	N. 68 ° 03' W	7.00 M.
4-5	N. 21 ° 57' E	9.00 M.
5-1	S. 68 ° 03' E	0.53 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

**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 August 8, 2024 at the same time and place without further notice.

11th day of June, 2024 at City of Carmona, Cavite.

(Sgd.) CATHERINE A. PERAN

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

IN RE: PETITION FOR THE CANCELLATION OF  
ADVERSE CLAIM INVOLVING LOT NO. 115  
COVERED BY TRANSFER CERTIFICATE OF TITLE  
NO. 057-2012033716 OF THE REGISTRY OF  
DEEDS FOR THE PROVINCE OF CAVITE,

ROYAL ASIA LAND, INC., (FORMERLY: KPPI INC.,  
LAND CORPORATION) represented by Atty.  
Joseph Carlo V. Piñon,  
Petitioner,

-versus- CASE NO. LRC-C-GMA-2024-11

JUANITO M. ALCEDO, represented by  
his HEIRS OF YOLANDA VIDA ALCEDO, REGINA  
ALCEDO TENORIO, MARITES ALCEDO  
BERNARDINO, EDWIN VIDA ALCEDO, LAND  
REGISTRATION AUTHORITY, and the REGISTER  
OF DEED FOR THE PROVINCE OF CAVITE,  
Respondents.

X-----X

NOTICE OF HEARING

There is a petition filed by petitioner for the cancellation of adverse claim involving Lot No. 115, covered by **Transfer Certificate of Title No. 057-2012033716** on the grounds alleged therein.

NOTICE IS HEREBY GIVEN that said petition has been set for hearing on **August 08, 2024 at 1:30 o'clock in the afternoon**, before this Court, on which date, time, and place, any person interested is cited to appear and show cause why the same should not be granted.

Let a copy of this Notice be published once a week for three (3) consecutive weeks in a newspaper of general circulation in the Province of Cavite.

Further, let a copy of this Notice and that of the petition be furnished the Registry of Deeds, Trece Martires City, Cavite, Land Registration Authority and the Office of the Solicitor General and the same be posted by the sheriff of this Court in three (3) conspicuous places in the Municipality of Carmona, Cavite, where the property is located.

Witness my hand under the seal of this Court this 10th day of May 2024 at Carmona, Cavite, Philippines.

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

Copy Furnished:

Pros. Allan Sly Marasigan- OPP Carmona  
Quiason Makalintal Law Firm -21st Flr., Robinsons-Equitable  
Tower 4ADB Avenue corner Poveda Street, 1605 Ortigas Center,  
Pasig City/qmbti@qmbti.com #8631-0981  
Heirs of Juanito M. Alcedo -239 Purok 4, Brgy. Amuyong,

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. JESUS ANGELO P. GOMEZ

Attorney-In-Fact, ALEXIS A. MOLAR LAW OFFICES  
Lex Citadel Bldg., NO. 7 La Salle St. Brgy. Silangan, Cubao, Quezon  
City 1102

MILAGROS M. ALBIS

1.) 5 Fabian St Compound Purok 4 Alabang, Muntinlupa City  
2.) Lot 26 Block 9 Phase 2 Terraverde Residences Barangay  
Bangkal, Carmona, Cavite

Publication: Cavite Times Journal  
Dates: June 25, July 2 & 9, 2024

Municipality of Alfonso, 4123 Province of Cavite  
Yolanda Vida Alcedo  
Regina Alcedo Tenorio  
Marites Alcedo Bernardino  
Edwin Vida Alcedo  
Royal Asia Land, Inc., -4/F OAC Building, San Miguel Avenue,  
Pasig City  
Office of the Solicitor General - 134 Amorsolo St., Legaspi  
Village, Makati City  
docket@osg.gov.ph/

The Registry of Deeds - LRA Bldg., Capitol Cmpd., Trece  
Martires City, Cavite  
Land Registration Authority - East Avenue cor. NIA Road,  
Diliman, 1128 Quezon City  
Sheriff Joseph Diokno - RTC Carmona

Publication: Cavite Times Journal  
Dates: June 25, July 2 & 9, 2024

Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
Office of the Clerk of Court  
Dasmariñas City, Cavite

IN RE: PETITION FOR APPLICATION  
OF NOTARIAL COMMISSION IN  
DASMARIÑAS CITY, CAVITE,

NOT. PUB.NO.DC-129-24

VICTORIA C. FARGAS,  
Petitioner.

X-----X

NOTICE OF HEARING

Notice is hereby given that a summary hearing on the petition for notarial commission of **Atty. Victoria C. Fargas** will be held on **August 2, 2024 at 2:00 o'clock in the afternoon**. Any person who has any cause or reason to object to the granting of the petition may file a verified written opposition thereto, received by the undersigned before the date of the summary hearing.

Let this notice of hearing be published once in a newspaper of general circulation for one (1) week in the Province of Cavite.

SO ORDERED.

Dasmariñas City, Cavite, Philippines, June 3, 2024.

(Sgd.) FRANCISCO VICTOR L. COLLADO, JR.  
Executive Judge

Copy Furnished:

Atty. Victoria C. Fargas  
Block 5 Lot 23, Phase 1, Solar Homes  
San Agustin 1, City of Dasmariñas, Cavite

Publication: Cavite Times Journal  
Dates: June 25, 2024

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

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

-versus- Foreclosure No. 2024-90  
For: Extra-Judicial Foreclosure of  
Real Estate Mortgage

PORTIA C. VILLANUEVA,  
Mortgagor.  
X-----X

NOTICE OF EXTRA JUDICIAL FORECLOSURE  
Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund), at The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Avenue, Makati City and against the mortgagor, PORTIA C. VILLANUEVA at 1790 Yacal St., Sta Cruz, Manila and Lot 48 Blk. 6 PH. IV Cithomes, Molino, Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of May 15, 2024, amounts to THREE HUNDRED NINETY SEVEN THOUSAND TWO HUNDRED SIX PESOS & 89/100 (P397,206.89), Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on July 18, 2024 at 10:00 o'clock in the morning or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described property with all the improvements thereon, to wit;  
TRANSFER CERTIFICATE OF TITLE NO. T-656594  
"A parcel of Land (Lot 48 Blk. 6 of the cons./subd. plan, Pcs-042103-009231, being a portion of the cons. of Lot 6480, Fls-152-D, LOTS 6481 & 6482, Imus Estate, Lot 6468-B, Psd-04-021443 & blk. 15, Pcs-042103-008565, L.R.C. Rec. No. 8843), situated in the Brgy. Molino, Mun. of Bacoor, Province of Cavite. X x x, Containing an area of SIXTY SQ. M. & FIFTY SQ. DEC. (60.50)"  
"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 July 25, 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, June 4, 2024.  
(Sgd.) MELY C. HERMOSURA-VISTA  
Clerk of Court VI  
By: (Sgd.) REGIDOR R. VISMANOS  
Sheriff IV

Copy Furnished:  
HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as Pag-IBIG Fund),  
The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Avenue, Makati City  
ATTY. CESAR S. EUROPA  
3F Fass Inteli College Bldg., No. 11 Pittsburgh St., Brgy. Silangan, Cubao, Quezon City  
PORTIA C. VILLANUEVA  
1790 Yacal St., Sta Cruz, Manila and Lot 48 Blk. 6 PH. IV Cithomes, Molino, Bacoor, Cavite,  
WARNING: It is absolutely prohibited to remove, deface or destroy this notice of Extra-judicial Sale on or before the date of sale.  
Publication: Cavite Times Journal  
Dates: June 11, 18 & 25, 2024

Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
Branch 130, Trece Martires City  
rtc1tmt130@judiciary.gov.ph  
09198753023

IN RE: PETITION FOR RE- ISSUANCE OF  
OWNER'S DUPLICATE COPY OF TCT NO.  
(T-154119) T-88513 REGISTERED UNDER  
THE NAME OF ANDRES C. VILLALON,

LRC CASE NO. 6832-018-23

FRANCES FLORENCE GONZALES VILLALON  
represented by DR. VIRGINIA V. DE JOYA,  
Petitioner.  
X-----X

ORDER  
In today's Initial Hearing, there was no appearance from petitioner's representative Dr. Virginia V. De Joya and her counsel, Atty. Aleli A. Okit.  
Considering that Public Prosecutor Reiner C. Luna is attending the Annual Convention of the Prosecutors' League of the Philippines, reset the Initial Hearing to July 25, 2024, with additional setting on September 5, 2024, both at 8:30 o'clock in the morning, at which date, hour, and place any and all interested persons are required to appear and show cause why the Petition should not be granted.  
Let a copy of this Order be published for three (3) consecutive weeks, at the expenses of the petitioner, in a newspaper of general circulation and posted at the Tanza Public Market, the Municipality and Barangay Hall where the property is situated, as well as on the land itself located at Blk 9 Lot No. 21, Barrio Kalinawan, Municipality of Tanza, Province of Cavite and other copies be furnished to the Registry of Deeds for the Province of Cavite, Office of the Solicitor General, petitioner and her counsel.  
The Sheriff of this Court is hereby directed to post copies of this Order accordingly. The petitioner is likewise directed to submit a copy of the petition with its annexes to the Registry of Deeds for the Province of Cavite and the Office of the Solicitor General.  
Send a copy of this Order to the Regional Trial Court-Office of the Clerk of Court (OCC), Trece Martires City, Cavite for raffle of the publication.  
SO ORDERED.  
GIVEN in OPEN COURT on March 21, 2024 in Trece Martires City. Cavite, Philippines.  
(Sgd.) GAYSOL C. LUNA  
Presiding Judge

Copy Furnished  
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REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE  
Trece Martires City, Cavite  
RTC-OFFICE OF THE CLERK OF COURT  
(OCC), TRECE MARTIRES CITY, CAVITE  
Trece Martires City, Cavite  
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PAHA LANG  
1 Pansit na may sabaw  
5 Likumin  
10 Bayan sa Pampanga  
12 Taong bayan  
13 Estero  
14 Kapatid na lalaki ng asawa  
15 Pinag-isang dibdib  
17 Oo sa Pampanga  
18 Idlip: Ingles  
19 Kampit  
21 Mabangong butil  
23 Parokyano  
26 Umaasam  
29 Latin: daglat  
30 Overtime: pantitik  
32 Uri ng isda  
34 Taklob  
36 Durog  
37 Sansala  
38 Malubha  
39 Sahog ng tinola  
40 Bulong

PABABA  
1 Motor  
2 Tuntungan  
3 Mapayat  
4 Gaano karami  
5 Information Technology  
6 Lumisan  
7 Tawag sa ina  
8 Bituka  
9 Sana  
11 Pangungolekta ng pera  
14 Taberna  
16 Sapi  
20 Bandido  
22 Wika  
24 Uri ng loro  
25 Ipuslit  
27 Basketball Association of the Philippines  
28 Salat  
30 Biswit ng Cebu  
31 Halakhak  
33 Hatak  
35 Kapitan: daglat  
38 Marvin Agustin

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

Mukhang mataas na narating mo Pido.  
Oo nga pren..  
Talagang ganyan pag masipag ang tao..  
Biro mo parang kelan lang...  
Ngayon, heto na ako sa 10th floor...  
10th Floor



# Cavite Animal Health Congress 2024: Advancing Veterinary Knowledge and Practices



On June 21, 2024, the Cavite Animal Health Congress 2024 was held at Rolle Hall, Cavite State University, Indang Campus. Organized by the Office of the Provincial Veterinarian, under the leadership of Dr. May M. Magno, the event brought together veterinary experts, agriculturist, and participants from various cities and municipalities across Cavite.

The program began with an inspirational message from Dr. Melbourne R. Talactac, Vice President for Research & Extension at Cavite State University, who warmly welcomed the attendees and set a positive tone for the day. Dr. May M. Magno then provided the rationale for the seminar, highlighting the importance of collaborative efforts in advancing animal health in the region.

The morning session featured several esteemed speakers: Dr. Maria Shella G. Ordinario, the National Focal Person for the Rabies Program, provided updates on the National Animal Rabies Program, emphasizing the ongoing efforts to combat rabies; Mr. Jomell V. Mojica, RN, MPH, Regional Rabies Program Coordinator, discussed the latest developments in human rabies and the National Rabies Prevention and Control Program; and, Dr. Alvin William A. Alvarez, Department Chair of Clinical and Population Health at the College of Veterinary Medicine and Biomedical Sciences, presented his research titled "Towards a Rabies-free Cavite: Assessing Public Knowledge, Attitudes, and Practices," shedding light on public perceptions and practices related to rabies prevention.

► CAVITE • 9

## KAKAIBA! Art Exhibit by Children with Special Needs ngayong Hulyo 12!

Persons with Disability Affairs Office

by Children with Special Needs

in celebration of

National Disability Rights Week

July 12, 2024 | 08:00 AM

Ground Floor Activity Area  
Robinsons Imus, Aguinaldo Highway,  
Tanzang Luma 6, City of Imus

Samahan ang Pamahalaang Lungsod ng Imus sa pakikiisa sa National Disability Rights Week 2024 sa darating na Hulyo 12, 2024, Biyernes, mula 8:00 a.m. sa Ground Floor Activity Area ng Robinsons Imus! Tunghayan ang mga kakaiba at kahanga-hangang sining ng mga espesyal na bata sa "KAKAIBA! Art Exhibit by Children with Special Needs" sa pangunguna ng Persons with Disability Affairs Office! Sa bisa ng Proclamation No. 597, s. 2024, ang Hulyo 17 hanggang 23 kada taon ay National Disability Rights Week na layong maisulong at masiguro ang pantay na pagtingin at karapatan sa mga taong may kapansanan. #AANGATAngImus.

CAVITE

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TIMES JOURNAL

PAHAYAGAN NG TUNAY NA CAVITEÑO

ENTERED AS A SECOND CLASS MAIL MATTER

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## Textile Innovations take centerstage in the KatHABI Exhibition Opening in New York



The Department of Science and Technology - Philippine Textile Research Institute (DOST-PTRI), in collaboration with the Philippine Consulate General in New York and Philippine Trade & Investment Center, New York, proudly launched the KatHABI: A Textile Innovation Exhibition on June 25, 2024, at the Philippine Center in New York, USA.

► TEXTILE • 9

THIS IS YOUR REMINDER TO CATCH

IN CINEMAS NOW

#InsideOut2SG

CATCH INSIDE OUT 2 AT SM CINEMA! The film behind the third biggest opening day ever in Philippine cinema history is now showing at your favorite SM Cinemas. Inside Out 2 has recorded this feat, is the biggest opening for an animated film, and now runs right behind Avengers: Endgame, and Avengers: Infinity War. It's the biggest opening day of 2024, and the Disney/Pixar sequel comes nine years after the first Inside Out delighted us all. Double the spectacle, and watch the family film on an IMAX screen; or make it a fun-filled date with family and friends by booking an SM cinema and turning the screening into a viewing party. Riley is back with her emotions of Joy, Sadness, Fear, Disgust, and every one's favorite Anger. But now that she's 13, new emotions like Anxiety, Envy, Embarrassment, and Ennui have joined the gang. Comedy, and life lessons, all bunched up in one glorious film.