

Seminar and distribution of peace and order kits to CARSIGMA Barangay Tanods

As part of the ongoing efforts of the provincial government to strengthen the capabilities of its barangay-level law enforcement personnel, a seminar for Barangay Tanods of CarSiGMA district – City of Carmona, Silang and Gen. Mariano Alvarez, was successfully conducted at Brgy. Lantic, Carmona on August 15, 2024. The program aims to enhance the skills and knowledge of the local peacekeepers in maintaining peace and order in their community.

PLTCOL Joven T. Bahil of Cavite Police Provincial Office, provided valuable insights that equipped the tanods with the

▶ **SEMINAR • 3**



CAVITE TIMES JOURNAL

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

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2024 World Cafe of Opportunities



The 2024 World Café of Opportunities, spearheaded by the Technical Education and Skills Development Authority (TESDA) Region IV-A Cavite Provincial Office, in coordination with the Office of the Provincial Public Employment Service Manager (OPPEM), was successfully conducted on August 14, 2024, at Robinson's Place, City of Dasmariñas. The event served as a vibrant platform for job seekers, employers, and various stakeholders to connect and explore employment and training opportunities.

The initiative aimed to bridge the gap between skills training and employment, offering TESDA graduates and other job seekers direct access to potential employers. Participants had the chance to engage in one-on-one interviews, career coaching sessions, and explore various job openings from participating companies.

2024 WORLD • 6

MPT South ibinida ang Laguna Heritage sa Photowalk Tour

Matagumpay na inilunsad ng Metro Pacific Tollways South (MPT South), sa pakikipagtulungan sa Department of Interior and Local Government – Laguna (DILG Laguna), Laguna Tourism Culture Arts and Trade Office (LTCATO), Biñan City Culture, History, Arts, and Tourism Office (BCHATO), at Sta. Rosa Tourism Office (SRTO) ang kauna-unahang Biyaheng South's "Discover Laguna: A Heritage Photo Walk Tour" sa mga lungsod ng Biñan at Sta. Rosa.



MPT South together with invited photo enthusiasts, media partners, representatives from Department of Interior and Local Government - Laguna (DILG Laguna), Laguna Tourism Culture Arts and Trade Office (LTCATO), Biñan City Culture, History, Arts, and Tourism Office (BCHATO), Sta. Rosa Tourism Office (SRTO).

Ang 'Biyaheng South' ay nagimbata ng mga photo enthusiasts at ilang media partners para makiisa sa Photo Walk Tour. Nagsimula ito sa Biñan, kung saan nagkaroon muna ng isang quick tour sa Cavite-Laguna Expressway (CALAX) mula Mamplasan hanggang Silang-Aguinaldo exit, upang mai-highlight ito bilang isang green expressway, na nagpapakita ng pagiging self-sustaining nito. Kasunod nito, ang mga kalahok, media partners, at mga kasamahan mula sa iba't-ibang ahensya ng gobyerno, ay napaligaya ng isang masarap na almusal at relaxing vibe ng isa sa mga nakatagong hiyas ng Biñan, ang Kamp Lilim, na hindi kalayuan sa CALAX. Pagkatapos nito ay tumungo na ang grupo sa Biñan Esplanade, ang baybaying lawa ng bayan kung saan nagkaroon ng pagkakataon ang lahat na masilayan ang Hispanic-inspired coastal architecture at ang makapigil-hiningang Laguna Lake, ang pinakamalaking

▶ **MPT SOUTH • 4**

Talaba III Residents Benefit from Comprehensive Medical and Dental Mission

In a testament of commitment to community's health and wellness, 370 residents of Brgy. Talaba III received vital health services during the provincial government's comprehensive medical and dental mission held on August 16, 2024. The initiative was led by Second District Board Member Ram Revilla with the unwavering support of Board Member Edwin Malvar, Bacoor City Mayor Strike Revilla, and esteemed members of the City Council.

The significant undertaking was a collaborative effort between the Office of the Provincial Governor and the Office of the Provincial Health Officer, with vital assistance from barangay officials and health workers. The services provided were wide-ranging, including vital sign monitoring, medical consultations, dental extractions, and the distribution of essential medicines.

The mission underscores the relentless dedication of local leaders and health professionals in ensuring that accessible healthcare reaches even the most underserved communities. (Romelyn P. Dones from FB Account)



Empowering Cavite Cooperative Leaders

The Office of the Provincial Cooperatives Development Officer in partnership with Cooperative Development Authority - Region IV-A, and the League of Cooperative Development Officers of the Philippines - Cavite Chapter, successfully conducted an eight-day training which run from July 24 to August 14, 2024 entitled, Capacity Development Seminar for Cooperative Development Officers: Training of Trainers Certification Course, held at different venues within the Provincial Capitol Compound in Trece Martires City.

Thirty (30) participating Cooperative Development Officers from the cities and municipalities of Cavite engaged in workshops, interactive discussions, and hands-on training sessions led by the trainers from the CDA Region IV-A.

After eight days of in-depth lessons and demonstration, they successfully completed the course and awarded with their certificates during the graduation ceremony on August 14. The event was joined by CDA IV-A Regional Director Salvador V. Valeroso, CRITS Senior Cooperative Specialist Head, Ms. Ivyrene Rose Panaglima, and LCDOP-Cavite Vice President, Mr. Generoso Ramos Jr.

Several outstanding participants were recognized for their exceptional performances. The top achiever in the Final Exam was Ms. Kristine Joy A. Nuestro from CICLEDO-LGU Imus

while the top performers in the Return Demonstration were Ms. Dianne April V. Matel and Ms. Janice T. Burgos-Diesta from OPCDO-Cavite, and Ms. Rachel Beltran from LGU Bailen.

The top overall performers were also recognized, with Ms. Kristine Joy Nuestro earning the 1st honor, Ms. Jaquilyn V. Lara securing 2nd honor, and Ms. Jennifer Gandia from CICLEDO-LGU Imus bagging the 3rd honor. These awardees distinguished themselves through their dedication, hard work, and excellence throughout the training program.

CDA officials extended their gratitude to all participants and awardees, who have demonstrated their commitment to advancing cooperative development in their areas.

The Training of Trainers seminar was part of the CDA's Cooperative



Development Officers Certification Program, which aims to enhance the

capabilities of CDOs in delivering the Basic Cooperative Course. It is

vital in helping CDOs fulfill their role in contributing to the growth and success of

cooperatives in the province. **(Ria M. Tanael from FB page)**

EXPERIENCE SB19'S PAGTATAG AT SM CINEMA

A'TIN, there's 'No Stopping You'! This is your moment to experience SB19's PAGTATAG like never before. SM Cinema invites you to dive deep into this cinematic journey where you can feel the essence of SB19's music and passion, front and center. Get ready to cheer for Pinoy P-Pop idols Pablo, Josh, Stell, Ken, and Justin in a way that will make your heart "go so wild. It's time to elevate your fandom experience!

ONLY THE BEST SEATS AND SCREENING FOR A'TIN

True A'TIN know that every detail matter—"hanggang sa huli," from the captivating visuals to the soul-stirring beats, PAGTATAG deserves nothing less than the best. Indulge in the luxurious Premium Opus seats, meticulously crafted to keep you comfortable as you sing,

SB19 PAGTATAG! THE DOCUMENTARY
A FILM BY JED REGALA

scream, and groove to the rhythm of SB19. The cutting-edge Laser Projector guarantees that every move, every moment of "Gento," and every emotion is captured in breathtaking clarity.

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Why enjoy PAGTATAG alone when you can "share the joy and the pain" with your fellow A'TIN? SM

Cinema's Events Screen is the ultimate venue to host an exclusive watch party. Picture this: the energy in the room as you and your friends sing along to every track, cheer for every dance move, and celebrate every iconic moment. It's the ultimate fan experience, tailor-made for you and your co-A'TIN.

Don't miss out on this once-in-a-lifetime opportunity to witness PAGTATAG in a setting as epic as SB19's journey. Book your tickets now at SM Cinema and "go up" to be part of the history! Visit <https://bit.ly/PAGTATAGTheDocumentaryASM> or get your tickets via SM Cinema app or SM Cinema ticket booths near you.

CAVITE TIMES JOURNAL
PAHAYAGAN NG TUNAY NA CAVITEÑO

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LEE AMONG PREFERRED CHOICES IN 2025 SENATE RACE, VOWS CONTINUED ADVOCACIES ON AGRI, JOBS, HEALTH

Cong. Wilbert "Manoy" T. Lee is among the Senatorial Preferences for the upcoming 2025 elections in the latest "Boses ng Bayan" survey conducted by RP-Mission and Development Foundation (RPMD) from July 1-10.

Lee secured the 20th spot in voter preference among 40 potential Senatorial candidates for the midterm elections in

RPMD's independent and non-commissioned nationwide survey with a sample size of 10,000 adult respondents.

"I am both humbled and honored. Lubos po tayong nagpapasalamat sa suporta at tiwala ng ating mga kababayan sa ating

mga ipinaglalaban bilang mambabatas," the solon from Bicol said.

"Hamon at inspirasyon po ito para lalo pang pagbutihin ang trabaho at magpursige sa pagtupad sa mandatong ipinagkatiwala ng taumbayan," he added.

For Lee, the survey results also show how his advocacies resonate with Filipinos saying, "Tuloy-tuloy lang po ang ating pagsisikap para maabot ang murang pagkain, tiyak na trabaho, dagdag na kita, at patas at mapagmalasakit na serbisyon pangkalusugan para sa lahat."

AGRI Party-list is also among the leading party-lists in the RPMD's June 1-10, 2024 "Boses ng Bayan" survey clinching the third spot with 86.1% performance rating.

Lee has previously expressed elation over AGRI Party-list getting the sixth spot in OCTA Research's "Tugon ng Masa" survey conducted from June 26 to July 1, 2024, where it showed that if the May 2025 elections were held during the period, AGRI would

likely secure two Congressional seats.

A businessman-turned-public servant, Lee has been on the frontline in fighting for agriculture, jobs and health, championing the causes of agricultural workers and other marginalized sectors.

Apart from being the principal author of Republic Act (RA) No. 11953 or the "New Agrarian Emancipation Act" and RA 11985 or the "Philippine Salt Industry Development Act", Lee has also been on top of creating more jobs and opportunities for Filipinos by applying his business acumen to initiate job-generating enterprises.

Last July, Lee led the opening of the Global Flow Solutions, a Business Process Outsourcing (BPO) enterprise in Plaridel, Bulacan which he persistently pushed for. He also gave his commitment to help open nine more new BPO companies across the Philippines that could create 10,000 jobs.

It can also be recalled that it was Lee who successfully pushed for the


30% across-the-board increase in PhilHealth benefits which was implemented last Feb. 14.

Currently, he is pushing for another round of 30% increase in the state health insurer's benefit packages considering the enormous available funds of PhilHealth that he revealed during the budget briefing last year.


"Baguhin na natin ang mga nakasanayang pananaw na 'ok na yan', 'pwede na ang pwede na' na nagdadala lang sa atin sa paulit-ulit na problema at lumalalang kahirapan at kawalan ng hustisya", he said.

"Filipinos deserve better and we should demand better. Patuloy lang tayo sa pagtatrabaho at paglilingkod para maibigay ang deserve na serbisyo at benepisyo ng taumbayan."

"Sa suporta ng bawat Pilipino, tara na po, 'murang pagkain, gawin na natin! Tiyak na trabaho, gawin na natin! Patas, dekalidad, at mapagmalasakit na serbisyon pangkalusugan, gawin na natin!" he added.



ADVISORY
No. 2024 - 0039



PhilHealth
Your Partner in Health

Implementation of Electronic Accreditation ID of PhilHealth Accredited Health Care Professionals

In line with PhilHealth Circular (PC) 2023-0024¹, the Corporation shall no longer issue PVC cards for accredited health care professionals (HCPs) as soon as the implementation of the electronic accreditation ID is in full swing. Existing PVC IDs are still valid until their expiry. Hence, all accredited HCPs are advised to access and register in the Health Care Professional Portal (HCP Portal) to generate their own electronic IDs.

The process of registering in the HCP Portal and electronic ID generation is outlined in the annex of this Advisory.

For HCPs who will encounter any error during the registration process, a screenshot of the error may be sent to accresup.hcprofsid@gmail.com to get assistance in the generation of the electronic ID.

All health facilities (HFs) may validate the authenticity of the electronic IDs of their affiliated HCPs by scanning the QR codes in the IDs. Doing so shall direct them to a PhilHealth URL validating the HCP's accreditation status. In addition, the HFs may refer to the updated list of accredited HCPs posted in the PhilHealth website monthly.

For further inquiries, kindly reach us through your respective PhilHealth Regional Offices or the following designated communication channels²:

Hotline	: (02) 866 225 88
"Click-to-Call"	: Visit https://www.philhealth.gov.ph and click the corresponding icon.
Mobile Hotline	: (Smart) 0998-857-2957; 0968-865-4670 (Globe) 0917-127-5987; 0917-110-9812
Email	: actioncenter@philhealth.gov.ph
Facebook	: https://www.facebook.com/PhilHealthofficial
X (formerly Twitter)	: @teamphilhealth

Thank you.

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

Date signed: August 13, 2024

¹ PC 2023-0024: Accreditation of Health Care Professionals (Revision 1)
² PhilHealth Advisory No. 2024-0003: 24/7 Contact Center Services

BFAR conducts... (FROM PAGE 8)

Meanwhile, samples gathered from Cavite City, Tanza, and Naic remain free from contamination.

"Nevertheless, the Bureau maintains that as a precautionary measure, fish harvested from areas where oil slicks are observed be deemed unsafe for human consumption," the BFAR announced in a bulletin.

Days ago, Cavite Governor Juanito Victor Remulla already signed Executive Order No. 38, series of 2024, where the provincial government declares Kawit, Noveleta, Rosario, Tanza, Naic, Maragondon, and Ternate, as well as the cities of Cavite and Bacoor as no-catch and no-sell zones for shellfish.

"There is a need to declare a no-catch and no-sell zone in the coastal areas in the province to ensure the health and well-being of Caviteños and the consuming public [from the effect of the oil spill]," the EO reads.

Fisherfolk who were affected by the ban, on the other hand, were given aid by the Cavite provincial government. **(PIA-4A; with reports from Cavite PIO/BFAR)**

Tagkawayan... (FROM PAGE 8)

Planning and Development Coordinator, Kaway Tagkawayan Municipal Tourism Council, Suppliers, at Oldwood Digital.

Kasama rin sa kanyang pasasalamat ang mga indibidwal na aktibong nakiisa sa operasyon ng booth sa buong festival. Kabilang dito sina Rowel Laluces (Designer), Gng. Anna Villanueva at Engr. Francis Villanueva kasama Tourism staff, Municipal Agriculturist Juanito

Panganiban, Gng. Marlene Veluz ng Mikainan, Carmen Rodriguez ng TK Weavers, Tristan John Pia ng LEDIP, G. Froilan Marfori ng MPDC, G. Jonel Gonzalez ng MSWDO, Gng. Goldie Roxas ng Treasurer's Office, Bb. Cath Paylandy ng OMM, Justin Dave Davilan, Jayson Eborde, Jhedmar Ponce, Mikainan staff, at ang Construction workers' team.

Maliban sa pagkapanalo, matatandaan na

kinagiliwan ang "Kaway song and dance" sa booth kasama na ang masasarap na produkto tulad ng Tablea Coolers, Buko Empanaditas, at handicraft products gaya ng tambo at mga native bags.

Buong bayan din ang sumuporta at bumisita kabilang na ang mga Sangguniang Bayan members sa pangunguna ni Vice Mayor Danny Liwanag, at mga pinuno at kawani ng lokal na pamahalaan. **(Tagkawayan Teleradyo FB page)**

Seminar...

(FROM PAGE 1)

necessary tools to handle various situations they may encounter. Likewise, he tackled various aspects of community policing, conflict resolution, and emergency response. The seminar emphasized the importance of vigilance, proper coordination with local authorities, and adherence to legal protocols in executing their duties.

In addition to the seminar, the distribution of

peace and order kits to the barangay tanods was a key highlight of the event. Each kit included essential items such as, whistles, vests, batons, gloves and caps, all intended to aid the Tanods in their day-to-day tasks. The provision of these kits underscores the local government's commitment to supporting its frontliners in maintaining the safety and security of the community.

The seminar and the

distribution of kits were well-received by the participants, who expressed their gratitude for the continuous support and seminar provided by the local government.

Governor Jonvic Remulla together with local chief executives of CarSIGMA and other local officials commended the efforts of the barangay tanods and reiterated their dedication to further enhancing the capabilities of these grassroots law enforcement officers. **(JDP)**

DOST 1...

(FROM PAGE 8)

The activity aimed to assist in drying post-harvest products effectively and enhancing agricultural productivity specifically on rice and monggo production.

The beneficiaries of the Portasol units include the Hilltop Organic Farmers League of San Jacinto Inc., received four (4) units for their 75 members; the Away Labney Lobong Irrigators Association, received four (4) units for their 170 members; the Bolo Labney Lobong San Jose Irrigators Association, received four (4) units for their 120 members; and the Awai Upper Hills

Farmers Association, received three (3) units for their 80 members.

Mr. Geamboy D. Morata, Project Technical Assistant I of DOST 1, oriented the beneficiaries on the use of Portasol technology and its benefits and provided an overview of the CEST Program.

Mr. Maquilung encouraged the beneficiaries to properly manage the awarded Portasol units and urged the farmers to continually enhance their agricultural practices through science-based solutions.

He conveyed his gratitude to the farmers

and expressed the hope that the Portasol units they had been given would have a beneficial effect and promote sustainable lives.

On behalf of the Local Government Unit of San Jacinto, headed by Mayor Leo F. De Vera, Ms. Araos expressed her gratitude to the DOST 1 - CEST Program.

The successful distribution of the Portasol units underscores the commitment of both DOST 1 and LGU San Jacinto to fostering agricultural innovation and supporting sustainable farming practices in the municipality. **(Geamboy D. Morata and Catherine Lictao)**

MPT South... (FROM PAGE 1)

law sa bansa. Pagdating naman sa población ng Biñan, nagkaroon ng pagkakataon ang lahat na makita at makuhaan ng litrato ang isa sa mahahalagang yamang kultura ng bayan, ang Alberto Mansion, ang bahay ng pamilya ni Teodora Alonzo, ang ina ng pambansang bayani na si Dr. Jose Rizal. Nagkaroon din ng pagkakataon ang lahat na matuto sa mga bakas ng lahi ni Dr. Rizal na nakaukit sa bayan ng Biñan. Pagdating naman sa lungsod ng Sta. Rosa, ang mga kalahok ay natikman

ang masarap na tanghalian mula sa 'PansEAT', isa a pinakamatandang restawrant sa lungsod. P a g k a t a p o s mananghalian, nagturo ang local tourism officer ng Sta. Rosa ng mga kamangha-manghang kasaysayan ng bayan na makikita sa museo ng lungsod, sa daang-taong simbahan ng bayan, ang Sta. Rosa de Lima Parish Church na itinayo pa noong 1792; ang kahanga-hangang Spanish at American na mga tahanan sa Zavalla street na nakadadagdag sa k a h u l u g a n g



Winning photo of Sarah Lou Bernardino in Biñan City.

R.A. Form No. 10.1 (LCRO)

Republic of the Philippines Local Civil Registry Office Province of CAVITE Municipality of NOVELETA

August 2, 2024
Date

In the matter of the Petition for Change of First Name in the Certificate of Live Birth of ZENAIDA S. SAN MIGUEL (A.K.A. PILAR) - Petitioner
CFN-05-2024

NOTICE OF PUBLICATION

There is a petition filed for the change of first name in the Certificate of Live Birth of ZENAIDA S. SAN MIGUEL (A.K.A. PILAR) from "PILAR" to "ZENAIDA" who was born on July 11, 1969 in Noveleta, Cavite.

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

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

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

Publication: Cavite Times Journal
Dates: August 13 & 20, 2024

pangkasaysayan nito; at ang bantog na pook at pagkakakilanlan ng Sta. Rosa, ang Sta. Rosa Arch.

Ang mga kalahok at media partners ay kumuha ng mahahalagang litrato sa mga heritage sites at makasaysayang mga pook sa gitna ng maunlad na lungsod ng Biñan at Sta. Rosa; nakaikim ng mga lokal na pagkaing ipinagmamalaki ng mga bayang ito gaya ng Puto Biñan at pritong okoy; at nagkaroon din sila ng pagkakataon na matutunan ang kahalagahan ng kasaysayan na nagpapaalala ng ating pinagmulan.

Ang mga photo enthusiast na lumahok sa pagtitipon na ito ay nagbahagi rin ng kanilang pinaka-magagandang litrato na nakunan sa dalawang lungsod. Ito ay

masusing pinili ng mga hurado mula sa MPT South at mga kasamahan sa iba't-ibang ahensya ng gobyerno. Sa huli, ang mga hurado ay pinili ang mga litrato ni Bb. Sarah Lou Bernardino, na nakakuha ng pinakamataas na iskor sa mga nakunan niyang litrato sa mga lungsod ng Biñan at Sta. Rosa.

"Ang heritage photo walk tour ay sumisimbolo sa dedikasyon ng MPT South na pagyabungin ang kamalayan sa ating kasaysayan at pahalagahan ito para sa ikakabuti ng ating araw-araw na pagsusumikap sa buhay," saad ni Arlette V. Capistrano, Vice President for Communication and Stakeholder Management ng MPT South. "Ang MPT South ay magpapatuloy na maging daan sa

pagpapahalaga sa aking mga yamang kasaysayan at hikayatin ang lahat na napakagandang dahilan nito," dagdag pa ni

Capistrano.
Tungkol sa Biyaheng South
Ang Biyaheng South ay
► **MPT SOUTH • 5**

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

PHILIPPINE SAVINGS BANK,
Mortgagee,

-versus- **FORECLOSURE CASE NO. F-711-24**

**SPS. RANDY HILARIO MANIPOL AND
MARIANITA MORALES MANIPOL**
(signing for herself and as Attorney-In-Fact),
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, **PHILIPPINE SAVINGS BANK**, with business address at PSBank Center, 777 Paseo de Roxas corner Sedeño Street, Makati City against the Mortgagor/s, **SPS. RANDY HILARIO MANIPOL AND MARIANITA MORALES MANIPOL (signing for herself and as Attorney-In-Fact)**, with residence and postal address at Blk 9, Lot 58, Greenpark Villas I, Malagasang 2D Imus Cavite, and Block 9 Lot 7 Amaia Scapes General Trias - Phase I Santiago General Trias Cavite to satisfy the mortgage indebtedness as of 09 May 2024 amounts to **FOUR MILLION TWENTY THOUSAND EIGHT HUNDRED TWENTY TWO PESOS AND 64/100 (P4,020,822.64)**, exclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. 057-2022048888

LOT NO: 7 BLOCK NO: 9 PLAN NO: PSD-04-230162

PORTION OF: LOT 4-C (REMAINING PORTION), PSD-04-155102 (AR);

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

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 8, BLOCK 9, PSD-04-230162
2-3	SW	LOT 32, BLOCK 9, PSD-04-230162
3-4	SW	LOT 33, BLOCK 9, PSD-04-230162
4-5	NW	LOT 6, BLOCK 9, PSD-04-230162
5-6-1	NE	ROAD LOT 1, PSD-04-230162

AREA: NINETY SIX SQUARE METERS (96), 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 **04 OCTOBER 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, 16 AUGUST 2024

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

PHILIPPINE SAVINGS BANK
PSBank Center, 777 Pasco de Roxas corner Sedeño Street, Makati City

**SPS. RANDY HILARIO MANIPOL AND
MARIANITA MORALES MANIPOL**
Blk 9, Lot 58, Greenpark Villas I, Malagasang 2D Imus Cavite, and
Block 9 Lot 7 Amaia Scapes General Trias Phase I Santiago 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: August 20, 27 & September 03, 2024

EXTRAJUDICIAL SETTLEMENT OF ESTATE (With Waiver Of Rights)

NOTICE IS HEREBY GIVEN THE PUBLIC THAT This AGREEMENT made and entered into this 14th day of August 2024 in the City of Imus, Province of Cavite, by and among: NILDA R. MICO, widower, GREGORIO ALLAN R. MICO III a.k.a. GREGORIO ALLAN R. MICO, married to FATIMA P. REINANTE, REQUIELDA M. KATIGBAK married to MELCHOR P. KATIGBAK, ADVENER R. MICO single, DOMINICA R. MICO, single, GIOVANNI R. MICO, single, all of legal ages, Filipinos, and residing at No. 182 Hollywood Street, Malagasang 1A. Imus City, Cavite. WITNESSETH, that: WHEREAS, we are the only heirs of the late, GREGORIO M. MICO JR., who died on 07 April 2024 at Medical Center Imus (MCI), Imus City, Cavite ["Decedent." for brevity]; WHEREAS GREGORIO M. MICO JR., died intestate, without a Last Will or Testament, and without any outstanding debts in favor of any person or entity; WHEREAS, GREGORIO M. MICO JR., is the registered/named depositor of sum of money in the amount of ONE MILLION SIX HUNDRED EIGHTY-THREE THOUSAND SIX HUNDRED EIGHTY-SIX PESOS AND FIFTY CENTAVOS (Php 1,683,686.50) deposited in DBP Financial Center Branch with Savings Account No. 00-6-21698-405-7; and a parcel of land situated in Barangay Malagasang 1st, Municipality of Imus, Province of Cavite, covered by TCT-No. T-375285 containing an area of Two Hundred Eighty Five (285) Square Meters. That I, NILDA R. MICO, hereby WAIVED my rights, ownership, shares, interests and participation over the DBP Savings Account Number 00-6-21698-405-7 in the name of the deceased and the whole parcel of land described in the TRANSFER OF CERTIFICATE OF TITLE NO. T-375285 in favors of GREGORIO ALLAN R. MICO III a.k.a GREGORIO ALLAN R. MICO, REQUIELDA M. KATIGBAK, ADVENER R. MICO, DOMINICA R. MICO and GIOVANNI R. MICO; WHEREAS WE, GREGORIO ALLAN R. MICO III a.k.a GREGORIO ALLAN R. MICO, REQUIELDA M. KATIGBAK, ADVENER R. MICO, DOMINICA R. MICO and GIOVANNI R. MICO, pursuant to Rule 74, Sec. 1 of the Revised Rules of Court of the Philippines, and being with full capacity to contract, we do hereby adjudicate unto ourselves as compulsory heirs of decedent GREGORIO M. MICO JR., under the following terms of disposition: 1. The bank deposits of decedent GREGORIO M. MICO JR., in the DBP Bank Financial Center Branch with Savings Account No. 00-6-21698-405-7 shall be DIVIDED EQUALLY among the five of us; 2. The DBP Bank Financial Center Branch has no obligation to the claimants of the balance of a deceased depositor's account that claimants hold the Bank free and harmless and shall likewise indemnify the Bank in case of any legal action filed relating to the balance of the deceased depositor's account; 3. The parcel of land located in Barangay Malagasang 1st, Municipality of Imus, Province of Cavite with TRANSFER OF CERTIFICATE OF TITLE NO. T-375285 shall be DIVIDED EQUALLY among the five of us. This has been the subject of EXTRA-JUDICIAL SETTLEMENT OF ESTATE (With Waiver Of Rights) of the late GREGORIO M. MICO JR., duly executed on June 14, 2024 at Imus, Cavite by the Heirs before Notary Public, ATTY. MANOLITO B. CORONADO as per Doc. No. 100; Page No. 16; Book No. IV; Series of 2024.

Publication: Cavite Times Journal
Dates: August 20, 27 September 03, 2024

MPT South... (FROM PAGE 4)

ang award-winning ng MPT South, na tourism advocacy program namamayagpag sa Tiktok,

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-715-24

SPS. JUDITH C. GUIRIBA AND
JOSELITO P. GUIRIBA,
Mortgagor/s.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 11th Floor, BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the Mortgagor/s, **SPS. JUDITH C. GUIRIBA AND JOSELITO P. GUIRIBA**, with residence and postal address at (1) #1298-A Mactan St., Baclaran, Parañaque City, and (2) Lot 11, Blk. 6, Phase 10, Somerset, Brgy. Navarro, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 31 May 2024 amounts to **ONE MILLION ONE HUNDRED NINETY SIX THOUSAND FOUR HUNDRED EIGHT PESOS AND 35/100 (PHP1,196,408.35)** exclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. 057-2016060539
LOT NO: 11 BLOCK NO: 6 PLAN NO: PCS-04-028446
PORTION OF: LOTS 1730-A & 1730-B, (LRA) PSD-366255, LOT 1731-C, FLS-1320-D=LOT 3505 (FRS-04-005748), LOT 2449 (FRS-04-005172) LOT 2451-B, FLS-1162-D=LOT 3429 (FRS-04-005362) & LOT 3504, FLS-1320-D (FRS-04-005160) ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270; LRC REC. NO. 5934
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GENTRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	ROAD LOT 6, PCS-04-028446
2-3	NE	LOT 13, BLOCK 6, PCS-04-028446
3-4	SE	LOT 40, BLOCK 6, PCS-04-028446
4-1	SW	LOT 9, BLOCK 6, PCS-04-028446

AREA: EIGHTY SQUARE METERS (80), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **04 OCTOBER 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, 16 AUGUST 2024

(Sgd.) **ANDRES B. ESPINA**
Sheriff IV

Copy Furnished:

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

SPS. JUDITH C. GUIRIBA AND JOSELITO P. GUIRIBA
(1) #1298-A Mactan St., Baclaran, Parañaque City, and
(2) Lot 11, Blk. 6, Phase 10, Somerset, 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: August 20, 27 & September 03, 2024

Facebook, at Instagram. Ito ay laang programa para sa pagsulong ng cultural heritage, diverse tourist destinations, at kakaibang experience sa Region IV-A at NCR, lalo na sa mga lugar na abot ng expressways.

About MPT South
Ang MPT South ay isa sa mga subsidiaryo ng Metro

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-724-24

TAMNRA LYNN LEE DIZON,
Mortgagor/s.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 11th Floor, BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the Mortgagor/s, **TAMNRA LYNN LEE DIZON**, with residence and postal address at (1) 1633 E Remigio St., Sta Cruz Sta Cruz Barangay 321 Manila City and (2) Lot 14 Blk 2 Brgy of Pasong Camachile Mun. of Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 20 May 2024 amounts to **FOUR MILLION FIFTY NINE THOUSAND TWO HUNDRED TWENTY SIX PESOS AND 53/100 (PHP4,059,226.53)**, exclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. 057-2020001015
LOT NO: 14, BLOCK NO: 2, PLAN NO: PCS-04-029303
PORTION OF: LOTS 1934, 1935, 1937, SFDM ESTATE, LOT 1938-A; 1938-B; LOT 1938-C; 1938-D; PSD-04-039215 (OLT); LOT 1843-K-1; LOT 1843-K-2, PSD-04-214642; LOT 1843-L, BSD-04-002119 (OLT), LOT 1843-M-1; LOT 1843-M-2, PSD-04-156470 & BLOCK 18, PCS-04-029302, DECREED NO. 4270, LRC RECORD NO. 5964
LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GENTRIAS, PROVINCE OF CAVITE
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 15, BLOCK 2, PCS-04-029303
2-3	SE	ROAD LOT 6, PCS-04-029303
3-4	SW	LOT 13, BLOCK 2, PCS-04-029303
4-1	NW	LOT 1, BLOCK 2, PCS-04-029303

AREA: EIGHTY ONE SQUARE METERS (81), 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 **04 OCTOBER 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, 16 AUGUST 2024

(Sgd.) **JOSELITO L. ARANDA**
Sheriff IV

Copy Furnished:

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

TAMNRA LYNN LEE DIZON
(1) 1633 E Remigio St., Sta Cruz Sta Cruz Barangay 321 Manila City and
(2) Lot 14 Blk 2 Brgy of Pasong Camachile Mun. of 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

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Pacific Tollways Corporation (MPTC), ang infrastructure arm ng Metro Pacific Investment Corporation (MPIC). Maliban sa mga toll road networks ng CALAX at CAVITEX, ang MPTC's domestic portfolio ay kinabibilangan ng North Luzon Expressway (NLEX), NLEX Connector Road, Subic-Clark-Tarlac Expressway (SCTEX), at ng Cebu-Cordova Link Expressway (CCLEX) sa Cebu.

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-588-24

CHRISTOPHER P. PEREZ,
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, **CHRISTOPHER P. PEREZ** with residence and postal address at (1) No. 2925 B Finlandia St., San Isidro, Makati City; and (2) Block 2 Lot 12 Manchester 2, Brgy. Navarro, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of 29 April 2024 amounts to **SIX MILLION FIVE HUNDRED TWENTY THREE THOUSAND THREE HUNDRED NINETY FIVE PESOS AND 07/100 (Php6,523,395.07)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on, on **20 SEPTEMBER 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. 057-2016030945
LOT NO: 12 BLOCK NO: 2 PLAN NO: PCS-04-028064
PORTION OF: LOT 1685, SAN FRANCISCO DE MALABON ESTATE, LOTS 1706-M; 1706-N, BSD-04-002033 (OLT); LOT 1705-A (LRC) PSD-170014 & BLOCK 11, PCS-04-028018, DECREED NO. 4270; LRC REC. NO. 5964
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 14, BLOCK 2, PCS-04-028064
2-3	SW	LOT 16, BLOCK 2, PCS-04-028064
3-4	NW	LOT 10, BLOCK 2, PCS-04-028064
4-1	NE	ROAD LOT 6, PCS-04-028064

AREA: ONE HUNDRED TWENTY SQUARE METERS (120), 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 **04 OCTOBER 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, 16 AUGUST 2024

(Sgd.) **JOANNAH AVIGAIL C. TIMKANG**
Sheriff IV

Copy Furnished:

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

CHRISTOPHER P. PEREZ
(1) No. 2925 B Finlandia St., San Isidro, Makati City, and
(2) Block 2 Lot 12 Manchester 2, Brgy. Navarro, Gen. Trias, Cavite

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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-736-24

SALVADOR GAYON,
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, **SALVADOR GAYON**, with residence and postal addresses at 2780 J. LUNA ST., GAGALANGIN, TONDO, MANILA and LOT 66 BLK 3 LA TRINIDAD SUBD QUINTANA, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of April 16, 2024 amounts to **THREE HUNDRED THREE THOUSAND FOUR HUNDRED FORTY EIGHT PESOS & 70/100 (P303,448.70)**, inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-24133

A parcel of land (Lot 66, Blk. 3 of the cons./subd. plan, Pcs-04-011061, being a portion of the cons. of Lots 13-19, 21-28, 59, Blk. 34, Lots 12-26, Blk. 35, Lots 1-17, Blk. 36, Lots 1-10, 12-26, 32-35, Blk. 37, Lots 1-26, Blk. 38, Lots 1-9, Blk. 39, Lots 1-9, Blk. 49, Road Lots 28, 29, 30, all of (LRC) Psd-45360, Lot 2, Blk. 48, 49, all of Pcs-04-010640, LRC Rec No.), situated in the Brgy. Quintana, City of Trece Martires, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 64; on the SE., along line 2-3 by Lot 65 both of Blk. 3, on the SW., along line 3-4 by Road Lot 4; & on the SW/NW., along lines 4-5-6-1 by Road Lot 5, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan, x x x containing an area of **EIGHTY-TWO (82) SQUARE METERS.** x x x

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

In the event the public auction should not take place on the said date and time, it shall be held on **04 OCTOBER 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, 16 AUGUST 2024

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

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

ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

SALVADOR GAYON
2780 J. LUNA ST., GAGALANGIN, TONDO, MANILA and
LOT 66 BLK 3 LA TRINIDAD SUBD QUINTANA, TRECE MARTIRES CITY, CAVITE

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

Publication: Cavite Times Journal
Dates: August 20, 27 & September 03, 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-858-24

Spouses AVELINO CORALES ESCOBER, JR. and
MARIA TERESA FLORES TOPACIO, rep. by
Attorney-In-Fact, John Paul Raynog Topacio,
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, 8741 Paseo de Roxas Makati City, against the Debtors/ Mortgagors, **Spouses AVELINO CORALES ESCOBER, JR. and MARIA TERESA FLORES TOPACIO, rep. by Attorney-In-Fact, John Paul Raynog Topacio** with residence and postal address at (1) Ocampo St., Indang, Cavite, and (2) Lot 27 Blk. 16 Camella Trece, Quintana, Trece Martires City, Cavite to satisfy the mortgage indebtedness as of 20 May 2024 amounts to **EIGHT HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED FORTY THREE AND 56/100 (Php 867,543.56)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. 077-2022003962
LOT NO: 27 BLOCK NO: 16 PLAN NO: PCS-04-029126

PORTION OF: THE CONSOLIDATION OF LOT NOS. 1-16, BLK 2; 1-28, BLK 3; 1-23, BLK 4; 1-8, BLK 5; 1-13, BLK 6; 3-32, BLK 7; 1-28, BLK 8; 1-8, BLK 9; 1-25, BLK 10; 1-5, 7 & 9, BLK 34; 1-3, 5-11, BLK 35, 18-22, BLK 36; 27-31, BLK 37; ROAD LOT 9, 10, 11, 12, 13, 23 & 34; (LRC) PSD-45360, BLOCK 34, PCS-04-011061

LOCATION: BARANGAY OF QUINTANA, CITY OF TRECE MARTIRES, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE DIRECTION ADJOINING LOT(S)
1-2 SW ROAD LOT 13, PCS-04-029126
2-3 NW LOT 28, BLOCK 16, PCS-04-029126
3-4 NE LOT 19, BLOCK 16, PCS-04-029126
4-5 LOT 20, BLOCK 16, PCS-04-029126
5-1 SE LOT 26, BLOCK 16, PCS-04-029126

AREA: FORTY SQUARE METERS AND FIFTY SQUARE DECIMETERS (40.50), 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 **04 OCTOBER 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, 16 AUGUST 2024

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

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

Spouses AVELINO CORALES ESCOBER, JR. and
MARIA TERESA FLORES TOPACIO, rep. by
Attorney-In-Fact, John Paul Raynog Topacio
(1) Ocampo St., Indang, Cavite, and
(2) Lot 27 Blk. 16 Camella Trece, Quintana, Trece Martires City, Cavite

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

Publication: Cavite Times Journal
Dates: August 20, 27 & September 03, 2024

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

ELENA LOAN & CREDIT CO., INC.
Mortgagee,

-versus- FORECLOSURE CASE NO. F-679-24

DELIA BAYSANTOS BAYAS,
Mortgagor/s

ALFREDO B. JIMENEZ and
EDUARDO B. JIMENEZ JR.,
Debtors.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **ELENA LOAN & CREDIT CO., INC.**, with business address at Unit B 2204 Taft Ave., Malate, Manila, against the Mortgagor/s, **DELIA BAYSANTOS BAYAS**, with residence and postal address at Lot 13 Blk. 30 Phase 5 Parklane Subd, General Trias, Cavite and Lot 13 Blk. 30A Phase 5 Parklane Subd., Brgy. Santiago, General Trias, Cavite and Debtor/s, **ALFREDO B. JIMENEZ and EDUARDO B. JIMENEZ JR.**, with residence and postal address at Lot 13 Blk. 30 Phase 5 Parklane Subd., General Trias, Cavite to satisfy the mortgage indebtedness as of 02 May 2024 amounts to **ONE MILLION FOUR HUNDRED THOUSAND AND 0/100 (Php1,400,000.00)**, exclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-832664

A parcel of land (Lot 13 Blk. 30A of the cons./subd. plan Pcs-04-012428 being a portion of Lots 2586-B, 2586-C (LRC) Psd-71086, 2587-A (LRC) Psd-61396 2592-A, Psd-04-085771, 177 Blk. 1, Pcs-04-011595, Lot 2584, Rs-04-002021, 3162, Rs-002021, 3162, Rs-04-002071, 3163, Rs-04-002188, Blk. 97, Psd-04-095680, Case No. 5964, LRC Rec. No.), situated in the Bo. of Santiago, Mun. of Gen. Trias, Prov. of Cavite. Bounded on the NW., along line 1-2 by Lot 14 Blk. 30A, on the NE., along line 2-3 by Rd. Lot 19; on the SE., along line 3-4 by Lot 12 Blk. 30A; on the SW., along line 4-1 by Lot 19 Blk. 30A,, all of the cons./subd. plan Beginning at a pt. marked "1" on plan x x x containing an area of **EIGHTY (80) SQ. METERS.** x x x

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

In the event the public auction should not take place on the said date and time, it shall be held on **04 OCTOBER 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, 16 AUGUST 2024

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished

ATTY. ROSENDO T. CAPCO
2/F Paulina Bldg., 162 M. Almeda St., Brgy. San Roque, Pateros, Metro Manila

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

DELIA BAYSANTOS BAYAS
Lot 13 Blk. 30 Phase 5 Parklane Subd., General Trias, Cavite and
Lot 13 Blk. 30A Phase 5 Parklane Subd., Brgy. Santiago, General Trias, Cavite

ALFREDO B. JIMENEZ and EDUARDO B. JIMENEZ JR.,
(Debtor/s)
Last 13 Blk. 30 Phase 5 Parklane Subd, 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: August 20, 27 & September 03, 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-2024-68**
For: EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

MAQUE G. CABAGTONG,
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, **MAQUE G. CABAGTONG**, with postal address/es at 1.) Blk. 21 Lot 41 Monte Carlo Townhomes Subd., Bancal, Carmona, Cavite; and 2.) Lot 30 Blk. 8 Ph. 2 Terraverde Residences, Bangkal. Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 25 June 2024 amounts to **EIGHT HUNDRED TWENTY SIX THOUSAND FORTY THREE PESOS AND 10/100 (PhP826,043.10)**, 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 **September 12, 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. 057-2021037656

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF ALDIANO OLAES, MUNICIPALITY OF GEN. MARIANO ALVAREZ, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO: 30, BLOCK NO: 8, 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 31, BLOCK 8, PCS-04-030820
2-3	NE	LOT 29, BLOCK 8, PCS-04-030820
3-4	SE	LOT 28, BLOCK 8, PCS-04-030820
4-5	SW	ROAD LOT 8, PCS-04-030820
5-1	NW	LOT 32, BLOCK 8, PCS-04-030820

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

LINE	BEARING	DISTANCE
TO CORNER 1	S. 70 ° 00' W	4325.02 M.
1-2	S. 68 ° 03' E	2.72 M.
2-3	S. 68 ° 03' E	4.28 M.
3-4	S. 21 ° 57' W	9.00 M.
4-5	N. 68 ° 03' W	7.00 M.
5-1	N. 21 ° 57' 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

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: ELMERITOC. 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 **September 19, 2024** at the same time and place without further notice.

31st day of July, 2024 at City of Carmona, Cavite.

(Sgd.) **BON GERARD D. ASCAÑO**
Clerk of Court VI

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

HOME DEVELOPMENT MUTUAL FUND
(Otherwise known as PAG-IBIG Fund),
Petitioner/Mortgagee,

-versus- **File No. FC-DC-1411-24**
EXTRA JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER ACT
3135, AS AMENDED BY ACT 4118

RAMISES Z. SALDIVIA MARRIED TO
TEOFANIS D. SALDIVIA,
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, **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 postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against respondents/ mortgagors, **RAMISES Z. SALDIVIA MARRIED TO TEOFANIS D. SALDIVIA** with postal address at (1) MSEC Fort Bonifacio, Makati, Metro Manila; and 2) Lot 23 Block 29, Mabuhay Homes 2000, Dasmarinas, BO, Paliparan, Dasmarinas, Cavite 4114 and for the satisfaction of the mortgaged debt which as of May 07, 2024 amounts to **ONE HUNDRED SEVENTY THREE THOUSAND ONE HUNDRED TWELVE PESOS AND 72/100 (Php 173,112.72)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **SEPTEMBER 17, 2024 at 10:00 o'clock in the morning** or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

Transfer Certificate of Title No. T-549028

IT IS HEREBY CERTIFIED that certain land in the Mun. of Dasmarinas Prov. of Cavite founded and described as follows: A parcel of land (Lot 23 blk 29 of the subd. plan, Psd-042106-074555, being a portion of lot 1, Pcs-042106-003804, LRC Rec. No.) sit. In the Brgy. Paliparan Mun. of Dasmarinas, Prov. of Cavite, is. of Luzon. Bounded on the SE along line 1-2 by lot 21 blk 29; on the SW., along line 2-3 by Footpath 26; on the NW., along line 3-4 by lot 25; & on the NE., along line 4-1 by lot 22 both blk 29 all of the subd. plan. Beginning at a pt. marked "1" on plan being, S. 14 deg. 15'E., 1.836.20 m. fr. Mon. 163, Imus Estate; thence S. 72 deg. 5'N., 8.60 m. to pt. 2; thence N. 17 deg. 55'W., 5.00 m. to pt 3; thence N. 72 deg. 5'E, 8.60 m. to pt. 4; thence S. 17 deg. 55'E., 5.00 m. to pt. of beginning, containing an area of **FORTY THREE SQ. N. (43)**. all pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm; bearings true; date of orig. survey, July 27, 1903-June 11, 1908 & that of the subd. survey, July 15-Aug. 10, 1994 & was approved on Nov. 21, 1994. is registered in accordance with the provisions of the Property Registration Decree in the name of **RAMISES Z. SALDIVIA**, of legal age, Filipino, **married to Teofanis D. Saldivia**

Prospective buyers and/or bidders are hereby enjoined to

& Ex-Officio Sheriff

Prepared by:

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

Copy furnished:

HOME DEVELOPMENT MUTUAL FUND

The Petron Mega Plaza Bldg. No. 358 Sen. Gil Puyat Avenue, Makati City

MARIA VICTORIA D. CAPIRAL c/o ATTY. CAESAR S. EUROPA
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.

3F Fass Inteli College Bldg., No. 11 Pittsburgh St. Brgy. Silangan, Cubao, Quezon City

MAQUE G. CABAGTONG

1.) Blk. 21 Lot 41 Monte Carlo Townhomes Subd. Bancal, Carmona, Cavite

2.) Lot 30 Blk. 8 Ph. 2 Terraverde Residences Brgy. Bangkal, Carmona, Cavite

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

investigate for themselves the title of the said real property and the encumbrance thereon, if there be any.

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

In the event that the public auction should not take place on the said date and time, it shall be held on **OCTOBER 01, 2024**, at the same time and place without further notice.

Dasmariñas City, Cavite, July 22, 2024.

(Sgd.) **ARLYN P. BARCELON**
Sheriff IV

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

Copy furnished:

HOME DEVELOPMENT MUTUAL FUND
(Otherwise known as PAG-IBIG Fund)

The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave., Makati City

MARIA VICTORIA D. CAPIRAL
PAULINO E. CASES, JR.

Cases Collection & Associates Law Offices
6th Floor, JELP Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City

RAMISES Z. SALDIVIA MARRIED TO TEOFANIS D. SALDIVIA
(1) MSEC Fort Bonifacio, Makati, Metro Manila

2) Lot 23 Block 29, Mabuhay Homes 2000, Dasmarinas, BO., Paliparan, Dasmarinas, Cavite

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

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
BRANCH 88
CAVITE CITY
rtccav088@judiciary.gov.ph

In Re: PETITION FOR CORRECTION OF
CLERICAL ERROR OF ENTRIES IN THE
RECORD OF BIRTH OF:

ROBERTO YAP y SALAPONG,

-versus- **SP. PROC. NO. N-9535**
For: Correction of Entry of Citizenship
in the Record of Birth Under Rule
108 of the Rules of Court of the

OFFICE OF THE CIVIL REGISTRAR OF CAVITE
CITY, and all persons who have or claim any
interest which would be affected thereby,
Respondents.

X-----X

ORDER

A verified petition has been filed by **Roberto Yap y Salapong**, through counsel, praying that after due notice, publication, and hearing, judgment be rendered ordering the City Civil Registrar of Cavite City that the nationality of the petitioner in the Certificate of Live Birth be corrected from Chinese to "Filipino", the citizenship of Alberto Yap in the Birth Certificate as Chinese be deleted/noted in the sub-title citizenship be changed to "Filipino", or issue anew the birth certificate of petitioner introducing the above foregoing corrections.

Considering that the petition is sufficient in form and substance, notice is hereby given that the petition is set for hearing on **August 28, 2024 at 1:30 in the afternoon**, before this Court, on which date, hour and place, interested parties may appear and show cause why the same should not be granted.

Let this Order be published once a week for three (3) consecutive weeks in a newspaper of general circulation in the City and Province of Cavite, and let copies of the petition and this Order be furnished the Office of the Solicitor General, the Philippine Statistics Authority and the City Civil Registrar of Cavite City.

SO ORDERED.

Cavite City, July 15, 2024.

(Sgd.) **FRANCO PAULO R. ARAGO**
Presiding Judge

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

2024 World...

(FROM PAGE 1)

The event highlighted and vocational education in the importance of technical enhancing employability

and fostering economic growth in the region. TESDA, in collaboration with OPPEM, continues to play a crucial role in addressing employment challenges by providing accessible and quality skills development programs. The World Café of Opportunities is one of the

key initiatives aimed at contributing to the supporting the local province's overall workforce and development. *(JDP)*

UGALING MAGBASA NG
CAVITE TIMES JOURNAL

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-842-24

JACINTO M. PAGUIGAN,
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 Mortgagor/s, **JACINTO M. PAGUIGAN**, with residence and postal address at (1) No. 3476-C Leyte Street, Sta. Mesa, Manila; and (2) Lot 10, Blk. 200, Grand Broadmore, Antel Grand Village, Brgy. Bacao II, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 15 July 2024 amounts to **ONE MILLION FOUR HUNDRED THIRTY ONE THOUSAND SIXTY FOUR PESOS AND 40/100 (PHP1,431,064.40)**, exclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. 057-2021037520
LOT NO: 10, BLOCK NO: 200, PLAN NO: PCS-04-031263
PORTION OF: CONSOLIDATION AND SUBDIVISION OF LOTS 1616 & 1617 BOTH OF FRS-04-005763, 1619, FRS-04-005819, 1636, FRS-04-005817, LOT 8, BLK. 170, PCS-04-030511, 1634, 1635, ALL OF SAN FRANCISCO DE MALABON ESTATE, LRC RECORD NO: 5964
LOCATION: BARANGAY OF BACAO II, CITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 11, BLOCK 200, PCS-04-031263
2-3	SW	ROAD LOT 6 (8.00 M. WIDE), PCS-04-031263
3-4	NW	LOT 9, BLOCK 200, PCS-04-031263
4-5	NE	LOT 34, BLOCK 200, PCS-04-031263
5-1	NE	LOT 33, BLOCK 200, PCS-04-031263

AREA: ONE HUNDRED FIVE (105) 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 **04 OCTOBER 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, 16 AUGUST 2024

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

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

JACINTO M. PAGUIGAN
(1) No. 3476-C Leyte Street, Sta. Mesa, Manila; and
(2) Lot 10, Blk. 200, Grand Broadmore, Antel Grand Village, Brgy. Bacao II, Gen. Trias, Cavite

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

Publication: Cavite Times Journal
Dates: August 20, 27 & September 03, 2024

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

SECURITY BANK CORPORATION
Mortgagee,

-versus- FORECLOSURE CASE NO. F-851-24

SPOUSES JAYRON MALAPAYA YANGCO AND
MARIVIC OLE YANGCO
Mortgagors-Debtors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **SECURITY BANK CORPORATION**, with business address at Security Bank Centre, 6776 Ayala Avenue, Makati City against the Mortgagor/s, **SPOUSES JAYRON MALAPAYA YANGCO AND MARIVIC OLE YANGCO**, with residence and postal address at 165 Block 3, Electrical Road Zone 20, Barangay 191, Pasay City, Metro Manila, and at Kensington 28, Block 15 Lot 23, Barangay Bacao 1, General Trias, Cavite to satisfy the mortgage indebtedness as of June 14, 2024 amounts to **ONE MILLION ONE HUNDRED FORTY-EIGHT THOUSAND EIGHT HUNDRED SEVENTY-EIGHT PESOS AND 75/100 CENTAVOS (Php1,148,878.75)**, inclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. 057-2020048490
LOT NO: 23, BLOCK NO: 15, PLAN NO: PCS-04-030760
PORTION OF: BLOCK 11, PSD-04-226211: LOTS 1639 & LOT 1656, SFDM ESTATE (FRS-04-005861), DECREED NO. 4270, LRC REC. NO. 5964
LOCATION: BARANGAY OF BACAO I, CITY OF GEN. PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 24, BLOCK 15, PCS-04-030760
2-3	NW	LOT 25, BLOCK 15, PCS-04-030760
3-4	NE	ROAD LOT 2, PCS-04-030760
4-1	SE	LOT 21, BLOCK 15, PCS-04-030760

AREA: FORTY SEVEN (47.50) SQUARE METERS AND FIFTY SQUARE DECIMETERS, 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 **04 OCTOBER 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, 16 AUGUST 2024

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished

SECURITY BANK CORPORATION
Security Bank Centre, 6776 Ayala Avenue, Makati City

SPOUSES JAYRON MALAPAYA YANGCO AND
MARIVIC OLE YANGCO
165 Block 3, Electrical Road Zone 20, Barangay 191, Pasay City, Metro Manila, and at
Kensington 28, Block 15 Lot 23, Barangay Bacao 1, 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: August 20, 27 & September 03, 2024

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

MAYBANK PHILIPPINES, INC.,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-833-24

YANA DADRIKA D. MOSTAJO,
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, **MAYBANK PHILIPPINES, INC.**, with business address at Maybank Corporate Center, 7th Avenue corner 28th Street, Bonifacio Global City, Taguig City against the Mortgagor/s, **YANA DADRIKA D. MOSTAJO**, with residence and postal address at 70 Paraiso St., Parang, Marikina City and Block 05, Lot 41, Phase 2, Woodcress, Brgy. Tapia, General Trias, Cavite to satisfy the mortgage indebtedness as of 17 June 2024 amounts to **TWO MILLION SIX HUNDRED TWENTY ONE THOUSAND ONE HUNDRED NINETY SEVEN PESOS AND 73/100 (Php2,621,197.73)**, exclusive of interest, penalties and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 SEPTEMBER 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. 057-2023031208
LOT NO: 41, BLOCK NO: 5, PLAN NO: PCS-04-032622
PORTION OF: LOT 1883, FRS-04-006228; 1882, FRS-04-006283, LOT 60, BLOCK 16, PCS-04-032466, RECORD NO: 5964, DECREE NO. 4270
LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 42, BLOCK 5, PCS-04-032622
2-3	SW	LOT 39, BLOCK 5, PCS-04-032622
3-4	NW	ROAD LOT 1, PCS-04-032622
4-1	NE	LOT 43, BLOCK 5, PCS-04-032622

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 **04 OCTOBER 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, 16 AUGUST 2024

(Sgd.) ANDRES B. ESPINA
Sheriff IV

Copy Furnished

MAYBANK PHILIPPINES, INC.
Maybank Corporate Center, 7th Avenue corner 28th Street, Bonifacio Global City, Taguig City

YANA DADRIKA D. MOSTAJO
70 Paraiso St, Parang, Marikina City and
Block 05, Lot 41, Phase 2, Woodcress, Brgy. Tapia, General Trias, Cavite

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

Publication: Cavite Times Journal
Dates: August 20, 27 & September 03, 2024

Republic of the Philippines
Fourth Judicial Region
Regional Trial Court Of Cavite
Office of the Clerk of Court & Ex-Officio Sheriff
New Justice Hall, J.P. Rizal Avenue, Kaybagal
South, Tagaytay City

BDO UNIBANK, INC.,
Mortgagee,

-versus- EJF NO. TG-23-257
FOR: Extra-Judicial Foreclosure
of Real Estate Mortgage under Act
No. 3135, as amended by Act No. 4118

SPOUSES ROSEL D. VALENZUELA
AND RENE B. VALENZUELA,
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, **BDO UNIBANK, INC.**, a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office and place of business at 11th Floor, BDO Towers Valero, (formerly Citibank Tower), 8471 Paseo de Roxas, Makati City, pursuant to the terms and conditions of the Uniform Loan and Mortgage Agreement (Real Estate), executed and notarized on March 08, 2021 and March 11, 2022 respectively by Debtors/Mortgagors, **SPOUSES ROSEL D. VALENZUELA & RENE B. VALENZUELA**, both of legal age, Filipinos, and with residence and postal address/es at: (1) Lot 4, Blk. 1, Buena Perlas 1, Brgy. Labas, Santa. Rosa City, Laguna; and (2) Unit No. 0811, 8th Floor, Cool Suites at Wind Residences Tower B, Brgy. Maharlika West, Tagaytay City, Cavite, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001909**, of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Debtors/Mortgagors in the amount of **FOUR MILLION TEN THOUSAND TWO HUNDRED THIRTY-FIVE PESOS & 37/100 (Php 4,010,235.37)**, as of November 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 **November 5, 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:

CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001909

Registry of Deeds for Tagaytay City

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

COOL SUITES AT WIND RESIDENCES TOWER B
UNIT NO.: 0811
FLOOR LEVEL: 8TH FLOOR
UNIT TYPE: 1BR WITH BALCONY
UNIT AREA: 23.23 SQUARE METERS

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on **TRANSFER CERTIFICATE OF TITLE 2012004160, 2012004161; 2015001175** which embraces and describes the land located at BRGY. SALABAN, MAHARLIKA WEST (NOW), CITY OF TAGAYTAY, PROV. OF CAVITE, with an area of THIRTY-ONE THOUSAND SEVEN HUNDRED THIRTY (31,730) Square Meter, is registered in the name of: Owner: SPOUSES ROSEL D. VALENZUELA AND RENE B. VALENZUELA, FILIPINO CITIZENS, BOTH OF LEGAL AGE **Address: BLOCK 1 LOT 4, BUENA PERLAS I, BARANGAY LABAS, STA. ROSA CITY, LAGUNA 4026, PHILIPPINES**

In the event the public auction should not take place on the said date, it shall be held on November 12, 2024 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001909**, 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, August 7, 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

ADDENDUM
(TO DEED OF EXTRA JUDICIAL SETTLEMENT OF
ESTATE OF THE LATE SPS. MAXIMIANO
CAMARINO PAPA AND FLAVIANA ADVINCULA
PAPA WITH WAIVER OF RIGHTS)

NOTICE IS HEREBY GIVEN THE PUBLIC THAT This document referred to an instrument, TO DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE SPS, MAXIMIANO CAMARINO PAPA AND FLAVIANA ADVINCULA PAPA WITH WAIVER OF RIGHTS executed before a Notary Public for and in City of Trece Martires, Province of Cavite, Atty. Fe B. Añonuevo, dated February 28, 2024 under Doc. No. 246; Page No. 50; Book No. 162; Series of 2024; In accordance with the Special Power of Attorney, executed before a Notary Public for and in City of Trece Martires, Province of Cavite, Atty. Fe B. Añonuevo, dated February 28, 2024 under Doc. No. 247; Page No. 50; Book No. 162; Series of 2024; WHEREAS, the undersigned Affiants in behalf of other compulsory heirs, do hereby made the addition/ inclusion of co-heir, LEVITA ALMAZAN JAVIER, who shall likewise participate the representation made for the late ERNESTO ADVINCULA PAPA as the biological child/heir of SPOUSES MAXIMIANO CAMARINO PAPA AND FLAVIANA ADVINCULA PAPA; •ADDITION OF WIFE OF LATE ERNESTO ADVINCULA PAPA, died on July 13, 1993, LEVITA ALMAZAN JAVIER (NOW MARRIED TO EDUARDO R. JAVIER), •ADDITION OF WIFE OF LATE FAUSTINO PAPA, DAMIANA RAMOS ROA, died on October 31, 2008, •ADDITION OF HUSBAND OF AGAPITA PAPA BARIZO, died, MARTIN BARIZO, died on April 21, 2008 ADDITION SHALL READ AS FOLLOWS: ERNESTO ADVINCULA PAPA (deceased), who died on July 13, 1993 at Padre Pio St. Cavite City, represented by his wife and Children whose name appears below: LEVITA ALMAZAN JAVIER, Filipino, of legal age, married to EDUARDO R. JAVIER, and a resident of 434 M. Castro St., Caridad, Cavite City, Cavite, and •JOSEPHINE PAPA ALLISON, •NELSON ALMAZAN PAPA, •EMELITA PAPA DELA CRUZ, •ELIZABETH PAPA REVECHE; ADDITION OF WAIVER OF RIGHTS Furthermore, I, LEVITA ALMAZAN JAVIER, by these presents does hereby waives transfers and conveys all my right, share, participation and interest over the claim of my former husband ERNESTO ADVINCULA PAPA from the estate of the late SPS. MAXIMIANO AND FLAVIANA PAPA, in favor of siblings, FORJOLIZ PETURAL PAPA & JOYLYN PETURAL PAPA. This instrument is knowingly and voluntarily executed by the undersigned to support the ongoing process of transferring ownership of the subject property in favor of siblings FORJOLIZ PETURAL PAPA & JOYLYN PETURAL PAPA, and for other legal intents and purposes this MAY 27 2024. This has been the subject of ADDENDUM (TO DEED OF EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE SPS. MAXIMIANO CAMARINO PAPA AND FLAVIANA ADVINCULA PAPA WITH WAIVER OF RIGHTS) duly executed on May 27, 2024 at Trece Martires City, Province of Cavite by the Heirs before Notary Public Atty. FE B. AÑONUEVO as per Doc. No. 459, Page No. 92, Book. No. 166, Series of 2024.

Publication: Cavite Times Journal
Dates: August 13, 20 & 27, 2024

THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW

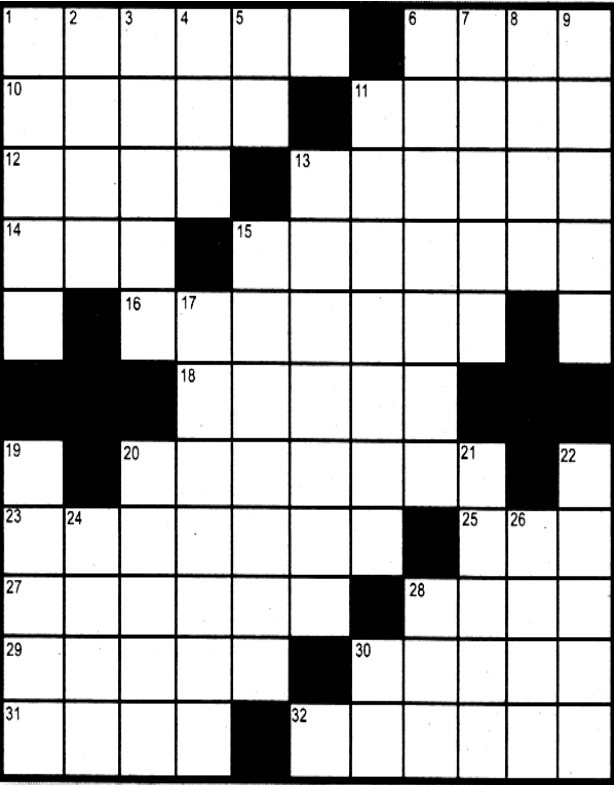
Copy Furnished:

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11th Floor, BDO Towers Valero, (formerly Citibank Tower), 8471 Paseo de Roxas, Makati City

ROSEL D. VALENZUELA
RENE B. VALENZUELA
Debtor/Mortgagor
(1) Lot 4 Blk. 1 Buena Perlas 1, Brgy. Labas, Santa. Rosa City, Laguna
(2) Unit No. 0811, 8th Floor, Cool Suites at Wind Residences Tower B, Brgy. Maharlika West, Tagaytay City, Cavite

Publication: Cavite Times Journal
Dates: August 20, 27 & September 3, 2024

PALAISIPAN



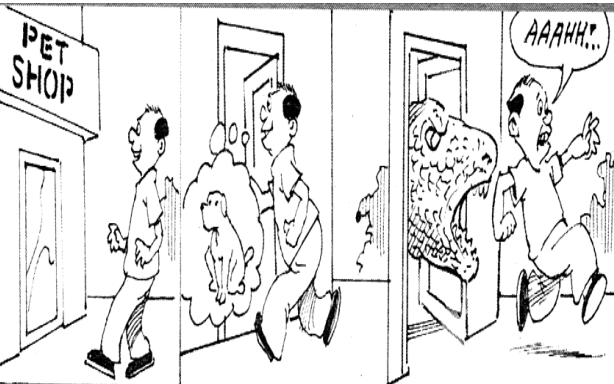
PAHALANG

1 Manggagawa sa tubuhan
6 Rolyo
10 Ilala
11 Binago
12 Sangsang
13 Isalit
14 Dalmatian o labrador
15 Isaulo
16 Tunog ng patak ng ulan
18 Puksa
20 Ginalaw
23 Ipahagis
25 Nanay sa Pampanga
27 Malaki ang distansya
28 Lagablab
29 Inalipusta
30 Pasbi
31 Mangkok
32 Ihagis

PABABA

1 Armas ng katutubo
2 Ulupong
3 Ingay ng aso
4 Titis
5 Dance Instructor
6 Inistorbo
7 Karga
8 Pagbaba sa sasakyan
9 Marka
11 Ipaapina
13 Bago ang ikawalo
15 Itinulad
17 Kalaban ng 40 thieves
19 Dalas
20 Talim
21 Masamang lasa sa isda
22 Usig
24 Palaso
26 Malaking pamukpok
28 ____ Dhab
30 Associated Press

SAGOT SA NAKARAAN



DOST 1 awards 15 units of drying technology to CEST Beneficiaries in San Jacinto, Pangasinan



The Department of Science & Technology Regional Office 1 (DOST 1), through its Provincial Science & Technology Office (PSTO) - Pangasinan, awarded 15 units of Portasol, a Multi-Purpose Hybrid Solar Drying Tray, on August 6, 2024, to Community Empowerment thru Science & Technology (CEST) program beneficiaries in San Jacinto, Pangasinan.

Portasol is an aluminum thermal tray system that can be stacked up to ten tiers high, accommodating 150 kilograms of crops per drying cycle. This technology is recognized for its ability to prevent pests and enhance storage ventilation, incorporating breathing spaces among the multi-tiered stored grains. This design mitigates the risk of fungal mold, rot, and mildew, ensuring the high quality and marketability of the harvested produce.

The awarding ceremony was spearheaded by Mr. Michael John C. Maquiling, Supervising Science Research Specialist of PSTO-Pangasinan, along with Ms. Geraldine Araos, Municipal Human Resource Management Officer, and Ms. Juliana Espinosa, Municipal Agriculturist of San Jacinto, Pangasinan. **► DOST 1 • 3**

BFAR conducts sensory testing in Cavite coastal areas



KAWIT, CAVITE – The Bureau of Fisheries and Aquatic Resources (BFAR) is conducting sensory testing in municipalities of Cavite with coastal areas of Cavite City, Noveleta, Rosario, Tanza, and Naic.

The testing was conducted after the degree of petrochemicals was reported in random fishes caught in the area.

After the testing, fish samples from Noveleta and Rosario were proven tainted with petrochemicals. **► BFAR CONDUCTS • 3**

Tagkawayan, Quezon kinilala bilang Grand Winner ng Agri-Tourism Booth sa Niyogyugan Festival 2024



LUCENA, CITY—Sa pagtatapos ng Niyogyugan Festival 2024 na ginanap sa Quezon Convention Center, Lucena City, itinanghal bilang Grand Winner ang Agri-Tourism Booth ng bayan ng Tagkawayan, Quezon. Ang prestihiyosong parangal na ito ay may kaakibat na premyong kalahating milyong piso para sa bayan, at karagdagang P10,000 bilang pagkilala sa Best Tour Package special award.

Bago tumungo sa Lalawigan ng Rizal upang tumanggap ng isa pang parangal mula sa ibang ahensya, ipinahayag ni Mayor Carlo Eleazar at Mayora Rachel Eleazar ang kanilang pasasalamat sa lahat ng mga katuwang na nag-ambag sa tagumpay ng TK Agri-tourism booth. Kabilang dito ang mga opisina ng Office of the Mayor, Municipal Tourism Office, Office of the Municipal Agriculturist, Finance Department, Weavers Cooperative, Local Economic Development and Investment Promotions Office, Municipal Disaster Risk Reduction and Management Office, Municipal Gender And Development, Camineros, Engineering Office, Municipal **► TAGKAWAYAN • 3**

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Event Center

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TO JOIN! Simply present a receipt worth P500 from Pet Fair for FREE entrance and freebies.

YOU ARE INVITED! Let's have lots of fun, and meet new frens at the Pooch Party Pet Fair at SM City Bacoor! Don't forget to take home all the goodies and treats that we have for you! See you there, furnily!