

Cavite Celebrates Provincial Children's Month



In line with the celebration of National Children's Month, the Office of the Provincial Social Welfare and Development Office (PSWDO) through the Provincial Council for the Protection of Children (PCPC), spearheaded the Provincial Children's Month Celebration on November 28, 2024, at the Provincial Gymnasium, Trece Martires City.

With the theme, "Break the Prevalence, End the Violence: Protecting Children, Creating A Safe Philippines!", the event gathered around 300 children from various cities and municipalities of Cavite for a day of fun, learning, and advocacy for children's rights.

▶ CAVITE • 11

CAVITE TIMES JOURNAL

PAHAYAGAN NG TUNAY NA CAVITEÑO

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Women's Welfare Program in Brgy. Gregorio, Trece Martires City



December 03, 2024, Governor Athena Tolentino spearheaded another leg of the Women's Welfare Program aimed at empowering women and promoting their wellbeing. The program provided Php 2,000 in financial assistance to women beneficiaries, offering much-needed support to uplift their lives.

Governor Tolentino was joined by Board Member Abeng Remulla, Mayor Gemma Lubigan, Vice Mayor Bobby Montehermoso, and other local officials of Trece Martires City. This collaborative effort reflects their shared commitment to fostering an inclusive and thriving community, where women are given the tools and resources to succeed and contribute to society.

RAISE COALITION MARKS 2ND ANNIVERSARY WITH FLU VACCINATION EVENT FOR AROUND 500 SENIORS IN BACCOOR, CAVITE

As the holiday season approaches and the country braces for more frequent typhoons, the Raising Awareness on Influenza to Support Elderlies (RAISE) Coalition celebrated its second anniversary this November with a health advocacy event in Bacoor, Cavite. Organized in partnership with government agencies, medical groups, and civil society organizations, the event highlighted the importance of flu vaccination in safeguarding senior citizens from life-threatening complications.

The celebration featured free flu vaccinations for around 500 senior citizens, a lively Zumba exercise, and a town hall session highlighting the importance of preventive healthcare.

▶ RAISE • 3



Mayor Strike Revilla along with Cong. Lani Mercado-Revilla, USEC Glenn Mathew G. Baggao, RAISE Coalition Convenors, Atty. Venus De Castro, Officer-in-Charge of the Office of Senior Citizens Affairs from OSCA Bacoor, Representative from NCSC and other medical organizations.



Dr. Maria Cristina Ignacio-Alberto, conducting the ceremonial vaccination during the RAISE Bacoor event.

MPTC to Fortify Efforts in Promoting Safer Roads for Children

Metro Pacific Tollways Corporation (MPTC) continues its commitment to promoting sustainable and inclusive growth through its tollway operations by integrating child rights and road safety into its core initiatives.

Over the years, its business units — NLEX, MPT South, CCLEC, and MPT Mobility — have launched impactful programs, educational campaigns, and partnerships aimed at fostering a brighter future for young generations.

▶ MPTC • 11



A Priceless Gift from DOST: 1st Solar-Powered Water Desalination Facility in Silaki Island

Silaki Island, a heart-shaped 10-hectare islet located at Brgy. Binabalian, Bolinao, Pangasinan is renowned as a marine conservation haven, home to a thriving 16-hectare population of giant clams. The beauty of the ocean surrounds Silaki Island, but beneath its natural beauty and marine biodiversity lies a pressing challenge: a scarcity of freshwater. To access potable water, island residents like Mr. Brando Padilla, a member of the Bolinao Task Force Bantay Dagat, often travel on a 15-20 minute boat journey to Santiago Island. The arduous task, combined with additional fuel costs and weather risks, emphasizes the pressing need for a sustainable water solution.

Providing Solutions: The Department of Science and Technology Region 1 (DOST-1) has taken a significant step in providing a sustainable and renewable source of freshwater for the island's community through the launch of the solar-powered water desalination facility on October 22, 2024, under the DOST's Community Empowerment thru Science & Technology (CEST) Program.

Dr. Teresita A. Tabaog, Regional Director of DOST 1, highlighted the importance of collaborative efforts in making the desalination project a success. The project was made possible with the support of various partners, the DOST 1 CEST Program funded the Solar-Powered Water Desalination System: the LGU of

Bolinao, which provided the 100-square-meter lot area and construction of the building, and the Rotary Club of Bolinao, which donated water gallons to the residents. Dr. Tabaog emphasized the crucial role of community involvement, stating, "The success of this project hinges on the active participation of the Silaki Island residents." She expressed gratitude to the community for their cooperation and support.

Engr. Arnold C. Santos, Provincial Director of the Provincial Science and Technology Office in Pangasinan, explained that the desalination facility is a direct response to the community's urgent need for clean water, as identified in a needs assessment conducted in March 2023. The project aims to provide a reliable



water source, eliminating the need for residents to travel long distances and spend significant amounts on water.

"This is a priceless gift from DOST 1," remarked Hon. Alfonso F. Celeste, Mayor of Bolinao, Pangasinan. He emphasized the significance of this first-of-its-kind solar-powered desalination facility in the region, particularly for Silaki Island. The mayor urged the community to cherish this vital resource and ensure its long-term sustainability.

To ensure the safety and quality of the water processed in the desalination facility, the water has undergone rigorous testing by Hydrolab Company, a reputable water testing laboratory accredited by the Department of Health and recognized by the Department of Environment and Natural Resources. Dignitaries were the first to drink the desalinated water, setting an example for the community and demonstrating its safety and purity.



Hon. Rufo T. Caasi Sr., Brgy. Captain of Binabalian, and Engr. Olan Roy Celzo, Waterworks System Superintendent I of LGU Bolinao, pledged the local government's commitment to maintaining and operating the desalination facility.

They expressed hope for future innovations and projects that would further improve the lives of their beloved community.

Opening Opportunities: Dr. Tabaog envisions a future where the

desalination process can yield additional benefits. She highlighted the potential for salt production using the brine byproduct. Mayor Celeste echoed Dr. Tabaog's sentiments, expressing surprise at the nation's heavy reliance on imported salt. This shortage has resulted in a heavy reliance on salt imports, with over 93% of the country's annual salt consumption coming from countries like Australia and China.

Through a strong

partnership between DOST 1, the Provincial Government of Pangasinan, LGU Bolinao, and the Rotary Club of Bolinao, Pangasinan will truly live up to its name, "panag-asinan," as a place where salt is made. Dr. Teresita Tabaog emphasized the crucial role of collaboration, stating,

"We will not achieve this without the support of our partners. Collaboration will be key to our success." (Brenn Justin P. Guevarra)

CAVITE TIMES JOURNAL
PAHAYAGAN NG TUNAY NA CAVITEÑO

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2024 Philippine... (FROM PAGE 12)

In his message, DOST Secretary Renato U. Solidum Jr. cheered the Philippine Textile Research Institute (PTRI) for its commitment to elevating textile research and fostering innovation across the sector.

He also commended PTRI for "rising to the challenge" and producing remarkable innovations, emphasizing the integral role of textiles in daily life.

He likewise extended an invitation to stakeholders and the public to join the nation's journey in advancing the textile sector, highlighting its importance to everyday living and economic development.

Sen. Juan Miguel F. Zubiri, who was the event's guest of honor, underscored the pivotal role of research and development (R&D) and science and technology (S&T) in driving national growth.

He also expressed his steadfast support for DOST's initiatives, including the National

Science and Technology Week (NSTW) and PTRI's robust textile program.

"I believe in Science & Technology," he said as he stressed the importance of exemplary S&T education to cultivate future experts and innovators and also shared his pride in securing an increased budget for DOST to enhance its capacity to provide groundbreaking solutions for Filipinos.

Zubiri likewise called for global patent protection for Filipino innovations, particularly the ylang-ylang plant, to safeguard intellectual properties and boost economic contributions.

Meanwhile, Acd. William G. Padolina of the National Academy of Science and Technology in his keynote lecture outlined PAGTANAW 2050, a science, technology, and innovation (STI) roadmap aimed at fostering sustainable practices across all sectors.

He emphasized the need "to reset our ways, embark on the paths of genuine change" as he

called for a paradigm shift in Philippine agriculture by harnessing biodiversity through plant-animal-microbial systems to boost productivity and achieve precision agriculture.

He also underscored the importance of aligning STI initiatives with local conditions, reflecting DOST's grassroots approach to transforming communities for sustainability and progress.

The 2024 Philippine Textile Congress showcased insightful lectures from industry leaders, including Dr. Julius L. Leaño Jr., DOST-PTRI Director, who spoke on "Weaving Inclusive Circular Textile Economy," and Prof. Darwin Absari of UP Diliman, who discussed "Beauty in Islam."

The discussions featured the intersection of innovation, sustainability, and culture and exemplified the collaborative efforts of Congress to advance the textile industry and establish a strong foundation for a smarter and more sustainable Philippines. **(Nelson Santos)**

communities to protect our elderly loved ones from preventable illnesses."

The event also underscored the importance of strong community support in protecting the health of senior citizens. Atty. Venus De Castro, Officer-in-Charge of the Office of Senior Citizens Affairs, highlighted how initiatives like information campaigns and training programs ensure that seniors receive the necessary vaccines and medicines, demonstrating the power of collective action in addressing their health needs.

Also present during the event were Dr. Maria Cristina Alberto, Consultant for Health and Education for Bacoor LGU and Founder of the Hope in Me Club, along with Maricel Dela Vega-Urdas and Airl Ampo from the National Commission of Senior Citizens (NCSC), all of whom reaffirmed their commitment to improving senior health through meaningful partnerships.

Concluding the event, Dr. Lulu Bravo, Executive Director of the PFV and RAISE Convenor, expressed optimism for the coalition's future saying, "Protecting our elderly is not just a responsibility; it's a shared mission. Today's efforts remind us that every vaccine administered

Experience... (FROM PAGE 12)

day packed with thrilling experiences and scenic wonders.

First Adventure: Animal Encounter and Eco-Tourism at Yoki's Farm

Less than two hours away from Metro Manila via CAVITEX, the adventurers went on their first adventure: an animal encounter at Yoki's farm.

Yoki's Farm is a unique ecotourism destination located in Mendez-Nuñez, Cavite. Adventurers were treated to a guided zoo tour where they interacted with a variety of animals, such as delightful rabbits, unique birds, exotic zebras, and more. Definitely an enjoyable experience, especially for animal lovers. Overall, Yoki's Farm served as both an educational and recreational spot for the participants.

Second Adventure: Lunch at Maragondon Balsa River Cruise

Off to another fun-filled destination, the group made their way to the serene Maragondon Balsa River Cruise for lunch—just an hour away from Yoki's Farm—where they were treated to a unique and memorable dining experience. As the balsa gently floated along the calm river, the participants immersed themselves in the natural beauty of their surroundings, allowing everyone to unwind and connect with one another.

Third Adventure: Enjoying the Engaging Activities at Paraiso de

June Quixote

In the afternoon, the day was packed with exhilarating activities at Paraiso de June Quixote. Paraiso de June Quixote, also in Maragondon, Cavite, is a must-visit destination just less than two hours away from Metro Manila via CAVITEX. With its charming landscapes and adrenaline-pumping experiences, Paraiso de June Quixote provides an unforgettable escape for adventure seekers and nature lovers alike.

Here, our ka-biyaheros got to experience the thrill of riding a zip bike, soaring through the air on a zipline, and taking a more rugged adventure on ATVs along scenic trails. For those who sought unique experiences, the place offered what they called a Cavite Swing, where the guest got to sit on a swing at the edge of a cliff and enjoy the breathtaking views of the surroundings.

Why We Do This

Arlette V. Capistrano, Vice President for Communication and Stakeholder Management of MPT South, stated, "Highlighting the Cavite's adventure destinations is beyond tourism; it's about creating lasting impressions and connections. These tours enable us to show how accessible and rewarding these experiences can be. It's an opportunity to not only promote local attractions but also to support sustainable

tourism. By introducing these exciting outdoor experiences, we're helping to redefine what the South can offer to tourists while also fostering a more connected community."

The "Tara, Adventure Tayo sa Cavite!" is part of MPT South's continued commitment to promoting tourism in Southern Luzon. Following the success of Biaheng South Food Crawl and Biaheng South Photo Walk Tour showcasing the unique flavors and rich history of Cavite, the adventure tour caters to a younger, thrill-seeking audience, allowing them to explore exhilarating attractions; this demonstrates that Cavite is an ideal destination for those looking for excitement alongside culture and history.

About Biaheng South

Biaheng South is MPT South's tourism advocacy program that has made a significant impact by promoting its toll road networks, particularly CAVITEX, its C5 Link segment, and CALAX, as gateways to the tourist destinations of Southern Luzon. The program demonstrates how infrastructure not only can improve connectivity but also can serve as a catalyst for regional economic growth through tourism promotion.

About MPT South

MPT South is a subsidiary of Metro Pacific Tollways Corporation (MPTC), the infrastructure arm of Metro Pacific Investments Corporation (MPIC).

Raise... (FROM PAGE 1)

Marking the second anniversary of the RAISE Coalition, the event highlighted significant achievements and the critical role of partnerships in advancing senior health. Dr. Maria Rosario Capeding, President of the Philippine Foundation for Vaccination (PFV) and RAISE Convenor, stressed the importance of vaccination for older adults, stating, "At this age, humihina ang resistensya ng ating mga seniors, and vaccines protect us from complications common in senior citizens. Just imagine how many seniors are susceptible to the flu. We all agree that flu vaccination is vital."

Bacoor City Mayor Strike B. Revilla expressed his gratitude saying, "We are grateful to the Department of Health (DOH) for providing flu vaccines to our Bacoreno lolo's and lola's. This holiday season, we are proud to give the gift of health—'Protektadong Pasko laban sa flu'—to our Caviteño senior citizens. Ang city government of Bacoor ay hindi titigil sa aming vaccination campaign at sa pagsuporta sa adbokasiya ng RAISE Coalition."

Adding her voice, Cavite Congresswoman Lani Mercado-Revilla stressed

the dangers of flu-related complications. She emphasized, "Huwag po nating mamaliitin ang flu. Kapag tinamaan ng sipon, ubo, at lagnat ang ating mga senior citizens, maaari itong magresulta sa komplikasyon gaya ng pneumonia, na maaaring ikamatay. Kaya napakahalaga ng programang ito. Let's continue to prioritize the health of our elderly."

On the national level, DOH Secretary Teodoro Herbosa, in a video message, encouraged seniors to prioritize their health saying, "Hinihikayat ko po kayong magpabakuna laban sa flu. Huwag na po tayong maghintay na magkasakit bago kumilos. Tandaan natin, sa Bagong Pilipinas, bawat buhay mahalaga."

USEC Glenn Mathew G. Baggao, from the DOH's Public Health Services Cluster, emphasized the urgency of vaccination, stating, "Seasonal influenza causes severe illnesses worldwide, and people aged 65 and older face a higher risk of complications such as pneumonia or even heart attack. With our aging population projected to grow significantly, raising awareness about influenza and promoting vaccination as a preventive measure empowers our



Adventure at Alegria del Rio, Maragondon River Cruise

brings us closer to building a healthier, more resilient aging society."

The celebration in Bacoor commemorated two years of impactful advocacy by the RAISE Coalition, which was launched in Pasay City and has since held four LGU roadshows in Las Piñas, Quezon City, Carmona,

and San Fernando. These efforts have united stakeholders to emphasize the life-saving importance of flu vaccinations and strengthen community partnerships.

Looking ahead, the RAISE Coalition plans to strengthen its collaboration with Local Government Units (LGUs)

and legislative champions to advocate for revisions to the Expanded Senior Citizens Act. The goal is to ensure that no elderly Filipino is left vulnerable to preventable diseases, creating a future where every senior citizen has access to life-saving vaccines and healthcare services.

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
BRANCH 15, NAIC, CAVITE
OFFICE OF THE CLERK OF COURT
NAIC, CAVITE

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

-versus- FNC-2024-137
For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act
3135, as Amended by Act 4118

MARY JANE LANDICHO FABUL
married to CARL VINCENT SEÑORIN FABUL,
Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE
Upon Extra-Judicial petition for sale under Act 3135, as
amended by Act 4118 filed by **HOME DEVELOPMENT
MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal
office address at The Petron Mega Plaza Building, No. 358
Sen. Gil Puyat Avenue, Makati City against **MARY JANE
LANDICHO FABUL married to CARL VINCENT SEÑORIN
FABUL**, with postal address at KHAI COMPOUND MERVILLE
ACCESS ROAD BRGY. 201 PASAY CITY and LOT 21 BLK. 23
PAGSIBOL VILLAGE SOUTH TIMALAN NAIC CAVITE 4110 to
satisfy the mortgage indebtedness which as of August 7,
2024 amounts to **ONE MILLION ONE HUNDRED TWO
THOUSAND NINE HUNDRED TWENTY ONE PESOS AND 42/
100 (P1,102,921.42)** Philippine currency, inclusive of interest,
penalties and other charges, the undersigned Sheriff will
sell at public auction on **December 20, 2024 at 10:00 o'clock
in the morning** or soon thereafter at the main entrance of
the Office of the Ex-Officio Sheriff at the Hall of Justice
formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite,
to the highest bidder, for cash and in Philippine currency, the
following described property with all the improvements
existing thereon, to wit:
TRANSFER CERTIFICATE OF TITLE NO. 057-2023008175
IT IS HEREBY CERTIFIED that certain land situated in BARANGAY
OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE,
ISLAND OF LUZON, bounded and described as follows:
Lot No: 21, Block No. 23, Plan No: PCS-04-031665
Portion of: 3038, 3039, 3040, 3041 & 3042 ALL OF NAIC
ESTATE (VS-04-000597)
Location: BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC,
PROVINCE OF CAVITE, ISLAND OF LUZON.
Boundaries:
LINE DIRECTION ADJOINING LOT(S)
1-2 NW LOT 20, BLOCK 23, PCS-04-031665
2-3 NE ROAD LOT 4, PCS-04-031665
3-4 SE LOT 22, BLOCK 23, PCS-04-031665
4-1 SW LOT 40, BLOCK 23, PCS-04-031665
Area: FIFTY FOUR (54) SQUARE METERS, MORE OR LESS
Description of Corners: All points referred to are indicated
on the plan and are marked on the ground by P.S. Cyl. Conc.
Mons. 15x40 CMS.
All sealed bids must be submitted to the undersigned on the
above-stated time and date.
In the event the public auction should not take place on the
said date, it shall be held on **December 27, 2024** without prior
notice.
Prospective bidders or buyers are hereby enjoined to
investigate for themselves the title to the said property and
encumbrances thereon, if any there be.
Naic, Cavite, October 2, 2024.
(Sgd.) MA. CAROLINA M. POTENTE
Sheriff IV
Copy furnished:
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
MARY JANE LANDICHO FABUL
married to CARL VINCENT SEÑORIN FABUL
KHAI COMPOUND MERVILLE ACCESS ROAD BRGY. 201 PASAY
CITY/ LOT 21 BLK. 23 PAGSIBOL VILLAGE SOUTH TIMALAN
NAIC CAVITE 4110
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: November 26, December 03 & 10, 2024

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

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

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

EDGAR A. MAURILLO,
Mortgagor,

FC Case No. 18804-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE
Upon extra-judicial petition for sale under Act 3135 as
amended by Act 4118 filed by **HOME DEVELOPMENT
MUTUAL FUND (otherwise known as PAG-IBIG FUND)**,
mortgagee, with principal place of business at The Petron
Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati
City, against **EDGAR A. MAURILLO** of legal age, Filipino
citizens, mortgagor, with residential and postal address at
Lot 53, Block 1, One Lancaster Lane Subdivision, Alapan,
Imus, Cavite and/or Lot 53, Block 1, One Lancaster Lane,
Alapan 2-C, Imus, Cavite to satisfy the mortgage indebtedness
which as of October 9, 2023 amounts to **FOUR HUNDRED
TWELVE THOUSAND THREE HUNDRED SEVEN PESOS AND
60/100 (Php412,307.60)**, Philippine Currency, including
interest and penalties, but excluding attorney's fees, sheriff's
fees and all other charges incidental to this foreclosure and
sale, the undersigned will sell at public auction on **January
14, 2025 at 10:00 o'clock in the morning** or soon
thereafter at the main entrance of the Office of the Clerk of
Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus
City, Cavite to the highest bidder, for CASH and in Philippine
Currency, the following property with all improvements
therein, to wit:
TRANSFER CERTIFICATE OF TITLE No. T-1308068
A parcel of land (Lot 53, Blk. 1 of the consol-subd.
plan Pcs-04-223573, being a portion of Lots 1622 & 1623,
Imus Estate, situated in Bo. of Alapan 2-C, Mun. of Imus,
Prov. Of Cavite, Island of Luzon. Bounded on the SE.,
along line 1-2 by Lot 1621, Imus Estate; on the SW., along
line 2-3 by Lot 52, Blk. 1; on the NW., along line 3-4 by
Road Lot 5; and on the NE., along line 4-1 by Lot 54 Blk. 1
all of the cons-subd. plan. x x x containing an area of
FORTY THREE (43) SQ. METERS, more or less. x x x
All sealed bids must be submitted to the undersigned on the
above stated time and date
In the event the public auction should not take place on the
said date, it shall be held on **January 21, 2024** at 10:00 o'clock
in the morning without further notice.
Prospective bidders/buyers are hereby enjoined to
investigate for themselves the title to the said property and
encumbrance therein if any there be
City of Imus, Cavite, Philippines, November 6, 2024.
(Sgd.) MHINARD SANTOS
Sheriff IV
BRANCH 122
APPROVED BY:
(Sgd.) ARMIE A. FRANCISCO
Clerk of Court VI
COPY FURNISHED:
HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue,
Makati City
ATTY. MAYBELLE JOY E. BERNALES
ANCHOR COLLECTION SERVICES INC.
Bldg. #2 Malakas cor. Mapagmahal St. Brgy. Pinyahan Quezon
City
EDGAR A. MAURILLO
Lot 53, Block 1, One Lancaster Lane Subdivision, Alapan, Imus,
Cavite and/or
Lot 53, Block 1 Lancaster Lane, Alapan 2-C, Imus, Cavite
Publication: Cavite Times Journal
Dates: November 26, December 03 & 10, 2024

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

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

-versus- Foreclosure No. 2024-200
For: Extra Judicial Foreclosure of
Real Estate Mortgage

MANELYN CANDELARIO PALESTROQUE,
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
MANELYN CANDELARIO PALESTROQUE at 710 Ivory St.,
Camella Homes 3, Sucat Parañaque and Lot 52 Blk. 3
Summerhill Townhomes Subd., Molino 4, Bacoor, Cavite 4102,
to satisfy the mortgagee indebtedness which as of October
22, 2024, amounts to **FOUR HUNDRED EIGHTY EIGHT
THOUSAND SEVEN HUNDRED FORTY FIVE PESOS & 80/
100 (P488,745.80)**, 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 **January 7,
2025 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. 057-2012026657
"A PARCEL OF LAND (LOT 52 BLK. 3, OF THE SUBD.
PLAN, PSD-04-179977, BEING A PORTION OF LOT 7088-
A, PSD-04-070929, L.R.C. REC. NO.), SITUATED IN THE
BRGY. OF MOLINO-IV, MUN. OF BACORR, PROV. OF
CAVITE, ISLAND OF LUZON. X X X, CONTAINING AN
AREA OF **FIFTY (50) SQUARE METERS, MORE OR
LESS.**"
"All sealed bid must be submitted to the undersigned on the
above stated time and date."
"In the event the public auction should not take place on the
said date, it shall be held on **January 14, 2025**, 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, November 19, 2024.
(Sgd.) MELY C. HERMOSURA-VISTA
Clerk of Court VI
By:
(Sgd.) MARK ANTHONY S. DELA CRUZ
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. CAESAR S. EUROPA
3F Fass Inteli Collage Bldg. No. 11 Pittsburgh St., Brgy. Silangan,
Cubao Quezon City
MANELYN CANDELARIO PALESTROQUE
710 Ivory St., Camella Homes 3, Sucat Parañaque and
Lot 52 Blk. 3 Summerhill Townhomes Subd., Molino 4, Bacoor,
Cavite 4102
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: November 26, December 03 & 10, 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-24-049
FOR: Extrajudicial Foreclosure
of Real Estate Mortgage under
Act 3135 as amended by Act 4118

JENNIFER C. TIU,
Debtor/Mortgagor,
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 office address at 11F BDO Towers Valero, (formerly Citibank Tower) 8741 Paseo de Roxas, Makati City 1226, Metro Manila,, pursuant to the terms and conditions of the Real Estate Mortgage executed and notarized September 21, 2021 by Debtor/ Mortgagor, **JENNIFER C. TIU**, of legal age, Filipino, and with postal address/es at: (1) Blk. 10 Lot 41 Piedras St., Bellazona Aragon Subd., Molino 3, Bacoor, Cavite; and (2) Lot 4 Blk. 31 Biga 1, Silang, Cavite, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by Transfer Certificate Title No. 076-2021003996, of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Respondent/Mortgagor in the amount of **SIX MILLION SEVEN HUNDRED NINETY EIGHT THOUSAND FOUR HUNDRED THIRTY-SIX PESOS & 06/100 (Php 6,798,436.06)**, as of January 29, 2024, 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 **February 11, 2025 at 10:00 o'clock in the morning** or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 076-2021003996
Registry of Deeds for Tagaytay City

IT IS HEREBY CERTIFIED THAT CERTAIN LAND SITUATED IN BARANGAY OF BIGA 1, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, ISLAND OF LUZON, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
LOT NO: 4, BLOCK NO: 31, PLAN NO: PCS-04-031789
PORTION OF: CONSOLIDATION-SUBDIVISION OF LOTS 2781-C TO 2781-G & 2781-I, CSD- 04-016802-D, LOTS 2 TO 8, PSU- 226272; LRC RECORD NO. (F. PATENT)
TECHNICAL DESCRIPTION:
LOCATION: BARANGAY BIGA 1, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	ROAD LOT 37, PCS-04-031789
2-3	SW	LOT 5, BLOCK 31, PCS-04-031789
3-4	NW	LOT 23, BLOCK 31, PCS-04-031789
4-5	NW	LOT 24, BLOCK 31, PCS-04-031789
5-1	NE	LOT 3, BLOCK 31, PCS-04-031789

TIE POINT: BLLM NO. 1, CAD 452-D, SILANG CADASTRE

LINE	BEARING	DISTANCE
TO CORNER 1	N. 02° 42' W	2322.56 M.
1-2	S. 86° 55' W	10.00 M.
2-3	N. 03° 05' W	11.00 M.
3-4	N. 86° 55' E	1.90 M.
4-5	N. 86° 55' E	8.10 M.
5-1	S. 03° 05' E	11.00 M.

AREA: ONE HUNDRED TEN (110) SQUARE METERS, MORE OR LESS
DESCRIPTION OF CORNERS: ALL POINTS REFERRED ON THE PLAN BY P.S. CYL. CONC. MONS 15X40 CMS
BEARINGS: TRUE
DECLINATION:
DATE OF ORIGINAL SURVEY: NOV. 20, 1965 & DEC. 7, 1973- DEC. 4, 1975
DATE OF SUBD/CONS SURVEY: NOV. 5-10, 2018
DATE OF APPROVED SURVEY: JAN. 21, 2019
GEODETIC ENGINEER: MARIETTAD. ESPIRITU
NOTES:
Owner: JENNIFER CANOZA TIU, SINGLE, OF LEGAL AGE, FILIPINO
Address: PIEDRAS ST. BELLANOZA ARAGON SUBD., MOLINO 3, BACOR CITY, CAVITE

In the event the public auction should not take place on the said date, it shall be held on **February 18, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **Transfer Certificate**

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

HOME DEVELOPMENT MUTUAL FUND (HDMF)
Petitioner-Mortgagee,

-versus-
FNC 2023-523

FREDERICK TAYONA ESCARO
Respondents-Mortgagors,
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by HOME DEVELOPMENT MUTUAL FUND (HDMF) Mortgagee, with postal address at Petron Mega Plaza Building, No. 358 Sen Gil Puyat Avenue, Makati City, against FREDERICK TAYONA ESCARO with postal address at LIONS RD. BRGY. BARANGKA ILAYA, MANDALUYONG CITY, to satisfy the mortgage indebtedness which as of March 31, 2023, amounted to FOUR HUNDRED FIFTY FIVE THOUSAND FOUR HUNDRED EIGHT PESOS & 29/ 100 PESOS (Php 455,408.29) Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on January 7, 2025 at 9:00 in the morning or soon thereafter at the Regional Trial Court, Naic, Cavite, to the highest bidder in CASH or MANAGER'S CHECK and in Philippine Currency the property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017060431

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF SABANG (FORMERLY TIMALAN), NAIC CAVITE, LUZON, bounded and described as follows:
LOT NO: 5 BLOCK NO: 5 PLAN NO: PCS-04-030597
PORTION OF CONS. SUBD. OF LOT 2935 AND 2936, FLS-986-D (NAIC ESTATE) (VS-04-000597)
LOCATION: SABANG (FORMERLY TIMALAN), NAIC, CAVITE, LUZON xxx CONTAINING AN AREA OF **TWENTY EIGHT SQUARE METERS (28) x x x.**

Prospective bidders So the encumbrance existing thereon, if any there be.

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

In the event the public auction should not take place on the said date, it shall be held on **January 14, 2025** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, August 21, 2023

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

Copy furnished:

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

FREDERICK TAYONA ESCARO

Title No. 076-2021003996, 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, November 20, 2024.

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

(Sgd.) RHIZ SAÑEL C. TOLEDO
Sheriff-In-Charge

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

Copy Furnished:

BDO Unibank Inc.
11F BDO Towers Valero, (formerly Citibank Tower) 8741 Paseo de Roxas, Makati City

JENNIFER C. TIU,
(1) Piedras St., Bellazona Aragon Subd., Molino 3, Bacoor, Cavite
(2) Lot 4 Blk. 31 Biga 1, Silang, Cavite

Publication: Cavite Times Journal
Dates: December 03, 10 & 17, 2024

LIONS RD. BRGY. BARANGKA ILAYA, MANDALUYONG CITY
BLOCK 5, LOT 5, PASINAYA HOMES 1 SUBDIVISION, SABANG, NAIC CAVITE

Maria Victoria D. Capiral
c/o ATTY. JOHN LINCOLN F. LAURON
Attorney-in-Fact, The Law Firm of Lauron Delos Reyes and Partners

Publication: Cavite Times Journal
Dates: December 03, 10 & 17, 2024

ERRATUM

This is to correct the error made in the publication Notice of Extra-Judicial Sale with **FORECLOSURE CASE NO F-1454-24** filed by **HOME DEVELOPMENT MUTUAL FUND** (otherwise known as **PAG-IBIG Fund**), versus **PAULO DELA CRUZ PULLITAN MARRIED TO ROSALINDA PULLITAN**; **PAULO PULLITAN**, is herein represented by **ROSALINDA PULLITAN**, as his **Attorney-in-Fact** filed at RTC Trece Martires City. The correction should be **PAULO DELA CRUZ PULLITAN MARRIED TO ROSALINDA PULLITAN** and **LOT 8, BLK. 11 OF THE CONS-SUBD. PLAN, PCS-04-023167, BEING A PORTION OF LOTS 2455-N, 3615 & 3619-B**, dated on **Nov. 26 - Dec. 02, 2024** as a correct input not as published.

Publication: Cavite Times Journal
Dates: December 03 - 09, 2024

ERRATUM

This is to correct the error made in the publication Notice of Extra-Judicial Sale with **FORECLOSURE CASE NO. F-1474-24** filed by **SECURITY BANK CORPORATION** versus **SPOUSES JABBER MACAPASIR GURO AND RAINISAH MUSTAPHA GURO** filed at RTC Trece Martires City. It should be **public auction on 19 DECEMBER 2024 at 10:00 o'clock in the morning** dated on **Nov. 26 - Dec. 02, 2024** as a correct input not as published.

Publication: Cavite Times Journal
Dates: December 03 - 09, 2024

UGALIING MAG-BASANG
CAVITE TIMES JOURNAL

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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-1257-24

GERALDINE SERION REANTASO,
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, **GERALDINE SERION REANTASO**, with residence and postal addresses at #009 PROVIDENCIA ST., CENTRAL SIGNAL VILLAGE TAGUIG METRO MANILA and LOT 17 BLK 5 MAYFLOWER COUNTY BUENAVISTA GEN. TRIAS CAVITE 4107 to satisfy the mortgage indebtedness as of 12 August 2024 amounts to **SIX HUNDRED TWENTY ONE THOUSAND FIVE HUNDRED FIVE PESOS & 10/100 (P621,505.10)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 DECEMBER 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. 057-2017014024

A PARCEL OF LAND (LOT 17, BLK 5 OF THE CONS-SUBD PLAN PCS-04-021944, BEING A PORTION OF LOTS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, BLK-50; BLOCK 97 ALL OF PCS-01 016997; LOTS 8 TO 52, BLK 47; LOTS 1 TO 40, BLK 47-A; LOTS 1 TO 35, BLK 48; LOTS 1 TO 41, BLK-49; LOTS 1 TO 15, BLK 49-A; LOTS 22, 24, 26, 28, 29, BLK-50; LOTS 1 TO 46, BLK 51; LOTS 26 TO 48, BLK. 52; ROAD LOTS 22 TO 26, 28 & 29, ALL OF PCS-04-018128 (LRC REC. NO. 5964) SITUATED IN BRGY. OF BUENAVISTA, MUN. OF GEN TRIAS, PROV. OF CAVITE, ISLAND OF LUZON, BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 13, BLK. 5, ON THE SE., ALONG LINE 2-3 BY LOT 18, BLK 5, ON THE SW., ALONG LINE 3-4 BY ROAD-8A (6.00 M. WIDE) AND ON THE NW., ALONG LINE 4-1 BY LOT 16, BLK 5, ALL OF THE CONS-SUBD PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF **FIFTY (50) SQ. METERS, MORE OR LESS. 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 **10 JANUARY 2025** 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, NOVEMBER 20, 2024

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

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

GERALDINE SERION REANTASO
#009 PROVIDENCIA ST., CENTRAL SIGNAL VILLAGE TAGUIG METRO MANILA and
LOT 17 BLK 5 MAYFLOWER COUNTY BUENAVISTA GEN. 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: November 26, December 03 & 10, 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-1199-24

MERLINDA SALES MIRAMBIL is herein represented by her Attorney-in-Fact, MICHAEL MIRAMBIL FORIO,
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, **MERLINDA SALES MIRAMBIL is herein represented by her Attorney-in-Fact, MICHAEL MIRAMBIL FORIO**, with residence and postal addresses at 98 NINADA ST. LITEX ROAD COMMONWEALTH QUEZON CITY 1121 and LOT 1 BLK. 48 SOUTH SQUARE VILLAGE BRGY. PASONG KAWAYAN II GEN. TRIAS CAVITE to satisfy the mortgage indebtedness as of 12 August 2024 amounts to **ONE MILLION THREE HUNDRED THIRTEEN THOUSAND NINE HUNDRED SEVENTY SEVEN PESOS & 64/100 (P1,313,977.64)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction **20 DECEMBER 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. 057-2012034740

A PARCEL OF LAND (LOT 1, BLK. 48 OF THE CONS./ SUBD. PLAN, PCS-04-013705, BEING A PORTION OF LOTS 3072 & 2331, SAN FRANCISCO DE MALABON ESTATE, LRC REC. NO. 5964), SITUATED IN THE BRGY. PASONG KAWAYAN II, MUN. OF GEN. TRIAS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 5, BLK. 48; ON THE SW., ALONG LINE 2-3 BY ROAD 12; ON THE NW., ALONG LINE 3-4 BY ROAD 12; AND ALONG LINE 4-5 BY ROAD 11; AND ON THE NE., ALONG LINE 5-1 BY LOT 2, BLK. 48, ALL OF THE CONS./ SUBD. PLAN. BEGINNING AT APT. MARKED "1" ON PLAN X X X CONTAINING AN AREA OF **FORTY SIX (46) 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 **10 JANUARY 2025** 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, NOVEMBER 20, 2024

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

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

MERLINDA SALES MIRAMBIL is herein represented by her Attorney in Fact, MICHAEL MIRAMBIL FORIO
98 NINADA ST. LITEX ROAD COMMONWEALTH QUEZON CITY 1121 and
LOT 1 BLK. 48 SOUTH SQUARE VILLAGE BRGY. PASONG KAWAYAN II GEN. TRIAS CAVITE

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

Publication: Cavite Times Journal
Dates: November 26, December 03 & 10, 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-1192-24

WILSON MONDOÑEDO married to LOLINE MONDOÑEDO; WILSON MONDOÑEDO is herein represented by his Attorney-In-Fact LOLINE MONDOÑEDO,
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, **WILSON MONDOÑEDO married to LOLINE MONDOÑEDO; WILSON MONDOÑEDO is herein represented by his Attorney-In-Fact LOLINE MONDOÑEDO**, with residence and postal addresses at 2100-A4 STA. RITA ST., BACLARAN PARAÑAQUE, METRO MANILA and LOT 22 BLK. 12 CARISSA HOMES TANZA BRGY. BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of 12 August 2024 amounts to **TWO HUNDRED FIFTY FIVE THOUSAND EIGHT HUNDRED TWENTY ONE PESOS & 53/100 (P255,821.53)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 DECEMBER 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-568416

A parcel of land (Lot 22, Blk. 12 of the subd. plan, Psd-04-076814, being a portion of Lot 2052-B, Psd-042120-076417, L.R.C. Rec. No.), situated in the Brgy. of Bagtas, Mun. of Tanza, Prov. of Cavite, Is. of Luzon. Bounded on the SE., along line 1-2 by Lot 20, Blk. 12; on the SW., along line 2-3 by Rd. Lot 13; on the NW., along line 3-4 by Lot 24, Blk. 12; on the NE., along line 4-5 by Lot 23, Blk. 12; along line 5-1 by Lot 21, Blk. 12; all of the subd. plan. Beginning at a pt. marked "1" on plan, x x x containing an area of **THIRTY FIVE (35) SQ. MS. 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 **10 JANUARY 2025** 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, NOVEMBER 20, 2024

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

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

WILSON MONDOÑEDO married to LOLINE MONDOÑEDO
2100-A4 STA. RITA ST., BACLARAN PARAÑAQUE, METRO MANILA and
LOT 22 BLK. 12 CARISSA HOMES TANZA BRGY. BAGTAS, TANZA, CAVITE

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

Publication: Cavite Times Journal
Dates: November 26, December 03 & 10, 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-1454-24

PAULO DELA CRUZ PULLITAN MARRIED TO ROSALINDA PULLITAN; PAULO PULLITAN, is herein represented by ROSALINDA PULLITAN, as his Attorney-in-Fact
Mortgagor/s.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE
Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (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, **PAULO DELA CRUZ PULLITAN MARRIED TO ROSALINDA PULLITAN; PAULO PULLITAN, is herein represented by ROSALINDA PULLITAN, as his Attorney-in-Fact** with residence and postal address at LOT 7, BLOCK 42, PHASE 1-B, ACACIA, SILANG, CAVITE and LOT 8, BLOCK 11, PHASE 2, WEST GOVERNOR HEIGHTS, BARANGAY CABUCO, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of August 7, 2024 amounts to **FIVE HUNDRED TWELVE THOUSAND EIGHT HUNDRED FIVE PESOS AND 88/100 (P512,805.88)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **20 DECEMBER 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. 077-2013000007
A PARCEL OF LAND (LOT 8, BLK. 11 OF THE CONS-SUBD. PLAN, PCS-04-023167, BEING A PORTION OF LOTS 2455-N, 3615 & 3619-B, FLS-1839, S.C. DE MALABON ESTATE), SIT. IN THE BRGY. OF CABUCO, CITY OF TRECE MARTIRES, PROV. OF CAVITE, IS, OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 1, BLK. 11, ON THE SE., ALONG LINE 2-3 BY LOT 10, BLK. 11; ON THE SW., ALONG LINE 3-4 BY RD. LOT 14; AND ON THE NW., ALONG LINE 4-1 BY LOT 6, BLK. 11, ALL OF THE CONS-SUBD. PLAN, BEGINNING AT A PT. MARKED "1" ON PLAN X X X CONTAINING AN AREA OF **FIFTY (50) SQ. METERS. X X X**
All sealed bids must be submitted to the undersigned on the above-stated time and date.
In the event the public auction should not take place on the said date and time, it shall be held on **10 JANUARY 2025** 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, NOVEMBER 20, 2024
(Sgd.) ANDRES B. ESPINA
Sheriff IV
Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
c/o **PAULINO E. CASES, JR.**
CASES COLLECTION MANAGEMENT, INC
Attorney In-Fact, Cases Chun & Associates Law Offices
6TH Floor JELP Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City
PAULO DELA CRUZ PULLITAN MARRIED TO ROSALINDA PULLITAN; PAULO PULLITAN, is herein represented by ROSALINDA PULLITAN, as his Attorney-in-Fact
LOT 7, BLOCK 42, PHASE 1-B, ACACIA, SILANG, CAVITE and LOT 8, BLOCK 11, PHASE 2, WEST GOVERNOR HEIGHTS, BARANGAY CABUCO, TRECE MARTIRES CITY, CAVITE
WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale
Publication: Cavite Times Journal
Dates: November 26, December 03 & 10, 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-1305-24

JAYPHI R. ORDIALES
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, **JAYPHI R. ORDIALES** with residence and postal address at BLK. 3, LOT 16 B, LA PAZ HOMES 2, BRGY. CABEZAS, TRECE MARTIREZ CITY, CAVITE and LOT 9, BLOCK 51, (PCS-E2014000494), PH. 2, LA PAZ HOMES 2, CABEZAS, TRECE MARTIRES, CAVITE to satisfy the mortgage indebtedness as of August 12, 2024 amounts to **FOUR HUNDRED SEVENTY THOUSAND ONE HUNDRED FIFTY SEVEN PESOS & 70/100 (P470,157.70)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **20 DECEMBER 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. 077-2017001890
LOT NO: 9 PLAN NO: (LRA) PCS-E2014000494
CONS-SUBD. OF: LOTS 6, 8, 10, 12, 14, ALL OF BLOCK 51, PSD-042122-053619 CLR. REC. N. 5964
LOCATION: CABEZAS, TRECE MARTIRES, CAVITE
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 11, BLOCK 51, PSD-042122-053619
2-3	NW	LOT 8, (LRA) PCS-E2014000494
3-4	NE	ROAD LOT 52, PSD-042122-053619
4-1	SE	LOT 10, (LRA) PCS-E2014000494

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 **10 JANUARY 2025** 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, NOVEMBER 20, 2024
(Sgd.) JOSELITO L. ARANDA
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
JAYPHI R. ORDIALES
BLK. 3, LOT 16 B, LA PAZ HOMES 2, BRGY. CABEZAS, TRECE MARTIREZ CITY, CAVITE and LOT 9, BLOCK 51, (PCS-E2014000494), PH. 2, LA PAZ HOMES 2, CABEZAS, TRECE MARTIRES, CAVITE
WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale
Publication: Cavite Times Journal
Dates: November 26, December 03 & 10, 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-1474-24

SPOUSES JABBER MACAPASIR GURO AND RAINISAH MUSTAPHA GURO
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 Mortgagors-Debtors, **SECURITY BANK CORPORATION** with business address at Security Rank Centre, 6776 Ayala Avenue, Makati City against the Mortgagee, SPOUSES JABBER MACAPASIR GURO AND RAINISAH MUSTAPHA GURO with residence and postal addresses at Block 13A Lot 09 Manchester 8, Barangay Navarro, General Trias, Cavite and at 355 Kablusan Street Zapote 1, Bacoor, Cavite to satisfy the mortgage indebtedness as of 07 October 2024 amounts to **TWO MILLION FIVE HUNDRED FOUR THOUSAND ONE HUNDRED TWENTY-ONE and 21/10 PESOS (Php 2,504,121.21)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **19 DECEMBER 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. 057-2020026721
LOT NO: 9, BLOCK NO: 13A, PLAN NO: PCS-04-030364
PORTION OF: LOTS 1, 2, 4, 6, 8, 10, 12, 14, 16, 28, BLK.-2, LOTS 1, 2, 24, 27, 39 TO 63, BLK.-8, LOTS 1 & 2, BLK.-9, LOTS 1, 2, 4, 6, 8, 10, 12, 14, 16 TO 19, BLK.-10, LOTS 1 & 2, BLK-11, LOTS 1 & 2, BLK-12, LOTS 1 TO 30, BLK.-13 & ROAD LOTS 3, 12 TO 19 ALL OF PCS-04-028616; LRC RECORD NO. 5964; DECREE NO. 4270
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-3	NW, NE	LOT 18, BLOCK 13A, PCS-04-030364
3-4	SE	ROAD LOT 18, PCS-04-030364
4-1	SW	LOT 11, BLOCK 13A, PCS-04-030364

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 he held on **09 JANUARY 2025** 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, NOVEMBER 20 2024
(Sgd.) RICARDO A. TOLEDO
Sheriff IV
Copy Furnished:
SECURITY BANK CORPORATION
Security Bank Centre, 6776 Ayala Avenue, Makati City
LARIBA MANGROBANG MIRALLES DUMBRIQUE FULGENCIO REGONDOLA RODRIGUEZ & AYENTO
Counsel for Security Bank Corporation
Security Bank Centre Building, 6776 Ayala Avenue, Makati City
SPOUSES JABBER MACAPASIR GURO AND RAINISAH MUSTAPHA GURO
Block 13A Lot 09 Manchester 8, Barangay Navarro, General Trias, Cavite and 355 Kablusan Street Zapote 1, 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: November 26, December 03 & 10, 2024

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

PHILIPPINE NATIONAL BANK,
Applicant-Mortgagee,

-versus- FORECLOSURE CASE NO. F-1471-24

SPOUSES DONNA A. SERRANO AND
GEORGE STANLEY T. SERRANO,
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 Applicant-Mortgagee, **PHILIPPINE NATIONAL BANK**, with business address at PNB Financial Center, Pres. Diosdado Macapagal Blvd., Pasay City, Metro Manila, against the Debtors-Mortgagors, **SPOUSES DONNA A. SERRANO AND GEORGE STANLEY T. SERRANO**, with residence and postal address at (i) Block 11 Lot 15, Kensington 6, Lancaster New City, Brgy. Navarro, General Trias, Cavite, (ii) 15/924 Dcondo Soi 9 Ramkhamhaeng Road, Huamark Bankapi, Bangkok 10240, Thailand; (iii) M. H. Del Pilar St. Baclig, Cabugao, Ilocos Sur, and, (iv) Block 5, Lot 12, Kensington 17, Brgy. Navarro, General Trias, Cavite, to satisfy the mortgage indebtedness as of September 30, 2024, amounts to **THREE MILLION EIGHT HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED THIRTY NINE PESOS & 04/100 PESOS (Php3,874,939.04)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **19 DECEMBER 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. 057-2019008421

LOT NO: 12 BLOCK NO: 5 PLAN NO: PCS-04-028598
PORTION OF: THE CONS/SUBD OF LOT'S 1698, (RS-04-001799) LOT 1699, (RS-04-003884) LOT 1701 (FRS-04-005313) ALL OF SAN FRANCISCO DE MALABON ESTATE & LOT 1726-A, LOT 1726-B, LOT 1726-C, PSD-04-098877, DECREE 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 10, BLOCK 5, PCS-04-028598
2-3 SW ROAD LOT 12, PCS-04-028598
3-4 NW LOT 14, BLOCK 5, PCS-04-028598
4-1 NE LOT 11, BLOCK 5, PCS-04-028598
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 **09 JANUARY 2025** 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, NOVEMBER 20 2024

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

PHILIPPINE NATIONAL BANK
PNB Financial Center, Pres. Diosdado Macapagal Blvd., Pasay City, Metro Manila

CONSTANTINO AND ASSOCIATES LAW OFFICE
Counsel for the Applicant
CALO Bldg., No. 12, Mapagkumbaba St., Sikatuna, Quezon City

SPOUSES DONNA A. SERRANO AND
GEORGE STANLEY T. SERRANO
(i) Block 11 Lot 15, Kensington 6, Lancaster New City, Brgy. Navarro, General Trias, Cavite.
(ii) 15/924 Dcondo Soi 9 Ramkhamhaeng Road, Huamark Bankapi, Bangkok 10240, Thailand;
(iii) M. H. Del Pilar St., Baclig, Cabugao, Ilocos Sur, and,
(iv) Block 5. Lot 12, Kensington 17, Brgy. Navarro, General Trias, Cavite

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

Publication: Cavite Times Journal
Dates: November 26, December 03 & 10, 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-1318-24

JOSEFINA R. PARNASO,
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, **JOSEFINA R. PARNASO**, with residence and postal addresses at UNIT 2 PR LUYA BLDG CONG RD GMA CAVITE 4117 and LOT 69 B14 VILLE DE PALME SUBD. SANTIAGO, GEN. TRIAS CAVITE to satisfy the mortgage indebtedness as of 21 August 2024 amounts to **SEVENTY NINE THOUSAND THREE HUNDRED NINE PESOS & 56/100 (P79,309.56)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction **20 DECEMBER 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. 057-2011033281

A PARCEL OF LAND (LOT 69 BLK. 14 OF THE CONS. & SUBD. PLAN PCS-04-020925, BEING A PORTION OF THE CONS. OF LOTS 2565 & 3434 (RS-04-002981) SAN FRANCISCO DE MALABON ESTATE, L.R.C. REC. NO. 5984) SITUATED IN BRGY OF SANTIAGO, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 70 BLK. 14; ON THE NE., ALONG LINE 2-3 BY LOT 67 BLK. 14, ON THE SE., ALONG LINE 3-4 BY ROAD LOT 16 AND ON THE SW., ALONG LINE 4-1 BY LOT 71 BLK. 14 ALL OF THE CONS. & SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF **FORTY (40) 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 **10 JANUARY 2025** 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, NOVEMBER 20, 2024

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o ATTY. CLARENCE LEE B. EVANGELISTA
Attorney-in-Fact, PCCS (Panlilio's Credit and Collections Services)
3rd Floor, Z-Executives Suites Bldg., 1132 Quezon Ave, Quezon City

JOSEFINA R. PARNASO
UNIT 2 PR LUYA BLDG CONG RD GMA CAVITE 4117 and
LOT 69 B14 VILLE DE PALME SUBD. SANTIAGO, 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: November 26, December 03 & 10, 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-1339-24

ANNABELLA T. DRECE, married to RENATO C. DRECE; SPS. ANNABELLE T. DRECE and
RENATO C. DRECE are herein represented by
their Attorney-in-Fact, LILIAN G. TABORA
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, **ANNABELLA T. DRECE, married to RENATO C. DRECE; SPS. ANNABELLE T. DRECE and RENATO C. DRECE are herein represented by their Attorney-in-Fact, LILIAN G. TABORA**, with residence and postal address at LOT 7 BLOCK 27 PHASE 3 SPRINGVILLE 2 CENTRAL, MOLINO, BACOR, CAVITE and LOT 16 BLOCK 36 PHASE 5 PARKLANE COUNTRY HOMES, BRGY. SANTIAGO, GENERAL TRIAS, CAVITE to satisfy the mortgage indebtedness as of August 12, 2024 amounts to **SEVEN HUNDRED FORTY FOUR THOUSAND TWO HUNDRED EIGHTY NINE PESOS & 05/100 (P744,289.05)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **20 DECEMBER 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-1213600

A parcel of Land (Lot 16, Blk. 36, of the cons./subdivision plan, Pcs-04-016470, being a portion of Lot 1-50 Blk. 76-A, Road Lot 1 & 2, Lot 28 & 29, Blk. 91, Lot 1-4 Blk. 92, Lot 1, Blk. 93, Lot 1, Blk. 94, Lot 3 Blk. 96, Easement 1 of Psd-04-095680; Lot 5, Blk. 18 Lot 1-4 Blk. 19, Lot 1, 3, 6, & 7 Blk. 20, Lot 1 & 10 Blk. 21, Lot 1 Blk. 23, Lot 1. Blk. 24, Lot 17, Blk. 24, Excluded Area 1 Road Lot 8, Easement 5-7 of Pcs-04-012428; Lot 1 Blk. 14, Lot 1 Blk. 15, Lot 1 blk. 16 Lot 1 & 8 Blk. 17 Lot 2 Blk. 1, easement 3 of Psd-04-011595, L.R.C. Rec. No.), situated in Brgy. Santiago, Municipality of Gen. Trias, Prov. Of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 15, Blk. 17; on the SE., along line 2-3 by Road Lot, 13, all of the subd. plan; and along line 3-4 by Road, on the SW., along line 4-5 by Lot 4, Blk. 24 Psd-04-012428; and on the NW., along line 5-6 by Lot 3 Blk. 24, Psd-04-012428 and along line 6-1 by Lot 2 Blk. 24, Psd-04-012428. Beginning at a point marked "1" on plan X X X containing an area of **SIXTY TWO (62) 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 **10 JANUARY 2025** 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, NOVEMBER 20, 2024

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o ATTY. POMPEYO P. MAYNIGO
Attorney-In-Fact, Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen Gil. J. Puyat Ave. Pasay City

ANNABELLA T. DRECE, married to RENATO C. DRECE; SPS. ANNABELLE T. DRECE and RENATO C. DRECE are herein represented by their Attorney-in-Fact, LILIAN G. TABORA
LOT 7 BLOCK 27 PHASE 3 SPRINGVILLE 2 CENTRAL, MOLINO, BACOR, CAVITE and LOT 16 BLOCK 36 PHASE 5 PARKLANE COUNTRY HOMES, BRGY. 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: November 26, December 03 & 10, 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-1270-24

JOSARIE AVILA ZAMORA married to
JOEL MADRONA ZAMORA
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, **JOSARIE AVILA ZAMORA married to JOEL MADRONA ZAMORA** with residence and postal address at 93 TANQUE ST., UN AVE., MANILA and LOT 33 BLOCK 62 HENERAL UNO, PASONG KAWAYAN, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of August 20, 2024 amounts to **TWO HUNDRED NINETY EIGHT THOUSAND FIVE HUNDRED FIFTY NINE PESOS & 29/100 (P298,559.29)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **20 DECEMBER 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. 057-2020008351
A PARCEL OF LAND (LOT 33, BLK 62 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-027483, BEING A PORTION OF LOT 3183, SAN FRANCISCO DE MALABON ESTATE, RS-04-002268 AND LOT 3299, SAN FRANCISCO DE MALABON ESTATE, RS-04-001981) SITUATED IN THE BARANGAY OF PASONG KAWAYAN, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 32, BLK 62; ON THE NW., ALONG LINE 2-3 BY ROAD LOT 73 (6.50 M. WIDE); ON THE NE., ALONG LINE 3-4 BY LOT 34, BLK 62; ON THE SE., ALONG LINE 4-5 BY LOT 11, BLK 62; AND ON THE SE., ALONG LINE 5-1 BY LOT 12, BLK 62 ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF **FIFTY SEVEN (57) SQUARE METERS, MORE OR LESS. 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 **10 JANUARY 2025** 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, NOVEMBER 20, 2024
(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV
Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
ATTY. MELANIO A. BADENAS JR.
Attorney-in-Fact, GCCS & Associates Corp.
RM. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City
JOSARIE AVILA ZAMORA married to JOEL, MADRONA ZAMORA
93 TANQUE ST., UN AVE, MANILA and
LOT 33 BLOCK 62 HENERAL UNO, PASONG KAWAYAN, 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: November 26, December 03 & 10, 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-1119-24

TERESITA V. CALINAWAN married to
RONALDO Q. CALINAWAN
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, **TERESITA V. CALINAWAN married to RONALDO Q. CALINAWAN** with residence and postal address at 249-F SAN NICOLAS, BACOR CAVITE and LOT 9 BLK. 8 PH. 2 MARY CRIS COMPLEX BO. ALANG-ILANG GEN, TRIAS CAVITE to satisfy the mortgage indebtedness as of August 12, 2024 amounts to **NINETY SIX THOUSAND TWO HUNDRED PESOS & 56/100 (P 96,200.56)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **19 DECEMBER 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-820304
A PARCEL OF LAND (Lot 9 Block 8) of the subdivision plan Psd-04-093013, being a portion of Lot 2533 SFD MALABON EST, situated in the barrio of ALANG-ILANG, municipality of GEN TRIAS, province of CAVITE, Island of LUZON. Bounded on the SE., along line 1-2 by Lot ALLEYS, on the SW, along line 2-3 by Lot 10 Block 8, on the NW, along line 3-4 by Lot 36 Block 8, and on the NE, along line 4-1 by Lot 8 Block 8, all of the subdivision plan. Beginning at point marked 1 on plan X X X containing an area of **THIRTY SIX (36) SQUARE METERS X X X**
All sealed bids must be submitted to the undersigned on the above-stated time and date.
In the event the public auction should not take place on the said date and time, it shall be held on **09 JANUARY 2025** 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, NOVEMBER 20, 2024
(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV
Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o ATTY. CAESAR S. EUROPA
Attorney-In-Fact, Legal Counsel, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City
TERESITA V. CALINAWAN married to RONALDO Q. CALINAWAN
249-F SAN NICOLAS, BACOR CAVITE and
LOT 9 BLK. 8 PH. 2 MARY CRIS COMPLEX BO. ALANG-ILANG 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: November 26, December 03 & 10, 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-1441-24

CECILE DIVINA RELLO, married to
ALLINE ARMENIO RELLO
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, **CECILE DIVINA RELLO, married to ALLINE ARMENIO RELLO** with residence and postal address at LOT 10 BLOCK 176 DAHLIA ST., PEMBO, MAKATI CITY and LOT 11 BLOCK 28 PHASE 15 KENSINGTON, BRGY. NAVARRO, GENERAL TRIAS, CAVITE to satisfy the mortgage indebtedness as of August 12, 2024 amounts to **ONE MILLION THREE HUNDRED SEVENTY THOUSAND SIX HUNDRED SIXTEEN PESOS & 40/100 (P1,370,616.40)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **20 DECEMBER 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. 057-2020002691
LOT NO: 11 BLOCK NO: 28 PLAN NO: PCS-04-030034
PORTION OF: LOTS 1661, 1690, 1691, 1692, SAN FRANCISCO DE MALABON, ALL OF; LOT 1693, SAN FRANCISCO DE MALABON ESTATE, FRS-04-005190; LOT 1675-A, PSD-04-227993; LOT 1689-A, PSD-04-234931; LRC REC. NO. 5964
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 10, BLOCK 28, PCS-04-030034
2-3	NW	LOT 13, BLOCK 28, PCS-04-030034
3-4	NE	ROAD LOT 37, PCS-04-030034
4-1	SE	LOT 9, BLOCK 28, PCS-04-030034

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 **10 JANUARY 2025** 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, NOVEMBER 20, 2024
(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV
Copy Furnished:
HOME DEVELOPMENT MIUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o ATTY. POMPEYO P. MAYNIGO
Attorney-In-Fact, Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen Gil. J. Puyat Ave. Pasay City
CECILE DIVINA RELLO, married to ALLINE ARMENIO RELLO
LOT 10 BLOCK 176 DAHLIA ST., PEMBO, MAKATI CITY and
LOT 11 BLOCK 28 PHASE 15 KENSINGTON, BRGY. NAVARRO, GENERAL TRIAS, CAVITE
WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale
Publication: Cavite Times Journal
Dates: November 26, December 03 & 10, 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-1213-24

FERNANDO T. TORRES married to
JESSICA A. TORRES,
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, **FERNANDO T. TORRES married to JESSICA A. TORRES**, with residence and postal addresses at BLK 8 LOT 43 PARAMOUNT HOMES P 1, BRGY. NAVARRO, GEN. TRIAS, CAVITE and LOT 43 BLK 8 SAN FRANCISCO DE MALABON ESTATE NAVARRO GENERAL TRIAS CAVITE to satisfy the mortgage indebtedness as of 12 August 2024 amounts to **TWO HUNDRED TWENTY SIX THOUSAND SEVEN HUNDRED SEVENTY SEVEN PESOS & 57/100 (P226,777.57)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 DECEMBER 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-887750
A parcel of land (lot 43 Blk. 8 of the subd. plan, Psd-04-104526, being a portion of Lot 1742, San Francisco de Malabon Estate, Rs-04-002673, LRC Rec. No. 5964) situated in the Brgy. of Navarro, Mun. of Gen. Trias, Prov. of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 44, Blk.8; on the SE., along line 2-3 by Lot 45, Blk. 8; on the SW., along line 3-4 by Alley Lot 9 (4.50 m. wide) and on the NW., along line 4-1 by Lot 41, Blk.8, all of the subd.plan. Beginning at a point marked "1" on plan x x x containing an area of **THIRTY TWO (32) 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 **10 JANUARY 2025** 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, NOVEMBER 20, 2024
(Sgd.) RICARDO A. TOLEDO
Sheriff IV
Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
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
FERNANDO T. TORRES married to JESSICA A. TORRES
BLK 8 LOT 43 PARAMOUNT HOMES P 1, BRGY, NAVARRO, GEN. TRIAS, CAVITE and
LOT 43 BLK 8 SAN FRANCISCO DE MALABON ESTATE NAVARRO GENERAL TRIAS CAVITE
WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale
Publication: Cavite Times Journal
Dates: November 26, December 03 & 10, 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-1217-24

EDSON L. VICENTE
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, **EDSON L. VICENTE** with residence and postal address at BLK. 30 LOT 32 VICTORIA REYES PROPERTY, PAG-ASA, DASMARIÑAS CITY, CAVITE and LOT 29 BLK 4 KARLA VILLE PARKHOMES II HUGO PEREZ TRECE MARTIRES CITY CAVITE 4109 to satisfy the mortgage indebtedness as of August 12, 2024 amounts to **FOUR HUNDRED TWENTY FIVE THOUSAND FIVE HUNDRED ELEVEN PESOS & 52/100 (P425,511.52)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **20 DECEMBER 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. 077-2022003010
LOT NO: 29 BLOCK NO: 4 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 34, BLOCK 4, PCS-04-029782
2-3	SW	LOT 31, BLOCK 4, PCS-04-029782
3-4	NW	ROAD LOT 5, PCS-04-029782
4-1	NE	LOT 27, BLOCK 4, PCS-04-029782

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 **10 JANUARY 2025** 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, NOVEMBER 20, 2024
(Sgd.) ANDRES B. ESPINA
Sheriff IV
Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o ATTY. CAESAR S. EUROPA
Attorney-In-Fact, Legal Counsel, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City
EDSON L. VICENTE
BLK. 30 LOT 32 VICTORIA REYES PROPERTY, PAG-ASA, DASMARIÑAS CITY, CAVITE and
LOT 29 BLK 4 KARLA VILLE PARKHOMES II HUGO PEREZ TRECE MARTIRES CITY CAVITE 4109
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: November 26, December 03 & 10, 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-1254-24

NENIDA G. ROSON,
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, **NENIDA G. ROSON**, with residence and postal addresses at #1122 BATAAN ST., GUADALUPE MAKATI CITY and LOT 38 BLK. 8 WEST PLAINS SUBD., BRGY. SAN AGUSTIN TRECE MARTIRES CITY CAVITE to satisfy the mortgage indebtedness as of 12 August 2024 amounts to **THIRTY FIVE THOUSAND TWO HUNDRED SEVENTY PESOS & 76/100 (P35,270.76)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **20 DECEMBER 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-47881-
A parcel of land (Lot 38, Blk. 8 of the cons./subd. plan, Pcs-04-012864, being a portion of the cons. of Lots 2835 & 2836, Fls-2818, Sta. Cruz de Malabon Estate & Lot 2837-B (LRC) Psd-165249, LRC Rec. No. 6832), situated in the Brgy. of San Agustin, City of Trece Martires. Prov. of Cavite, Is. of Luzon, Bounded on the NE., along line 1-2 by Lot 40, Blk. 8; on the SE., along line 2-3 by Rd. Lot 5; on the SW., along line 3-4 by Lot 36, Blk. 8 & on the NW., along line 4-1 by Lot 37, Blk. 8, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan, x x x containing an area of **FORTY ONE SQ.M. & TWENTY SQ. DEC. (41.20) more or less.** 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 **10 JANUARY 2025** 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, NOVEMBER 20, 2024
(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV
Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
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
NENIDA G. ROSON
#1122 BATAAN ST., GUADALUPE MAKATI CITY and
LOT 38 BLK. 8 WEST PLAINS SUBD., BRGY. SAN AGUSTIN 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: November 26, December 03 & 10, 2024



ATIN 'TO! AT YOUR SERVICE

On December 2, 2024, Governor Athena Tolentino extended the Women's Welfare Program to the municipality of Amadeo, offering Php 2,000 in financial assistance to 2,000 women in the area. The initiative highlights her commitment to supporting women in Cavite and promoting community development through targeted support. Local leaders, including Mayor Redel Dionisio and members of the Sangguniang Bayan, strongly endorsed the program, stressing the importance of empowering women in building resilient and thriving communities. With thousands of beneficiaries across the province, the program reflects the Provincial Government's steadfast dedication to improving women's welfare. Cavite continues to lead in promoting inclusivity and progress, ensuring that every Caviteña has the resources and opportunities needed to succeed. (A. Sarte)

Cavite... (FROM PAGE 1)

The highlight of the program was the State of Children Address delivered by Board Member Romel Enriquez, PCPC Vice Chairperson, which showcased the Provincial Government of Cavite's (PGC) programs and services aimed at ensuring the welfare, protection, and development of children in the province.

The event was graced by Board Member Chelsea Sarno, SK Provincial

MPTC... (FROM PAGE 1)

"As a company and as individuals dedicated to fostering economic and social development in our communities while minimizing our environmental impact, we stand united with various socio-civic organizations and the private sector to further this mission. Together, we strive to uphold children's rights — ensuring they are heard, empowered, and provided with a safe and healthy environment. At MPTC, our goal is to create safer roads for our children, enabling them to pursue their future and lead healthy, happy, and productive lives," stated Atty. Cynthia Casino, Chief Corporate Governance and Head of Sustainability at MPTC.

In line with MPTC Group's road safety efforts, NLEX Corporation launched a picture book

children enjoyed traditional Filipino games like sack race, limbo rock, calamansi relay and pabitin. Free food carts and photo booths further brought joy to the young participants.

Another key part of the event was the awarding ceremony for the PCPC New Logo Making Contest, where Ms. Samantha Sophia Arcilla from Bacoor City was declared the winner. Her creative design will serve as the new emblem of the PCPC, symbolizing its commitment to children's welfare.

The event concluded with an inspiring message from Ms. Precyl Ramos, OIC - PSWDO, who emphasized the importance of continued collaboration in creating a safe and nurturing environment for Caviteño children.

The celebration reaffirmed the province's dedication to empowering children and raising awareness on protecting their rights, creating a brighter and safer future for every young Caviteño. (OPIO)

On November 20, MPTC lit several of its key structures in blue to demonstrate its commitment to creating safer roads for children in celebration of World Children's Day. These structures included NLEX Corporation's headquarters in Balintawak, Caloocan; the NLEX Drive and Dine motorists' rest stop in Valenzuela; MPT South's LEED Gold-Certified South Hub in Imus City, Cavite; and the iconic Cebu-Cordova Link Expressway in Cebu.

As part of this initiative, MPTC also echoed the message of this year's World Children's Day by utilizing its expressway network assets through billboards that promote road safety for children and highlighting its shared commitment to provide a safer and empowered future for them. This message was also replicated on its online channels with the help of

its business units.

MPTC took a significant stride this year to further integrate Child Rights and Business Principles (CRBP) across its organization and reinforce its commitment to child rights and safety. The company held a four-day workshop in partnership with the Ateneo Human Rights Center (AHRC), with key representatives from its sister companies PLDT Inc. and Smart Communications, Inc. To fortify its efforts, the organization is also preparing for its initiative to conduct a Child Rights Impact Assessment (CRIA) in 2025.

MPTC Group's campaigns on child road safety have been recognized by numerous organizations, including the Department of Health's Healthy Pilipinas Gold Award, the Asia CEO Awards, and the prestigious ESG Business Awards 2024.

PALAI SIPAN

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34					35		37			
37							38			

- PAHALANG**
1 Pintig
6 Lamandagat
11 Uri ng punong kahoy
12 Pandak
13 Hugis ng ginto o sabon
15 Sigalot
16 Tuyo
17 Inistorbo
19 Liter: daglat
20 Dula
21 Ihanda sa lamesa
23 Halaman
25 Bigay sa karerista
28 Aamoy
30 Solo
31 Yugyog
32 Pinagmulan: Ingles
34 Sasa
36 Ihanay
37 Esposa
38 Giya
- PABABA**
1 Daldal
2 Idagil
3 Mahilig tumawad
4 Isa: Ingles
5 Pagbaba ng tubig dagat
6 La Union
7 Hugasan ang bigas
8 Paghapdi ng sikmura dahil sa gutom
9 Sabi nila
10 Titik sa musika
17 Hagdang pansamantala
18 Yaman
21 Kinapitan ng agiw
22 I known ___ So Well
23 Talim
24 Hindi mapalagay
25 Lubos
26 Idagit
27 Isla sa Visayas
28 Tadyak
29 Tunay
33 Tulyapis
35 Dingdong Avanzado

SAGOT SA NAKARAAN

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2024 Philippine Textile Congress highlights innovations and vision for sustainable future



THE Department of Science and Technology (DOST) celebrated groundbreaking advancements and a renewed vision for the Philippine textile industry at the 2024 Philippine Textile Congress which brought together leaders, scientists, and policymakers to discuss the role of innovation in transforming the industry and fostering sustainable development in the country.

► 2024 PHILIPPINE • 3

LUNGSOD NG GENERAL TRIAS TUMANGGAP NG PARANGAL



Isang karangalan po para sa Lungsod ng General Trias na nabigyan ng iba't-ibang karangalan sa nagdaang REGIONAL NUTRITION AWARDING CEREMONY 2023, na ginanap noong November 11, 2024 sa Acacia Hotel, Muntinlupa City, kung saan nakamit po natin ang mga sumusunod pagkilala: CITY OF GENERAL TRIAS 2023 GREEN BANNER SEAL OF COMPLIANCE AWARDEE CALABARZON MOST PROMISING LOCAL NUTRITION COMMITTEE BARANGAY SAN JUAN II FINALIST, OUTSTANDING BARANGAY NUTRITION COMMITTEE MS. LEONAVIE H. BAYLEN FINALIST, OUTSTANDING CITY NUTRITION ACTION OFFICER MR. JOE KENNETH LOVELY 3RD PLACER, OUTSTANDING CITY NUTRITION PROGRAM COORDINATOR MS. CHERYL LUNA FINALIST, OUTSTANDING BARANGAY NUTRITION SCHOLAR Let's Join Forces for Healthier Gentriseños! #GalingGenTri #LetsJoinForces #AlangangFerrerAlangangGenTri

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

VOL. XX • NO. 43 • 10.00 • DECEMBER 03 - 09, 2024

Experience Adrenaline-Fueled Activities in Cavite with MPT South



Adventure at Yoki's Farm



Adventure at Paraiso de June Quixote

The Grand Magical Christmas Parade continues to enchant shoppers at SM City Rosario



Following its highly successful run at SM City San Pablo, the parade brings over 80 beloved Christmas characters to life, filling the mall with joy and excitement. Shoppers are captivated by vibrant costumes, lively performances, and the festive spirit that radiates throughout the celebration. The magic doesn't stop here—catch the next Grand Magical Christmas Parade at SM Malls in South Luzon.

Cavite came alive with excitement as Metro Pacific Tollways South (MPT South) kicked off its inaugural Biyaheng South Adventure Tour. In collaboration with the Department of Interior and Local Government (DILG Region IV-A), Provincial Government of Cavite, Municipality of Mendez-Nuñez, and Municipality of Maragondon, this one-of-a-kind event showcased the province's most exhilarating activities and picturesque destinations made accessible through MPT South's expressways CAVITEX and CALAX.

A select group of lucky Ka-Biyaheros—energetic Gen Zs and millennials—were chosen through an online raffle hosted on the Biyaheng South Facebook page. Together with other travel influencers, the adventurers embarked on an unforgettable ► EXPERIENCE • 3

“When we strive to become better than we are, everything around us becomes better too.”

— Paulo Coelho

MAYOR AGUINALDO @mayoraginaldo