

CITY GOVERNMENT OF BACOOR DISTRIBUTES PANTAWID HONORARIUM TO PARENT LEADERS



Bacoor City, January 15, 2025 - The City Government of Bacoor, led by Mayor Strike B. Revilla, through the City Social Welfare and Development (CSWD), distributed honorarium to 261 Pantawid Parent Leaders today at the Bacoor City Hall Main Lobby.

The event was attended by Mayor Strike B. Revilla, Vice Mayor Rowena Mendiola, Councilor Levy Tela, Kuya Noly Galvez, Former Kapitan Eric Ugalde, Councilor Karen Evaristo, and Pastor Mike Bautista. The honorarium was given as a token of appreciation for the Parent Leaders' dedication and hard work in supporting the Pantawid Pamilyang Pilipino Program (4Ps) in the city.

▶ CITY GOVERNMENT • 5

CAVITE TIMES JOURNAL
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NGCP not solely to blame for project delays, DOE admits



The Department of Energy (DOE) has admitted that NGCP is not solely responsible for delays in various transmission projects. Energy Undersecretary Sharon Garin explained that several factors have contributed to these delays, including pending approvals from the Energy Regulatory Commission (ERC) and issues related to rights of way involving landowners and the Department of Environment and Natural Resources (DENR). "Sa right of way meron pa.

There are cases that have pending ERC approval also. It's a culmination of everything, like sa Panay, there's an issue with the owner and the DENR," Undersecretary Sharon Garin said during the hearing of the Committee on Legislative Franchises.

Lawmakers welcomed Garin's pronouncement, with Philreca Party-List Rep. Presley De Jesus emphasizing that it is unfair to place all the blame on NGCP for the project delays. "In short, hindi lang ito solely fault ng NGCP, just to make it clear.

▶ NGCP • 4

Binuksan na ang Metro San Jose Pocket Park at Multi-Purpose Basketball Court sa Bayan ng GMA

Opisyal ng binuksan sa pangunguna ng Ama ng Carsigma Cong. Roy Loyola ang Metro San Jose Pocket Park at Multi-Purpose Open Basketball Court sa Brgy. Gregoria de Jesus.



Kasama rin sa mahalagang okasyon na ginanap sina DILG at MLGOO Rhyianne Mejico.

▶ BINUKSAN • 5



Samgyupsalamat has just kicked off an exciting new chapter with their grand opening at the Annex Upper Ground Level of SM City Dasmariñas on January 14, 2025! Prepare for an unforgettable dining experience with their signature Unlimited Korean BBQ, where you can enjoy a wide array of mouthwatering meats, fresh sides, and savory sauces—all grilled to perfection right at your table. Don't miss out on these irresistible deals and make sure to visit soon!

PGCs Medical and Dental Mission Brings Free Services to Residents of Brgy. San Mateo, Dasmariñas City



ATIN 'TO! AT YOUR SERVICE

PGCS MEDICAL AND DENTAL MISSION PROGRAM
JANUARY 7, 2025 | BRGY. SAN MATEO, DASMARIÑAS CITY
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ATIN 'TO! AT YOUR SERVICE

PGCS MEDICAL AND DENTAL MISSION PROGRAM
JANUARY 7, 2025 | BRGY. SAN MATEO, DASMARIÑAS CITY
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In the opening salvo of the Provincial Government of Cavite's medical outreach on January 7, 2025, the residents of Brgy. San Mateo in the City of Dasmariñas were given access to free medical and dental services in a highly successful medical and mission. A total of 393 residents benefited from the initiative, with 343 individuals receiving medical consultations and 50 undergoing dental extractions.

The mission was made possible through the collaborative efforts of the Office of the Provincial Governor, in partnership with the Office of the Provincial Health Officer. Medical and dental practitioners from the General Emilio Aguinaldo Memorial Hospital

(GEAMH) provided their expertise, ensuring the delivery of quality healthcare services.

Brgy. Chairman Isaias C. Villanueva expressed his gratitude to the provincial government for extending much-needed services to his constituents. Barangay Health Workers (BHWs) played a crucial role in facilitating the event and assisting residents.

The mission demonstrates the commitment of bringing healthcare closer to the people, especially in communities that need it most. It underscores the provincial government's dedication to improving public health and enhancing the well-being of Caviteños. **(R. Dones)**

DOST-CALABARZON in partnership with UPLB-DCERP holds Capacity Building Workshop for PSTOs on iSTART Project

With the aim to capacitate the various Provincial Science and Technology Offices (PSTO) regarding the Innovation, Science, and Technology for Accelerating Regional Technology-Based Development (iSTART) project, DOST-CALABARZON, in partnership with the University of the Philippines Los Baños – Department of Community and Environmental Resource Planning (UPLB-DCERP), successfully conducted a capacity-building workshop from December 3-5, 2024, at Monte Vista Hotsprings and Conference Resort, Calamba, Laguna.

The three-day workshop was attended by around 41 participants, including 12 study leaders from UPLB-DCERP and staff from the PSTOs of Cavite, Laguna, Batangas, Rizal, Quezon, as well as selected staff from the regional office.

The primary objective of the workshop was to instill in the PSTOs the knowledge and tools necessary for the implementation of the iSTART project.

The event featured a series of lectures and workshop simulation activities facilitated by the study leaders from UPLB-DCERP. On the first day, the study leaders introduced the concept of STI mainstreaming, with Dr. Edgar M. Reyes Jr., EnP on "Introduction and Rationale of the STI Mainstreaming Guidebook"; Mr. Eligue on "STI Mainstreaming towards crafting the STI Plan"; Engr. Ma. Catriona Devanadera, PhD on "STI Assessment Scorecard and Process Monitoring and Evaluation for STI Mainstreaming"; Mr. Ryan Randle B. Rivera on "Future Studies and Strategic Foresight"; Ms.



Angelica T. Magpantay on "Enhancing LGUs Vision with STI Perspective".

For the second leg of the workshop, the experts guided the participants on the practical aspects of STI planning with Ms. Kristina Cordero-Bailey, PhD on "Preparing the STI Goals, Objectives, and Target"; Mr. Edwin R. Abucay on "STI Data Collection"; Ms. Arlene B. Tolentino, EnP, on "Preparing the structured list of STI PPAs Activity". The final day was dedicated to the budgeting, review and

evaluation with Ms. Almira Geles L. De Mesa, EnP focusing on the budget side with the "Local Development Investment Plan (LDIP)" and Mr. Efraim D. Roxas, EnP on the review and evaluation with the "Monitoring and Evaluation of the STI Plan Document Activity."

By the end of the capacity-building workshop, the PSTOs hopefully gained valuable insights and practical skills in mainstreaming STI in local development planning.

Through this initiative,

DOST-CALABARZON aims to ensure that the participants can effectively implement the iSTART project, leading innovation and technology-based development in their respective provinces.

The workshop is a part of DOST-CALABARZON's ongoing efforts to promote regional capacity and create a more integrated approach to STI mainstreaming and development in the CALABARZON region. **(By Patrick Isaias O. Abarra)**

CAVITE TIMES JOURNAL PAHAYAGAN NG TUNAY NA CAVITEÑO

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PHILHEALTH KICKS OFF NEW YEAR WITH NEW AND EXPANDED BENEFITS

The Philippine Health Insurance Corporation (PhilHealth) announced today in simple ceremony held in Pasig City the latest set of its newly-introduced and enhanced benefit packages, the guidelines of which have been released and published in December 2024.

"Last year, we committed to expanding further our coverage for the top 10 most burdensome diseases to help ease the financial hardship that these conditions bring to members and their families.

We have successfully delivered on this promise," said PhilHealth President and CEO Emmanuel R. Ledesma, Jr. in his New Year's message to the public.

The new and enhanced benefit packages are as follows:

1. Ischemic Heart Disease—Acute Myocardial Infarction consisting of four different packages: (1) Percutaneous Coronary Intervention (PCI) or coronary angioplasty at P524,000 from P30,300, increased by over 1,600%; (2) Fibrinolysis at P133,500 from P30,290 or 900% increase; (3) Emergency Medical Services with Coordinated Referral and Interfacility Transfer at P21,900; and (4) Cardiac Rehabilitation after PCI at P66,140. Took effect on December 21, 2024.

2. Z Package for Peritoneal Dialysis (PD) which now covers Continuous Ambulatory Peritoneal Dialysis (CAPD) for adults while CAPD and Automated Peritoneal Dialysis for pediatric

patients. For adults, PD Z Benefits have been set at P389,640 and P510,140 depending on the required PD solutions a patient requires per day. The packages increased by up to 89% from the previous P270,000/year. Meanwhile, PD Z Benefits for pediatric patients under the CAPD are set at P510,000 and P765,210 while coverage for APD ranges from 763,000 to P1.2 million. PhilHealth also pays for exit site infection and peritonitis prevention care. These can be availed at any of the 51 accredited PD providers nationwide. Took effect on January 1, 2025.

3. Z Package for Kidney Transplantation which covers Living Organ Donor. Transplantation, increasing the previous coverage of P600,000 to over Php1 million, or a substantial increase of 74%. On the other hand, Deceased Organ Donor Transplantation is set at Php2,14 million. Took effect on January 1, 2025.

4 Preventive Oral Health Services as part of primary care services – a historic first to be included in the country's national health insurance under its Konsultasyong Sulit at Tama or Konsulta package.

Includes mandatory services such as mouth examination or oral

screenings, dental prophylaxis (cleaning), and fluoride varnish application.

Coverage also extends to pit and fissure sealants and Class V restoration procedures (limited to two teeth per year) and emergency tooth extractions, when necessary and performed in accredited health facilities. Takes effect on December 28, 2024.

5. Outpatient Emergency Care Benefit (OECB) which provides comprehensive coverage for emergency services, focusing on two main components: Facility-Based Emergency and Pre-hospital Emergency benefits.

These cover essential care in accredited hospital Emergency Departments (EDs) and emergency transport services for cases that do not result in hospital admission and may be availed of in OECB accredited facilities.

The PhilHealth Circular takes effect on January 11, 2025, the implementing timelines of which will be issued through a separate PhilHealth advisory.

6. 50% Adjustment in Case Rates Packages – applies to almost 9,000 benefit packages for all admissions starting January 1, 2025.

This second wave of increase (the first was



PhilHealth
Your Partner in Health



made on February 14, 2024) effectively doubled the old rates which did not move since these were introduced in 2014. Examples:

**Examples: NOTE JUN
ITO NAKA BOX CHECK
UDOON SA EMAIL
NILA**

CONDITION PREVIOUS
RATE NEW RATE (50%
Increase) Pneumonia
moderate-risk P19,500
P29,250 Caesarian section
P24,700 P37,050
Cholecystectomy P40,300
P60,450 Ledesma stressed that these enhanced benefits will not entail an increase in contributions rate for CY 2025 and beyond.

To make the benefits truly felt by the patients, the PhilHealth Chief issued an appeal to its 12,600-strong partner health facilities nationwide to strictly adhere to the no copayment policy as mandated in Section 9 of the Universal Health Care Act and in relevant PhilHealth Circulars.

"To ensure that every member truly experiences the benefits of PhilHealth, I call on our partner healthcare providers: Let us strictly implement the "No Co-Payment" policy.

Our members should not be charged additional fees beyond what PhilHealth covers for the standards of care and services included in our benefit packages", the PhilHealth Chief emphasized.

To ensure the cooperation and support of partner hospitals and healthcare professionals, Ledesma led on January 8 a brief meeting with leaders of various national associations of hospitals and healthcare professionals and citizens' groups to renew and strengthen ties and mutual cooperation, particularly in the faithful observance of no co-payment policy for patients admitted in hospital wards.

The said event was actively participated in by the Philippine Medical Association (PMA), Philippine Hospital Association (PHA), Integrated Midwives Association of the Philippines (IMAP), Integrated Philippine Association of Optometrists, Inc. (IPAO), Dialysis Coalition of the Philippines, Inc. (DCPI), Philippine Alliance of Patient Organizations

(PAPO) and CitizenWatch Philippines.

Ledesma also urged members stay informed about their PhilHealth benefits, utilize them as needed, cast away their insecurities and not to delay decision when it comes to seeking needed medical treatments.

"I encourage each of you to take full advantage of these benefits, stay informed, and trust that PhilHealth is here to serve you at every step", he said.

The PhilHealth Chief added that PhilHealth is set to release new packages for prescription glasses designed for children 0-15 years old; outpatient rehabilitation services and assistive mobility devices that will include access to wheelchairs, walkers, crutches, and canes; and expanded rates for cataract extraction.

For questions and further details on these enhanced benefit packages, members can call the following 24/7 touch points: (02) 866-225-88 or at mobile numbers 0998-857-2957, 0968-865-4670, 0917-1275987 or 0917-1109812.

Dagooc...

(FROM PAGE 8)

Legislative Franchises. Department of Energy (DOE) Undersecretary Sharon Garin acknowledged that some delays are due to projects still awaiting approval from the Energy Regulatory Commission (ERC).

Dagooc also questioned DOE for relying on the

Transmission Development Plan (TDP) as a basis for identifying delays. "If that's the case sa pag-review, e papalpak talaga,"

Dagooc said. Philreca Party-List Rep. Presley De Jesus, for his part, welcomed Garin's admission, saying it is

unfair to place all the blame on NGCP for the project delays.

"In short, hindi lang ito solely fault ng NGCP, just to make it clear. Ang masamarito, we're not trying to defend NGCP.

We're trying to level the playing field. Kasi ang dating, kasalanan ng NGCP kung bakit maraming delays," De Jesus said.

cooperation between the two countries.

The December event formally opened with an invocation led by APCU Treasurer General Fernando Pace, and was followed by the singing of the Philippine national anthem. Vice Chairman Felix Guanzon delivered the closing remarks.

Director Mafee Cai and General Fernando Pace served as the masters of ceremonies. Dinner was served after the ceremonies, followed by entertainment performances and raffle draw.

Beneficiary headed by Aaron Caminong.

APCU held its 50th founding anniversary on February 26, 2024. The association is dedicated to promoting deeper understanding and friendship between the peoples of China and the Philippines. It has made positive contributions to the care, promotion, and deepening of Philippines-China relations, and has served as an important bridge for friendly exchanges and

Faith in Action... (FROM PAGE 1)

he collaborated with Ms. Donita on her initiative project, Oplan Birthright. This program aims to address the plight of unregistered and undocumented Filipinos who struggle to secure essential documents due to financial limitations, illiteracy, or lack of access to resources. Recognizing the barriers faced by these individuals, Ms. Donita and Mr. Matabang are determined to find sustainable solutions to make this project a reality in 2025.

Speaking at the event, Ms. Donita emphasized, "Christmas is not just about giving gifts and spending time with our families.

It's about extending that love to those who are less fortunate and reminding everyone of God's

boundless love for all of us." Her words were a powerful call to action, encouraging everyone to reflect on their responsibilities as individuals to care for those in need.

Through her unwavering commitment to the underprivileged, Ms. Donita's ongoing projects, including her 2025 "Kalinga" initiative and Oplan Birthright,

underline her vision of "faith transforming lives." These efforts exemplify how compassion and unconditional love can transform communities and bring hope to the marginalized.

As we move forward into the new year, let us carry this message in our hearts. In the spirit of Christmas and beyond, may we all find ways to make a difference, guided by compassion and faith.



PH-China...

(FROM PAGE 8)

During the event, special awards were presented to members who have made outstanding contributions to the association. The awards were presented by Honorary Chairman Emeritus Glória Macapagal-Arroyo, Chairman Raul Lambino, and President Sixto Benedicto.

After the awards presentation, Lambino and Benedicto turned over the APCU Funds to the Tacloban Project

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF
Dasmariñas City, Cavite

NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC),
Petitioner/Mortgagee,

-versus- File No. FC-DC-1551-24
For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act No.
3135 as amended by Act No. 4118

CRISTINA B. PANGINDIAN married to
RAMON Q. PANGINDIAN, with co-mortgagors,
ROMEO B. BACANI & RODRIGO B. BACANI,
Respondents/Mortgagors.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act No.3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC), a government owned and controlled corporation created under P.D. No. 1267, with postal address at 104 Amorsolo Street, Legaspi Village, Makati City, in favor of the CONFEDERATION PROPERTIES, INCORPORATED, a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines with principal place of business at 690-a Quirino Avenue, Tambo, Parañaque City, M.M., against the respondents/ mortgagors, CRISTINA B. PANGINDIAN married to RAMON Q. PANGINDIAN, with co-mortgagors, ROMEO B. BACANI and RODRIGO B. BACANI, with postal address at 2272 Luzon Ave., Sampaloc, Manila; Lot 8 Block 42, Cityhomes Resortville, Bo. Lancaan, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 31 October 2024 amounts to ONE MILLION SEVEN HUNDRED FIFTY ONE THOUSAND SEVEN HUNDRED NINETY FOUR PESOS & 21/100 (Php 1,751,794.21), exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on February 14, 2025 at 10:00 o'clock in the morning or soon thereafter at the Ground Floor Lobby, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro 1. Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-453929

IT IS HEREBY CERTIFIED that certain land situated in Municipality of Dasmariñas, Province of Cavite, bounded and described as follows. A parcel of land (Lot 8 Blk 42 of the subd. plan PSD-042106-064738, being a portion of Lot 3824-B, PSD-77337, LRC Rec. No.), situated in the Bo. of Lancaan, Mun. of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 7 Blk. 42; on the SW., along line 2-3 by Road Lot 19 (8.00 m. wide); on the NW., along line 3-4 by Lot 9; on the NE., along line 4-5 by Lot 30; along line 5-6 by Lot 31, along line 6-1 by Lot 32 all of Blk. 42, all of the subd. plan. Beginning at point marked "1" on plan being S. 31 Deg. 51'W., 309.72 m. from MON. No. 143, Imus Estate: Thence S. 53 Deg. 14'W., 0.50 m. to point 2; Thence N. 36 Deg. 46'W., 8.00 m. to point 3; Thence N. 53 Deg. 14' E., 9.50 m. to point 4; Thence S. 36 Deg. 46' E., 1.00 m. to point 5; thence S. 36 Deg. 46' E., 5.00 m. to point 6; thence S. 36 Deg. 46' E., 2.00 m. to the point of beginning; containing an area of SEVENTE SIX (76) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground by P.S., CYL. CONC. MONS 15x60 cm; Bearings true; Date of original survey July 27, 1905-June 1, 1906 and that of the subd. survey, March 15-July 15, 1993 and was approved August 13, 1993.

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on February 28, 2025 at the same time and place without further notice.

Dasmariñas City, Province of Cavite, January 10, 2025.

(Sgd.) GERALD A. FARGAS
Sheriff IV

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

Copy furnished:

National Home Mortgage Finance Corp. (NHMFC)

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
NAIC, CAVITE
rtc1nacocc@judiciary.gov.ph
0915-620-0438

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

-versus- FNC-2024-197
For: Extra-Judicial Foreclosure
of Real Estate Mortgage under
Act 3135, as Amended by Act 4118

ALJUN PANSOY RODA,
Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (PAG- IBIG FUND), a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on May 2, 2018 by Mortgagor, ALJUN PANSOY RODA, single, of legal age, Filipino citizen, with postal residence and postal address at 23 ROTC HUNTERS, ARELLANO COMPOUND, TATALON, QUEZON CITY, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NO. 057-2018048608 of the Registry of Deeds for Province of Cavite, in order to satisfy the outstanding loan obligation of the Mortgagors in the amount of FOUR HUNDRED EIGHTEEN THOUSAND SIX HUNDRED EIGHTY NINE PESOS & 50/100 (P 418,689.50), inclusive of interest, penalties and other charges, as of November 19, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru his deputy, Leonelle E. Mendoza, will sell at public auction on February 19, 2025 at 10:00 o'clock in the morning or soon thereafter, at 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 or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2018048608
Registry of Deeds for Province of Cavite

IT IS HEREBY CERTIFIED that certain land situated in SABANG (FORMERLY TIMALAN) NAIC, CAVITE, LUZON, bounded and described as follows:

LOT NO: 42, BLOCK NO. 7, PLAN NO: PCS-04-030597
PORTION OF: CONS. - SUBD OF LOTS 2935 AND 2936, FLS-986-D, (NAIC ESTATE) (VS-04-000597)

LOCATION: SABANG (FORMERLY TIMALAN) NAIC, CAVITE, LUZON

Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 14, BLOCK BLK 7, PCS-04-030597
2-3	SW	LOT 41, BLOCK BLK 7, PCS-04-030597
3-4-5	NW, SW	BLOCK-6, (OPEN SPACE), PCS-04-030597
5-6	NW	ALLEY LOT 3, PCS-04-030597
6-7	NE	LOT 43, BLOCK BLK 7, PCS-04-030597
7-1	SE	LOT 13, BLOCK BLK 7, PCS-04-030597

TIE POINT: MON. NO. 17, NAIC ESTATE, PROVINCE OF CAVITE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 45° 04' E	2636.67 M.
1-2	S. 60° 34' W	3.50 M.
2-3	N. 29° 26' W	3.50 M.
3-4	N. 60° 34' E	5.00 M.
4-5	N. 29° 26' W	2.00 M.
5-6	N. 60° 34' E	3.50 M.
6-7	S. 29° 26' E	5.50 M.
7-1	S. 60° 34' W	5.00 M.

AREA: THIRTY SEVEN SQUARE METERS (37), MORE OR LESS
DESCRIPTION OF CORNERS: ALL CORNERS ARE MARKED

104 Amorsolo Street, Legaspi Village, Makati City

CRISTINA B. PANGINDIAN married to RAMON Q. PANGINDIAN, w/co-mortgagors, ROMEO B. BACANI & RODRIGO B. BACANI
2272 Luzon Ave., Sampaloc, Manila
Lot 8 Block 42, Cityhomes Resortville, Bo. Lancaan, Dasmariñas City, Cavite

Publication: Cavite Times Journal
Dates: January 14, 21 & 28, 2025

BY P. S. CYL. CONC. MONS. 15X40 CMS
BEARINGS: TRUE
DECLINATION:
DATE OF ORIGINAL SURVEY: AUG. 1906-MAY 1907
DATE OF SUBD/CONS SURVEY: APRIL 1-15, 2016
DATE OF APPROVED SURVEY: DECEMBER 8, 2016
GEODETIC ENGINEER: ELMERITO C. ROBLES

In the event the public auction should not take place on the said date, it shall be held on February 26, 2025 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. 057- 2018048608, the encumbrances thereon, if any there be.

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

Naic, Cavite, Philippines, December 10, 2024.

(Sgd.) REUEL SANTOS JIMENEZ
Clerk of Court & Ex Officio Sheriff

(Sgd.) LEONELLE E. MENDOZA
Sheriff-In-Charge

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

Copy Furnished:

MARIA VICTORIA D. CAPIRAL
c/o ATTY. MICHAEL YANCY P. YNGSON
Attorney-In-Fact
RECEIVERS AND LIQUIDATOR'S, INC.
Unit C, 10th Floor, Strata 200 Bldg., Ortigas Jr. Rd., Ortigas Center, Pasig City

ALJUN PANSOY RODA
23 ROTC Hunters, Arellano Compound, Tatalon, Quezon City and/or Lot 42, Block 7, Pasinaya Homes I Subdivision, Sabang (Formerly Timalan), Naic, Cavite

Publication: Cavite Times Journal
Dates: January 14, 21 & 28, 2025

City Government... (FROM PAGE 1)

The distribution served as a recognition of the vital role played by the Parent Leaders in empowering families and improving the lives of children in Bacoor. Their commitment to the program has been instrumental in ensuring that beneficiaries receive the necessary support and guidance to achieve their full potential.

Mayor Strike B. Revilla expressed his gratitude to

the Parent Leaders for their unwavering commitment to the program, emphasizing the City Government's continued support for their efforts. The event highlighted the City Government's dedication to strengthening the 4Ps program in Bacoor, ensuring its effectiveness in uplifting the lives of families and children in the community. (Photo from FB account)

NGCP... (FROM PAGE 1)

Ang masama rito, we're not trying to defend NGCP. We're trying to level the playing field.

Kasi ang dating, kasalanan ng NGCP kung bakit maraming delays," De Jesus said. "But straight from the horse's mouth, sabi mo may problema ERC at may pending pa sa korte," he added.

De Jesus also stressed the importance of pursuing

these transmission projects in order to bring down electricity prices.

"Ano ba ang purpose natin, pababain ang presyo ng kuryente o we just blame one element of the energy family?" he asked. NGCP, for its part, has committed to submit its explanation regarding the delayed transmission projects. (Source NGCP)

UGALING MAG-BASA NG
CAVITE TIMES JOURNAL

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

NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC),
Petitioner/Mortgagee,

-versus- File No. FC-DC-1576-24
EXTRA JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

JOSEPHINE F. LADORES and SPS. RONNIE F. LADORES & MARYBEL A. LADORES,
Respondents/Mortgagors.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC), a government owned and controlled corporation created under P.D. No. 1267, with postal address at 104 Amorsolo St., Legaspi Village, Makati City against respondents/ mortgagors JOSEPHINE F. LADORES and SPS. RONNIE F. LADORES & MARYBEL A. LADORES with postal addresses at Lot 18 Blk. 3, Golden City Dasmariñas 4, Brgy. Salawag, Dasmariñas City, Cavite; 829 Teresa St., Ermita Manila and 123 Apartment, Rufino St., Angono, Rizal and for the satisfaction of the mortgaged debt which as of October 31, 2024 amounts to SEVEN HUNDRED EIGHTY ONE THOUSAND EIGHT HUNDRED NINETY PESOS & 33/100 (Php781,890.33), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on February 13, 2025 at 10:00 o'clock in the morning or soon thereafter in the Ground Floor Lobby of Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

Transfer Certificate of Title No. T-518708

IT IS HEREBY that certain land situated in the Mun. of Dasma. Prov. of Cavite bounded and describes as follows: A parcel of Land (Lot 18 Blk. 3 of the subd. plan Psd-042106-068306 being a portion of Lot 5777--1 Psd-042106-059852 LRC Rec. No.), sit. in the Brgy. Salawag, Mun. of Dasma; Prov. of Cavite, Is. of Luzon. Bounded on the., along line 1-2 by Diamond village, Dasmariñas, On the W., along line 2-3 by Lot 19 Blk. 3 on the N., along line 3-4 by Rd. lot 5; & on the E., along line 1-1 by lot 17 Blk-3 all of the subd. plan. Beginning at a pt. marked "1" on plan, being s 52 deg. 12'E., 748.51 m from Mon. 171 Imus Estate, thence 62 deg. 5'W., 3.79 m to pt. 2; thence DUE NORTH 10.96 m to pt. 3; thence 3.75 m to pt. 4; thence DUE SOUTH 11.48 m to the pt. of beginning, containing Area of FORTY TWO SQ. METERS & SEVEN SQ. DEC. (42;07) All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. monc. 15x60 bearings true; date of orig. survey, July 27, 1905- June 11, 1908 of subd survey, Oct. 1-Nov. 30, 1993 & was approved on Feb. 10, 1994. is registered in accordance with the provisions of the Property Registration Decree in the name of JOSEPHINE F. LADORES, of legal age, Filipino, single

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

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

In the event the public auction should not take place on the said date and time, it shall be held on February 27, 2025 at the same time and place without further notice.

08 January 2025, Dasmariñas City, Province of Cavite.

(Sgd.) RODRIGO C. ESTOGERO, JR.
Sheriff IV

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

Copy furnished:
NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)
104 Amorsolo St, Legaspi Village, Makati City.

JOSEPHINE F. LADORES and SPS. RONNIE F. LADORES & MARYBEL A. LADORES
Lot 18 Blk. 3, Golden City Dasmariñas 4, Brgy. Salawag, Dasmariñas City, Cavite; 829 Teresa St., Ermita Manila and 123 Apartment, Rufino St., Angono, Rizal.

Publication: Cavite Times Journal
Dates: January 14, 21 & 28, 2025

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

NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC),
Mortgagee,

-versus- File No. FC-DC-1608-24
EXTRA JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

FLORESCA P. PAPA MARRIED TO CIPRIANO M. PAPA,
Respondents/Mortgagors.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC), a government owned and controlled corporation created under P.D. No. 1267, with postal address at 104 Amorsolo St., Legaspi Village, Makati City against mortgagors, FLORESCA P. PAPA MARRIED TO CIPRIANO M. PAPA with postal address at (1) Lot 20 Blk 22, Cityhomes- Resortville, BO. Lancaan, Dasmariñas, Cavite; (2) Lot 22 Blk 6 Phase H, Francisco Homes SJDM, Bulacan and for the satisfaction of the mortgaged debt which as of OCTOBER 31, 2024 amounts to ONE MILLION THREE HUNDRED SIXTY EIGHT THOUSAND SIX HUNDRED EIGHTY FOUR PESOS AND 94/100 (Php 1,368,684.94), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on FEBRUARY 18, 2025 at 10:00 o'clock in the morning or soon thereafter at the lobby of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

Transfer Certificate at Title No. T-441047

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Dasmariñas Prov. of Cavite bounded and describes as follows: A parcel of land (Lot 20, Blk. 22 of the subd. plan Psd-042106-064738, being a portion of Lot 3824-B Psd-77337, L.R.C. Rec. No.), situated in the Bo. of Lancaan Mun. of Dasmariñas Prov. of Cavite, Is. of Luzon. Bounded on the NW., along line 1-2 by Lot 18, Blk. 22; on the NE., along line 2-3 by Alley 13 (4.50 m. wide); on the SE., along line 3-4 by Lot 22, and on the SW., along line 4-1 by Lot 19, both of Blk. 22, all of the subd. plan. Beginning at a pt. marked "1" on plan, being S, 39 deg. 08'W., 256.10 m from Mon. No. 143, Imus Estate; thence N. 53 deg. 14'E., 9.50 m. to pt. 2; thence S. 36 deg. 46'E., 6.00 m. to pt. 3; thence S, 53 deg. 14'W., 9.50 m. to pt. 4; thence N. 36 Deg, 46'W., 6.00 m. to the pt. of beginning, containing an area of FIFTY SEVEN (57) SQUARE METERS. All pts. referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15x60 cm.; bearings true; date of orig. survey, July 27, 1905-June 1, 1906 and that of the subd. survey, March 15-July 15, 1993 and was approved on August 13, 1993. is registered in accordance with the provisions of the Property Registration Decree in the name of FLORESCA P. PAPA, married to CIPRIANO N. PAPA, both of legal ages, Filipino

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

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

In the event that the public auction should not take place on the said date and time, it shall be held on MARCH 4, 2025, at the same time and place without further notice.

Dasmariñas City, Cavite, January 6, 2025.

(Sgd.) ARLYN P. BARCELON
Sheriff IV

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

Copy furnished:
NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)
104 Amorsolo St., Legaspi Village, Makati City

FLORESCA P. PAPA MARRIED TO CIPRIANO M. PAPA
(1) Lot 20 Blk 22, Cityhomes- Resortville, BO. Lancaan, Dasmariñas, Cavite;
(2) Lot 22 Blk 6 Phase H, Francisco Homes SJDM, Bulacan

Publication: Cavite Times Journal
Dates: January 14, 21 & 28, 2025

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

Email: rtc1cavocc@judiciary.gov.ph
Contact No. 0950-448-78-38
OFFICE OF THE CLERK OF COURT & EX OFFICIO SHERIFF

SPOUSES LILIAN DE LARA PARA And RAMIRO ROJAS PARA,
Mortgagees,

-versus- Foreclosure Case No. REM 13-24

MILAGROS CUEVAS and CARINA C. SARABIA,
Respondents/Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra Judicial Petition/Amended Petition for Sale under Act 3135, as amended by Act 4188 filed by Mortgagees, SPOUSES LILIAN DE LARA PARA and RAMIRO ROJAS PARA, with given address at 280 J. Felipe Blvd, Caridad, Cavite City, against the Mortgagors, MILAGROS CUEVAS and CARINA C. SARABIA with postal address at 141 Judge Jose Street, San Antonio, Cavite City, to satisfy the mortgage indebtedness in the principal amount of THREE MILLION ONE HUNDRED SIXTY EIGHT THOUSAND PESOS ONLY (P3,168,000.00) including penalties and other charges, as of November 26, 2024, the undersigned will sell at public auction on February 24, 2025 at 10:00 o'clock in the morning at the main entrance of the Hall of Justice, Plaza Soledad St., Samonte Park Area, Cavite 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-24570)
07112023001648

"A Parcel of land (Lot 4-A of the subdivision plan, Psd-04-220295, being a portion of Lot 4, Block 257, Pcs-227, L.R.C. Rec. No. 9539), situated in Brgy. Caridad District, City of Cavite. Bounded on the NE., along line 1-2 by Lot 4-B, of the subdivision plan; on the SE., along line 2-3 by Road Lot 1, Pcs-227 (Judge Jose); Street on SW., along line 3-4 by Lot 8, Block 257; Pcs-227; on the NW., along line 4-5 by Lot 2 Block 257; on the NE., along line 4-6 by Lot 3, Block 257; on the SE., along Line 6-1 by Lot 4-B, of the subdivision plan. x xx Containing an area of TWO HUNDRED SIXTY TWO (262) SQUARE METERS. x x x."

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

In the event the public auction should not take place on the said date, it shall be held on March 5, 2025 without further notice.

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

Cavite City, December 20, 2024.

(Sgd.) MONETTE R. PALO
Sheriff IV

COPY FURNISHED:

ATTY. RICHMOND REI RAM BELLEZA
Counsel for the Mortgagees
Samonte Park, Cavite City

SPOUSES LILIAN DE LARA PARA And RAMIRO ROJAS PARA
280 J. Felipe Blvd., Caridad, Cavite City

MILAGROS CUEVAS and CARINA C. SARABIA,
#141 Judge Jose Street, San Antonio Cavite City

Publication: Cavite Times Journal
Dates: January 14, 21 & 28, 2025

Binuksan...

(FROM PAGE 1)

Ang proyektong ito ay mula sa Municipal Development Fund at Seal of Good Local Governance Incentive Fund (SGLGIF) bilang pagkilala sa tagumpay ng LGU-GMA sa pagkamit ng DILG Seal of Good Local Governance noong 2023. Ito ay nagpapatunay sa isang simbolo ng mahusay na pamamahala ni Mayor Maricel Echevarria Torres at ng mga lokal na opisyal, na buong-puso nating sinusuportahan para sa aktibo, maayos, at maginhawang pamumuhay ng mamamayan. Saad pa ng Ama ng Carsigma. #AmaNgCarsigma #19thCongress

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
BRANCH CXXV (125), IMUS CITY, CAVITE
0976-529-7168 / rtc1imu125@judiciary.gov.ph

PETITION FOR THE REISSUANCE OF
OWNER'S COPY OF TRANSFER
CERTIFICATE OF TITLE, TCT NO. 952218

LRC CASE NO. 4165-24

RAFAEL JAMILI ALARCON, RAMIL
JAMILI ALARCON, RANDY JAMILI
ALARCON, RANNIE JAMILI
ALARCON, RANNIEL JAMILI
ALARCON, HEIRS OF RAFAEL A.
ALARCON, AND MA. MILA T.
JAMILI ALARCON, REPRESENTED
BY LESLIE ANN JAMILI ENCISO,

Petitioners.

X-----X

ORDER

A verified petition has been filed in this Court praying to this Honorable Court to Order the local Register of Deeds of the City of Cavite to re-issue the owner's copy for **TCT No. 952218** to replace the one that was lost. Petitioner likewise prays for other relief that are just and equitable under the premises.

Finding the petition to be sufficient in form and substance, let the presentation of jurisdictional requirements be set on **February 5, 2025 at 2:00 o'clock in the afternoon** at the Hall of Justice Building (LTO Compound), Palico IV, Imus City, Cavite at which date, time and place, all persons who may have opposition to the instant petition may appear and show cause, if any, why the instant petition should not be granted.

The petitioner is hereby required to cause the publication of this Order pursuant to Section 23 of P.D. 1529, at its own expense, at least once a week for 2 consecutive weeks in a newspaper of general circulation, chosen by raffle.

Let the corresponding Notice of Hearing be issued and posted together with a Copy of this Order by Process Server John Erick R. Morillo at the expense of the petitioner and in accordance with Supreme Court issuances on proper fees and corresponding receipts in the bulletin boards of the RTC of Imus, City Hall of Imus, Cavite and Barangay Hall which has jurisdiction over the property subject of this petition and in the vicinity of the subject property for at least 2 weeks before the date of hearing.

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

Let copies of this Order be furnished the petitioner and their counsel, the Office of the Clerk of Court, RTC Imus City, Cavite and the Office of the Registry of Deeds for the Province of Cavite, Trece Martires, Cavite.

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

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

SO ORDERED.

Imus City, Cavite, November 27, 2024.

(Sgd.) **EDUARDO C. SOLANGON, JR.**
Presiding Judge

Copy furnished:

Rafael Jamili Alarcon, Ramil Jamili Alarcon, Randy Jamili Alarcon, Rannie Jamili Alarcon, Ranniel Jamili Alarcon, Heirs Of Rafael A. Alarcon, And Ma. Mila T. Jamili Alarcon, represented by Leslie Ann Jamili Enciso

-Petitioners, 4592-1 Saint Andrew Street, Brgy. Palico 3. Imus City, Cavite

Atty. Eric D. Mesoga- Counsel for the Petitioners

Mesoga and Partners Law Offices, Unit 805, Oro Bldg. 1063 Sanchez Street cor. C.M. Recto Ave., Binondo, Manila

Registry of Deeds for the Province of Cavite

Trece Martires City, Cavite

Office of the Clerk of Court

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

METROPOLITAN BANK & TRUST COMPANY,
Mortgagee,

-versus-

EJF-2024-112

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

SPS. KAREN C. MOLINA AND
WARREN S. MOLINA

Mortgagor.

X-----X

RTC-OCC, Imus City, Cavite

Process Server John Erick R. Morillo
RTC Branch 125, Imus City, Cavite

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
BRANCH CXXV (125), IMUS CITY, CAVITE
0976-529-7168/ rtc1imu125@judiciary.gov.ph

PETITION FOR THE REISSUANCE OF
OWNER'S COPY OF TRANSFER
CERTIFICATE OF TITLE, TCT NO. 952218

LRC CASE NO. 4165-24

RAFAEL JAMILI ALARCON, RAMIL JAMILI
ALARCON, RANDY JAMILI ALARCON,
RANNIE JAMILI ALARCON, RANNIEL JAMILI
ALARCON, HEIRS OF RAFAEL A. ALARCON,
AND MA. MILA T. JAMILI ALARCON,
REPRESENTED BY LESLIE ANN JAMILI ENCISO,

Petitioners.

X-----X

NOTICE OF HEARING

GREETINGS!

You are hereby notified that the Petition For the Reissuance of Owner's Copy of Transfer Certificate of Title, TCT No. 952218 will be heard before this Court on **February 5, 2025 at 2:00 o'clock in the afternoon.**

Furnish copy of this Notice of Hearing through the petitioners' counsel's registered mail and email address.

WITNESS my hand under the seal of this Court, this 27th day of November, 2024 at Imus City, Cavite, Philippines.

(Sgd.) **ANGELICA D. PUNZALAN**
Officer In-Charge

Copy furnished:

Rafael Jamili Alarcon, Ramil Jamili Alarcon, Randy Jamili Alarcon, Rannie Jamili Alarcon, Ranniel Jamili Alarcon, Heirs Of Rafael A. Alarcon, And Ma. Mila T. Jamili Alarcon, represented by Leslie Ann Jamili Enciso

-Petitioners, 4592-1 Saint Andrew Street, Brgy. Palico 3. Imus City, Cavite

Atty. Eric D. Mesoga- Counsel for the Petitioners

Mesoga and Partners Law Offices, Unit 805, Oro Bldg. 1063 Sanchez Street cor. C.M. Recto Ave., Binondo, Manila

Registry of Deeds for the Province of Cavite

Trece Martires City, Cavite

Office of the Clerk of Court

RTC-OCC, Imus City, Cavite

Process Server John Erick R. Morillo
RTC Branch 125, Imus City, Cavite

Publication: Cavite Times Journal

Dates: January 7 & 14, 2025

NOTICE OF SHERIFF'S SALE

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **METROPOLITAN BANK & TRUST COMPANY**, with postal address/es at 1.) GT Tower International, 6813 Ayala Avenue corner H. V. Dela Costa Street, Barangay Bel-Air, Makati City; and 2.) The Office of Metrobank's Remedial Services Group, 2nd floor, The Shops at Grand Central Park, 7th Avenue corner 36th and 38th Street, North Bonifacio District, Taguig 1637 Metro Manila, against the mortgagors, **SPS. KAREN C. MOLINA and WARREN S. MOLINA**, with postal address at Block 31 Lot 22 Cedar Village Phase 4, Brgy. Lantic, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 27 December, 2024 amounts to **FOUR HUNDRED SEVENTY FOUR THOUSAND TWO HUNDRED FIFTY SIX PESOS (Php474,256.00)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will **SELL** at public auction on **February 20, 2025 at 1:00 o'clock in the afternoon** at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for CASH or MANAGER'S CHECK, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017053186

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF LANTIC, MUN. OF CARMONA, PROVINCE OF CAVITE, bounded and described as follows: "A PARCEL OF LAND (LOT 22, BLK. 31 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-04-024550, BEING A PORTION OF THE CONS. OF LOT 5 , PSU-10541; 4-A, PSD-11916 & LOT 1,BLK.12.PCS-04-023766, L.R.C. RECORD NO. 25852 & 43575), SITUATED IN THE BARRIO OF LANTIC, MUNI.OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON, BOUNDED ON THE NW., ALONG LINE LOT 21, BLK.31 ALL OF THE CONS-SUBD.PLAN, BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S.23 DEG. 28'W., 2723.80 M. FROM BLLM NO.2, CAD-285, CARMONA CADASTRE. THENCE N.75 DEG.16'E., 8.89 M. TO PT. 2; THENCE S. 14 DEG. 44'E., 4.50 M. TO PT.3 ;THENCE S. 75 DEG.16'W., 8.89 M.TO PT.4; THENCE N.14 DEG.44'W., 4.50 TO PT. OF BEGINNING, CONTAINING AN AREA OF **FORTY (40) SQUARE METERS, MORE OR LESS.** ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S., CYL. CONS. MONS. 15X40 CMS.; BEARING TRUE; DATE OF ORIGINAL SURVEY JULY 28-30, 1917 AND THAT OF THE CONS.-SUBD. SURVEY; OCT. 1-15, 2007 & WAS APPROVED ON SEPTEMBER 22, 2008"

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 27, 2025** at the same time and place without further notice.

23th day of December, 2024 at City of Carmona, Cavite.

(Sgd.) **BON GERARD D. ASCAÑO**
Clerk of Court VI
& Ex-Officio Sheriff

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

Copy furnished:

METROPOLITAN BANK & TRUST COMPANY

1. GT Tower International, 6813 Ayala Avenue cor. H.V. Dela Costa St. Brgy. Bel-Air, Makati City; and
2. The Office of Metrobank's Remedial Services Group 2F, The Shops at Grand Central Park, 7th Avenue corner 36th and 38th streets North Bonifacio District, Taguig 1637 Metro Manila

SPS. KAREN C. MOLINA & WARREN S. MOLINA

Block 31 Lot 22 Cedar Village Phase 4 Brgy. Lantic, Carmona, Cavite

Publication: Cavite Times Journal

Dates: January 7, 14 & 21, 2025

ERRATUM

This is to correct the error made in the publication Notice of Extra-Judicial Sale with **Foreclosure Case No. F-874-23** filed by **HOME DEVELOPMENT MUTUAL FUND** versus **MA. CARMEN SUMAGKA, married to EDWIN SUMAGKA**, filed at RTC Trece Martires City. The corrections should be **#1038 Roxas Blvd.,; Blk 49** and **Beginning at a pt.**, dated on **January 02, 09 & 16, 2024** as a correct input not as published.

Publication: Cavite Times Journal

Dates: January 14 - 20, 2025

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,

-versus- Foreclosure Case No. F-874-23

MA. CARMEN SUMAGKA,
married to EDWIN SUMAGKA,
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**, with business address at The Petron Mega Plaza Building, No. 358 Sen Gil Puyat Ave. Makati City against the Mortgagor, **MA. CARMEN SUMAGKA, married to EDWIN SUMAGKA** with residence and postal address at #1038 Roxas Blvd., Cor United Nation Ave., Ermita, Manila and Lot 57, Blk. 24, CH- La Trinidad, Brgy. Quintana, Trece Martires City, Cavite to satisfy the mortgage indebtedness as of 5 July 2023 amounts to **THREE HUNDRED SIX THOUSAND ONE HUNDRED FOUR PESOS & 92/100 (P306,104.92)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **23 JANUARY 2024 at 10:00 o'clock in the morning** at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-19281

A parcel of land (Lot 57 Blk 24 of the cons./subd. plan, Pcs-04-010640, being a portion of the cons. of Lots 1-9, Blk 40; 1 to 22, Blk. 41; 1 to 34, Blk 42; 1 to 50 Blk 43; 1 to 46, Blk 44 10 to 27 Blk 49; 1 to 22 Blk 50; 1-2 Blk 58; Rd. Lots 24, 25, 26, 27 & 31 (LRC) Psd-45360 & Lots 3366, 3367, 3368 & 3369, Sta. Cruz de Malabon Estate, L.R.C. Rec. No.), situated in the Brgy. of Quintana, Trece Martires City, Cavite. Bounded on the NW., along line 1-2 by Lot 55;/ on the NE., along line 2-3 by Lot 54; on the SE., along line 3-4 by Lot 59; all of Blk 24; on the SW, along line 4-1 by Rd Lot 2; all of the cons. /subd. plan. Beginning at a pt. marked "1" on plan xxx containing an area of **SEVENTY (70) SQ. METERS** xxx

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

In the event the public auction should not take place on the said date and time, it shall be held on **06 FEBRUARY 2024** without further notice.

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

Trece Martires City 29 DECEMBER 2023

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

Copy Furnished:


Home Development and Mutual Fund
c/o **SIMEON P MADRID**
Attorney-in-Fact, S.P. MADRID & ASSOCIATES
Unit 2010 20/F Herrera Tower, V.A. Rufino cor. Valero Street, Makati City

MA. CARMEN SUMAGKA, married to EDWIN SUMAGKA
#1038 Roxas Blvd., Cor. United Nation Ave., Ermita, Manila
Lot 57, Blk. 24, CH-La Trinidad, Brgy. Quintana, Trece Martires City, Cavite

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

Publication: Cavite Times Journal
Dates: January 14 - 20, 2025

OBITUARY



Milaflor G. Gubaton
May 24, 1952 - December 29, 2024
Peacefully joined
our Lord at the age
of 72

Milaflor "Mila" Garcia Gubaton went home to Jesus on December 29, 2024 at age of 72.

Mila was born to Augustine and Perpetua Garcia on May 24, 1952 in Putol Kawit Cavite. She lived 72 beautiful years full of happiness, kindness, grace, compassion and love of family and friends. She was a beloved wife, mother, sister, aunt, grandmother and great grandmother.

Her legacy will live on through the memories we shared, the values she instilled in us and the love she gave. We take solace in knowing that she is now at peace, reunited with loved ones who have gone before her.

Rest in peace, our dearest Mama. You will forever be our guiding light.

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PALAISIPAN



PAHALANG

- 1 Langoy pailalim
- 2 Marka ng bugbog
- 9 Bagaso
- 10 Kapa
- 11 Itago
- 12 Abenida sa Makati
- 13 Kinatas
- 15 Tanong ng tindera
- 16 Pag-unat ng bagong gising
- 17 Angat
- 19 Ms. Chiu
- 20 Winaglit
- 24 Pera: pabalbal
- 28 Ugali
- 29 Tinadyakan
- 31 Paghiwa nang manipis
- 33 Ibaba ng bundok
- 34 Mananayaw sa beer haus
- 35 Ipirmi
- 36 Maramihan ng si
- 37 Lunday ang gulok

PABABA

- 1 Madulas na tela
- 2 Itudla ang pana
- 3 Lawit
- 4 Yugyog
- 5 Manipis
- 6 Gunita
- 7 Paglilipat ng lalagyan
- 8 __dela Rama
- 9 Kopya
- 10 Savings account
- 14 Bansag
- 18 University of Manila
- 19 Kuala Lumpur
- 20 Dalisay
- 21 Idagil
- 22 Baryo
- 23 Aruga
- 24 Sabi nila
- 25 Guho
- 26 Ikatas
- 27 Dahil
- 30 Imbargo
- 32 Turn off

SAGOT SA NAKARAAN



Bakit bosing? Carnap yang sasakyan mo! Baka namamali kayo sir, akin 'to.. Tingnan mo yung back compartment mo!

Bakit 'di ka bumaba at...

DOST Cavite Trains Purefoods-Hornel Company, Inc.- Cavite Plant Employees on Hazard Analysis and Critical Control Points (HACCP)

The Department of Science and Technology - CALABARZON (DOST-CALABARZON), through its Provincial Science and Technology Office in Cavite (DOST-PSTO Cavite), conducted a Hazard Analysis and Critical Control Points (HACCP) training for 60 employees of Purefoods-Hornel Company, Inc. – Cavite Plant.



The training, which consisted of both lectures and workshops, was led by DOST-CALABARZON Food Safety Team members Ms. Agnes G. Morales and Ms. Anna Marie S. Daigan. They provided the participants with insights on the HACCP process and shared best practices for preventing, controlling, and reducing hazards throughout all stages of food production— from purchasing and storage to handling, production, and packaging.

At the conclusion of the two-day training, one of the participants, Ms. Tan, expressed the value of the HACCP program, stating that the training has greatly contributed to their understanding of food safety. He highlighted the importance of the prevention and control measures they learned, which are essential for eliminating or minimizing food safety risks in their products.

DOST, continues to offer programs and activities aimed at preventing, detecting, and managing foodborne risks. These initiatives contribute to food security, human health, economic growth, market opportunities, and sustainable development. By assisting SMEs, cooperatives, associations, and micro-enterprises in the food processing industry, DOST helps ensure the production of safe and high-quality food products. **(By Esther Joy V. Salazar)**

CAVITE TIMES JOURNAL

PAHAYAGAN NG TUNAY NA CAVITEÑO
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VOL. XX • NO. 49 • 10.00 • JANUARY 14 - 20, 2025

PH-China Understanding, Inc. inducts new officers, members

The Association for Philippines-China Understanding Inc. (APCU) has inducted its new officers and members/associates recently.



The induction rites took place during the association's Christmas Party on December 19, 2024 at the One Burgundy Plaza in Quezon City.

APCU Board Chairman Raul Lambino served as the inducting officer and speaker. Former Philippine President and APCU Honorary Chairman Emeritus Gloria Macapagal-Arroyo attended the event.

In his welcome remarks, APCU President Sixto Benedicto reviewed the progress made by the association in building stronger and deeper Philippine-China relations and thanked everyone for their continued support and dedication.

Looking forward to 2025 and ahead, Benedicto said he believes that everyone will work together to continue to strengthen the friendship and cooperation between the Philippines and China.

► PH-CHINA • 3

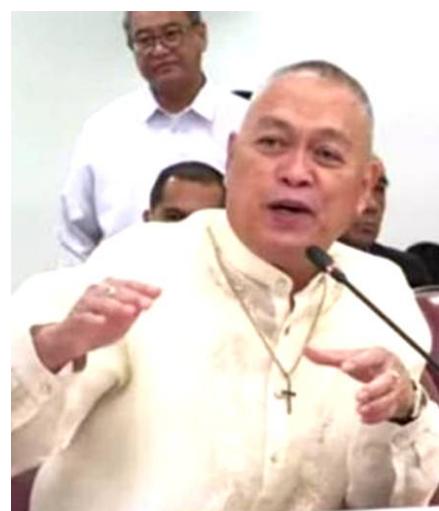
Faith in Action: A Christmas of Compassion and Giving



As the Christmas season enveloped us in its joyous preparations, a heartwarming reminder of the true essence of the holiday came from

Dagooc: Delayed regulatory approvals cause high electricity bill, unfair to blame it on NGCP

A lawmaker asserted that delayed regulatory approvals are causing the high electricity prices being experienced by consumers, emphasizing that it is unfair to blame NGCP for it.



APEC Partylist Rep. Sergio Dagooc said charges collected by NGCP constitute a small portion of the electric bill, and focusing on the transmission grid operator will not address the issue of high electricity prices.

Generation and distribution costs account for 55 and 20 percent, respectively, while NGCP accounts for just 3 percent of the consumers' electric bill.

"Ano ba immediate na pwede natin gawin na pwede ibaba? I don't totally agree na tutukan natin si NGCP, bababa na agad iyong bill natin, kasi napakaliit nung kontribusyon ng transmission doon sa kabuang binabayaran natin,"

Dagooc said during the hearing of the House Committee on ► **DAGOOC • 3**



The LTO Driver's License Renewal Office, ACMS Medical Diagnostic Services, Marshall Driving School here at Mall Basement, SM City Trece Martires are now open Monday to Saturday from 10AM to 5PM. You can easily renew your license or apply for a student permit in a convenient and hassle-free setting.



Ms. Donita Tapay, her company, D & F Foods Ms. Felinor Villar, Mr. Mohammad AlShahrani, Ms. Katrina Saludes, Denver Calalang. In a remarkable act of compassion, they dedicated their time and resources to feed 420 homeless individuals, spreading love, hope, and a sense of belonging.

Accompanying Ms. Donita was Mr. Ramon Matabang, a respected public servant who has served as the President of the Civil Registry Office in the Philippines for over three decades. Together, they brought not only sustenance but also hope for lasting change.

Mr. Matabang's presence at the event was particularly significant as ► **FAITH IN ACTION • 3**