

# Cavite commemorates the 61st death anniversary of Gen. Emilio Aguinaldo

The province of Cavite paid tribute to the First President of the Republic of the Philippines, Gen. Emilio Aguinaldo, on the occasion of his 61st death anniversary on February 6, 2025. A solemn commemoration ceremony was held at the Museo ni Emilio Aguinaldo in Kawit, Cavite, to honor the legacy of the revolutionary leader who played a crucial role in the country's independence.

On behalf of Cavite Governor Athena Bryana D. Tolentino, Provincial Tourism Officer Elinia Imelda Rozelle S. Sangalang joined the wreath-laying ceremony, together with Guest of Honor, Ms. Cynthia G. Aguinaldo, 2nd District Board Member Ram Revilla, and representatives from various government agencies, historical organizations, and civic groups.

The event was graced by officials from the National Historical Commission of the Philippines, the Philippine National Police, the Bureau of Fire Protection, the Local Government Unit of Kawit, the Department of Education-Kawit District, and the Veterans Federation of the Philippines-Region IV. Various Masonic organizations, including Emilio Aguinaldo Lodge No. 31, Gran Logia Nacional de Filipinas, Supremo Consejo del Grado 33 para Filipinas, Gran Logia del Lejano Oriente-Islas Filipinas, and PEAM-Lodge No.5, also participated in the tribute, along with the Aguinaldo Family. ▶CAVITE•4



## Vice Gov. Jaro, led the Women's Welfare Program of Indang Cavite



Vice Governor Shernan Jaro, led the Women's Welfare Program at the Municipality of Indang, a vibrant celebration of women's strength, resilience, and impact on society. With a firm commitment to empowerment, the provincial government provided Php 2,000 in cash assistance to two thousand women, recognizing their vital contributions as nurturers, leaders, and changemakers. More than just financial aid, the initiative symbolized the province's dedication to uplifting women, ensuring they have the support and recognition they deserve as pillars of their families and communities.

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## CAVITE TIMES JOURNAL

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

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## EARIST Food Technology Students Capacitated on Food Safety Practices

A seminar on Current Good Manufacturing Practices (cGMP) and Food Safety Hazards was successfully conducted at the EARIST-Cavite Campus, aiming to enhance the knowledge and awareness of Food Technology students regarding industry standards and food safety measures. A total of 34 students from the Food Technology program actively participated in the event.



The morning session was led by Ms. Verjo Angelie M. Sisante, who provided a comprehensive discussion on cGMP. She highlighted the importance of hygiene, sanitation, and proper handling of food products to ensure safety and quality. The session also covered regulatory requirements and industry best practices essential for food processing and manufacturing.

In the afternoon, Ms. Joan Mae A. Aure delivered an insightful discussion on Food Safety Hazards. She emphasized different types of food hazards, including biological, chemical, and physical hazards, and how to prevent contamination in food production. The session also included real-world examples and case studies to help students understand the significance of food safety in various stages of food processing.

The seminar concluded with an engaging discussion and interactive participation from students, reinforcing the critical role of food technologists in maintaining high standards in the food industry. ▶EARIST FOOD•4

## PhilHealth Releases NEW and EXPANDED Benefits

The Philippine Health Insurance Corporation (PhilHealth) announced 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.

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. This took effect on December 21, 2024.

▶PHILHEALTH•5



# DOST Region 1 backs the Philippines' First Wave Flume Facility in Ilocos Norte

Mariano Marcos State University (MMSU), Ilocos Norte – The Department of Science and Technology Region 1 (DOST Region 1) proudly participated in the inauguration of the country's first-ever Wave Flume Facility, housed at MMSU. This landmark event marks a significant milestone in coastal engineering research and disaster resilience in the region.



As the first of its kind in the Philippines, this state-of-the-art facility aims to advance research on wave dynamics, coastal erosion, and climate change adaptation. It will serve as a vital testing ground for designing resilient coastal structures and mitigating

the impacts of extreme weather events. Furthermore, the facility will help bridge gaps in coastal engineering by developing science-based technologies and innovations, strengthening human resource capacity in coastal engineering research and

management, and shaping policies to enhance coastal community resilience against flooding and storm surges.

DOST 1 Regional Director Dr. Teresita A. Tabaog expressed strong support for the initiative, highlighting its critical role in disaster risk reduction and innovation in coastal infrastructure.



"As we inaugurate this facility today, let us celebrate not just the structure before us, but the endless possibilities it represents — the knowledge we will gain, the solutions we will create, and the future we will shape together," Dr. Tabaog stated.

The Wave Flume Facility is part of the Coastal Engineering and Management Research and Development Center (COASTER) and was developed through the collaboration of MMSU, the DOST-Philippine Council for Industry, Energy and Emerging Technology Research and Development (DOST-PCIEERD), and other key stakeholders.

The potential applications of this facility include wave-structure interaction studies, beach and shoreline erosion analysis, harbor and port engineering, and wave energy conservation for renewable energy. Additionally, it will support tsunami and storm surge monitoring, as well as research on river and estuarine hydrodynamics.

Among those present at the inauguration were DOST-PCIEERD Director Dr. Enrico Paringit, MMSU Officer-in-Charge Dr. Prima Franco, COASTER Program Leader Dr. Nathaniel R. Alibuyog, and Engr. Joseph Samonte of the Department of Public Works and Highways-

Unified Project Management Office-Flood Control Management Cluster. DOST Secretary Renato Solidum Jr. and Undersecretary for Research and Development Dr. Leah J. Buendia also delivered messages of support, emphasizing the facility's significance in strengthening the country's resilience to coastal hazards.

With this pioneering project, DOST Region 1 reaffirms its commitment to promoting scientific advancements that drive sustainable development and disaster preparedness in the region and across the nation. **(Carla Joyce B. Cajala)**

## CAVITE TIMES JOURNAL PAHAYAGAN NG TUNAY NA CAVITEÑO

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NOTE: All news articles and opinions expressed by the writers are entirely their own and do not reflect the opinion of the Publisher, Management of this Publication.

Ngayong Pebrero 2025 ay

## BUWAN NG SEGURONG PANGKALUSUGAN

(National Health Insurance Month per Proclamation 1400 s-2007)  
at ika-30 Anibersaryo ng PhilHealth

Ang mga poster na ito ay binigay sa mga nananangy entrante sa ibabang na nationwide PhilHealth Digital Poster-Making Contest 2024 para sa mga mag-aaral sa kolehiyo na may temang, "Kapantayin".



City Government of Imus [www.cityofimus.gov.ph](http://www.cityofimus.gov.ph)

MAYOR  
ALEX "AA" L. ADVINCULA

**AANGAT  
ANG IMUS**

February is Health Insurance Month! Make sure you and your family are protected from any health need. The City Government of Imus also joins the celebration of PhilHealth's 30th anniversary. #AangatAngImus #NationalHealthInsuranceMonth

## Handmade flowers, available at Trade Fair of Imus LGU

Bright flowers are available at the Trade Fair of the Imus Public Employment Service which started yesterday, February 11, 2025, at the Activity Area of Robinsons Imus, Gen. Emilio Aguinaldo Highway.



Shop from a variety of products by:

Bureau of Jail Management and Penology - Bayong Bag, Flowers, Rugs

Sun Kitchen - Biko, Yema Cake, Choco & Lemon Crinkles, Choco Chip Cookies, and Choco Cookies

Timmy's Homemade - Fruity Cookies, Royal Ube Bibingka, and Ube Brownies  
Lettuce Bay - Samgyup Package, Korean Snack, at Noodles

Karen Sweets -

Candies, Kiddie Toys  
Yomi's Delight - Carrot Cake, Banana Cake, Puto Pizza, Pumpkin Seeds, Sunflower Seeds, Almonds, and Pistachios

Queen Love - Chicharon, Turmeric Powder, at Leche Flan

Ellen's Homemade - Peanut Butter, Cassava Cake, Empanada, Cassava Crunch, Sausage, and Skinless Sausage

Wicwac - Beaded Accessories

Garden on the Go - Plants, Organic Loam Soil,

at Garden Tools  
P2P Red Cups - Red Cups, Wine Glass, Shot Glass, at Liquor, Wine

VOID ST. - Oversized Graphic T-Shirt

Postura Apparel -

Overruns Sweatshirts  
Ardy's Roasted Peanuts - Roasted Peanuts.

Such Trade Fair will last until this Friday, February 14, 2025, 7:00 p.m.

Make your Valentine's Day special. Gift your loved ones, Imuseño!  
#AAngatAngImus  
#ImusTradeFair

## Love Happens... (FROM PAGE 8)

Gift-Giving, But With a Twist – Flowers? Check. Chocolates? Check. But why

stop there? Find unique gifts. Valentine's Day isn't just about one day—it's about

making every moment count. So, whether you're here for romance, self-love, or just a good time, SM Malls in Cavite are where love happens!

**BULLETIN** NO.: 2025 - Product 06

**2025 Valentine's Bundles**  
Valentine's is Just Around the Corner!

Get ready to make this season extra special with our thoughtfully curated gift set guide. This will help you maximize the opportunity to promote our bundles effortlessly. For your reference, we've also included the photos of sample packing to assist you further.

Let's spread the love and heartfelt happiness this Valentine's!

**BUNDLE #1**  
[Box of Donuts] + [Teddy Bear] + [Heart Pin] = P340

**BUNDLE #2**  
[Box of Donuts] + [Teddy Bear] + [Heart Pin] = P310

**BUNDLE #3**  
[Box of Donuts] + [Teddy Bear] + [Heart Pin] = P295

**BULLETIN** NO.: 2025 - Product 06

**2025 Valentine's Bundles**

**BUNDLE #4**  
[Box of Donuts] + [Teddy Bear] = P265

**BUNDLE #5**  
[Box of Donuts] + [Heart Pin] = P145

**BUNDLE #6**  
[Box of Donuts] + [Heart Pin] = P130

**IMPORTANT REMINDERS:**

- All shops will receive an auto allocation of 1 pack/lips of Bear (3pcs Cream, 3pcs Pink), 1 pack/lips of Fabric Rose and 1 pack/lips of Mylar balloons. Charged to shops.
- We only have a limited buffer and will be ordered thru WOS on a first come, first served basis.
- Customers can choose their preferred bear color, pink or cream, based on availability.
- Please note that we don't allow and recommend selling other non-MD premium items. For strict compliance.
- Product display: Should be placed on a highly visible shelf area.

Make Valentine's sweeter with Mister Donut at SM Marketmall Dasmariñas! Their Valentine's Bundles are the perfect all-in-one gift—delicious treats paired with thoughtful surprises—all at an affordable price. Share the love, one delightful bite at a time!

**TOM'S WORLD**

# In Love with You

**Mechanics:**

- Get a stuffed toy with the "In Love with You" quote tag, which is also perfect to give to your special someone.
- Present the stuffed toy with quote tag at the Redemption Booth to WIN an extra prize:
  - 143 Bonus Points (I love you)
  - 214 Bonus Points (February 14)
- Claiming of additional prizes is within the promo period and valid per issuing branch only

Promo Duration: February 1-28, 2025

[f TomsWorldph](#)
[toms.worldph](#)
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[#UNLIMITED](#)

Level up your Valentine's celebration with extra fun and sweetness! Get an "In Love with You" quote tag from Tom's World at SM City Tanza and make your V-Day moments even more special.

## Joint Rewards... (FROM PAGE 8)

maaaring gamitin sa pag-manufacture.

Mahalaga ang kaalaman na ito upang maging handa ang ating mga tagapangasiwa at tagapagpatupad ng batas sa pagtukoy ng mga posibleng pamamaraan na ginagamit ng mga kriminal. Tinalakay din ang mga testing sa laboratoryo para sa pag-validate at pagsusuri ng

cannabis.

Ang BauerTek Pharmaceutical Technologies ay isang FDA approved manufacturing facility na maaaring gumawa ng mga gamot at supplements. Nakikipagtulungan sila sa iba't-ibang ahensya ng gobyerno at mga State Universities sa pagsusulong ng

community-based supply chain.

Sa larawan (L-R) si Bishop James Boliget, Miyembro ng Committee; si Rigel Gomez, Pangulo ng BauerTek Pharmaceutical Technologies; si Richard Nixon Gomez, Tagapangulo ng BauerTek; ASec Rene Gumban, PDEA Deputy Director General for Operations; at Dr. Rodolfo John Teope, Miyembro ng Committee.

# SUBASTA: PAALALA

Ang SCP Pawnshop na may address sa Blk A5 Lot 1 Brgy. San Simon Dasmariñas City, Cavite ay magsusubasta ang lahat na nakasanla na hindi natubos mula March 2024 hanggang June 2024 ngayong February 17, 2025.

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

BDO UNIBANK, INC.,  
Mortgagee,

-versus- **EJF NO. TG-23-258**  
FOR: Application for Extra-Judicial  
Foreclosure of Real Estate Mortgage  
(under Act No. 3135, as amended)

**SPS. JORITO P. ZAMORANOS  
AND JOAN G. ZAMORANOS,**  
Debtors/Mortgagors,

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial foreclosure sale under Act 3135, as Amended by Act. No. 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, a universal banking corporation duly organized and existing under the laws of the Philippines, with principal office and place of business at 11th Floor, BDO Towers Valero, 8741 Paseo de Roxas, Makati City, pursuant to the terms and conditions of the Uniform Loan and Mortgage Agreement (Real Estate) ("MORTGAGE") executed and notarized on February 14, 2020/ July 6, 2022 by Debtors/Mortgagors, **SPS. JORITO PARROCHA ZAMORANOS AND JOAN GACUSANA ZAMORANOS**, both of legal age, Filipino with residence and postal addresses at (1) Unit 1929 19F Tower 5 Wind Residences Emilio Aguinaldo Highway Brgy., Maharlika West Tagaytay City, (2) #227 Mel Alcalde St., Tondo South Manila 1012, (3) Block 753 Woodlands Circle 11-542, 730753 Singapore, represented by **BERNADETTE GACUSANA SAIN as per Special Power of Attorney** executed and notarized on January 09, 2020, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001569** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Debtors/Mortgagors in the amount of **SEVEN MILLION FIFTY THOUSAND SEVEN HUNDRED FIFTY-SEVEN PESOS AND 37/100 (Php7,050,757.37)** as of September 20, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver N. Mendoza, will sell at public auction on **April 3, 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 properties with all its improvements thereon, to wit:

**CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001569**  
**Registry of Deeds for Tagaytay City**

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

**WIND RESIDENCES TOWER 5  
FLOOR LEVEL: NINETEENTH FLOOR  
UNIT NUMBER: UNIT-1929  
UNIT TYPE: RESORT RESIDENTIAL UNIT 2  
UNIT AREA: 34.89 SQUARE METERS**

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on **TRANSFER CERTIFICATE OF TITLE 2012004161** which embraces and describes the land located at BRGY. SALABAN, MAHARLIKA WEST (NOW), CITY OF TAGAYTAY with an area of **FIVE THOUSAND SEVEN HUNDRED NINETY-SEVEN (5,797) Square Meter**, is registered in the name of:

**Owner: SPOUSES JORITO P. ZAMORANOS AND JOAN G. ZAMORANOS**, FILIPINO CITIZENS, BOTH OF LEGAL AGE  
**Address: BLOCK 753 WOODLANDS CIRCLE 11-542, 730753, SINGAPORE"**

In the event the public auction should not take place on the said date, it shall be held on April 10, 2025 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001569** 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, January 27, 2025.

(Sgd.) **ATTY. APRIL GRACE M. TENORIO**  
Clerk of Court V/OIC

(Sgd.) **OLIVER N. MENDOZA**  
Sheriff-In-Charge

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE**

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

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

-versus- **EJF NO. TG-24-176**  
FOR: Extra Judicial Foreclosure of  
Real Estate Mortgage under Act No.  
3135, as amended by Act No. 4118

**GILBERT B. CERALDE married to  
SHARON MADELINE B. CERALDE,**  
Mortgagor/s-Debtor/s,

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

IT IS HEREBY CERTIFIED that by virtue of the Loan and Mortgage Agreement, under Act 3135, as Amended by Act No. 4118, executed and notarized on July 30, 1998 by Mortgagors-Debtors, **GILBERT B. CERALDE married to SHARON MADELINE B. CERALDE**, both of legal age, Filipino citizens, with residence and postal addresses at (1) 695-C Emilia Apartment, Sulucan Street, Sampaloc, Manila City, Metro Manila and (2) Lot 74 Block 38, Rancho Imperial De Silang, Barangay Tartaria, Silang, Cavite, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. (T-817816) 25337** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor/s-Debtor/s in the amount of **THREE HUNDRED ELEVEN THOUSAND SEVEN HUNDRED FIFTEEN PESOS AND 79/100 (Php311,715.79)** inclusive of interest and other charges, as of September 11, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver T. Bocacao, Jr., will sell at public auction on **April 1, 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. (T-817816) 25337**  
**Registry of Deeds for the Province of Cavite**

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Silang, Prov. of Cavite bounded and described as follows: A parcel of land (Lot No, 74 Blk. no. 38 of the cons./ subd. plan Pcs-04-012899, being a portion of Lot 8014, 8015, 8017, 8018, Cad. 452-D, Silang Cad., Lot 8016-A to 8016-H, Csd-04-006071-D, Lot 15709-A, Csd-042118-012810-D & Lot Blk. 71, Pcs-011250, LRC Rec. No. ), situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the SE., along line 1-2 by Lot 6, on the SW., along line 2-3 by Lot 73; both of Blk. 38 on the NW., along line 3-4 by Rd. Lot 35 (6.50 m wide) and on the NE., along line 4-1 by Lot 75 Blk. 38, all of the cons., / subd. plan. Beginning at a pt. marked "1" on plan being S. 65 deg 51'E., 4967.33 m. from BLLM No. 1, Cad 452-D, Silang Cad., thence S. 66 deg. 50'W., 4.50 m. to pt. 2; thence N. 24 deg. 07'W., 11.10 m to pt. 3; thence N. 65 deg 53'E., 4.50 m. to pt. 4; thence S. 24 deg. 07'E., 11.18 m. to pt. 1; beginning, containing an area of FIFTY (50) SQ. METERS. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm.; bearings true; date of orig. survey Dec. 7, 1973-Dec. 4, 1975 and that of the subd. survey on Aug. 1-30, 1997 and was approved on Dec. 5, 1997. is

THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW

**Copy Furnished:**

**BDO UNIBANK, INC.**  
Mortgagee  
11th Floor, BDO Tower Valero, 8741 Paseo de Roxas  
Makati City, Metro Manila

**SPS. JORITO PARROCHA ZAMORANOS AND  
JOAN GACUSANA ZAMORANOS**  
Mortgagors  
(1)Unit 1929, 19F Tower 5 Wind Residences, Emilio Aguinaldo Highway Brgy., Maharlika West Tagaytay City.  
(2) #227 Mel Alcalde St., Tondo South Manila 1012,  
(3)Block 753 Woodlands Circle 11-542, 730753 Singapore,

**BERNADETTE GACUSANA SAIN**  
Attorney-in-Fact for the Mortgagors  
#227 Mel Alcalde St., Tondo South Manila 1012

**Publication: Cavite Times Journal**  
Dates: February 11, 18 & 25, 2025

registered in accordance with the provisions of the Property Registration Decree in the name of" **GILBERT B. CERALDE, married to SHARON MADELINE B. CERALDE**, both of legal age, Filipino."

In the event the public auction should not take place on the said date, it shall be held on **April 8, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-817816) 25337**, 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, January 31, 2025.

(Sgd.) **ATTY. APRIL GRACE M. TENORIO**  
Clerk of Court of V/OIC

(Sgd.) **OLIVER T. BOCACAO, JR.**  
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:**

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

**MARIA VICTORIA D. CAPIRAL  
c/o PAULINO E. CASES, JR.**  
Attorney-in-Fact of the Mortgagee  
c/o Cases Chun & Associates Law Offices  
6TH Floor JELP Business Solutions Building,  
409 Addition Hills, Shaw Boulevard, Mandaluyong City

**GILBERT B. CERALDE married to  
SHARON MADELINE B. CERALDE**  
Mortgagor/s-Debtor/s  
(1) 695-C Emilia Apartment, Sulucan Street, Sampaloc, Manila City, Metro Manila  
(2) Lot 74 Block 38, Rancho Imperial De Silang, Barangay Tartaria, Silang, Cavite

**Publication: Cavite Times Journal**  
Dates: February 11, 18 & 25, 2025

EARIST Food...

(FROM PAGE 1)

This initiative reflects EARIST-Cavite Campus' commitment to equipping future food technologists with essential competencies in food safety and manufacturing practices, ensuring their preparedness for real-world industry challenges.

The collaboration between DOST CAVITE and EARIST-Cavite Campus, is one of the DOST strategies to show commitment to improve food safety practices in the hospitality industry.

At DOST, we are committed to providing

programs and activities that inspire action to prevent, detect, and manage foodborne risks. Our initiatives contribute to food security, human health, economic prosperity, market opportunity, and sustainable development. We actively support Micro Small and Medium-Sized Enterprises (MSMEs), C o o p e r a t i v e s , Associations, and private enterprises involved in Food Processing on their journey to deliver quality and safe food. **(By Esther Joy V. Salazar)**

Cavite...

(FROM PAGE 1)

The ceremony served as a reminder of Gen. Aguinaldo's invaluable contributions to Philippine history, particularly his leadership in the fight for independence.

The attendees reaffirmed their commitment to preserving and promoting his legacy

for future generations.

The provincial government of Cavite continues to uphold its role in keeping the memory of its esteemed hero alive, ensuring that his patriotism and dedication to the nation remain an inspiration to all Filipinos. **(OPIO)**

PhilHealth... (FROM PAGE 1)

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 P 2 7 0 , 0 0 0 / y e a r . 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. This 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. This 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. This 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. This took 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 made on February 14, 2024) effectively doubled the old rates which did not move since these were introduced in 2014.

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 co-payment 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 a brief meeting on January 8 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.

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.

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-1654-24

SEYCHELLE Y. HALNIN, married to  
JOSEZAR V. HALNIN  
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, **SEYCHELLE Y. HALNIN, married to JOSEZAR V. HALNIN** with residence and postal address at 80 M. CORNEJO ST., MALIBAY, PASAY CITY and LOT 30, BLOCK 29, PHASE 4, LUMINA TANZA, BARANGAY BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of November 27, 2024 amounts to **SIX HUNDRED SEVENTY FIVE THOUSAND FOUR HUNDRED SIXTY THREE PESOS AND 65/100 (P 675,463.65)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **27 FEBRUARY 2025 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. 057-2023032812

LOT NO: 30, BLOCK NO: 29, PLAN NO: PCS-04-031120  
PORTION OF: CONSOLIDATION-SUBDIVISION OF LOT 3275-N, RS-04-002868; LOTS 3323-N & 3277-N, RS-04-002869 LRC RECORD NO. 6832  
LOCATION: BARANGAY OF BAGTAS, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON  
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	ROAD LOT 29, PCS-04-031120
2-3	NE	LOT 29, BLOCK 29, PCS-04-031120
3-4	SE	LOT 3274-NEW, STA. CRUZ DE MALABON ESTATE (SECURITY BANK & TRUST COMPANY)
4-1	SW	LOT 31, BLOCK 29, PCS-04-031120

AREA: FIFTY FOUR (54) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **13 MARCH 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, 30 JANUARY 2025.

(Sgd.) RICARDO A. TOLEDO  
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 c/o Cases Chun & Associates Law Offices  
6TH Floor JELP Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City

SEYCHELLE Y. HALNIN, married to JOSEZAR V. HALNIN  
80 M. CORNEJO ST., MALIBAY, PASAY CITY and  
LOT 30, BLOCK 29, PHASE 4, LUMINA TANZA, BARANGAY BAGTAS, TANZA, CAVITE

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

Publication: Cavite Times Journal  
Dates: February 04, 11 & 18, 2025

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-1639-24

DOMINGO L. IBANEZ JR, married to  
ALMA P. IBANEZ,  
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, **DOMINGO L. IBANEZ JR, married to ALMA P. IBANEZ**, with residence and postal addresses at BLK 6 LOT 11 CAMACHILE SUBDIVISION, PASONG CAMACHILE I, GEN. TRIAS, CAVITE and LOT 11 BLK. 6 CAMACHILE SUBD., PASONG CAMACHILE, GEN. TRIAS CAVITE to satisfy the mortgage indebtedness as of DECEMBER 6, 2024 amounts to **TWO HUNDRED TWENTY SIX THOUSAND SEVEN HUNDRED NINETY PESOS & 04/100 (P226,790.04)**, inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **27 FEBRUARY 2025 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. 057-2015027712

A PARCEL OF LAND (LOT 11, BLK. 6, OF THE CONS.-SUBD. PLAN, PCS-04-016688, BEING A PORTION OF LOT 1949 OF SAN FRANCISCO DE MALABON ESTATE, RS-04-002555, L.R.C. REC. NO. 5964), SITUATED IN THE BRGY. OF PASONG CAMACHILE, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 12; ON THE NW., ALONG LINE LINE 2-3 BY LOT 13; ON THE NE., ALONG LINE 3-4 BY ALLEY 22; ON THE SE., ALONG LINE 4-1 BY LOT 9, ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF **THIRTY SIX (36) 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 **13 MARCH 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, 30 JANUARY 2025.

(Sgd.) JOANNAH AVIGAIL C. TIMKANG  
Sheriff IV

Copy Furnished:

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

DOMINGO L. IBANEZ JR, married to ALMA P. IBANEZ  
BLK 6 LOT 11 CAMACHILE SUBDIVISION, PASONG CAMACHILE I, GEN. TRIAS, CAVITE and  
LOT 11 BLK. 6 CAMACHILE SUBD., PASONG CAMACHILE, GEN. TRIAS CAVITE

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

Publication: Cavite Times Journal  
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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-1616-24

REGIE MADERAJE BUCANE MARRIED TO  
GRETCHEN OMEGA BUCANE  
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, **REGIE MADERAJE BUCANE MARRIED TO GRETCHEN OMEGA BUCANE** with residence and postal addresses at GPL-2 BLOCK 3 LOT 40 GREENGATE HOMES MALAGASANG II-B, IMUS, CAVITE and LOT 40 BLK 60 HENERAL UNO PASONG KAWAYAN GEN, TRIAS CAVITE to satisfy the mortgage indebtedness as of DECEMBER 6, 2024 amounts to **FOUR HUNDRED FORTY SEVEN THOUSAND SIX HUNDRED THIRTY FOUR PESOS & 34/100 (P 447,634.34)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **27 FEBRUARY 2025 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. 057-2020000671**  
A PARCEL OF LAND (LOT 40, BLK 60 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 39, BLK 60; ON THE NW., ALONG LINE 2-3 BY ROAD LOT 75 (6.50 M. WIDE); ON THE NE., ALONG LINE 3-4 BY LOT 41, BLK 60; AND ON THE SE., ALONG LINE 4-1 BY LOT 5, BLK 60 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 **13 MARCH 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, 30 JANUARY 2025.  
**(Sgd.) JOANNAH AVIGAIL C. TIMKANG**  
Sheriff IV  
Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND**  
(otherwise known as **PAG-IBIG Fund**)  
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City  
**ATTY J.V. ROMMEL C. CUBELO**  
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City  
**REGIE MADERAJE BUCANE MARRIED TO GRETCHEN OMEGA BUCANE**  
GPL-2 BLOCK 3 LOT 40 GREENGATE HOMES MALAGASANG II-B, IMUS, CAVITE and  
LOT 40 BLK 60 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: February 04, 11 & 18, 2025

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-1570-24

VANNESA KRISTIAN S. BENEDICTO  
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, **VANNESA KRISTIAN S. BENEDICTO** with residence and postal address at NO. 27-E BLOCK A STO. NIÑO ST., SFDN, QUEZON CITY and LOT 2 BLOCK 30 PHASE 2 NATANIA HOMES, BRGY. PASONG KAWAYAN II, GENERAL TRIAS, CAVITE to satisfy the mortgage indebtedness as of November 12, 2024 amounts to **ONE MILLION FORTY THREE THOUSAND TWO HUNDRED ONE PESOS & 30/100 (P1,043,201.30)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on 27 FEBRUARY 2025 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. 057-2021033796**  
**LOT NO: 2    BLOCK NO: 30    PLAN NO: PCS-04-030153**  
**PORTION OF:** THE CONS/SUBD OF LOTS 3232-A TO 3232-E, PSD-04-237708  
**LOCATION:** BARANGAY OF PASONG KAWAYAN 2 MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON  
**BOUNDARIES:**  

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 3, BLOCK 30, PCS-04-030153
2-3	SE	LOT 4, BLOCK 30, PCS-04-030153
3-4-5-6-7-8-9	SW,NW	ROAD LOT 33, PCS-04-030153
9-10-11	NW	ROAD LOT 40, PCS-04-030153
11-1	NE	LOT 1, BLOCK 30, PCS-04-030153

**AREA: NINETY EIGHT SQUARE METERS (98), 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 **13 MARCH 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, 30 JANUARY 2025.  
**(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  
**VANNESA KRISTIAN S. BENEDICTO**  
NO. 27-E BLOCK A STO. NIÑO ST., SFDN, QUEZON CITY and  
LOT 2 BLOCK 30 PHASE 2 NATANIA HOMES, BRGY. PASONG KAWAYAN II, 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: February 04, 11 & 18, 2025

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

BDO UNIBANK, INC.,  
Mortgagee,

-versus-    FORECLOSURE CASE NO. F-1578-24

SPOUSES CONCEPCION HARO BOTAR  
and JUNRIE YUSON BOTAR represented  
by their Attorney-in-fact,  
ALFREDO BADIANA NATIVIDAD  
Debtors/Mortgagors.  
X-----X

NOTICE OF EXTRA-JUDICIAL SALE  
Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **SPOUSES CONCEPCION HARO BOTAR and JUNRIE YUSON BOTAR represented by their Attorney-in-fact, ALFREDO BADIANA NATIVIDAD**, with residence and postal address at (1) #76 Central Kalayaan, Balagbag, Barangay 201, Pasay City CPO-Malibay 1300 Pasay City; and (2) Lot 24, Block 2, Kensington Phase 10, Brgy. Navarro, General Trias, Cavite to satisfy the mortgage indebtedness as of November 13, 2024 amounts to **ONE MILLION SEVEN HUNDRED FIFTY-SEVEN THOUSAND FIVE HUNDRED THIRTY-FOUR PESOS AND 29/100 (P1,757,534.29)** including of interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **27 FEBRUARY 2025 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. 057-2020019259**  
**LOT NO: 24    BLOCK NO: 2    PLAN NO: PSD-04-226211**  
**PORTION OF:** BLOCK 15, PCS-04-027752, 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 19, BLOCK 2, PSD-04-226211
2-3	SW	LOT 25, BLOCK 2, PSD-04-226211
3-4	NW	ROAD LOT 13, PSD-04-226211
4-1	NE	LOT 23, BLOCK 2, PSD-04-226211

**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 **13 MARCH 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, 30 JANUARY 2025.  
**(Sgd.) ANDRES B. ESPINA**  
Sheriff IV  
Copy Furnished:  
**BDO UNIBANK, INC.**,  
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT  
33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City  
**SPOUSES CONCEPCION HARO BOTAR and JUNRIE YUSON BOTAR represented by**  
their Attorney-in-fact, ALFREDO BADIANA NATIVIDAD  
(1) #76 Central Kalayaan, Balagbag, Barangay 201, Pasay City CPO-Malibay 1300 Pasay City; and  
(2) Lot 24, Block 2, Kensington Phase 10, 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: February 04, 11 & 18, 2025

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-1601-24

JOEL B. RAGA married to  
ROSEMARIE N. RAGA,  
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, **JOEL B. RAGA married to ROSEMARIE N. RAGA**, with residence and postal addresses at 96 IRISH ST., STA. CECILIA, MULAWINTANZA, CAVITE and LOT 37 BLK. 18 ANTERO SORIANO HI-WAY PALMERSTON LAMBINGAN TANZA CAVITE 4108 to satisfy the mortgage indebtedness as of NOVEMBER 27, 2024 amounts to **NINE HUNDRED SEVENTY TWO THOUSAND EIGHT HUNDRED SIXTEEN PESOS & 19/100 (P972,816.19)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **27 FEBRUARY 2025 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. 057-2019060872

LOT NO: 37 BLOCK NO: 18 PLAN NO: PSD-04-246451

PORTION OF: LOT 1867, RS-04-003844; LRC RECORD NO. 6832

LOCATION: BARANGAY OF CAPIPISA NOW BRGY. LAMBINGAN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 38, BLOCK 18, PSD-04-246451
2-4	SE	LOT 1866, S.C.D.M.E.
4-5	SW	LOT 36, BLOCK 18, PSD-04-246451
5-6-1	NW	ROAD LOT-21, PSD-04-246451

AREA: FIFTY SEVEN SQUARE METERS (57), 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 **13 MARCH 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, 30 JANUARY 2025.

(Sgd.) JOSELITO L. ARANDA  
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

JOEL B. RAGA married to ROSEMARIE N. RAGA  
96 IRISH ST., STA. CECILIA, MULAWINTANZA, CAVITE and LOT 37 BLK. 18 ANTERO SORIANO HI-WAY PALMERSTON LAMBINGAN TANZA CAVITE 4108

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: February 04, 11 & 18, 2025

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. 2025-05  
For: Extra-Judicial Foreclosure of  
Real Estate Mortgage

KORINA BUSTAMANTE MATIBAG AND  
KEISER BUSTAMANTE MATIBAG,  
Mortgagors.

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 mortgagors **KORINA BUSTAMANTE MATIBAG (Principal Borrower)** at 136 Rosalia St., Saint Michael Village, Talon 2, Las Pinas City and Lot 3 PCS-38310, Progressive 9 Subdivision, Barrio of San Nicolas, Bacoor, Cavite AND **KEISER BUSTAMANTE MATIBAG (Co-Borrower)** at 427 B, Guadalupe St., Fatima Subdivision, Brgy. Zapote, Las Pinas City to satisfy the mortgagee indebtedness which as of October 22, 2024, amounts to **TWO MILLION THREE HUNDRED EIGHTY ONE THOUSAND ONE HUNDRED THIRTY EIGHT PESOS & 56/100 (P2,381,138.56)**, 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 **March 4, 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. 167-2023005758

"A PARCEL OF LAND (LOT 3 OF THE CONSOLIDATION/ SUBDIVISION (LRA) PCS-38310, APPROVED AS NON-SUBDIVISION PROJECT, BEING A PORTION OF THE CONSOLIDATION OF LOTS 6, & 7, BLK. 1, (LRC) PSD-49647., L.R.C. CLR RECORD NO. 8843), SITUATED IN THE BARRIO OF SAN NICOLAS, MUNICIPALITY OF BACORR, PROVINCE OF CAVITE, ISLAND OF LUZON. XXX, CONTAINING AN AREA OF FIFTY ONE (51) 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 **March 11, 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, January 21, 2025.

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

(Sgd.) ARTHUR T. SAN MIGUEL  
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

PAULINO E. CASES, JR.  
6th Floor JELF Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City

KORINA BUSTAMANTE MATIBAG  
136 Rosalia St., Saint Michael Village, Talon 2, Las Pinas City  
Lot 3 PCS-38310, Progressive 9 Subdivision, Barrio of San Nicolas, Bacoor, Cavite

KEISER BUSTAMANTE MATIBAG  
427 B, Guadalupe St., Fatima Subdivision, Brgy. Zapote, Las Pinas City

WARNING: It is absolutely prohibited to remove, deface or destroy this notice of Extra-judicial Sale on or before the date of sale.

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Dates: January 28, February 04 & 11, 2025

PALAISIPAN

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PAHALANG

1 Isahan  
6 Epekto  
10 Mangmang  
11 Espako  
12 Pagiging mareklamo  
13 Binigyang prayoridad  
14 Nguya  
15 Sulsi  
16 Mikhail ng cheess  
17 Nilapag  
19 Ibukas  
21 Peligro  
24 Bansag  
26 Pag-uunat ng katawan  
27 Asin  
29 Kaibigang babae  
30 Kalang  
31 Away  
32 Kuwatro  
33 Usok  
34 Malaking langgam

PABABA

2 Parte ng punungkahoy  
3 Reklamo  
4 Palos  
5 Nipa  
6 Dahong medisinal  
7 Ipili  
8 Sapi  
9 Asam  
11 Letra  
12 Nararamdaman ng naghihikab  
17 Sasakyan sa Edsa  
18 Uri ng siopao  
19 Ikuha  
20 Timbang  
22 Uri ng prutas  
23 Binago  
24 Kalibo ang kapitolyo  
25 Pagpapalahi  
27 Yapos  
28 Batis  
29 Hamak

SAGOT SA NAKARAAN

L	I	P	A	N	A		I	S	I	P	
A	L	I	T	A	N		B	I	R	A	
P	A	N	A	T			B	A	N	O	Y
A	K	A	Y			B	I	N	I	G	O
T	A	G			P	A	T	A	S		
	S	A	S	A	L	A	G	I	N		
		L	A	T	A	G		L	A	S	
I	P	I	L	I	T		P	A	L	A	
T	I	T	I	S			S	I	B	A	T
A	L	A	T			N	A	L	A	B	I
K	A	N	A			A	M	I	N	I	N

Grabe ng sili ngayon mare,  
P800 ang kilo  
ah, oo...

At 'pag minalas-malas  
ka pa 'pag tumad ka..

Maaanghang na salita  
ang matitikman mo sa  
mga tindera!

# Joint Rewards Committee Meeting on Extraction of Oil from Marijuana in Aid of Policy Enhancement

13 FEB 2025 - Ibinahagi nila Scientist/Inventor Richard Nixon Gomez at ng kanyang anak, ang kapwa imbentor na si Rigel Gomez, ang kanilang kaalaman at eksperto sa agham at teknolohiya. Sa isang Joint Committee hearing na isinagawa sa Philippine Drug Enforcement Agency (PDEA), ipinisinta ng mag-amanang Gomez ang mga metodolohiya sa pagkuha ng langis mula sa halaman ng cannabis. Ang diskusyong ito ay isinagawa upang makatulong sa pagsusulong ng mga patakaran para sa kampanya ng bansa laban sa ilegal na droga.



Ang talakayan ay nakatuon sa mga crude o cottage-level na pagproseso at pagmamanupaktura ng cannabis oil. Masusing pinag-usapan ang mga clandestine laboratory ukol sa pagconvert ng marijuana buds na ginagawang cannabis oil. Ipinakita rin ang mga materyales at kagamitan na gamit sa bahay o mga bagay na maaaring mabili sa mga supermarket na



► **JOINT REWARDS • 3**

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

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## Love Happens at SM Malls in Cavite

This Valentine's Day, go beyond the usual and turn moments into memories at SM Malls in Cavite! Whether you're planning a romantic rendezvous, a barkada date, or a solo self-love day, we've got everything to make your heart (and your feed) happy!



Double the love, double the indulgence! Treat yourself and a loved one to the ultimate feast—enjoy the cheesy, extra-thick goodness of S&R New York Style Pizza at SM City Trece Martires, or share a satisfying meal for two at Classic Savory in SM City Rosario. Because great food is always better when shared.

Date Like a Pro – Fancy dinner, chill coffee date, or a foodie adventure? Whatever your love language, our restaurants and cafés have exclusive Valentine's Day menus and sweet couple deals just for you!

► **LOVE HAPPENS • 3**

# STR1KE A-PRIZE

## Mayor Strike B. Revilla's Birthday Giveaway!

March 3, 2025

AND GET A CHANCE TO WIN TOYOTA VIOS 2025 AND MORE!

**MECHANICS**

1. This is open to all Bacooreños and Taxpayers.
2. Kindly, register through this Google Form link: <https://tinyurl.com/MSBR-Raffle>
3. Taxpayers should provide the proof of Real Property Tax (RPT) or Business Tax Payment in the Google Forms. They should also put the Official Receipt (or) Number and its date.
4. Follow the **Strike B. Revilla Facebook Account**.  
<https://www.facebook.com/MayorStrikeRevilla>
5. Bacooreños and Taxpayers should upload the screenshot as a proof of FOLLOWED Strike B. Revilla Facebook Account in the Google Forms.
7. Participants can only win once.
8. Winners will be announced on March 03, 2025. They will be notified by a text or call.

**55 WINNERS OF 500 PHP**

**55" SMART TV**

**5 CELLPHONE**

**55 WINNERS OF 5KGS RICE**

**5 BICYCLE**

**TOYOTA VIOS 2025**

**52 AGIMAT PARTYLIST**

**BACOR**

**SCAN HERE TO JOIN!**

SUMALI NA SA STRIKE-A-PRIZE! Ipinagdiriwang natin ang kaarawan ni Mayor Strike B. Revilla sa March 2, 2025, at marami ang pwedeng manalo! Mga Papremyo: GRAND PRIZE: Isang brand-new Toyota Vios 2025; Isang 55" Smart TV; 5 Bisikleta; 5 Cellphones; 55 winners ng PHP 500! 55 winners ng 5kg Bigas; PAANO SUMALI? Bukas ito para sa lahat ng Bacooreños at Taxpayers! Mag-register sa: <https://tinyurl.com/MSBR-Raffle>. I-upload ang inyong proof of payment (RPT o Business Tax) at Official Receipt details sa Google Forms. I-follow ang Strike B. Revilla Facebook Page: <https://facebook.com/MayorStrikeRevilla>. Bacooreños and Taxpayers should upload the screenshot as a proof of FOLLOWED Strike B. Revilla Facebook Account in the Google Forms. One entry per participant lang! Ang mga masuwerteng mananalo ay iaanunsyo sa March 3, 2025. Tara na, Bacoor! Ipakita ang suporta at manalo ng bonggang papremyo! #StrikeAPrize #MayorStrikeBirthdayGiveaway #Bacoor