

# Bacoor Youth Shine Bright: Latin Honor Graduates Hailed by Mayor Strike Revilla



**BACOR CITY, Cavite** — A new generation of achievers from Bacoor has made the city proud as hundreds of students graduated with Latin honors this academic year. These young scholars, recognized for their academic excellence, were lauded by no less than Mayor Strike B. Revilla, who praised their dedication and perseverance in a heartfelt message of congratulations.

In a statement released by the City Government of Bacoor, Mayor Revilla extended his warmest greetings to the graduates, calling them "living proof of Bacoor's bright future." He emphasized that their achievements reflect not only personal triumphs ► **BACOR • 6**

## General Trias Sends Off Young Athletes to Batang Pinoy GenSan 2025 with Full Support

General Trias City beams with pride as it prepares to send its talented youth athletes to the upcoming Batang Pinoy GenSan 2025 competition. With unwavering support from the City Government, led by Mayor Jonjon Ferrer and Vice Mayor Jonas Labuguen, the delegation of Batang GenTri athletes is set to showcase their skills and sportsmanship on the national stage.



The city's leadership emphasized their commitment to nurturing young talent and promoting holistic development through sports. Mayor Ferrer expressed his heartfelt encouragement to the athletes, saying, "Ang tagumpay ng bawat Batang GenTri ay tagumpay ng buong General Trias. Buong suporta ang ibinibigay namin sa inyo mula sa paghahanda hanggang sa laban." ► **GENERAL TRIAS • 6**

## 62 Imuseño Families Receive New Homes Through AAngat Residences Program



In a heartwarming milestone for the City of Imus, 62 families have officially received the keys to their new homes under the AAngat Residences program—the city's first-ever rental housing initiative. Spearheaded by Mayor Alex "AA" Advincula and supported by Vice Mayor Homer "Saki" Saquilayan, the project aims to provide safe, dignified, and affordable shelter for residents previously living in flood-prone areas along riverbanks. ► **62 IMUSEÑO • 6**

## CAVITE TIMES JOURNAL

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

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## Manelle Lianne Cayne Dela Cruz Crowned Miss Tourism Philippines Ambassador 2025

General Trias celebrates a proud moment as one of its own, Manelle Lianne Cayne Dela Cruz, is crowned Miss Tourism Philippines Ambassador 2025. Her victory marks a significant milestone not only in her personal journey but also in the city's growing reputation for producing empowered and purpose-driven young women.



Lianne's grace, intelligence, and unwavering commitment to advocacy stood out among the candidates, earning her the prestigious title and the admiration of many. Her win is a testament to the values she embodies—beauty with purpose, leadership with heart, and pride in her roots as a true GenTriseña.

Mayor Jon-Jon Ferrer and Monette Ferrer, along with the entire City Government of General Trias, extended their heartfelt congratulations to Lianne, recognizing her achievement as a source of inspiration for the youth. "Her success reflects the spirit of General Trias—resilient, passionate, and always striving for excellence," Mayor Ferrer shared.

The newly crowned ambassador is expected to ► **MANELLE LIANNE • 6**

## Mayor Jenny Barzaga Leads Pagtatalaga 2025: Dasmariñas Scouts Celebrate "BSP at 89 – Service, Innovation, and Scouting for All"

**Dasmariñas City, Cavite** – October 2025 In a powerful display of unity and youth empowerment, Mayor Jenny Barzaga led the ceremonial opening of Pagtatalaga 2025, hosted by the Boy Scouts of the Philippines Cavite Council in partnership with the City Schools Division of Dasmariñas. Held at the iconic Dasmariñas City Grandstand, the event marked BSP's 89th year with the theme: "Service, Innovation, and Scouting for All."

Mayor Barzaga, a staunch advocate of inclusive education and youth leadership, delivered an inspiring message to hundreds of scouts, educators, and civic leaders. "Scouting is more than tradition—it's a movement of hope, discipline, and innovation," she said. "Dasmariñas will always be a city that uplifts its youth and invests in their future."

The event showcased modern scouting modules, digital ► **MAYOR JENNY • 6**





# "A Nation That Dares to Innovate Dares to Define Its Destiny," Says DOST Chief at Inno.Venta 2025

Batangas City, October 24, 2025 — Department of Science and Technology (DOST) Secretary Dr. Renato U. Solidum Jr. emphasized the crucial role of science, technology, and innovation (STI) in driving economic transformation and national progress during the opening of Inno.Venta 2025 held at the Batangas State University – The National Engineering University (BatStateU The NEU).

In his keynote message, Secretary Solidum underscored that innovation serves as the nation's engine for inclusive growth, stating that "a nation that dares to innovate dares to define its own destiny." He emphasized that STI are the "engines of economic transformation, societal progress, and national resilience," adding that the Philippines' current 50th ranking among 139 economies in the Global Innovation Index (GII) is a testament to the country's growing innovation ecosystem.

Inno.Venta 2025, organized by the DOST in collaboration with the Philippine Association of State Universities and Colleges (PASUC) and the Philippine Science High School System, serves as a national platform for bridging research and industry, and promoting commercialization of scientific discoveries. The event gathered scientists, innovators, entrepreneurs, and industry leaders for

discussions, exhibitions, and networking aimed at fostering a stronger innovation ecosystem.

DOST Assistant Secretary Napoleon Juanillo welcomed participants and highlighted the event's commitment to creating validated, trustworthy, and globally competitive technologies built on credibility and integrity. Meanwhile, Undersecretary Angel Ignacio from the Office of the Special Assistant to the President for Investment and Economic Affairs, described innovation as "the new currency of growth," urging continued investment in the next generation of Filipino innovators.

Dr. Tirso A. Ronquillo, PASUC President and BatStateU The NEU President, emphasized that Inno.Venta bridges the gap between invention and commercialization. He introduced his P++ paradigm — Philosophy, Policy, Programs, People, and Place — to strengthen



higher education institutions' capacity for industry-based research and innovation. "For innovation to progress, we must invest in people and create an environment where ideas thrive. This is how we build not just careers, but industries," he said.

In support of these efforts, Oxentia, a technology transfer consultancy founded at the University of Oxford, shared a proposed framework for standardizing technology transfer and commercialization in the Philippines. Oxentia consultants Dr. Irene Dal Poz and Dr. Fabio Bianchi presented structured models such as the



Invention Disclosure Form (IDF) and identified ways to address fragmented research pipelines and weak commercialization linkages in the country.

Industry leaders and representatives from higher education institutions also shared

insights on nurturing innovation-driven enterprises and strengthening academe-industry partnerships during a series of forums and panel discussions.

Funded under Program PROPEL through the Office of the Assistant Secretary

for Technology Transfer, Communications and Commercialization, DOST-TAPI, and DOST-ASTI, Inno.Venta 2025 continues to showcase the power of innovation as a catalyst for inclusive growth and sustainable development. (Nelson Santos)

## CNHS Triumphs at Science Castle Asia 2025 in Malaysia, Brings Honor to Cavite City

CAVITE CITY, Philippines — The Cavite National High School (CNHS) team has once again proven the brilliance of young Caviteños on the global stage after winning top honors at the prestigious Science Castle Asia 2025 held in Malaysia. The international competition gathered student innovators from across Asia to present groundbreaking scientific research and solutions.



The CNHS delegation impressed judges with their innovative project, which stood out for its creativity, scientific rigor, and real-world application. Their victory not only brought pride to their school but also elevated Cavite City's reputation as a hub of academic excellence and innovation.

Behind this success is a strong support system led by Coach Sir Jimmy M. Maquirang, Head Teacher Ma'am Jocelyn P. Ibañez, and School Head Sir Randie L. Salonga. Their mentorship and dedication

played a crucial role in preparing the students for the international stage, ensuring they were equipped with the knowledge, confidence, and discipline to compete at the highest level.

The Schools Division Office (SDO) of Cavite City, under the leadership of Schools Division Superintendent Greg Co, also played a vital role in fostering a culture of excellence. Their commitment to empowering students through science and research has been

instrumental in producing globally competitive learners.

Cavite City Mayor Denver Chua personally extended his congratulations to the CNHS team, expressing immense pride in their achievement. "This victory is a testament to the talent and determination of our youth. We will continue to support programs that nurture innovation and academic excellence," Mayor Chua said in a statement.

The win at Science Castle Asia 2025 is more

than just a trophy—it is a symbol of what Caviteño youth can achieve with the right guidance, resources, and community support. It serves as an inspiration for other students to pursue science and innovation as tools for nation-building and global impact.

As the city celebrates this proud moment, the CNHS team's triumph reminds everyone that with passion, perseverance, and unity, Caviteños can shine brightly on the world stage. Mabuhay ang CNHS! Mabuhay ang Cavite City!

CAVITE TIMES JOURNAL  
PAHAYAGAN NG TUNAY NA CAVITEÑO

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# Greenhouse with Hydroponics Turned Over to Brgy. Calumpang Cerca Farmers

In a significant step toward modernizing local agriculture, a greenhouse equipped with hydroponic technology was officially turned over to Barangay Calumpang Cerca, Indang, Cavite on October 17, 2025. The ceremony was led by Dr. Herminigilda A. Gabertan, Assistant Director for Research, Development, and Production Support Services, and Engr. Elaiza Nicole Dotimas of the Bureau of Plant Industry (BPI), with support from Regional Director Fidel Libao of the Department of Agriculture (DA) Region IV-A.

The event was hosted by Punong Barangay Vergel C. Fidel and witnessed by key local leaders including Mayor Virgilio "Vergel" Fidel, Vice Mayor Ferdinand "Ferdie" Papa, members of the Sangguniang Bayan, Municipal Agriculturist Wilmer Cabrera, and presidents of various Indang Farmers Organizations. Residents of Calumpang Cerca also gathered to celebrate the milestone.

The newly established greenhouse is more than just a facility—it represents

a gateway to innovation for local farmers. Through hydroponics, farmers can grow crops without soil, using nutrient-rich water solutions that promise higher yields and better quality produce. This method is especially beneficial in areas with limited arable land or unpredictable weather conditions.

Officials emphasized that the greenhouse will serve as a learning hub for sustainable farming practices. Training programs and hands-on demonstrations will be



## CEREMONIAL TURNOVER OF GREENHOUSE WITH HYDROPONICS

OCTOBER 17, 2025 | KAP VERGEL EVENTS PLACE, CALUMPANG CERCA, INDANG, CAVITE



conducted to help farmers adapt to the new technology and integrate it into their livelihoods. The initiative aligns with the broader goals of urban agriculture, food security, and sustainable development.

Mayor Fidel highlighted the importance of community cooperation in maximizing the benefits of the project. "This is a shared opportunity to uplift our families, improve nutrition, and build a greener Indang," he said.

The local government encourages all stakeholders to actively participate and support the initiative.

With the successful turnover, Barangay Calumpang Cerca is poised to become a model for

agricultural innovation in the region. The greenhouse project reflects a growing commitment to empowering farmers and ensuring a resilient food system for future generations.

# Trece Martires Honors Spiritual Leaders in 3rd Hallmark Assembly: Pastor's Appreciation Day

In a heartfelt celebration of faith and community, the City Government of Trece Martires successfully held its 3rd Hallmark Assembly: Pastor's Appreciation Day last October 2025 at the Amore Function Hall in Barangay Luciano. The event gathered city officials, spiritual leaders, and community members in a moving tribute to the pastors who continue to serve as beacons of hope and guidance in the lives of Treceños.

Leading the event was Mayor Gemma Lubigan, whose unwavering commitment to good governance and community empowerment was evident in her message of gratitude. "Ang ating mga Pastor ay hindi lamang tagapagturo ng salita ng Diyos, sila rin ay katuwang natin sa pagtataguyod ng isang mapayapa, may malasakit, at may pananalig na lungsod," she said. Her words resonated deeply with the attendees, many of whom have witnessed the transformative power of faith in their communities.

Joining Mayor Lubigan was Vice Mayor Bobby Montehermoso, who emphasized the importance of spiritual leadership in public service. "Sa bawat panalangin at pangaral ng ating mga Pastor, kami pong mga lingkod-bayan ay nabibigyan ng lakas at direksyon sa aming paglilingkod," he shared. Also present were Board Member Aldrin Anacan and the 12th Sangguniang Panlungsod, showing full support for the city's faith-based initiatives.

The assembly honored pastors from various denominations, recognizing their tireless efforts in spreading the Word of God, offering counsel, and nurturing the spiritual well-being of their congregations. Each pastor was acknowledged not just as a religious leader, but as a vital partner in building a resilient and values-driven city.

A highlight of the event was the reading of Proverbs 11:14: "Where there is no guidance, a people falls, but in an abundance of counselors there is safety." This scripture served as a powerful reminder of the role that spiritual mentors play in shaping a community's moral compass and collective strength.

As the program concluded, the message was clear: Trece Martires is a city that values faith, unity, and service. Under the leadership of Mayor Gemma Lubigan and Vice Mayor Bobby Montehermoso, the city continues to uphold its identity as the "Puso ng Cavite"—a place where governance and grace walk hand in hand.



**ARRESTED MURDER SUSPECT.** Governor Daniel R. Fernando, Bulacan Police Provincial Office Provincial Director PCol. Angel L. Garcillano, and Vice Gov. Alexis C. Castro present Christian Roxas alyas "Lupin", one of the suspects on the murder case of former Association of Barangay Captains-Bulacan President Ramilito Capistrano and Shedrick Toribio to the media, in a press conference held at Balagtas Hall, Hiyas ng Bulacan Convention Center, City of Malolos, Bulacan today. Also in the photo is Atty. Juris Huerta of the Public Attorney's Office. Iprinisinta nina Gob. Daniel R. Fernando, Bulacan Police Provincial Office Provincial Director PCol. Angel L. Garcillano, at Bise Gob. Alexis C. Castro sa mga mamamahayag si Christian Roxas alyan "Lupin", isa sa mga suspek sa kasong pagpatay kina dating Association of Barangay Captains-Bulacan President Ramilito Capistrano at Shedrick Toribio, sa isang press conference na ginanap sa Balagtas Hall, Hiyas ng Bulacan Convention Center, Lungsod ng Malolos, Bulacan ngayong araw. Makikita rin sa larawan si Abgd. Juris Huerta ng Public Attorney's Office.



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

BDO UNIBANK, INC.,  
Mortgagee,

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

PRELL T. PHALA,  
Mortgagor.

FC Case No. 19569-25

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **BDO UNIBANK, INC.**, mortgagee, with office address at 33rd Floor, BDO Corporate Center Ortigas, #12 ADB Ave., Mandaluyong City, against **PRELL T. PHALA**, mortgagor, with residence and postal address at Block 4 Lot 43 Pristina Expansion, Brgy. Tanzang Luma, Imus, Cavite and/or Block 7 Lot 17, Bayanihan Homes, Anabu, Imus, Cavite, to satisfy the mortgage indebtedness which as of September 8, 2025, amounts to **ONE MILLION TWO HUNDRED NINETY NINE THOUSAND FOUR HUNDRED EIGHTY NINE PESOS AND 75/100 (P1,299,489.75)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **November 18, 2025 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

Transfer Certificate of Title No. 057-2017034773

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY TANZANG LUMA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, bounded and described as follows:  
**LOT NO: 43 BLOCK NO: 4 PLAN NO: PCS-04-027672**  
**PORTION OF:** LOT 5469, IMUS ESTATE AND LOT 8, BLOCK 5, ALL OF PSD-04- 209229 AND LOT 13, BLOCK 6, ALL OF PSD-04-209229; LRC REC. NO. 8843 (continued on next page) is registered in accordance with the provision of the Property Registration Decree in the name of **Owner: PRELL TORRES PHALA**, SINGLE, FILIPINO, OF LEGALAGE  
**Address:** B 7, L 17, BAYANIHAN HOMES, ANABU 2D, CAVITE  
**TECHNICAL DESCRIPTION** (continued from page 1)  
**LOCATION:** BARANGAY TANZANG LUMA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE  
**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	ROAD LOT 6, PCS-04-027672
2-3	SW	LOT 42, BLOCK 4, PCS-04-027672
3-4	NW	LOT 26, BLOCK 4, PCS-04-027672
4-5	NW	LOT 25, BLOCK 4, PCS-04-027672
5-1	NE	LOT 44, BLOCK 4, PCS-04-027672

**TIE POINT:** MON. NO. 111, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 64 ° 29 ` E	641.94 M.
1-2	S. 60 ° 00 ` W	4.00 M.
2-3	N. 30 ° 00 ` W	9.00 M.
3-4	N. 60 ° 00 ` E	1.68 M.
4-5	N. 60 ° 00 ` E	2.32 M.
5-1	S. 30 ° 00 ` E	9.00 M.

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

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

In the event the public auction should not take place on the said date, it shall be held on **November 25, 2025** at 10:00 o'clock in the morning without further notice.

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

City of Imus, Cavite, Philippines, October 14, 2025

(Sgd.) **EMMANUELLE H. FRANCISCO**  
Sheriff IV  
Branch 4-FC

(Sgd.) **ARMIE A. FRANCISCO**  
Clerk of Court VI

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IN RE: PETITION FOR ISSUANCE  
OF A NEW OWNER'S DUPLICATE  
COPY OF TRANSFER  
CERTIFICATE OF TITLE NO. (057-  
2011004353) 167-2016001596 OF  
THE REGISTRY OF DEEDS OF  
CAVITE (BACOR BRANCH)

LRC Case No. 8843-2025-157

MANUEL MATA SARMIENTO, rep.  
by Attorney-in-Fact, MARVIN M.  
MEJICO, Land Acquisition and  
Survey Manager of Masaito  
Development Corp.,  
Petitioner.

X-----X

AMENDED NOTICE OF HEARING

There is a Petition filed by Petitioner **Manuel Mata Sarmiento, represented by his Attorney-in-Fact, Marvin M. Mejico**, (Land Acquisition and Survey Manager of Masaito Development Corp.), through counsel, Kanapi Law Office and Associates, for the issuance of a new owner's duplicate copy of **Transfer Certificate of Title No. (057-2011004353) 167-2016001596** issued by the Registry of Deeds of Bacoor City, Cavite, on the grounds alleged therein.

**NOTICE IS HEREBY GIVEN THAT** said Petition has been set for hearing on **December 3, 2025 at 10:00 in the morning** and **January 14, 2026 at 2:00 in the afternoon**, in this Court, on which date and hour and place, any person interested is cited to appear and show cause why the same should not be granted.

Let a copy of this Amended Notice be posted by the Court's Sheriff/Process Server, at the expense of the petitioner, in the bulletin boards of the Regional Trial Court (RTC) of Bacoor City and this Court, the City Hall of Bacoor City, and the Barangay Hall of the barangay which has jurisdiction over the property subject of this petition, for at least two (2) weeks prior to the scheduled hearing.

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

Finally, let a copy of this Notice be furnished the Registry of Deeds of Province of Cavite, Bacoor City Branch, and the Land Registration Authority, at the expense of the petitioner.

WITNESS, THE **HON. CHARISMA I. NOLASCO**, Presiding Judge of this Court, this 8th day of October 2025 at Bacoor City, Cavite.

(Sgd.) **LORELEI P. BOLA-MINA**  
Branch Clerk of Court

Copy furnished:

**ATTY. ERWIN BRYAN S. KANAPI**  
**ATTY. LAMBERTO S. CRUZ, JR.**  
**KANAPI LAW OFFICE AND ASSOCIATES**  
Counsels for the Petitioner  
Rm-201 DRB Bldg., Aguinaldo Highway Palico 4, Imus City, Cavite

Order/Resolution served thru: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
By: \_\_\_\_\_  
Remarks: \_\_\_\_\_

**BDO UNIBANK, INC.**, -33rd Floor, BDO Corporate Center Ortigas, #12 ADB Ave., Mandaluyong City

**PRELL T. PHALA**  
Block 4 Lot 43 Pristina Expansion, Brgy. Tanzang Luma, Imus, Cavite  
Block 7 Lot 17, Bayanihan Homes, Anabu, Imus, Cavite

**Publication: Cavite Times Journal**  
Dates: October 28, November 04 & 11, 2025

REGISTRY OF DEEDS OF THE CITY OF BACOR  
Bacoor City, Cavite

Order/Resolution served thru: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
By: \_\_\_\_\_  
Remarks: \_\_\_\_\_

OFFICE OF THE CLERK OF COURT  
RTC BACOR CITY, CAVITE  
Hall of Justice, Tabing-Dagat Bacoor City, Cavite

Order/Resolution served thru: \_\_\_\_\_  
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Time: \_\_\_\_\_  
By: \_\_\_\_\_  
Remarks: \_\_\_\_\_

**ENGR. MARVIN M. MEJICO**  
Petitioner  
Blk. 1 Lot 12 and 16L, Ph1 Vallejo Place Pasong Buaya, Imus, Cavite

Order/Resolution served thru: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
By: \_\_\_\_\_  
Remarks: \_\_\_\_\_

**LAND REGISTRATION AUTHORITY**  
NIA Road cor. East Ave., Quezon City

Order/Resolution served thru: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
By: \_\_\_\_\_  
Remarks: \_\_\_\_\_

**Publication: Cavite Times Journal**  
Dates: October 28, November 04 & 11, 2025

CNHS Triumphs... (FROM PAGE 8)

education. "This milestone reflects our shared vision of localized management—bringing faster, more responsive services directly to our schools, students, and teachers," Angara emphasized, reinforcing DepEd's mission to deliver accessible, inclusive, and liberating basic education.

The event gathered esteemed leaders and stakeholders, including Carmona City Mayor Dahlia A. Loyola, Cavite 5th District Representative Roy Loyola, DepEd CALABARZON Regional Director Atty. Alberto T. Escobarte, and officials from DepEd SDO Cavite Province and SDO Carmona City. Their presence underscored a collective dedication to shaping a future where every learner thrives.

As the 25th division under the DepEd CALABARZON Region, SDO Carmona embodies the spirit of Transparent, Ethical, and Accountable (TEA) Governance. Its establishment is more than administrative it is a promise of proximity, efficiency, and empowerment for Carmona's educators and students.

With localized leadership and community-rooted planning, SDO Carmona is now better positioned to address the unique needs of its constituents, ensuring that education remains a dynamic force for social mobility and inclusive development.

The inauguration was not just a ceremonial launch it was a celebration of Carmona's journey as a newly minted city and its bold steps toward educational excellence. As photos from the Regional Office captured moments of joy and solidarity, the message was clear: Carmona City is ready to lead, serve, and inspire.

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New Justice Hall, J.P. Rizal Avenue, Kaybagal  
South, Tagaytay City

BANK OF THE PHILIPPINE ISLANDS  
(SUCCESSOR-IN-INTEREST OF  
ROBINSONS BANK CORPORATION)  
Petitioner-Mortgagee-Creditor,

-versus- **EJF NO. TG-25-078**  
FOR: Extra Judicial Foreclosure of  
Real Estate Mortgage under Act  
No. 3135, as amended by Act No. 4118

**FRANCISCO S. BALDAZO JR.**  
**A.K.A. FRANCISCO JR SANTIAGO BALDAZO**  
Respondent/s-Mortgagor/s-Borrower/s-Debtor,  
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as amended by Act No. 4118, filed by Mortgagee Petitioner-Mortgagee-Creditor, **BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION)** a banking institution duly organized and existing under of the laws of the Republic of the Philippines with principal office address at Bank of the Philippine Islands, 28/F, Ayala Triangle Gardens Tower 2, Paseo de Roxas cor. Makati Avenue, Bel-Air, Makati City, pursuant to the terms and conditions of the Real Estate Mortgage executed and notarized on October 20, 2023 by Respondent/s-Mortgagor/s-Borrower/s- Debtor, **FRANCISCO S. BALDAZO JR. A.K.A FRANCISCO JR SANTIAGO BALDAZO** of legal age, Filipino, with addresses at (1) Unit 1605 Tower CM Place at South Triangle Condominium Mother Ignacia St. Panay Avenue Brgy. South Triangle Quezon City (2) Unit 1227 Tower 2 12th Floor Wind Residences Emilio Aguinaldo Highway Maharlika West Tagaytay City, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by Condominium Certificate of Title 076-2023000658 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Borrowers/Mortgagors in the amount of **THREE MILLION NINE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED NINETY ONE PESOS AND 12/100 (Php 3,916,591.12)** inclusive of interest, penalties and other charges, as of June 10, 2025 the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Rhiz Sañel C. Toledo, will sell at public auction on **December 9, 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. 076-2023000658**  
**Registry of Deeds for Tagaytay City**

IT IS HEREBY CERTIFIED that the unit identified and described as:  
**TOWER 2-12TH FLOOR -**  
**UNIT 1227**  
**RESORT RESIDENTIAL UNIT-1**  
**UNIT AREA-31.97 SQ. M.**

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on **TRANSFER CERTIFICATE OF TITLE 2012004157; 2012004158; 2012004159** which embraces and describes the land located at MAHARLIKA WEST, TAGAYTAY CITY with an area of **SEVENTEEN THOUSAND SIX HUNDRED SIXTY-TWO (17,662) Square Meter**, is registered in the name of:

**Owner: FRANCISCO S. BALDAZO JR.,** FILIPINO CITIZEN, OF LEGALAGE, SINGLE

**Address:** UNIT 1605 TOWER C, M PLACE AT SOUTH TRIANGLE, PANAY AVENUE BARANGAY SOUTH TRIANGLE, QUEZON CITY, METRO MANILA 1103, PHILIPPINES

In the event the public auction should not take place on the said date, it shall be held on December 16, 2025 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **Condominium Certificate of Title 076-2023000658** the encumbrances thereon, if any there be.

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

Bacoor... (FROM PAGE 8)

against climate change impacts. The summit also highlighted four additional legislative proposals authored by Cong. Lani to support families in need of shelter. These include loan restructuring programs, rental housing subsidies, a code of conduct for eviction procedures, and reforms to enhance the delivery of socialized housing. Each initiative reflects a holistic approach to housing that prioritizes stability, dignity, and community empowerment. A major focus of the summit was the ongoing partnership with the National Housing Authority to complete the Ciudad Kaunlaran project. This

One Spot... (FROM PAGE 8)

for your fresh and fruity glow-up, Siomai Balai for quick-lakad snacks, plus Kanlungan Café repping Cavite with proud hometown energy. Turks is in the house, because there is basically no wrong time for a juicy wrap. Kain keeps the Filipino comfort food energy alive, Tops Sizzling brings the hot-and-sizzling drama to your plate, and The Crunch Express guarantees crispy happiness every single time. SM Foodcourt at SM City Trece Martires is officially the new tagpuan for every Caviteño in and out of Trece Martires! Spread the word, because this foodie hotspot is too good to stay lowkey. Find SM Foodcourt at Level 2, SM City Trece Martires.



Tagaytay City, Philippines, October 18, 2025.

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

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

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

Copy Furnished:

**BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION)**  
Petitioner-Mortgagee-Creditor,  
Bank of the Philippine Islands, 28/F, Ayala Triangle Gardens Tower 2, Paseo de Roxas cor. Makati Avenue, Bel-Air, Makati City

**FRANCISCO S. BALDAZO JR.**  
**A.K.A. FRANCISCO JR SANTIAGO BALDAZO**  
Respondent/s-mortgagor/s-Borrower/s- Debtor,  
(1) Unit 1605 Tower CM Place at South Triangle Condominium Mother Ignacia St., Quezon City  
(2) Unit 1227 Tower 2 12th Floor Wind Residences Emilio Aguinaldo Highway Maharlika West, Tagaytay City

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

relocation site is crucial for families affected by the development of the Bacoor Diversion Road. Cong. Lani reiterated the importance of proactive planning to ensure that infrastructure growth does not displace vulnerable communities. Participants engaged in discussions on sustainable housing models, disaster-resilient architecture, and integrated livelihood programs. Experts shared insights on how urban development can be both inclusive and environmentally sound, aligning with the goals of the Sustainable Cities and Communities Act. The event also served as a platform to reaffirm Bacoor's commitment to building communities with purpose and hope. With strong legislative backing and multi-sectoral collaboration, the city is poised to become a model for inclusive urban development in the region. As the summit concluded, the message was clear: Bacoor is not just building homes—it's building happiness. Through the leadership of Cong. Lani Mercado-Revilla and the collective effort of its people, Bacoor continues to pave the way toward a future where every family has a place to call home.

EXTRA JUDICIAL SETTLEMENT OF ESTATE AMONG HEIRS WITH WAIVER OF RIGHTS

**NOTICE IS HEREBY GIVEN TO THE PUBLIC THAT** This Extra judicial Settlement of Estate among heirs of the late **RICARDO MAGTANGOB FONTANILLA** is made and entered into by and among:

**ROWENA ISIDRO FONTANILLA**, widow, of legal age, Filipino Citizen, and with residence address at **# 23 Mabini St. Ph3C M. Espeleta 3, Imus City, Cavite;**

**ABIGAIL FONTANILLA SANTIAGO**, married, of legal age, Filipino citizen, and with residence address at Unit D B13 L20 Ph1 Sampaguita St. Elvinda Village Brgy San Vicente, San Pedro City, Laguna;

**RINNAGAIL FONTANILLA BONETE**, married of legal age, Filipino citizen, and with residence address at **#23 Mabini St. Ph3C Mariano Espeleta III, Imus City, Cavite;**

**WITNESSETH;** That the above-named parties are all of legal, are the surviving heirs respectively of **RICARDO MAGTANGOB FONTANILLA**, who died on 15th day of November 2023 at **South City Hospital and Medical Center Bacoor City Cavite**, without any **WILL** or Testament and without any outstanding debts or accounts; That the said deceased, at the time of his death left a personal property particularly described as follows:

**MAKE : TOYOTA MODEL: 2018 CR NO. 307517512**  
**MV FILE NO. 1336-0000455976 ENGINE**  
**NO.1NRX270838 PLATE NO. NCV 6952**

NOW THEREFORE, for and in consideration of the foregoing premises and invoking the provision of Sec. 1 Rule 74 of the Rules of the Court, the herein HEIRS have agreed to settlement the estate of **RICARDO MAGTANGOB FONTANILLA** extra-judicially and to this effect do hereby partition and adjudicate the same unto ourselves the above mentioned property in accordance with rules of succession as provided for under the Civil Code of the Philippines, as amended subject however to the liabilities imposed by Sec. 4, Rule 74 of the Rules of Court for a period of two years in Favor of any other possible heirs, creditors or any other person deprived of the lawful participation over the said estate of the deceased and encumbrances.

That the herein **ABIGAIL FONTANILLA SANTIAGO** and **RINNAGAIL FONTANILLA BONETE** hereby **WAIVE, RENOUNCE, and QUITCLAIM** forever, whatever **SHARE, INTEREST, OWNERSHIP, and PATICIPATION** they have in the above-described persons property in favor of **ROWENA ISIDRO FONTANILLA**

That we hereby execute this Waiver and Quitclaim freely and voluntarily, and without any consideration of reward or promise. That they are the same persons who executed and voluntarily signed the foregoing Extrajudicial Settlement of Estate, which they acknowledged before me as their own, free, and voluntary act deed. This has been the subject of **EXTRA JUDICIAL SETTLEMENT OF ESTATE AMONG HEIRS WITH WAIVER OF RIGHTS** duly executed by the HEIRS before Notary Public **Atty. Ramil S. Sasi** on September 13, 2025 at Imus City, Cavite Philippines, as per Doc No.30; Page No,6; Book No.XXI ; Series of 2025.

**Publication: Cavite Times Journal**  
Dates: October 28 – November 04, 2025



# GenTri Distributes Financial and Medical Aid to 500 Residents in Ongoing Support Program

In a continued effort to uplift the lives of its constituents, the City Government of General Trias successfully distributed financial and medical assistance to 500 residents this October. The initiative, led by Mayor Jonjon Ferrer, reflects the city's unwavering commitment to providing support for those in greatest need.

Held at a designated city venue, the distribution event was part of the administration's broader social welfare program aimed at improving the quality of life for GenTriseños.

Beneficiaries included individuals facing medical challenges and families in financial distress, all of whom received aid tailored to their specific needs.

Mayor Jonjon Ferrer

personally oversaw the activity, reiterating his administration's promise to stand by the most vulnerable sectors of the community.

"Ang pangakong alalayan ang higit na nangangailangan ay hindi lamang salita—ito ay ating tinutupad sa bawat pagkakataon," he said, emphasizing the city's mission to ensure no one is left behind.

The program is anchored on the principle

of inclusive governance and compassionate leadership, values that have defined the Ferrer administration's approach to public service. Through sustained efforts like this, the city continues to build a healthier and more resilient community.

Residents expressed their gratitude for the timely assistance, noting how the support has helped ease their burdens and restore hope. The



## Bacoor...

(FROM PAGE 1)

but also the strength of the city's educational system and the unwavering support of their families and mentors.

"Mga Kabataang Bacooreño, ang inyong tagumpay ay tagumpay ng buong lungsod," Mayor Revilla declared. "Patuloy ninyong isabuhay ang sipag, tiyaga, at dangal. Kayo ang kinabukasan ng ating bayan." His message resonated with pride and hope, underscoring the city's commitment to nurturing future leaders.

The Latin honors Summa Cum Laude, Magna Cum Laude, and Cum Laude were awarded to graduates from various

public and private institutions across Bacoor. These distinctions are given to students who have demonstrated exceptional academic performance, discipline, and leadership throughout their college years.

The City Government, in partnership with the Department of Education and local stakeholders, has long championed educational excellence through scholarship programs, incentives for honor students, and community recognition events. This year's Latin honor graduates are the latest testament to these sustained efforts.

A recognition ceremony is being planned to formally honor the graduates, with Mayor Revilla expected to lead the awarding of certificates and tokens of appreciation. The event will also serve as a platform to inspire younger students to aim high and pursue their dreams with determination.

As Bacoor continues to invest in youth empowerment and inclusive education, the city celebrates not just academic success but the values that come with it: resilience, integrity, and service. Congratulations to all Latin honor graduates of Bacoor. Your city stands with you, proud and hopeful for the future you will help shape.

## Mannuel Lianne...

(FROM PAGE 1)

represent the Philippines in various tourism initiatives, promoting the country's rich culture and destinations with elegance and authenticity. Her

journey from Binibining GenTrias to a national titleholder showcases the strength of local pageantry in nurturing world-class talent.

As the city rallies behind her with pride, the hashtags #GandangGenTriGalingGenTri, #ProudGenTriseña, and #BinibiningGenTrias echo across social media, celebrating not just a crown, but a legacy in the making.

## 62 Imuseño...

(FROM PAGE 1)

The distribution ceremony was filled with emotion as families stepped into their new homes, many for the first time in their lives. "Ito po ay hindi lang bahay—ito ay bagong simula," Mayor Advincula shared, emphasizing the administration's commitment to uplifting the lives of Imuseños through inclusive urban development. Vice Mayor Saquilayan echoed the sentiment, saying, "Ang tahanan ay pundasyon ng mas magandang kinabukasan. Sa AAngat Residences, binibigyan natin ng pag-asa ang bawat pamilya."

The beneficiaries of the program were carefully selected from communities

most vulnerable to flooding and displacement. For years, these families endured the risks of living near waterways, where every storm brought fear and uncertainty. With their relocation to AAngat Residences, they now enjoy secure housing, complete with basic amenities and access to community services.

Beyond the physical structures, the program reflects a deeper vision of social equity and empowerment. Mayor Advincula has vowed to expand the initiative, with more housing projects in the pipeline to ensure that no Imuseño is left behind. "Hindi tayo titigil hangga't ang bawat pamilya ay may

maayos at marangal na tirahan," he said.

The city government also plans to integrate livelihood and educational support into future phases of the program, helping residents build sustainable lives within their new communities. Local officials believe that housing is just the beginning—and that true progress lies in holistic development.

As the sun set on the day of the turnover, children played freely in the open spaces of their new neighborhood, while parents expressed gratitude and relief. For these 62 families, AAngat Residences is more than just a roof over their heads—it's a symbol of hope, resilience, and the promise of a better tomorrow.

initiative also serves as a reminder of the power of collective action, as the city rallies behind the hashtags #LetsJoinForces,

#AlagangGenTriAlagangFerrer, and #CommunitySupport to promote unity and care. With programs like these, General Trias

remains steadfast in its pursuit of a more fulfilled and empowered citizenry—one act of service at a time.

## General Trias...

(FROM PAGE 1)

Vice Mayor Jonas Labuguen also shared his message of support, highlighting the importance of discipline, teamwork, and pride in representing the city. "Dalhin ninyo ang dangal ng General Trias sa bawat laro. Ipagmalaki ninyo ang inyong pinanggalingan," he said.

The Batang Pinoy competition, organized by

the Philippine Sports Commission, is a prestigious multi-sport event that gathers young athletes from across the country. General Trias has consistently produced competitive participants, and this year's delegation is no exception composed of determined and passionate youth ready to make their mark.

As the athletes gear up

for the challenge, the city rallies behind them with prayers for safety, success, and unforgettable experiences. The hashtags #BatangGenTri, #BatangPinoyGenSan2025, and #AlagangGenTriAlagangFerrer echo the community's pride and unity.

With the full backing of its local government and the spirit of GenTriseño excellence, General Trias stands tall ready to cheer for its champions.

## Mayor Jenny...

(FROM PAGE 1)

badge systems, and community service initiatives tailored for all learners—including differently abled youth and underserved communities. Troops from various schools demonstrated their skills in leadership,

emergency response, and civic engagement.

The grandstand, adorned with troop flags and city emblems, became a vibrant stage for cultural performances, scout exhibitions, and heartfelt tributes to long-serving

scoutmasters. The City Government's full support underscored Dasmariñas' commitment to building a future-ready generation.

From synchronized salutes to the ceremonial scarf pinning, every moment reflected the spirit of #OnwardDiyosDasmariñas and #SulongNaSulon

## Rosario...

(FROM PAGE 8)

Congressman Jolo Revilla, representing Cavite's First District, graced the event and expressed his heartfelt support for the festival. In his message, he emphasized the importance of preserving local traditions and empowering communities through cultural celebrations. "Ang Tinapang Salinas Festival ay hindi lamang pagdiriwang ng produkto, kundi pagdiriwang ng ating pagkatao bilang

Rosarino," he said.

The local government of Rosario, led by Mayor Voltaire Ricafrente, worked hand in hand with various sectors to ensure the success of the festivities. Safety protocols, crowd management, and logistical coordination were all in place, allowing residents to enjoy the event with peace of mind and full enthusiasm.

Social media buzzed with photos and videos from the event, using hashtags like

#TinapangSalinasFestival, #StreetDance2025, and #Rosario180Years. Netizens praised the creativity and energy of the performers, while others expressed pride in being part of a town that values its culture and community spirit.

As the day concluded, the message was clear: Rosario is not just a town—it's a living tapestry of tradition, talent, and togetherness. With leaders like Cong. Jolo Revilla and a community that celebrates its heritage, the future of Rosario shines as brightly as its festival lights.



**MEDIA practitioners.. Picture was taken at NPC 73rd anniversary and 83rd birthday celebration of former NPC Director Madam ADELA ZAMORA (center) with radio broadcaster/Producer, NPC lifetime member Sir BEN PAYPON. - TerryQF/ARZ group**



# Rosario Bursts with Color and Culture in Tinapang Salinas Festival Parade and Street Dance Showdown

The town of Rosario, Cavite came alive with vibrant energy and cultural pride as it celebrated its 180th Founding Anniversary alongside the 19th Tinapang Salinas Festival. Thousands of residents and visitors gathered to witness the grand parade and the highly anticipated Street Dance Competition, both of which showcased the rich heritage and artistic spirit of the community.

The Tinapang Salinas Festival Parade featured dazzling floats, traditional costumes, and lively performances that paid tribute to Rosario's iconic smoked fish industry. Local schools, barangays, and civic groups joined the procession, each bringing their own creative flair to the celebration. The streets were filled with cheers and music, echoing the town's deep appreciation for its roots.

One of the highlights of the day was the Street Dance Competition, where talented groups battled it out with synchronized choreography, pulsating beats, and storytelling through movement. The performances reflected themes of resilience, unity, and pride in Rosario's identity, leaving the crowd in awe and admiration.

► ROSARIO • 6



CAVITE

TIMES JOURNAL

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## Carmona City Joins DepEd CALABARZON Family: A New Chapter in Localized Education



Carmona City, Cavite — In a momentous celebration of unity, progress, and educational empowerment, the Department of Education officially welcomed the newly established Schools Division Office (SDO) of Carmona City into the DepEd CALABARZON family. The inauguration ceremony, held with heartfelt pride and optimism, marks a transformative milestone for the city and its learners.

DepEd Secretary Sonny Angara personally graced the occasion, commending the local government's unwavering commitment to ► CARMONA CITY • 4

## Bacoor Housing Summit 2025 Champions Shelter Rights and Sustainable Urban Communities



Bacoor City marked a significant milestone in its housing advocacy with the successful staging of the Bacoor Housing Summit 2025, led by Congresswoman Lani Mercado-Revilla. The summit gathered local leaders, urban planners, and community stakeholders to address the urgent need for inclusive, dignified, and climate-resilient housing solutions for Bacooreños.

In her keynote message, Cong. Lani emphasized that “ang maayos na tahanan ay hindi lang pangarap, ito ay karapatan.” She proudly announced the passage of House Bill No. 4757, the Sustainable Cities and Communities Act, on its Third Reading. The bill aims to promote equitable use of urban spaces, improve access to basic services and transportation, and strengthen protection ► BACOR • 5

## One Spot for All Your Cravings: SM Foodcourt Opens in Trece Martires

October 29, 2025, Trece Martires, Philippines—Cavite, ready na ba kayo? Your favorite mall finally has an SM Foodcourt! SM Foodcourt just launched at SM City Trece Martires and it's giving unstoppable food trip.

This spot is basically the new “G?” for barkada hangouts, family bonding, and all the sudden cravings you shouldn't ignore. One roof, one mission: be full before you get home. The roster brings together all the right picks for every kind of Caviteño foodie. Japanese cravings? Nagomi Zakura got you. Korean hype? Mr. Kimbob and Leo Dosirak said “Annyeong, let's eat.” Fruitas is also available ► ONE SPOT • 4



SM

foodcourt

LEVEL 2

Kain na Tayo!

October 29 | 8 AM

Fruitas • Kain sa Mesa • Kanlungan Café

Leo Dosirak • Nagomi Zakura • Mr. Kimbob

Siomai Balai • The Crunch Express

Tops Sizzlina • Turks Shawarma