

Philippine Sports Leaders Welcome Tennis Champion Alex Eala Home After SEA Games Triumph

Manila, Philippines — A hero's welcome awaited Filipina tennis ace Alex Eala at NAIA Terminal 3, as she returned home after clinching the gold medal at the recent Thailand SEA Games. Eala, who also carried the Philippine flag as Team Philippines' flag bearer, was greeted by top sports officials and supporters who celebrated her outstanding achievement.

Leading the welcome was Philippine Olympic Committee (POC) President Abraham "Bambol" Tolentino, who proudly hailed Eala's contribution to the nation. "Welcome home, one of our national treasures in sports," Tolentino declared, underscoring her role in inspiring the next generation of Filipino athletes.

► **PHILIPPINE • 6**



Governor Francisco Gabriel "Abeng" Remulla Joins Amadeo's State of the Municipality Address, Commends Local Government's Dedication to Service

Amadeo, Cavite — The municipality of Amadeo proudly held its State of the Municipality Address (SOMA), highlighting the achievements and ongoing programs of the local government in driving progress and opportunities for its citizens. The event was attended by key provincial leaders, including Governor Francisco Gabriel "Abeng" Remulla, who expressed his full support and admiration for the town's initiatives.



Governor Remulla praised the dedication of Amadeo's officials and employees, noting their commitment to delivering programs that uplift the lives of residents. "Ang pamahalaang lokal ng Amadeo ay patunay na kapag sama-sama, mas maraming oportunidad at pag-unlad ang naibigay sa ating mga kababayan. Ang Cavite ay patuloy na gumagabay at nagmamalasakit sa bawat Caviteño," he said, reinforcing the provincial government's vision of inclusive growth.

The SOMA underscored Amadeo's strides in infrastructure, livelihood, and social services, reflecting the theme "Mula sa Bayan, Para sa Bayan." Governor Remulla emphasized that these efforts align with Cavite's broader agenda of sustainable development and people-centered governance.

The event concluded with a message of unity and collaboration, as both provincial and municipal leaders vowed to continue working hand-in-hand to ensure that Amadeo remains a thriving community where opportunities and progress are shared by all.

CAVITE TIMES JOURNAL

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

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Cavite Provincial Capitol Honors Barangay Health Workers and Nutrition Scholars in Carmona with Incentives, Vice Governor Ram Revilla Bautista Commends Their Service



Carmona, Cavite — In a heartfelt program led by the Provincial Capitol of Cavite, incentives were awarded to the Barangay Health Workers (BHWs) and Barangay Nutrition Scholars (BNS) of Carmona City. This initiative recognizes their tireless dedication and unwavering service to every Caviteño, especially in safeguarding public health and promoting proper nutrition at the grassroots level.

► **CAVITE PROVINCIAL • 7**

Mayor Advincula Commends City College of Imus for Grand Community Service Activity



Imus, Cavite — The City College of Imus successfully held its Grand Community Service Activity at the Wellness Center, New City Hall, bringing together students, trainers, staff, and officials in a united effort to deliver free services and products to the community.

Mayor Alex "AA" Advincula personally welcomed the CCI delegation to his office, expressing gratitude and admiration for the college's initiatives. He emphasized that programs like these embody the true essence of public service and highlight the importance of education that extends beyond academics into real-life community impact.

► **MAYOR ADVINCULA • 5**

Trece Martires City College Celebrates 13th Commencement Exercises; Mayor Gemma Lubigan Honors Class of 2026



The 13th Commencement Exercises of Trece Martires City College (TMCC) was held on July 9, 2026 at the Bagong Trece People's Park Gymnasium, with the theme "The First to Layag: Charting New Horizons in Scholarship, Leadership, and Service." The ceremony marked a significant milestone for the graduating Class of 2026, who are now ready to embark on new journeys of leadership and service.

Mayor Gemma Lubigan extended her heartfelt congratulations to the graduates, commending their perseverance and dedication throughout their academic journey. "Ang inyong pagtatapos ay hindi lamang tagumpay para

► **TRECE MARTIRES • 5**

DOST-Cavite conducts facility assessment in KALINGYAKAP Integrated Shelter Support and Services for the E-Nutribun production facility in Carmona

The DOST Cavite recently conducted a comprehensive facility assessment at the KALINGYAKAP Integrated Shelter Support and Services in Carmona, Cavite. This visit was a critical step in evaluating the site's readiness for localized production of e-Nutribun.

Working alongside the project's lead Architect, the DOST team performed a thorough walkthrough to ensure the facility meets stringent food safety and production standards. The assessment led to key recommendations to optimize the plant layout, identify necessary structural enhancements, and streamline the production workflow to ensure the efficient rollout of this nutritious bread program.

Beyond a simple inspection, this site visit represents a significant milestone in the mission to localize nutrition. The importance of this assessment lies in its ability to transform a physical space into a fully optimized production hub capable of sustaining the community's dietary needs. By optimizing the plant layout today, DOST and the Carmona LGU are ensuring that the delivery of e-Nutribun to vulnerable sectors in Carmona is not only consistent but meets the highest standards of quality and nutritional integrity. (By Geline Mae Bertuldo)



Carmona is not only consistent but meets the highest standards of quality and nutritional integrity. (By Geline Mae Bertuldo)

Indang Mayor Highlights Achievements, Set Future Goals in 2026 SOMA



Indang, Cavite - Mayor Virgilio F. Fidel delivered his 2026 State of the Municipality Address (SOMA), presenting the town's accomplishments and outlining the next steps toward a more progressive Indang. With the theme "Action. Results. Progress.", the mayor underscored the collective efforts of the local government and citizens in driving development across multiple sectors.

Mayor Fidel showcased completed projects in infrastructure, healthcare, education, agriculture, livelihood, and disaster preparedness. He emphasized that these initiatives were not mere promises but tangible results of collaboration between the administration and the community, aimed at improving the quality of life for every Indangeño.

The address also highlighted ongoing programs that provide opportunities for the youth, support for farmers and small entrepreneurs, expanded healthcare services, and infrastructure upgrades to strengthen the town's economy. These efforts, according to the mayor, are designed to sustain growth and ensure inclusivity in development.

Acknowledging the support of the Sangguniang Bayan, municipal employees, partner agencies, and residents, Mayor Fidel expressed gratitude for their continued cooperation. He noted that while challenges remain, the administration is determined to pursue initiatives that deliver real impact to families in Indang.

The SOMA concluded with a call for unity and collective action. Mayor Fidel urged the community to maintain the momentum of progress, assuring that more projects and services will benefit the people as Indang continues its journey toward becoming a stronger, more resilient, and forward-moving municipality.

CAVITE
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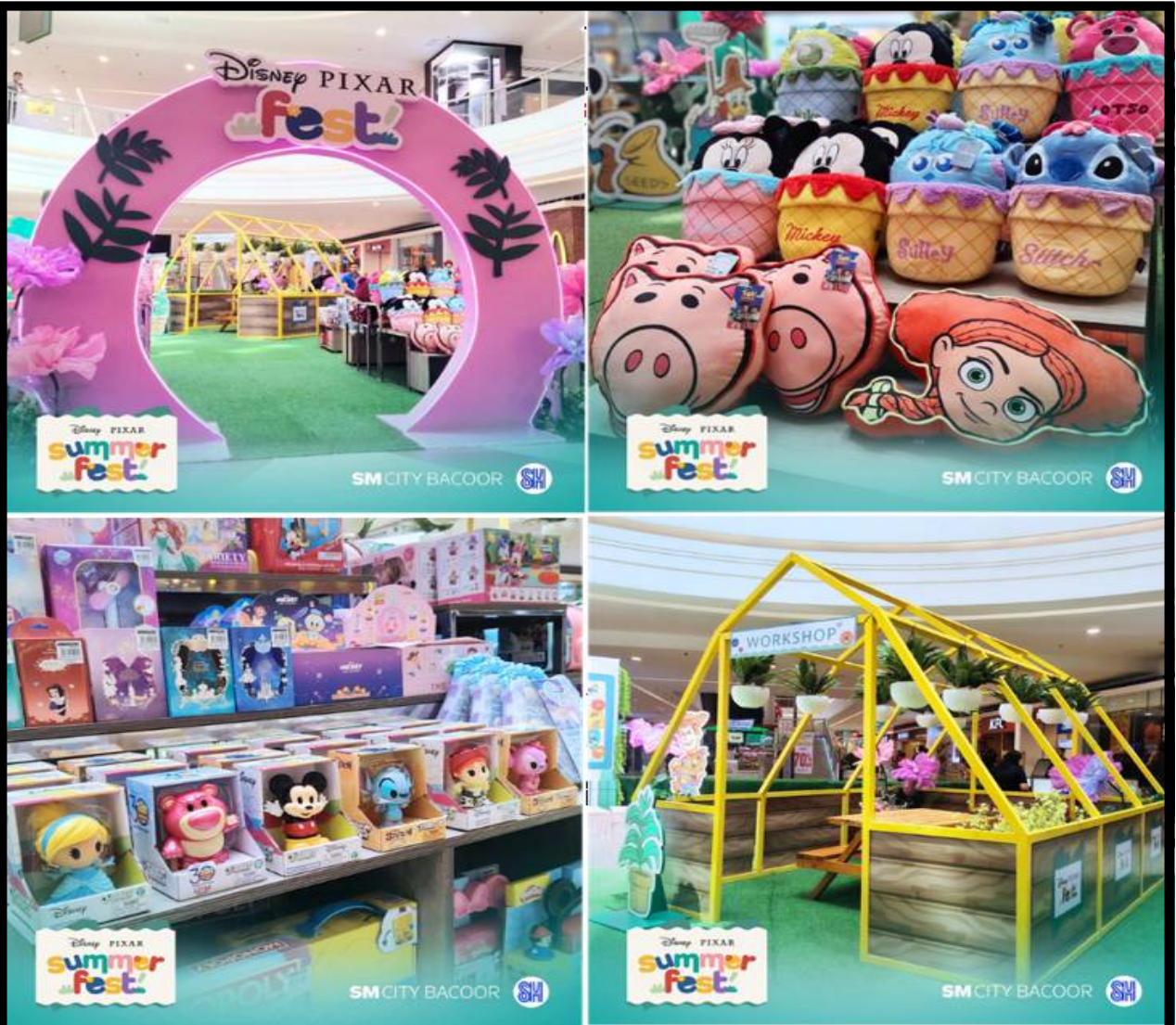
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Bring the magic home at Disney Fest! Disney fans, this is your sign to shop! Visit The SM Store pop-up at the Event Center of SM City Bacoor and discover adorable Disney-inspired merchandise—from character collectibles to magical keepsakes you'll love. While you're here, strike a pose at the Toy Story blocks, snap photos with your favorite Disney & Pixar characters, and capture picture-perfect moments around the enchanting displays. Don't miss your chance to score these magical Disney finds while they're still available!

FEATURED STORY

TATLONG TAONG PAGLALAKBAY SA PANGHABANGBUHAY NA TAGUMPAY NG ISANG CYBERSECURITY ENGINEER NG CAVITE

GEN. TRIAS, CAVITE — Ang bawat paglalakbay ay may pinagmulan, ngunit hindi lahat ay nagsisimula sa pangarap.



Para kay Joe-an Villanueva, isang 28-anyos na Cybersecurity Engineer mula sa Brgy. Navarro, Gen. Trias, Cavite, nagsimula ang kanyang paglalakbay sa gitna ng mabibigat na responsibilidad, personal na pagdadalamhati, at isang pangakong binitiwang sa sarili matapos ang pagkawala ng kanyang ama.



pagbisita sa Bataan. Sa panahong iyon, hindi pa niya iniisip na balang araw ay makukumpleto niya ang buong kapuluan.

Bilang pangunahing inaasahan ng pamilya, mas inuuna niya ang pagtatrabaho at pag-aaruga sa kanyang amang nakikipaglaban sa cancer kaysa sa pagtupad ng sariling mga pangarap.

Sa tuwing nagkakaroon

na hakbang.

Habang unti-unting bumibigat ang katahimikan ng pagkawala, natanto ni Villanueva na ang buhay ay hindi lamang umiikot sa trabaho at pagtupad ng obligasyon.

Nang magsimulang maging matatag ang kanilang pamilya, pinili niyang tuparin ang matagal na niyang pangarap—ang marating



Sa kabila nito, hindi niya kailanman naramdaman na siya ay tunay na nag-iisa.

Sa bawat lalawigan ay nakatagpo siya ng mga kapwa manlalakbay, lokal na residente, tour organizers, at mga miyembro ng Project 82 community na naging bahagi ng kanyang paglalakbay.

Ang mga simpleng usapan, pagbabahagi ng karanasan, at pagkakaibigang nabuo sa daan ang nagsilbing lakas

kakayahang ngumiti kahit sa harap ng kahirapan.

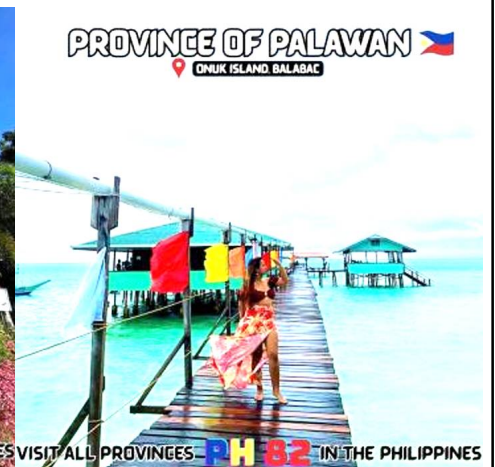
Ang paglalakbay ay naging daan din upang mas makilala niya ang kanyang sarili.

Mula sa isang taong nag-aalinlangan na bumiyahang mag-isa, naging isang babaeng may sapat na kumpiyansa upang harapin ang hindi inaasahang sitwasyon.

Ang bawat biyahe ay naging pagsasanay sa pagtitiwala sa sariling

an Villanueva bilang ika-347 finisher ng Project 82 ay hindi lamang pagdiriwang ng isang natatanging travel milestone. Isa rin itong pagkilala sa kapangyarihan ng pag-asa, pagpupursige, at pagmamahal sa sariling bayan.

Sa panahong maraming Pilipino ang patuloy na naghahanap ng inspirasyon upang muling mangarap sa gitna ng mga hamon ng buhay.



upang ipagpatuloy ang bawat susunod na destinasyon.

Ayon kay Villanueva, ang pinakamahalagang natuklasan niya ay hindi ang dami ng mga lugar na kanyang napuntahan kundi ang lalim ng pagkakakilala niya sa sambayanang Pilipino.

Sa bawat lalawigan ay nasaksihan niya ang iba't ibang wika, tradisyon, pagkain, at pamumuhay.

Higit sa lahat, nakita niya ang iisang katangiang nagbubuklod sa mga Pilipino—ang pagiging matatag sa gitna ng pagsubok, pagiging bukas-palad sa mga bisita, at

kakayahan, paggawa ng mahahalagang desisyon, at pagtanggap na ang pinakamagandang karanasan ay madalas matagpuan sa labas ng nakasanayang mundo.

Sa pagtatapos ng kanyang paglalakbay sa Batanes, hindi lamang isang personal na checklist ang kanyang natapos.

Nabuo rin ang isang mas malalim na pag-unawa na ang tunay na sukatan ng paglalakbay ay hindi ang dami ng destinasyong narating kundi ang mga aral, alaala, at ugnayang nabuo sa bawat lugar.

Ang pagkilala kay Joe-

Ipinapaalala ng kanyang kuwento na ang bawat pangarap—gaano man ito kalaki o katagal abutin—ay may pagkakataong maging realidad kapag sinamahan ng **d e t e r m i n a s y o n**, sakripisyo, at lakas ng loob.

At sa likod ng bawat lalawigang kanyang narating, isang mas mahalagang paglalakbay ang kanyang natapos—ang paglalakbay tungo sa pagtuklas sa tunay na kahulugan ng buhay, sa sariling kakayahan, at sa walang kapantay na ganda ng Pilipino.



Noong Hulyo 1, 2026, opisyal niyang natapos ang isang pambihirang misyon nang marating niya ang Batanes, ang ika-82 at huling lalawigang kanyang binisita.

Sa tagumpay na ito, kinilala si Villanueva bilang ika-347 finisher ng Project 82, isang hamon na naglalayong malibot ang lahat ng lalawigan ng Pilipinas.

Ngunit higit pa sa bilang ng mga lalawigang kanyang narating, ang kanyang kuwento ay salamin ng katatagan ng loob, pagbangon mula sa pagkawala, at muling pagbibigay-kahulugan sa buhay.

Nagsimula ang kanyang paglalakbay noong Abril 2023 sa

lamang ng pagkakataon, bumibiyahang siya sa mga kalapit na lalawigan.

Sa bawat biyahe ay unti-unti niyang natutuklasan ang mga tanawing hindi matatagpuan sa mga aklat at larawan—mga kabundukan, baybayin, pamayanang may mayamang kultura, at mga kuwentong nagbibigay-buhay sa bawat sulok ng bansa.

Nagbago ang lahat nang pumanaw ang kanyang ama noong Oktubre 2023.

Bago ito tuluyang namaalam, nag-iwan ito ng isang payak ngunit makapangyarihang habilin: "Enjoy and live your life."

Ang mga salitang iyon ang nagsilbing direksiyon ng kanyang mga susunod

ang bawat lalawigan ng Pilipinas at personal na masaksihan ang kagandahang noon ay nakikita lamang niya sa mga mapa, aklat, at mga lumang postcard.

Hindi naging madali ang kanyang paglalakbay.

Kinailangan niyang magplano ng bawat ruta, mag-ipon ng sapat na pondo, at harapin ang pagod ng sunod-sunod na biyahe sa himpapawid, karagatan, at kalupaan.

Maraming pagkakataong siya lamang ang mag-isang bumabagtas sa mga terminal, pantalan, paliparan, at malalayong kalsada habang umaasa sa Google Maps, mga pampublikong sasakyan, at kabutihan ng mga taong kanyang nakakasalamuha.



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-26-062**
FOR: Application for Extra-Judicial
Foreclosure of Mortgage
[Under Act No. 3135, As Amended]

**SPS. TYRONE S. ALMODOVAR AND
OFELIA V. ALMODOVAR,**
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 Republic of the Philippines, with office address at 33rd Floor BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, pursuant to the terms and conditions of the Uniform Loan and Mortgage Agreement ("Real Estate") ("MORTGAGE") executed and notarized on November 23, 2018 and October 07, 2019 and the Amendment to the Uniform Loan and Mortgage Agreement ("Real Estate") ("MORTGAGE") and its Supplemental Terms and Conditions executed and notarized on March 16, 2022 and March 21, 2022 by Debtors/Mortgagors, **SPS. TYRONE S. ALMODOVAR AND OFELIA V. ALMODOVAR**, both of legal age, Filipino and with residence and postal addresses at (1) Block 2, Lot 19 Lilac Street, Brescia Subdivision, West Fairview, Quezon City and (2) Unit 2022 20th Floor, Tower 5 Wind Residences, Emilio Aguinaldo Highway, Brgy. Maharlika West, Tagaytay City, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2019000862** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Debtors/Mortgagors in the amount of **TWO MILLION SIX THOUSAND SIX HUNDRED TWENTY-FIVE PESOS AND 63/100 (Php2,006,625.63)**, as of June 05,2026, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Ryan M. Genova, will sell at public auction on **August 20, 2026 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 Managers' Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

**CONDOMINIUM CERTIFICATE OF TITLE NO.
076-2019000862**
Registry of deeds for Tagaytay City

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

**WIND TOWER RESIDENCES TOWER 5
FLOOR LEVEL: TWENTIETH FLOOR
UNIT NUMBER: UNIT-2022
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 TYRONE S. ALMODOVAR AND OFELIA V. ALMODOVAR, FILIPINO CITIZENS, BOTH OF LEGAL AGE
Address: BLOCK 2, LOT 19, BRESCIA SUBDIVISION, WEST FAIRVIEW, QUEZON CITY, METRO MANILA 1118, PHILIPPINES"

In the event the public auction should not take place on the said date, it shall be held on **August 27, 2026** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2019000862**, 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, July 02, 2026.

(Sgd.) **ATTY. VARBRA ANN A. VARIAS-DIMAYUGA**

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

CTBC BANK (PHILIPPINES) CORPORATION,
Mortgagee.

-versus- **Foreclosure No. 2026-78**
For: Extra-Judicial Foreclosure of
Real Estate Mortgage

EUGENE L. JANDUSAY,
Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee **CTBC BANK (PHILIPPINES) CORPORATION** at 16th to 22nd Floors, Fort Legend Tower, 31st Street corner 3rd Avenue, Bonifacio Global City, Taguig Metro Manila, and against the mortgagor, **EUGENE L. JANDUSAY** at 1738 Tower 2, Grace Residences Levi Mariano St., Brgy. Ususan, Taguig City and La Verne Residences, Habay II, City of Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of May 15, 2026, amounts to **FIVE MILLION FIVE HUNDRED TWENTY FOUR THOUSAND TWENTY SEVEN PESOS & 64/100 (P5,524,027.64)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fees incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **August 19, 2026 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. 167-2021006687

LOT NO: 7, BLOCK NO: 3, PLAN NO: PSD-04-257704

PORTION OF: LOT 1, PSD-04-047375

LOCATION: BRGY. HABAY CITY OF BACORR, PROVINCE OF CAVITE

AREA: EIGHTY FIVE (85) 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, it shall be held on **August 26, 2026**, 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, July 6,2026.

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

By:

(Sgd.) **ALLISON ROMAN D. LABIAGA**
Sheriff IV

Copy Furnished:

V. E. PALIS LAW OFFICE

Clerk of Court & Ex-Officio Sheriff

(Sgd.) **RYAN M. GENOVA**
Sheriff-in-Charge

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

Copy Furnished:

BDO UNIBANK, INC.,
Mortgagee
33rd Floor BDO Corporate Center Ortigas, No. 12 ABD Avenue, Mandaluyong City
(1) Block 2 Lot 19 Lilac Street, Brescia Subdivision, West Fairview, Quezon City
(2) Unit 2022 20th Floor, Tower 5 Wind Residences, Emilio Aguinaldo Highway, Brgy. Maharlika West, Tagaytay City

Publication: Cavite Times Journal
Dates: July 14, 21 & 28, 2026

U-3605 36th Floor Summit One Tower, 530 Old Wack Wack Rd., 1550 Shaw Blvd, Mandaluyong City

CTBC BANK (PHILIPPINES) CORPORATION
16th to 22nd Floors, Fort Legend Tower, 31st Street corner 3rd Avenue, Bonaficio Global City, Taguig Metro Manila

EUGENE L. JANDUSAY
1738 Tower 2, Grace Residence Levi Mariano St., Brgy. Ususan, Taguig City
La Verne Residence, Habay II, City of Bacoor, Cavite

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

Publication: Cavite Times Journal
Dates: July 14, 21 & 28, 2026

EXTRA-JUDICIAL SETTLEMENT OF ESTATE

NOTICE IS HEREBY GIVEN TO THE PUBLIC This **EXTRAJUDICIAL SETTLEMENT OF ESTATE**, is made and entered into by and among:

- EMERLINDA D. OLAES**, of legal age, Filipino, single, with registered address at **561 Brgy. Panamitan, Kawit, Cavite**;
- SYLVIA O.MARTINEZ**, of legal age, Filipino, widow, with registered address at San Antonio, Donsol, Sorsogon, Camarines Sur;
- VIRGILIO D. OLAES**, of legal age, Filipino, widow, with registered address at **606 Brgy. Batong Dalig, Kawit, Cavite**;
- PAULINO D. OLAES married to MA. MELODINA L. OLAES**, both of legal age, Filipinos, with registered address at **606 Brgy. Batong Dalig, Kawit, Cavite**;
- ADELINA O. JAVIER married to REYNALDO N. JAVIER**, both of legal age, Filipinos, with registered address at **275 Brgy. Tabon III, Kawit, Cavite**;

WITNESSETH:

1. That the late **LUCILA DOMINGO OLAES** (the "DECEDENT"), Filipino, of legal age, with last known address at **606 Brgy. Batong Dalig, Kawit, Cavite**, died intestate (without a will) on June 19, 2026, at **Kawit Kalayaan Hospital, kawit, Cavite**, as evidenced by a Death Certificate.

2. That at time of death, the DECEDENT left no will, and no outstanding obligations affecting the estate that would prevent this settlement, and no judicial proceeding for the settlement of the estate has been filed in any court.

3. That the deceased died single and without issue, and without leaving any ascendants, or compulsory heirs, except her surviving brothers and sisters, who are the herein parties;

4. That the estate left by the DECEDENT consists of bank deposit(s) and/ or other liquid assets, particularly in:

PHILIPPINE NATIONAL BANK (PNB)
Branch: PNB Cavite Kawit Binakayan Branch
Account No.: 243510809673
Type of Account: Savings
Currency: PHP
Amount: 250,622.91

5. That to the best of our knowledge, the deceased left no debts or obligations which remain unpaid;

6. That we are the sole and surviving legal heirs of the deceased and are entitled to the above-described bank account and its proceed in equal shares, subject to applicable bank requirements, estate tax, and other lawful charges;

NOW, THEREFORE, for and consideration of the foregoing premises, we hereby agree to settle, adjudicate, and distribute among ourselves the above-described estate of the late **LUCILA DOMINGO OLAES**, consisting of the aforesaid PNB Savings Account, in equal shares, or as may be agreed upon by all heirs. We further authorize the processing, settlement, release, and withdraw of the proceeds of the said account in accordance with the requirements of the Philippine National Bank, Bureau of Internal Revenue, and other concerned offices. This has been the subject of Extra-Judicial Settlement of Estate duly executed on June 27, 2026 at Kawit, Cavite. Before Notary Public **ATTY. DENMARK G. BOCALAN** as per Doc. No. 433; Page No.88; Book No. XXXVI; Series of 2026.

Publication: Cavite Times Journal
Dates: June 30, July 07 & 14, 2026

UGALIING MAG-BASA NG
CAVITE TIMES JOURNAL

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

BANK OF THE PHILIPPINE ISLANDS
(SUCCESSOR-IN-INTEREST OF
BPI FAMILY SAVINGS BANK, INC.)
Petitioner-Mortgagee,

-versus- FORECLOSURE CASE NO. F-305-26

SPOUSES ROBERT JUDAL REGALADO AND
NIDA GAGABO-AN REGALADO,
Respondent/s-Mortgagor/s-Borrower/s.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner-Mortgagee-Creditor, **BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF BPI FAMILY SAVINGS BANK, INC.)**, with business address at Bank of the Philippine Islands, 28/F, Ayala Triangle Gardens Tower 2, Paseo de Roxas cor Makati Avenue, Bel-Air, Makati City, against the Respondents/Mortgagors/ Borrowers, **SPS. ROBERT JUDAL REGALADO and NIDA GAGABO-AN REGALADO**, represented herein by their **Attorney-in-Fact ANGELES GALANG a.k.a ANGELES C. GALANG** with residence and postal address at (1) Blk. 16, Lot 3, Kaymito St., Brgy. Nagpayong, Pinagbuhatan Mangga 3, Pasig City; (2) Blk. 35, Lot 10, Phase 2, Amaia Scapes General Trias, Brgy. Santiago, General Trias, Cavite; and (3) Blk. 16, Lot 3, Kaymito St., Brgy. Magpayong, Pinagbuhatan Mangga 3, Pasig City, to satisfy the mortgage indebtedness which as of April 6, 2026 amounts to **FOUR MILLION ONE HUNDRED FORTY EIGHT THOUSAND TWO HUNDRED PESOS and 13/100 (Php4,148,200.13)**, Philippine Currency, inclusive of interest, penalties and other charges as of said date but exclusive of other charges incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **August 7, 2026 at 10:00 o'clock in the morning** until 12:00 o'clock 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 057-2024054019

Lot No. 10 Block No. 35 Plan No. PSD-04-236903
Portion of: Lot 5-C, Psd-042108-066707
Location: Barangay Santiago, Municipality of Gen. Trias, Province of Cavite, Island of Luzon
Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	Road Lot 17, Psd-04-236903
2-3	NE	Lot 9, Block 35, Psd-04-236903
3-4	SE	Lot 18, Block 35, Psd-04-236903
4-5	SE	Lot 17, Bloc 35, Psd-04-236903
5-1	SW	Lot 11, Block 35, Psd-04-236903

Area: **NINETY TWO SQUARE METERS (92), 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 time and date, it shall be held on **August 20, 2026** 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, July 3, 2026.

(Sgd.) REYNALDO L. SALOMA
Sheriff IV

Copy furnished:

BPI LEGAL DIVISION
Counsel for Petitioner-Mortgagee
BPI BUENDIA CENTER
27th Floor, BPI Buendia Center Bldg.
372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati City

SPS. ROBERT J. REGALADO & NIDA G. REGALADO
MR. ANGELES C. GALANG
(1) Blk. 16, Lot 3, Kaymito St., Brgy. Nagpayong, Pinagbuhatan

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

BDO UNIBANK, INC.,
Mortgagee,

-versus- FORECLOSURE CASE NO. REM 9-26

JONA REYES ALMARIO,
Debtor/Mortgagor.
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 principal office at 33RD Floor BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, against the Debtor/Mortgagor, **JONA REYES ALMARIO**, with postal address/es at: (1) Lot 3, Block 31, Phase 2, Summer Pine Subd., Brgy. San Jose, Noveleta, Cavite; and (2) Block 3, Lot 2, Tierra Vista Homes, Malagasang II-B, Imus, Cavite, to satisfy the mortgage indebtedness which as of May 11, 2026, in the amount of Php 5,971,208.68, including interest, penalties and expenses incidental to this foreclosure and sale, the undersigned will sell at the public auction on **July 24, 2026 at 10:00 o'clock in the morning**, at the main entrance of the Hall of Justice, Plaza Soledad St., Samonte Park Area, Cavite City to the highest bidder, for CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 071-2024000196

IT IS HEREBY CERTIFIED that certain land situated in BRGY. SAN JOSE MUNICIPALITY OF NOVELETA PROVINCE OF CAVITE ISLAND OF LUZON, bounded and described as follows:
LOT NO: 3, BLOCK NO: 31, PLAN NO: PCS-04-030970
PORTION OF: BLOCK 1; BLOCK 2; OPEN SPACE, BLK. 22; LOT 3, BLK. 39 AND ROAD LOT 1, ALL OF PCS-04-029971 AND LOT 1-B, PSD-04-231255
LOCATION: BRGY. SAN JOSE MUNICIPALITY OF NOVELETA PROVINCE OF CAVITE ISLAND OF LUZON
x x x x x x x x x x.
AREA: EIGHTY (80) SQUARE METERS, MORE OR LESS
x x x x x x x x x x.

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

In the event the public auction should not take place on the said date, it shall be held on **July 31, 2026** without further notice.

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

Cavite City, June 22, 2026.

(Sgd.) HENRY M. CRUZ
Sheriff IV

COPY FURNISHED:

BDO UNIBANK, INC..
33rd Floor BDO Corporate Center Ortigas,
No. 12 ADB Ave., Mandaluyong City

JONA REYES ALMARIO
Blk. 3, Lot 2, Tierra Vista Homes Malagasang II-B, Imus, Cavite And Lot 3, Blk. 31, Phase 2, Summer Pine Subd., Brgy. San Jose, Noveleta, 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: June 30, July 07 & 14, 2026

Mangga III, Pasig City
(2) Blk. 35, Lot 10, Phase 2 Amaia Scapes General Trias, Brgy. Santiago, Gen. Trias, Cavite
(3) Blk. 16, Lot 13 Kaymito St., Brgy. Magpayong, Pinagbuhatan Mangga 3, Pasig City

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: July 07, 14 & 21, 2026

Mayor Advincula... (FROM PAGE 1)

The event showcased a variety of offerings, including free massages, haircuts, manicures, iced coffee, mocktails, school supplies, and handmade accessories. Trainees also shared empanadas, crinkles, and mamon with city government departments, adding warmth and camaraderie to the occasion. City Administrator Larry D. Monzon, CIO Head Erwin Ace Navarette, and Hon. Mark Anthony P. Villanueva visited the venue to show their support, underscoring the value of initiatives that provide accessible services and opportunities to Imuseños. Their presence reinforced the strong partnership between the local government and educational institutions. The Grand Community Service Activity stands as a testament to the City College of Imus' dedication to quality education, technical skills, and compassionate service. With the leadership and encouragement of Mayor Advincula, the city continues to foster unity and progress, ensuring that programs with tangible benefits reach more residents of Imus.

Trece Martires... (FROM PAGE 1)

sa inyong sarili, kundi tagumpay din ng ating lungsod. Nawa'y patuloy ninyong gamitin ang inyong kaalaman, pamumuno, at malasakit sa paglilingkod upang maging huwaran at maipagmalaki ng Trece Martires," Mayor Lubigan said, emphasizing the importance of education in shaping responsible and service-oriented citizens. The event highlighted the city government's strong support for education, with Mayor Lubigan reaffirming her administration's commitment to providing more opportunities for the youth of Trece Martires. The graduates were encouraged to pursue their dreams while carrying the values of scholarship, leadership, and service instilled by TMCC. The ceremony concluded with a message of unity and pride, as the city celebrated the achievements of its young scholars who represent the future of Trece Martires.

Dasmariñas... (FROM PAGE 8)

building a stronger, more resilient Dasmariñas. She encouraged residents to take part in programs that foster healthy eating habits and eco-friendly practices, ensuring that future generations benefit from both. Vice Mayor Third Barzaga echoed this commitment, emphasizing the role of collective action in advancing food security and community wellness. He noted that initiatives such as urban gardening, waste reduction, and sustainable food systems are vital in achieving the city's goals. Members of the Sangguniang Panlungsod also pledged their support, promising to strengthen policies and programs that promote nutrition education alongside environmental stewardship. The ceremony featured interactive activities, educational talks, and symbolic pledges from participants, reinforcing the shared responsibility of the community. With the rallying cry **#OnwardForwardCityofDasmariñas** and **#SulongNaSulongPaDasmariñas**, Dasmariñas City stands united under the leadership of Mayor Jenny Barzaga in its mission to build a healthier, greener, and more sustainable future for all.

Therefore go and make disciples of all nations, baptizing them in the name of the Father and of the Son and of the Holy Spirit - Matthew 28:19

NAKAPULOT NG 74,700, FOREIGN CURRENCY AT MGA ALAHAS, ISINAULI NG ISANG KATIWALA SA MOTOR SHOP

Hindi lahat ng nakapupulot ng malaking halaga ng pera ay nagiging mayaman.



May mga taong mas pinipiling maging mayaman sa dangal kaysa sa salapi.

Gaya ng ipinamalas ng isang katiwala na pinili ang katapatan kaysa sa tukso, at naging inspirasyon sa maraming Pilipino.

Si Cyrus Dela Cruz, 23 taong gulang, may pamilya at residente ng Summer Pine Subdivision, Brgy. San Jose II, Noveleta, ay isang taong pinagkakatiwalaan ng Three Kings Motor Shop JDP na pag-aari ni Mike Evander Presa.

Mahigit isang taon na siyang tapat na nagtatrabaho sa shop.

Bandang 11:10 ng umaga nitong Hulyo 11, 2026, habang pabalik

mula sa pagbili ng burger para sa kanilang meryenda, napansin ni Cyrus ang isang brown bag sa kalye sa harapang bahagi kanilang shop sa Brgy. Pasong Camachile-I, Gen. Trias, Cavite.

Sa halip na silipin ito sa labas o itago, pinili niyang dalhin ang bag sa loob ng tindahan kung saan may CCTV.

Doon niya ito binuksan upang maging malinaw at transparent ang lahat ng kanyang gagawin. Agad din niyang ipinaalam ang pangyayari sa kanyang amo.

Sa loob ng bag ay tumambad ang malaking halaga na P74,700 na cash, iba't ibang foreign currency, dalawang

Samsung cellphone, mga susi, at mahahalagang alahas kabilang ang dalawang bracelet, dalawang singsing, dalawang kwintas, at pitong pares ng hikaw.

Wala pang isang oras ang lumipas nang may tumawag sa isa sa mga cellphone sa loob ng bag. Sinagot ito ni Cyrus at doon nakumpirma ang tunay na may-ari na kinilala na si Mrs. Miriam Alcantara, 63 taong gulang, residente ng Brgy. Pascam I.

Hindi napigilan ng ginang ang kanyang emosyon nang muling makita ang kanyang bag na buo at walang nabawas.

Sa labis na

recognized and supported. Mayor Salamat's leadership continues to prioritize both security and welfare, reinforcing the municipality's commitment to building a safe and resilient environment for every Alfonso resident.

Her triumph not only brought pride to the nation but also reaffirmed the country's commitment to supporting athletes who embody excellence, resilience, and patriotism.

As Alex Eala continues her journey, she stands as a symbol of hope and determination, proving that Filipino athletes can shine brightly on the global stage.



pasasalamat, mahigpit niyang niyakap si Cyrus. Bilang munting pasasalamat, nagbigay siya ng P1,000 bilang pabuya, ngunit para kay Cyrus, ang pinakamahalagang gantimpala ay ang malinis na konsensya at ang pananatili ng kanyang dangal.

Sa mensahe ni Mrs. Alcantara ay sinabi niyang:

"Cyrus, mula sa kaibuturan ng aking puso, maraming salamat sa iyong katapatan. Akala ko hindi ko na muling makikita ang aking bag at ang mahahalagang gamit na nasa loob nito. Dahil sa iyo, naibalik hindi lamang ang aking mga ari-arian kundi pati ang aking tiwala na mayroon pa ring mabubuting tao sa ating

lipunan. Hinding-hindi ko malilimutan ang iyong kabutihan. Nawa'y pagpalain ka pa ng Diyos, pati ang iyong pamilya, sa pagiging mabuting halimbawa sa ating lahat."

Hindi rin maitago ng may-ari ng shop na si Mike Evander Presa ang kanyang pagmamalaki sa kanyang katiwala.

Aniya, "Bilang may-ari ng Three Kings Motor Shop JDP, lubos kong ipinagmamalaki si Cyrus. Ang ipinakita niyang katapatan ay patunay ng kanyang mabuting pagkatao at ng tiwalang matagal na naming ibinigay sa kanya. Hindi lahat ay kayang talikuran ang tukso lalo na kung malaking halaga ang nakataya, ngunit pinili niyang gawin ang tama.

Isa siyang inspirasyon hindi lamang sa aming negosyo kundi maging sa komunidad. Maraming salamat, Cyrus, sa pagpapanatili ng iyong integridad at sa pagbibigay ng magandang halimbawa sa lahat."

Ang kuwento ni Cyrus ay nagpapatunay na ang tunay na kayamanan ay hindi nasusukat sa perang maaaring mapulot, kundi sa karakter na pinipiling manatiling tapat kahit walang nakakakita.

Sa mundong puno ng tukso, ang katapatan ay isang desisyong ginagawa araw-araw.

Nawa'y magsilbing inspirasyon ang kanyang ginawa na sa bawat pagkakataong subukin ang ating pagkatao, piliin nating gawin palagi ang tama.

Naic Holds...

(FROM PAGE 8)

sustainable growth. Mayor Magbitang expressed gratitude to the people of Naic for their unwavering

confidence in the local government, reaffirming his pledge to serve with integrity and vision.

The SOMA 2026 serves as a cornerstone for the municipality's roadmap toward progress, encapsulated in the call to action: "Let's Save Naic Para sa Batang Naic."

Mayor Randy... (FROM PAGE 8)

He noted that if sufficient funds become available, the city government will explore further increases in allowances and additional support for

barangay frontliners.

This initiative reflects Alfonso's proactive governance, ensuring that those who safeguard the community are properly

Philippine... (FROM PAGE 1)

Joining him were Philta Secretary General John Rey Tiangco and Philippine Sports Commission Chairman Patrick "Pato" Gregorio, both of whom emphasized the importance of Eala's victory in elevating Philippine tennis on the international stage. Tiangco highlighted her

discipline and perseverance, while Gregorio noted that her success reflects the strength of grassroots sports development in the country.

The event showcased the unity of the Philippine sports community in recognizing Eala's accomplishments.

Portasol... (FROM PAGE 8)

signing, DOST conducted a hands-on orientation for the Matungao Integrated Farmers Association to ensure they maximize this tool

for their cacao production.

Municipal Agriculture Officer Mr. Steward D. Rosiana emphasized that adopting these smart

tools reduces hard labor while preserving crop quality. By working closely with local leaders, DOST helps transform traditional farming challenges into highly resilient, profitable, and worry-free livelihoods.

SSS Chief... (FROM PAGE 8)

Department of Finance (DOF) Secretary and Social Security Commission (SSC) Chairperson Frederick D. Go also graced the launch. The AFCS, an initiative led by the Light Rail Transit Authority (LRTA) and the Department of

Transportation (DOTr), aims to streamline fare payments, reduce reliance on cash, and provide commuters with a faster and more seamless travel experience.

The cashless fare system is powered by Visa and Rizal Commercial Banking Corp. (RCBC), an

SSS partner bank for the MySSS Card. As part of RCBC's PISO Fare Cashback Promo, holders of the MySSS Card powered by RCBC DiskarTech may enjoy the promo from July 13 to July 31 when using their card, allowing eligible cardholders to ride for as low as P1, subject to the promo's terms and conditions.

TESDA NC II Welding Certification Training Begins in GMA, Cavite

General Mariano Alvarez (GMA), Cavite – The orientation for the first 25 beneficiaries of the TESDA NC II Welding Certification Training was successfully conducted, marking the start of their journey toward acquiring essential skills in the welding industry. This program aims to prepare participants for better employment opportunities by equipping them with technical expertise that meets industry standards.

Mayor Ed Custodio has been a strong advocate of livelihood and skills development programs, ensuring that residents of GMA are given access to opportunities that uplift their lives. "Our goal is not only to provide training but to empower our people with the skills they need to secure a brighter future."

Knowledge and skills are the keys to progress, and through initiatives like this, we are opening doors for every GMA resident," Mayor Custodio said.

The local government of GMA, under Mayor Custodio's leadership, continues to partner with TESDA and other agencies in delivering effective and high-quality services that promote growth and sustainable livelihood.

The Welding NC II Certification Training is one of many programs designed to strengthen the workforce and prepare residents for the demands of modern industries.

Congratulations to all trainees, and best wishes for their successful completion of the training.



Cavite Provincial... (FROM PAGE 1)

Vice Governor Ram Revilla Bautista lauded the honorees, emphasizing the indispensable role they play in the province's health system. "Ang ating mga Barangay Health Workers at Nutrition Scholars ay tunay na bayani sa

komunidad. Sa kanilang tapat na paglilingkod, natitiyak natin na ang bawat Caviteño ay may gabay at kalinga mula sa pamahalaan," Bautista said, underscoring the provincial government's commitment to support and

uplift frontliners in community health.

The program reflects Cavite's vision of a government that guides, cares, and stands with its people. By providing incentives, the Provincial Capitol not only acknowledges the sacrifices of BHWs and BNS but also strengthens their

morale to continue their mission of service.

This initiative is part of the broader effort of the Cavite leadership to ensure that health and nutrition programs reach every household, reinforcing the province's dedication to inclusive and compassionate governance.



Move more this July at your most-loved SM Center Imus! Time to get up, get moving, and have fun! From action-packed activities and energetic dance fitness sessions to strategic mind games, there's something for everyone to enjoy. Bring your family and friends and make this July your most active one yet!

PALAISSIPAN

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33					34		35		36	
37								38		
39							40			

PAHALANG

- 1 Propeta
- 4 Minahal
- 10 ___ Jones; dating sikat na singer
- 11 Itinakip sa ibaba ng katawan
- 12 ___ Veneracion; artista
- 14 Ilipat
- 15 Tawag kay Nora
- 17 Pangmasa
- 18 Malapit sa Diyos
- 20 Panghalip
- 21 Naligtas sa gunaw
- 23 Luksa
- 26 Kabila, hulo
- 29 Matandang sugat
- 31 Unlaping Espanyol
- 33 Sagisag pangkasal
- 35 Liyo
- 37 Yantok
- 38 Pinaglilingkuran
- 39 Siniyasat
- 40 Daluyan ng dugo

PABABA

- 1 Prutas
- 2 Palayaw ng Ramon

3 Huling titik sa alpabetong Griyego

- 4 Karamdaman sa tiyan
- 5 National Intelligence Service Agency; daglat
- 6 Inangkin
- 7 Baliktad
- 8 Ibinaon sa pukpok
- 9 Resulta ng lamig
- 13 Pangunahing bituin; Ingles
- 16 Rico; nobyo ni Claudine na yumao
- 18 Sapa
- 19 Buti
- 22 Dating senadora
- 23 Taping sa ibaba ng katawan
- 24 Ibinit sa sandata
- 25 Mataas ang halaga
- 27 Epekto
- 28 Kaluskos
- 30 Bahay-kalakal
- 32 Kawalan ng panimbang
- 34 Reformed the Armed Forces Movement; daglat
- 36 Magulang

SAGOT SA NAKARAAN

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

EXTRA-JUDICIAL SETTLEMENT OF ESTATE

NOTICE IS HEREBY GIVEN TO THE PUBLIC This Deed of Extrajudicial Settlement of Estate ("Deed ") is made by and among:

AELENE ESGUERRA PAPA, of legal age, married to **REYNALDO GUTIERREZ PAPA**, Filipino, with address at **2225 Capt. B. Paredes St., Poblacion 1-A, Imus City, Cavite**, represented by **EMIL CARLO ESGUERRA PAPA**, attached herewith is the copy of the Special Power of Attorney as Annex "A";

HEIRS OF LUISITO NAZAIRE ESGUERRA

ROSALINDA NAVARRO ESGUERRA, of legal age, widow, Filipino, with address at **1 Tanzang Luma1, Imus City, Cavite**, represented by **EMIL CARLO ESGUERRA PAPA**, attached herewith is the copy of the Special Power of Attorney as Annex "B";

LOUIE LYNNE ESGUERRA TORRES, of legal age, married, Filipino, with address at **1 Tanzang Luma 1, Imus City, Cavite**, represented by **EMIL CARLO ESGUERRA PAPA**, attached herewith is the copy of the Special Power of Attorney as Annex "B";

LOUIE ABIGAIL ESGUERRA CLEMENTE, of legal age, married ,Filipino, with address at **1 Tanzang Luma 1, Imus City, Cavite** represented by **EMIL CARLO ESGUERRA PAPA**, attached herewith is the copy of the Special Power of Attorney as Annex"B";

LOUIE ROSE NAVARRO ESGUERRA, of legal age, single, Filipino, with address at **1 Tanzang Luma 1, Imus City, Cavite**, represented by **EMIL CARLO ESGUERRA PAPA**, attached herewith is the copy of the Special Power of Attorney as Annex "B";

WITNESSETH, that: WHEREAS, the above-named are the surviving heirs of the deceased **ADELA NAZAIRE ESGUERRA**, on 25 September 1988 at Imus City, Cavite. A Certified Copy of Death Certificate is attached herewith as Annex "C";

WHEREAS, the above-named are the surviving heirs of the deceased **GAUDENCIO DE QUIROZ ESGUERRA**, on 19 October 2006 at Imus City, Cavite. A Certified Copy of Death Certificate is attached herewith as Annex "D";

WHEREAS, ADELA NAZAIRE ESGUERRA and **GAUDENCIO DE QUIROZ ESGUERRA**, both died intestate and there are known debts or obligations due against the estate of the said decedents;

WHEREAS, ADELA NAZAIRE ESGUERRA and **GAUDENCIO DE QUIROZ ESGUERRA**, are co-owners of a parcel of land located at **Tanzang Luma 6, Imus City, Cavite** covered by **Transfer Certificate of Title (TCT) No.T-54481**, covering an area of **TWO THOUSAND FIVE HUNDRED EIGHTY -SEVEN (2,587) square meters**. A copy of the TCT T-54481 is attached herewith as Annex "E";

WHEREAS, ADELA NAZAIRE ESGUERRA and **GAUDENCIO DE QUIROZ ESGUERRA**, are the registered owners of a portion from the above-mentioned property with **Tax Declaration (TD) No. A-239-0019-09342** covering an area of **EIGHT HUNDRED SIXTY-TWO 33/100 (862.33) square meters**.

WHEREAS, the deceased **ADELA NAZAIRE ESGUERRA** and **GAUDENCIO DE QUIROZ ESGUERRA** are the parents of **AELENE ESGUERRA PAPA** and the late **LUISITO ESGUERRA**, who is now represented by his legal heirs;

WHEREAS,LUISITO NAZAIRE ESGUERRA, died on 02 November 2004 at Muntinlupa City leaving his surviving heirs **ROSALINDA NAVARRO ESGUERRA, LOUIE LYNNE ESGUERRA TORRES, LOUIE ABIGAIL ESGUERRA CLEMENTE, LOUIE ROSE NAVARRO ESGUERRA**. A copy of the Death Certificate is attached herewith as Annex"F".

WHEREAS, LUISITO NAZAIRE ESGUERRA, died intestate and there are no known debts or obligations due against the estate of the said decedents;

NOW THEREFORE, pursuant to Section 1,Rule 74 of the Revised Rules of Court of the Philippines, and being all of legal age and with full legal capacity to contract, the parties hereto do hereby adjudicate unto themselves the above-described parcel of land, subject to the following specific distribution and division:

1. The Heirs of **ADELA NAZAIRE ESGUERRA** and The Heirs of **GAUDENCIO ESGUERRA**, do hereby adjudicate unto themselves their respective, collective shares over the said property, to be divided among them in equal shares; and

2. The Heirs of **LUISITO NAZAIRE ESGUERRA**, do hereby adjudicate unto themselves the specific share, interest, and participation that would have pertained to the deceased **LUISITO NAZAIRE ESGUERRA**, to be divided among his legitimate heirs in equal shares.

Subject to the contingent liabilities imposed by Section 4, Rule 74 of the Rules of Court of the Philippines for a period of two (2) years, in favor of any other heirs, creditors, or any person who may have been unlawfully deprived of their lawful participation in the estate of the deceased spouses. This has been the subject of **EXTRA-JUDICIAL SETTLEMENT OF ESTATE**, duly executed on June 22, 2026 at City of General Trias Cavite, before Notary Public. **ATTY. GREY KRISTOFF F. ARANAS** per Doc. No. 105; Page No. 22; Book No. XVI; Series of 2026.

Publication: Cavite Times Journal
Dates: June 30, July 07 & 14, 2026

AFFIDAVIT OF LOSS

NOTICE IS HEREBY GIVEN TO THE PUBLIC That,

I, **ELVIRA EBALLAR DELA TORRE**, Filipino, of legal age, and currently residing at G3 Building 13 Street 807 Zone 45, Doha, Qatar, after having been duly sworn to in accordance with law, do hereby depose and state that:

1. I am the legal, lawful, and registered owner/ holder of an insurance policy issued under my name **ELVIRA OCTOT DELA TORRE**, more particularly described as follows;

* Insurance Policy No.: 30017030

* Lost Documents: Original Copy of the Policy Contract and the Certificate of Full Payment

2. The aforementioned original documents were safely kept at my property located at **822 P. Burgos Street, Barangay 57 – Repolyo, San Roque, Cavite City 4100**;

3. On March 19, 2026, an unfortunate and unexpected fire broke out at the said property, completely destroying the house and everything inside it;

4. Due to the said incident, the original Policy Contract and Certificate of Full Payment for Policy No. 30017030 were completely burned, reduced to ashes, and could not be saved;

5. Despite diligent efforts to search through the debris for any remains of the said documents, I have proven that they are completely lost, destroyed beyond recovery, and can no longer be found;

6. The said documents and the insurance policy itself have not been assigned, transferred, pawned, mortgaged, or delivered to any person or entity to guarantee any loan or obligation;

7. I am executing this Affidavit to attest to the truth of the foregoing facts, to serve as a formal notice of loss to the insurance provider, to request the issuance of a replacement or certified true copy of my Policy Contract and Certificate of Full Payment, and for all other legal intents and purposes. This has been the subject of **AFFIDAVIT OF LOSS** duly executed on July 09, 2026 at Kawit, Cavite. Before Notary Public by **ATTY. DENMARK G. BOCALAN** as per Doc. 286; Page No. 59; Book No. XXXVII; Series of 2026.

Publication: Cavite Times Journal
Dates: July 14, 21, 28, 2026

EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE PEDRO C. BAUTISTA WITH SALE

NOTICE IS HEREBY GIVEN TO THE PUBLIC, This Deed of Extra-judicial Settlement of Estate with Sale of deceased **PEDRO C. BAUTISTA** was executed by:

ALICIA R. BAUTISTA, surviving spouse

ANGELO R. BAUTISTA, single

ANTHONY R. BAUTISTA, single

CRISTINA R. BAUTISTA, single

all of legal ages, Filipinos and residing at Lot 3-A, Blk 67, Frank St. North Fairview, Phase 8, Quezon City and No.1 Sampaguita St., Bahayang Pag-asa Subd., Maysan, Valenzuela City, respectively;

WITNESSETH:

THAT, we are the legal heirs of the deceased **PEDRO C. BAUTISTA** who died on November 14, 2014 at Lot 3-A Blk 67, Frank St., North Fairview, Phase 8, Quezon City, Metro Manila:

THAT, said deceased left a parcel of land with Title No. T-313352 without improvement with an area of **TWO HUNDRED SIXTEEN (216) sq. Meters** located at **Brgy. Buhay na Tubig, Imus, Cavite Province**.

THAT, the deceased died intestate without leaving any last will and testament and without any outstanding debts;

THAT, pursuant to Section 4 Rule 74 of the Revised Rules of Court of the Philippines, we hereby adjudicate unto ourselves the said parcel of land;

THAT, we **ALICIA R. BAUTISTA, ANGELO R. BAUTISTA, ANTHONY R. BAUTISTA**, and **CRISTINA R. BAUTISTA** do hereby sell, transfer and convey the above-mentioned property with **Title No. T-313352** without improvement to **Ms. ABEER NAHED ABUASSI** and **MS. DENAH NAHED ABUASSI**, both of legal age, Filipinos and both residing at **1 Iban St., P7 BPS Bagong Silang, Imus, Cavite** for the amount of **EIGHT HUNDRED THOUSAND PESOS (800,000.00)** Philippine Currency free from all liens and warrant lawful possession of the said property. This has been the subject of Extra-Judicial Settlement of The Late **PEDRO C. BAUTISTA** With Sale duly executed on July 03, 2026 at Santa Maria, Bulacan, Philippines. Before Notary Public. **ATTY. DOMINGO B. PAGUIA** per Doc. No.355; Page No. 72; Book No. 2, Series of 2026.

Publication: Cavite Times Journal
Dates: July 07, 14 & 21, 2026

EXTRA-JUDICIAL SETTLEMENT OF DINAH BENZON GOUJARD

NOTICE IS HEREBY GIVEN TO THE PUBLIC This Extra-Judicial Settlement made by and between:

PIERRE LOUIS DENIS GOUJARD, of legal age, married, France, and a resident of **BLK 10 LOT 3 ISLAND PARK SUBD, PALIPARAN 1 DASMARIÑAS, CAVITE**;

DREY WALLACE BENSON RAMIREZ married to ROSALYN RAMIREZ, of legal age, married and a resident of **B6 L1 MACOPA ST. MEADOWOOD EXECUTIVE VILLAGE, BACOR, CAVITE**;

DENNIS BENZON RAMIREZ married to LOVELY RAMIREZ, of legal age, married and a resident of **003 LR ADVINCULA AVE ALAPAN II-B IMUS, CAVITE**;

DON BENZON RAMIREZ, of legal age, single and a resident of **B10 L3 ISLAND PARK PALIPARAN 1, DASMARIÑAS, CAVITE**;

WITNESSETH: WHEREAS, the above-named individual are the lawful heirs of **DINAH BENZON GOUJARD** who died on 3 SEPTEMBER 2025 at **SILANG, CAVITE**;

WHEREAS, DINAH BENZON GOUJARD at the time of their death left no known debts, nor any will testament;

WHEREAS, DINAH BENZON GOUJARD married to PIERRE LOUIS DENIS GOUJARD is the registered owner of the parcels of lands in this Extrajudicial Settlements;

WHEREAS, one of the parties, **PIERRE LOUIS GOUJARD**, is a foreign national, who hereby expressly acknowledges and confirms that under the laws of the Republic of the Philippines, foreign nationals are generally prohibited from owning private land;

WHEREAS, despite such legal restriction, the said **PIERRE LOUIS DENIS GOUJARD** has been fully informed of his rights and limitations, and voluntarily manifests his understanding thereof;

NOW, THEREFORE, the said PIERRE LOUIS DENIS GOUJARD, hereby freely and voluntarily confirms, agrees, and conforms to the partition of the subject property as stipulated herein, and expressly waives any right or claim inconsistent with Philippine law on land ownership by foreign nationals;

That pursuant to Sec. 1 Rule 74 of the Revised Rules of Court of the Philippines and the parties herein being all of legal age, they have agreed to divide as equal share and adjudicate, the real properties described below:

That **PIERRE LOUIS DENIS GOUJARD**, widow of the late **DINAH BENZON GOUJARD, DON BENZON RAMIREZ**, and **DENNIS BENZON RAMIREZ married to LOVELY RAMIREZ** as legitimate and surviving heirs do hereby **VOLUNTARILY, FREELY and IRREVOCABLY RENOUNCE AND WAIVE** all his/ her rights, interests, and participation in the Estate containing an area of **ONE HUNDRED SIXTY-FOUR (164) SQUARE METER** covered by **TCT No. T-572655**.

That **PIERRE LOUIS DENIS GOUJARD**, widow of the late **DINAH BENZON GOUJARD, DON BENZON RAMIREZ**, and **DENNIS BENZON RAMIREZ married to LOVELY RAMIREZ** as legitimate and surviving heirs do hereby **VOLUNTARILY, FREELY and IRREVOCABLY RENOUNCE AND WAIVE** all his / her rights, interests, and participation in the participation in the Estate containing an area of **ONE HUNDRED SEVENTY-THREE (173) SQUARE METERS** covered by **TCT NO. T-1295256**.

That, **DREY WALLACE BENSON RAMIREZ married to ROSALYN RAMIREZ, DENNIS BENZON RAMIREZ married to LOVELY RAMIREZ**, and **DON BENZON RAMIREZ** as legitimate and surviving heirs shall become the absolute and exclusive owner of the assigned portion of the Estate, free from any lien or encumbrance.

WHEREAS The property identified as **TCT NO. T-1280241** containing an area of **FIVE HUNDRED (500) SQUARE METERS** shall NOT be sold, assigned, donated, transferred, leased, encumbered, or mortgaged, in whole or in part, by any of the heirs during the lifetime of **PIERRE LOUIS DENIS GOUJARD**-surviving spouse of **DINAH BENZON GOUJARD**, without his prior written consent.

That **PIERRE LOUIS DENIS GOUJARD**, widow of the late **DINAH BENZON** and **DREY WALLACE BENSON RAMIREZ married to ROSALYN RAMIREZ** as legitimate and surviving heir do hereby **VOLUNTARILY, FREELY and WAIVE** all his rights, interests, and participation in the Estate containing an area of **FOUR HUNDRED SIXTY EIGHT(468) SQUARE METERS** covered by **TCT No. 055-2012001310**.

That **PIERRE LOUIS DENIS GOUJARD**, widow of the late **DINAH BENZON** and **DREY WALLACE BENSON RAMIREZ married to ROSALYN RAMIREZ** as legitimate and surviving heir do hereby **VOLUNTARILY, FREELY** and **WAIVE** all his rights, interests, and participation in the Estate containing an area of **THREE HUNDRED SEVEN-FIVE (375) SQUARE METERS** covered by **TCT No.076-2024-000662**.

That we hereby affirm that we have executed the foregoing instrument out of our own voluntary free will without force, intimidation or violence upon our person; who made known to me that they are the same person who executed the foregoing instrument and that they acknowledge to me that the same is their free act, will and deed. This has been the subject of Extrajudicial Settlement of **DINAH BENZON GOUJARD**, duly executed on July 14, 2026 at City of Dasmariñas, Cavite. Before Notary Public **ATTY. RAMIRO A. OSORIO JR.** as per Doc.No. 434, Page No. 87, Book No. 10, Series of 2026.

Publication: Cavite Times Journal
Dates: July 14, 21, 28, 2026

Naic Holds First-Ever State of the Municipality Address Under Mayor Rommel Magbitang

Naic, Cavite – The Municipality of Naic marked a historic milestone as Mayor Rommel Magbitang delivered the town's first State of the Municipality Address (SOMA) at the Naic Town Plaza. The event gathered local officials, community leaders, and residents to hear the accomplishments of the local government and its vision for the future.

Mayor Magbitang emphasized that every initiative of the local government begins with accountability and ends with service. In his address, he outlined the progress achieved under his administration and presented the priorities that will guide Naic's continued development.

"This SOMA is not just a report of what we have done, but a commitment to what we will continue to do together," Mayor Magbitang said. "With your trust and support, we will build on our achievements and pursue programs that uplift the lives of every Batang Naic."

The event underscored the administration's dedication to transparency, community engagement, and **► NAIC HOLDS • 6**



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Dasmariñas City Launches 2026 Nutrition Month with Mayor Jenny Barzaga Leading the Call

Dasmariñas City formally opened its 2026 Nutrition Month celebration with a kick-off ceremony led by Mayor Jenny Barzaga, joined by Vice Mayor Third Barzaga and the Members of the Sangguniang Panlungsod. The event centered on this year's theme, "Nutrisyon at Kalikasan, Ating Pangalagaan!", highlighting the city's united effort to promote proper nutrition while protecting the environment.

In her keynote message, Mayor Jenny Barzaga underscored the importance of integrating health and sustainability, stressing that good nutrition and environmental care go hand in hand in **► DASMARIÑAS • 5**



Mayor Randy Salamat Doubles Allowance for Barangay Tanod and Lupon; Alfonso Strengthens Community Security Measures

Alfonso, Cavite — In a decisive move to recognize the vital role of community frontliners, Mayor Randy Salamat announced the doubling of the monthly allowance for all Barangay Tanod and Barangay Lupon across the municipality of Alfonso. The initiative underscores the local government's appreciation for their dedication in maintaining peace and order at the grassroots level.

Mayor Salamat emphasized that these community leaders are the first responders in ensuring safety and discipline in every barangay. "Sa ating mga minamahal na Barangay Tanod at Barangay Lupon, kayo ang unang kumikilos sa ating mga barangay. Patuloy kayong nagsisilbi nang buong dedikasyon kahit matindi ang init ng araw o malakas ang ulan," he said, highlighting their unwavering service.

The mayor also revealed additional measures to strengthen public safety, including the deployment of metal scanners at school gates to enhance security and protect students. **► MAYOR RANDY • 6**



PORTASOL Technology Ensures Cleaner, Faster Drying for Matungao Cacao Farmers

Traditional open-sun drying leaves hardworking farmers at the mercy of unpredictable weather, leading to high post-harvest losses and lower market prices. To address this challenge, the Local Government Unit of Matungao and DOST Lanao del Norte officially sealed their partnership on June 18 at Matungao Municipal Hall. Led by Mayor Hon. Jaber M. Azis, this collaboration focuses on introducing science-based solutions to secure local food production and protect farmers' livelihoods.



To guide the community toward sustainable agriculture, DOST is deploying the Portable Solar Dryer (PORTASOL). This innovative technology directly answers the need for a faster, cleaner drying process. Featuring stackable, enclosed aluminum trays, it protects crops from rain, dust, and pests. Following the **► PORTASOL • 6**

SSS Chief lauds Visa, RCBC powered fare system rollout



Social Security System (SSS) President and Chief Executive Officer Robert Joseph M. de Claro tested the new cashless fare system on Monday, 13 July 2026, at LRT-2's Legarda Station during the launch of the Automated Fare Collection System (AFCS), praising the rollout as a boost to commuter convenience. **► SSS CHIEF • 6**



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