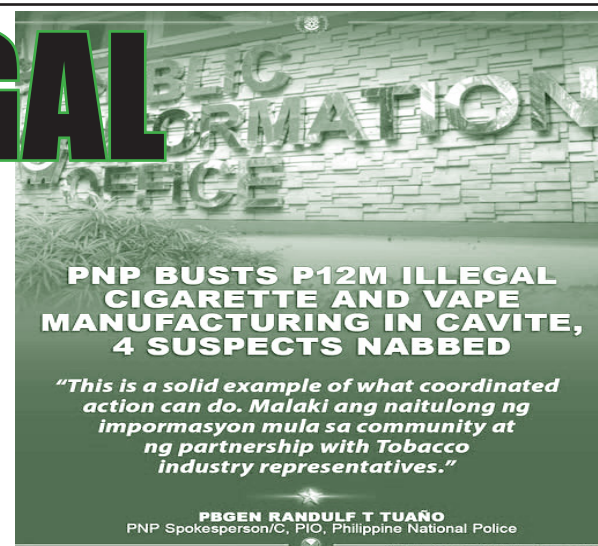


PNP BUSTS P12M ILLEGAL CIGARETTE AND VAPE MANUFACTURING IN CAVITE, 4 SUSPECTS NABBED



The Philippine National Police (PNP), through the Criminal Investigation and Detection Group (CIDG) Laguna Provincial Field Unit, reported a major breakthrough in its intensified campaign against smuggling and illicit trade with the confiscation of an estimated P12 million worth of illegal cigarettes and vape products in Silang, Cavite.

The operation, conducted from late night of November 25 to early morning of November 26 in Brgy. Hukay Kanluran, resulted in the arrest of four individuals who were caught selling illicit cigarettes and operating an unauthorized vape manufacturing setup.

The CIDG operatives, assisted by a tobacco industry representative, carried out a buy-bust operation that confirmed the suspects' involvement in the illegal cigarette trade. A subsequent clearing of the premises uncovered an unlicensed production area for vape liquids and components.

A total of 200 pieces of evidence were seized, including thousands of illicit cigarette reams, vape cartridges, filling machines, sealing equipment, molds, tools, and gallons of vape juice.

Acting Chief PNP PLTGEN Jose Melencio C. Nartatez Jr. lauded the accomplishment, stressing the PNP's resolute stance against smuggling operations that harm public safety and legitimate business. "Smuggling operations hurt

sealing equipment, molds, tools, and gallons of vape juice.

Acting Chief PNP PLTGEN Jose Melencio C. Nartatez Jr. lauded the accomplishment, stressing the PNP's resolute stance against smuggling operations that harm public safety and legitimate business.

"Smuggling operations hurt

Turn to page 7

SSS clarifies reports on red tape complaints; All cases addressed

In light of recent news reports citing the list of most complained-about government agencies based on January to August 2025 data presented by the Anti Red Tape Authority (ARTA) to the Senate during budget

deliberations, the Social Security System (SSS) wishes to assure the public that its management takes these matters seriously and is committed to continuous improvement in service delivery.

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DOE lauds Naic solar rooftop project

NAIC, Cavite (PIA) — The Department of Energy (DOE) praised the Pasi-naya Homes Prime Central for delivering affordable, sustainable energy and quality homes for Filipino families.

During President Ferdinand Marcos Jr.'s visit at the NING*NING Solar Rooftop Project in Naic, Cavite on November 25, Secretary Sharon Garin highlighted that Pasinaya Homes features the country's first

grid-connected, utility-scale solar rooftop system within a socialized housing community.

Installed on the roofs of every unit, Garin emphasized that the solar rooftop project balances the need for building affordable homes and preserving agricultural lands.

"It does not displace any agricultural land. The problem with solar energy is that it eats up most of

our agricultural lands, ito ay wala."

Generating an estimated 9,105 MWh of clean energy annually to provide energy for 7900 homes, the NING*NING Solar Rooftop Project is seen to also help the country's push for renewable energy.

"Ningning also helps the community, they can help with solar streetlights and hopefully with solid waste management

also. Hindi na rin pinoproblema ng homeowner ang solar panels because its operations and maintenance is with the solar company na."

Developer Joy-Nostalg Group noted that Pasi-naya Homes Prime Central also supports the country's push for renewable energy by preventing an estimated 6,233 tons of carbon dioxide emissions each year, thereby mitigating climate change through clean, renewable electricity. (PB-PIA4A)



CAVITE NGAYON

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Cavite Ngayon is published weekly with circulation in the cities and province of Cavite.

MEMBER:



EDITORIAL

Gabay at pagmamahal, ibigay sa mga kabataan

Ang Disyembre 3-9 ng bawat taon ay Linggo ng Kabataan. Iba't ibang gawain at programa ang isinagawa sa pangunguna ng Sangguniang Kabataan (SK) noon, na ngayon ay pansamantalang itinigil bilang pagpapahalaga at pagkilala sa papel na ginagampanan ng mga kabataan sa pag-unlad ng bayan.

Bilang tampok na bahagi ang mga lider-kabataan ay bibigyan ng pagkakataong masanay sa pamumuno sa pamamagitan ng isang linggong paghalili sa mga tunay na pinunong bayan, at pansamantalang umaatikabo bilang alkalde, konsehales at iba pa.

Magandang training ito para sa kanila, bagaman at sa maikling panahon lamang. Sa pamamagitan nito, nagkaroon sila ng ideya kung paano mamuno sa bayan.

Pagdating naman ng tamang panahon, sila talaga ang papalit sa mga nakaupo o maluklok sa poder upang mamahala sa gobyerno.

Subalit sa kasalukuyang mga kaganapan, marami ang nag-isip, "kabataan pa ba ang

tunay na pag-asa ng bayan?"

Ang mga salarin, mga kabataan din na pabata ng pabata naman ang edad, mga lulong sa droga.

Ano na ang nangyayari sa ating mga kabataan?

HINDI LAHAT. Oo, hindi lahat ng kabataan ay ganyan ang kinasasapitan. Pero mayroong common denominator ang mga kabataang naligaw ng landas, panahong nagkukulang sa gabay ng magulang na siya pa namang pundasyon ng pagkatao nila, mula sa tahanan, patungo sa paaralan at sa lipunan mismo.

"Ang tao ay nabubuhay hindi lamang sa tinapay". May sarili nga silang isip, pero dapat ang isipang iyan ay payabungin sa pamamagitan ng wastong paggabay upang maging matuwid ang landas.

Gabay at pagmamahal, haplos at presensya (presence) ng magulang sa piling ng anak ang pinakamabisang instrumento upang mahubog ang anak bilang isang mabuting tao, may takot

since evolved into one of Cavite's most anticipated cultural attractions, drawing crowds from nearby towns and beyond. A parade of color, movement, and creativity Among the most

Turn to page3



MAGICAL PARUPARO FESTIVAL 2025 | LIGHTED FLOAT PARADE
Ginap nitong Nobyembre 26, 2025 sa City of Dasmariñas Arena Parking Grounds ang Magical Paruparo Festival 2025 Lighted Float Parade, kung saan nagningning ang gabi sa makukulay at malikhaing float ng mga kalahok.

Dumalo sina Mayor Jenny Austria-Barzaga, Vice Mayor Third Barzaga, Congressman Kiko Barzaga at mga miyembro ng Sangguniang Panlungsod. Pinasaya rin ang programa ng performances nina Fyang Smith, JM Ibarra, Dustin Yu, Sassa Gurl, Shecko Apostol, Celyn David at Arkin Lagman.

Mga Nagwagi sa Float Parade:

1st Place: Meralco

2nd Place: De La Salle University–Dasmariñas

3rd Place: Hocheng Philippines Corp.

Photo source/credit: Dasmariñas City Public Information Office/source: Dasmariñas City news facebook

sa Diyos, may pagmamahal sa kapwa, at produktibong mamamayan, at syempre disentang tahanan.

Ang isang kabataang masaya sa loob ng tahanan kasama ang pamilya, kailanman ay hindi mawiwili sa labas, o sa lansangan kapiling ng barkada.

Hanggang ngayon, sila pa rin ang pag-asa ng bayan.

Sila ang umuugit ng pamahalaan sa kinabukasan. Kaya huwag natin silang pabayaang mabiktima ng krimen, o maging criminal.

Akayin natin sila sa sa matuwid na daan. Gabayan natin sila sa tamang landas. Palaging ipa-alaala sa kanila na dapat, ilagay nila sa gitna ng kanilang buhay ang Diyos upang maging matibay, malakas at matatag sila sa pagharap sa mga pagsubok, hadlang o balakid na maaaring dumating sa kanilang buhay.

Makakaya nila itong harapin at lampsan kapag kasama nila ang Diyos.

27M LEARNERS TO BENEFIT FROM RECORD P1.38-T EDUCATION BUDGET

MANILA – Sen. Bam Aquino on Thursday said more than 27 million learners across K–12 and tertiary levels stand to benefit from the proposed PHP1.38-trillion education budget for 2026, the largest in Philippine history.

Aquino said the unprecedented allocation reflects a national commitment to strengthening classrooms, feeding programs and free higher education.

“Over 27 million students po diyan sa K-12 at the tertiary ang mabibigyan po ng tulong (Over 27 million K–12 and tertiary students will receive assistance),” he said in an interview at the 2025 Cavite

Entrepreneurship Students Conference in Imus.

“For the first time, napakalaki ng budget para sa edukasyon... siguraduhin natin hanggang sa pinakadulong version nito, dapat nandiyan iyong pera para sa edukasyon (we have a huge budget for education. We must ensure that until the final version of the budget, the funding for education stays in place),” he added.

The proposed budget includes PHP65 billion for classrooms, PHP27 billion for the school feeding program, and funding to provide free college to more than five million students next year.

However, Aquino

said the allocation remains vulnerable until the bicameral conference committee finalizes the spending plan and the President signs it into law.

“Malaki po ang nalaan sa pondo para sa edukasyon pero hindi pa po tapos iyong laban (A large amount has been allotted for education, but the fight is not yet over),” he said, urging the public to closely monitor the process.

“Sama-sama nating bantayan iyong bicam. For the first time, naka-lives-tream po ito (Let us monitor the bicam together. For the first time, it is being lives-treamed),” he added. source: (PNA)

Cavite City LGU

Newly Opened Tesda Welding Training Center in Cavite City

Sa partnership ng City Government sa pamumuno ni Mayor Denver Chua at #TeamUnlad kasama ang Stoneworks Specialist Corp and Asian Business Cabletow Co-operative Academy, kamakailan ay binuksan na ang ating TechVoc Welding School.

Dito, magkakaaroon ka ng oportunidad matuto ng LIBRENG HANDS-ON WELDING TRAINING na may kasamang CERTIFICATION at JOB ASSISTANCE pag natapos mo ang kurso ng SHIELDED METAL ARC WELDING (SMAW) NC I at II

Sama-sama tayong uunlad sa mga oportunidad na patuloy nagbubukas sa ating Ciudad. Matatagpuan sa Judge Ibañez St., Samonte Park - Brgy. 62-A (Kangkong-A) | Beside Evacuation Center.



Kadiwa ng Pangulo 2025 sa LGU Naic

Sa pamumuno ni Mayor Rommel Magbitang at pakikipag ug-nayan sa programang Kadiwa ng Pangulo para sa Masaganang Bagong Pilipinas, patuloy ang suporta ng Lokal na Pamahalaang Bayan ng Naic sa mga programa na naglalayong magbigay ng abot-kayang bilihin at sariwang produkto sa ating mga kababayan, Nitong Martes, November 25, 2025 sa Naic Town Plaza.

Sama-sama nating isinusulong ang mas masaganang pamumuhay at mas maginhawang serbisyo para sa bawat Naicqueño!



Butterfly Festival...from page 2

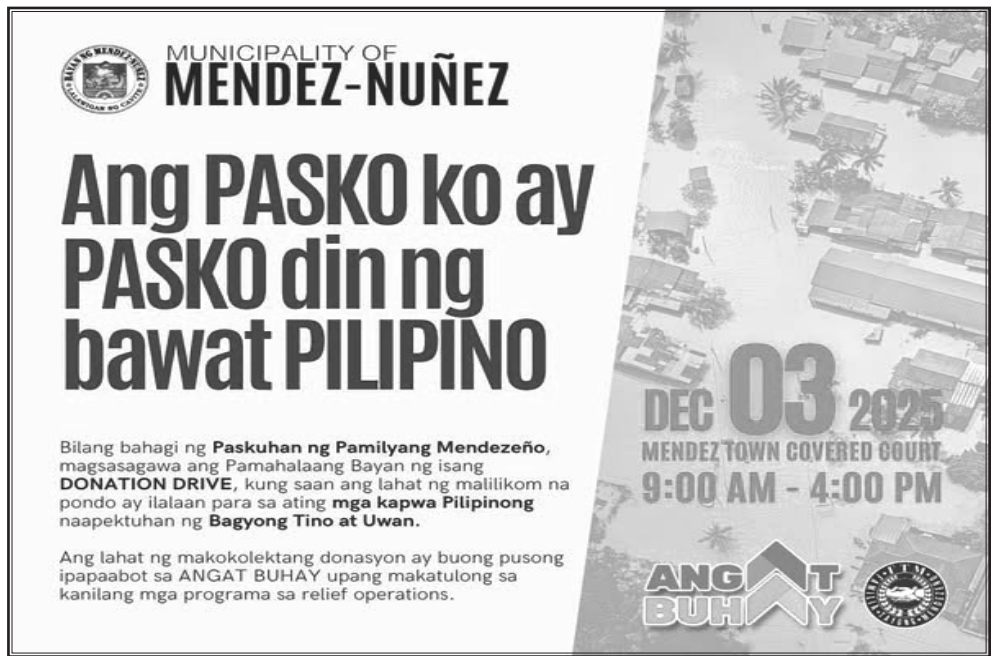
awaited spectacles is the Grand Street Dancing Parade, where performers clad in bright, butterfly-themed costumes transform the streets into a moving canvas of local folklore and tradition. Their rhythmic performances, accompanied by lively music, bring an infectious energy that captivates spectators lining the parade route.

Adding grandeur to the celebration is the Float Competition, featuring towering, intricately designed floats inspired by various butterfly species. Crafted using local artistry and sustainable materials, these floats are judged for their creativity, environmental consciousness, and the clarity of their ecological messages.

Environmental stewardship at its core

Beyond its festive flair, the Butterfly Festival underscores a vital message: the importance of protecting the environment. With natural habitats under increasing threat, the city continues to champion biodiversity through programs such as guided Butterfly Sanctuary Tours, community tree-planting drives, and youth-focused environmental workshops.

Each activity reinforces the role of butterflies as indicators of ecological health and the need for sustained conservation efforts. And for the people of Dasmariñas, the Butterfly Festival is more than an annual event—it is a celebration of life. (RBF/Cavite Press Corps)



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

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-667-25

-versus-

JOHN RONALD C. MOLINA,
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 business address at BDO Corporate Center, 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtor/Mortgagor, **JOHN RONALD C. MOLINA**, with residence and postal addresses at (1) No. 674 Lupang Pari, Teachers Village, San Miguel, Pasig City (no such address existing)) and (2) Block 4, Lot 10, Road Lot 5 (now Bays Water Street), Kensington 11, Lancaster Estate, Brgy. Navarro, Gen. Trias, Cavite (occupied by Mortgagor), to satisfy the mortgage indebtedness which as of October 20, 2025 amounts to **ONE MILLION THREE HUNDRED EIGHT THOUSAND SIX HUNDRED NINETY TWO PESOS and 51/100 (P1,308,692.51)**, Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **DECEMBER 22, 2025** 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
NO. **057-2017063721**

Lot No. 10 Block: 4 Plan No. Psd-04-226212
Portion of: Block 14, Pcs-04-027752, Decree No. 4270, LRC Rec.

No 5964,
Location: Barangay of Navarro, Municipality of Gen. Trias, Province of Cavite, Island of Luzon

Boundaries:
LINE DIRECTION ADJOINING LOT(S)
1-2 SE Lot 9, Block 4, Psd-04-226212
2-3 SW Lot 8, Block 4, Psd-04-226212
3-4 NW Road Lot 5, Psd-04-226212
4-1 NE Lot 12, Block 4, Psd-04-226212

Area: FORTY SQUARE METERS (40), more or less.

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

In the event the public auction should not take place on the said date and time, it shall be held on **JANUARY 05, 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, NOVEMBER 25, 2025.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
BDO UNIBANK, INC.
CONSUMER REMEDIAL MANAGEMENT
33rd Floor, BDO Corporate Center Ortigas
No. 12, ADB Avenue, Mandaluyong City

JOHN RONALD C. MOLINA
(1) No. 674 Lupang Pari (Avocado St.), Teachers Village, San Miguel, Pasig City
(2) Block 4, Lot 10, Road Lot 5 (now Bays Water Street), Kensington 11, Lancaster Estate, Brgy. Navarro, Gen. Trias, Cavite

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

Publication: Cavite Ngayon
Dates: Dec. 1, 8 & 15, 2025

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

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

FORECLOSURE CASE NO. F-419-25

-versus-

FELROS BARLITA VEA DE VERA,
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, **BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION)**, with business address at 27th Flr., BPI Buendia Center Bldg. 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati 1209, against the Respondent/s-Mortgagor/s-Borrower/s **FELROS BARLITA VEA DE VERA**, with residence and postal address at 360 De Gloria St. Batasan Hills Quezon City; Lot 5 Blk 25 Amaia Scapes Trece Martires Phase I Brgy Agapito Conchu Trece Martires Cavite, and 10 H (B) Magat Salamat Street Concepcion Dos Marikina City, to satisfy the mortgage indebtedness as of May 2, 2025 amounts to **ONE MILLION SIX HUNDRED TWENTY FIVE THOUSAND SIX HUNDRED NINETY NINE & 14/100 ONLY (P1,625,699.14)** including interest, penal-

ties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **DECEMBER 22, 2025** at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. **077-2022005377**

LOT NO: 5 BLOCK NO: 25 PLAN NO: PSD-04-231572
PORTION OF: LOT 2946, SAN FRANCISCO DE MALABON ESTATE
LOCATION: BARANGAY OF CONCHU, CITY OF TRECE MARTIRES, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2-3 SE ROAD LOT 30, PSD-04-231572
3-4 SW LOT 3, BLOCK 25, PSD-04-231572
4-5-6 NW LOT 10, BLOCK 25, PSD-04-231572
6-7 NW LOT 9, BLOCK 25, PSD-04-231572
7-1 NE LOT 6, BLOCK 25, PSD-04-231572

AREA: SIXTY SEVEN SQUARE METERS (67), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **JANUARY 05, 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, NOVEMBER 25, 2025.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION
27th Flr., BPI Buendia Center Bldg. 372 Sen. Gil Puyat Ave., Bel-Air, Makati 1209

FELROS BARLITA VEA DE VERA
360 De Gloria St. Batasan Hills Quezon City;
Lot 5 Blk 25 Amaia Scapes Trece Martires Phase I Brgy Agapito Conchu Trece Martires Cavite, and
10 H (B) Magat Salamat Street Concepcion Dos Marikina 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 Ngayon
Dates: Dec 1, 8 & 15, 2025

DECEMBER 1-7, 2025

Innovations in coconut value...P2

in by over 150 farmers from different towns in Cavite. It was also open to mallgoers. Through resource persons from the Philippine Coconut Authority (PCA) Region IV-A, Department of Trade and Industry (DTI) - Design Center of the Philippines (DCP), and private extension partners of the ATI CALABARZON, farmers were able to learn about the homemade coconut value addition for health and hygiene, innovative uses of coconut waste for handicrafts, processing of functional coco-based food products, packaging and branding for coconut products, sustainable coconut agribusiness models, Coco Learning Site for Agriculture (LSA) as farm tourism hub, and integrating coconut-based urban gardening.

TGP Summit

Simultaneously, the ATI CALABARZON, as the lead agency for the TGP, in partnership with the Cavite State University (CvSU), the Provincial Government of Cavite, and the Southern Tagalog Agriculture, Aquatic, and Resources Research Development and Extension Consortium (STAARDEC), spearheaded the TGP Summit on November 19-21, 2025, at CvSU, Indang, Cavite.

The TGP Summit gathered implementers from across the region to strengthen collaboration, exchange best practices, and recognize outstanding contributions to the program. It also emphasized inclusive and sustainable agricultural transformation through innovation and multi-sectoral partnerships.

During the activity, the accomplishments and invaluable contributions of Farmers' Information and Technology Services (FITS) Centers and Magsasaka Siyentista in delivering agricultural technologies, digital innovations, and farmer-led extension systems in their localities were recognized.

By bringing together key stakeholders and promoting collaboration, the summit strengthened the capacity of local actors to respond to current challenges and contribute to the long-term goal of a resilient, inclusive, and modern coconut industry.

In his message, Dr. Rolando Maningas, ATI CALABARZON Center Director, expressed gratitude to partners, exhibitors, and coconut farmers for uniting as one to celebrate the vibrant coconut industry in the region.

“Patuloy naming ihahatid ang mga pagsasanay, teknolohiya, at oportunidad na magpapatibay sa kabuhayan at pangarap ng mga magniniyog. Ang Coco Fiesta, na sinimulan natin noong nakaraang taon sa lalawigan ng Quezon, ay isa lamang sa maraming paraan para maipamalas namin ang aming suporta, at sisiguraduhin naming mas marami pa tayong magagawa—hindi lang para sa industriya, kundi para sa bawat pamilyang umaasa sa biyaya ng niyog,” told Dr. Maningas.

He added that through these back-to-back events, the ATI CALABARZON reaffirmed its commitment to building resilient, sustainable, and forward-looking agricultural communities that thrive through innovation, collaborations, and shared purpose.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION
27th Flr., BPI Buendia Center Bldg. 372 Sen. Gil Puyat Ave., Bel-Air, Makati 1209

FELROS BARLITA VEA DE VERA
360 De Gloria St. Batasan Hills Quezon City;
Lot 5 Blk 25 Amaia Scapes Trece Martires Phase I Brgy Agapito Conchu Trece Martires Cavite, and
10 H (B) Magat Salamat Street Concepcion Dos Marikina City

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Publication: Cavite Ngayon
Dates: Dec 1, 8 & 15, 2025

DECEMBER 1-7, 2025

CAVITE NGAYON

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

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

FORECLOSURE CASE NO. F-651-25

-versus-

PROTACIO ABUBO EMOCLING A.K.A.
PROTACIO ABUBI EMOCLING MARRIED TO
CATHERINE CRUZ EMOCLING, AND AIRRAH
KIEL CRUZ DE GUZMAN MARRIED TO RONNEL
SIMUNDO DE GUZMAN,
Respondents/Mortgagors/Borrowers/Debtors.
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 ROBINSONS BANK CORPORATION)**, 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- Debtors, **PROTACIO ABUBO EMOCLING A.K.A. PROTACIO ABUBI EMOCLING married to CATHERINE CRUZ EMOCLING AND AIRRAH KIEL CRUZ DE GUZMAN married to RONNEL SIMUNDO DE GUZMAN**, with residence and postal addresses at (1) 753 Int. 8, Raxabago St., Tondo, Manila; (2) 2509 Vitos St., Tondo, Manila (3) Lot 18, Block 18, Amaia Scapes Trece Martires Phase 1, Brgy. Agapito, Conchu, Trece Martires City, Cavite and (4) 509 Vitas, Tondo, Manila to satisfy the mortgage indebtedness which as of September 24, 2025 amounts to **ONE MILLION THREE HUNDRED THIRTY FOUR THOUSAND TWO HUNDRED TWENTY EIGHT PESOS and 33/100 (P1,334,228.33)**, 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 **DECEMBER 22, 2025** 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
NO. **077-2022003309**

Lot No. 18 Block No. 18 Plan No. Psd-04-231572
Portion of: Lot 2946, San Francisco de Malabon Estate
Location: Barangay of Conchu, City of Trece Martires, Province of Cavite, Island of Luzon

Boundaries:
LINE DIRECTION ADJOINING LOT(S)
1-2-3-
4-5 SE, SW Road Lot 15, Psd-04-231572
5-6 SW Lot 17, Block 18, Psd-04-231572
6-7 NW Lot 12, Block 18, Psd-04-231572
7-8 NW Lot 11, Block 18, Psd-04-231572
8-1 SE Lot 19, Block 18, Psd-04-231572
Area: SEVENTY THREE SQUARE METERS (73), 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 **JANUARY 05, 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, NOVEMBER 25, 2025.

ANDRES B. ESPINA
Sheriff IV

Copy furnished:

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

SPS. PROTACIO A, EMOCLING & CATHERINE C. EMOCLING
SPS. AIRRAH KIEL C. DE GUZMAN & RONNEL S. DE GUZMAN
(1) 753 Int. 8, Raxabago St., Tondo, Manila
(2) 2509 Vitos St., Tondo, Manila
(3) Lot 18, Blk. 18, Amaia Scapes Trece Martires Ph-1, Brgy. Conchu, Trece Martires City, Cavite
(4) 509 Vitas, Tondo, Manila

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 Ngayon
Dates: Dec. 1, 8 & 15, 2025

SSS clarifies reports on red tape...page 1

livery.

“SSS is currently coordinating with the Anti-Red Tape Authority to validate the reported data involving 244 complaints. From our own monitoring of ARTA referrals, all complaints received during the period covered were addressed and resolved within ARTA standards as our resolution rate is at 99.3%. For the period covered by ARTA presentation to the Senate, SSS tracked a total of about 474,000 emails working diligently until they are all resolved within ARTA standards,” SSS President and CEO Robert Joseph Montes De Claro said.

“Most complaints are about our service delivery, followed by matters concerning our loan programs, and then about contributions matters. Service delivery complaints were mainly about queuing at the branches and repeat visits to SSS branch for a benefit claim. Loan programs complaints were about salary loan and calamity loan programs – both were enhanced this year featuring lower interest rates – mainly on difficulty as regards calamity loan applications and challenges on loan eligibility requirements and procedures. Contributions complaints were mainly about non-remittance by employers and long wait time for manual verification,” De Claro explained.

As far back as June 2021, the SSS created a Committee on Anti Red Tape (CART) with effective receiving of complaints and feedback as a major function and responsibility. Such complaints and feedback are received by SSS via hotline, corporate email, postal mail, referrals from various government entities including ARTA, and through SSS Branches. We also monitor news reports and social media for SSS-related matters and issue Press Releases or Statements to keep our stakeholders informed.

“We value transparency and accountability in all our operations. While we recognize the importance of these reports, we want to assure our members that every concern raised through our channels is being acted upon until resolved. Our partnership with ARTA reflects our commitment to improving processes and delivering efficient services,” De Claro added.

The SSS remains steadfast in its mission to provide fast, efficient, and transparent services to its members. We continue to implement reforms and digital innovations to minimize bureaucratic delays and enhance customer experience.

For inquiries or feedback, members may contact the SSS through hotline 1455, email ussasptayo@sss.gov.ph, and our branches. See us also through our website (www.sss.gov.ph) or our social media accounts (Facebook, Instagram, Spotify, Viber, X, and Youtube) under the MYSSSPH handle for latest announcements and instructional material on SSS programs.

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Bacoor LGU...p8

community needs.

Mayor Strike B. Revilla, along with Atty. Aimee Torrefranca-Neri, Mr. Richard Quion (Head of BDRRMO), HUDRD Staff, Mr. Sian Lozares (representing Mayor Jon-jon Ferrer of General Trias), and Kapitan Jojo Mendoza, were present to oversee the distribution and interact with the beneficiaries. Mayor Strike emphasized the City Government of Bacoor's unwavering commitment, stating, "This is our promise, and we intend to keep it: Even though you are no longer in Bacoor, we will continue to support you."

PNP BUSTS P12M ILLEGAL CIGARETTE AND VAPE...P1

our communities and endanger consumers. Hindi natin puwedeng palampasin ang ganitong klaseng ilegal na negosyo. Our operatives will continue to go after groups who think they can profit by violating the law,” he said. He added that the PNP remains focused on dismantling illicit networks that produce and distribute counterfeit or unregulated consumer products.

“Kapag ilegal, we will find you and hold you accountable. The protection of consumers and the integrity of lawful trade will always be a PNP priority,” PLTGEN Nartatez added.

PNP Spokesperson and PIO Chief PBGEN Randulf T. Tũaño also commended the operation, emphasizing strong collaboration with partner agencies and the private sector.

“This is a solid example of what coordinated action can do. Malaki ang naitulong ng impormasyon mula sa community at ng partnership with industry representatives. We encourage the public to continue reporting suspicious activities,” PBGEN Tũaño said.

The seized items amount to **₱5,040,000.00** worth of illicit cigarettes and **₱6,960,000.00** worth of unregulated vape products. The suspects failed to present any License to Operate or documentation authorizing the manufacture or selling of such items.

All arrested individuals are now under CIDG custody for documentation and appropriate charges for violation of RA 8293, RA 10643, and RA 7394.

The PNP assures the public that intensified operations against smuggling and counterfeit goods will continue as part of its mandate to protect health, safety, and lawful commerce—in full support of the policy direction of President Ferdinand R. Marcos Jr.

AFFIDAVIT OF LOSS

Notice is hereby given that BANGIE R. PANGAN the buyer and current owner of a parcel of land with TCT NO. (057-209036407) now 167-2021005419 is executing this Affidavit of Loss to attest to the fact that said Owner's Duplicate Copy of Certificate of Title of above-mentioned property was lost as per Doc. No. 241, Page No. 49, Book No. 07 Series of 2025 of Notary Public Atty. Gerald C. Sergio

Sgd. By the Affiant

CN: Dec. 1, 8 & 15, 2025

STOP SMOKING, VAPING



BACCOOR LGU PROVIDES RELIEF, LIVELIHOOD SUPPORT, AND VEHICLE DONATION TO RELOCATED FAMILIES IN GEN. TRIAS



LRT Subdivision, Barangay Santiago Covered Court, General Trias, Cavite – November 28, 2025 – The City Government of Bacoor, under the leadership of Mayor Strike B. Revilla and through the Housing and Urban Development and Resettlement Department (HUDRD) led by Atty. Aimee Torrefracna-Neri, reached out to relocated informal settler families (ISF) in LRT Subdivision,

Barangay Santiago, General Trias, Cavite, with a comprehensive assistance program. These families were relocated due to the LRTA Project.

The Bacoor LGU provided essential relief goods to the families, coupled with a livelihood train-

ing program and starter kits aimed at empowering them economically. Expert chefs conducted hands-on training focusing on the production of popular Filipino food items such as Tocino, Longganisa, and Tapa, equipping them with valuable skills for self-sufficiency.



BACCOOR City Mayor Strike Revilla

Responding to a request from Barangay Captain Jojo Mendoza, the City Government of Bacoor also donated a patrol vehicle to Barangay Santiago, significantly boosting its capacity for maintaining peace and order and responding to

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DAPAT NG WAKASAN ANG KARAHASAN LABAN SA MGA KABABAIHAN-DIRECTOR CASABUENA

Sa pagsisimula ng 18-Day Campaign to End Violence Against Women, nagbahagi ng kanyang istorya si Regional Director Atty. April Casabuena ng Department of Migrant Workers – Region 4-A patungkol sa mga pang-aabusong nararanasan

ng mga Pilipinang Overseas Filipino Worker (OFW) sa kamay ng kanilang mga employer sa ibang bansa.

Nanawagan din si Atty. Casabuena na ang karahasang nararanasan ng mga kababaihan ay hindi lamang usapin ng kababai-

han, kundi isang usapin ng karapatang pantao na dapat bigyang-pansin ng buong lipunan at ng pamahalaan.

Aniya, “Violence against women is not only a women’s issue. It is a human rights issue.” Dagdag pa niya, ang kam-

panya ay nagsisilbing makapangyarihang paalala na ang karapatan ng kababaihan ay mahalaga at ang pagtatanggol dito ay tungkulin ng buong lipunan at ng pamahalaan upang sama-samang makamit ang isang VAW-free Philippines.

