

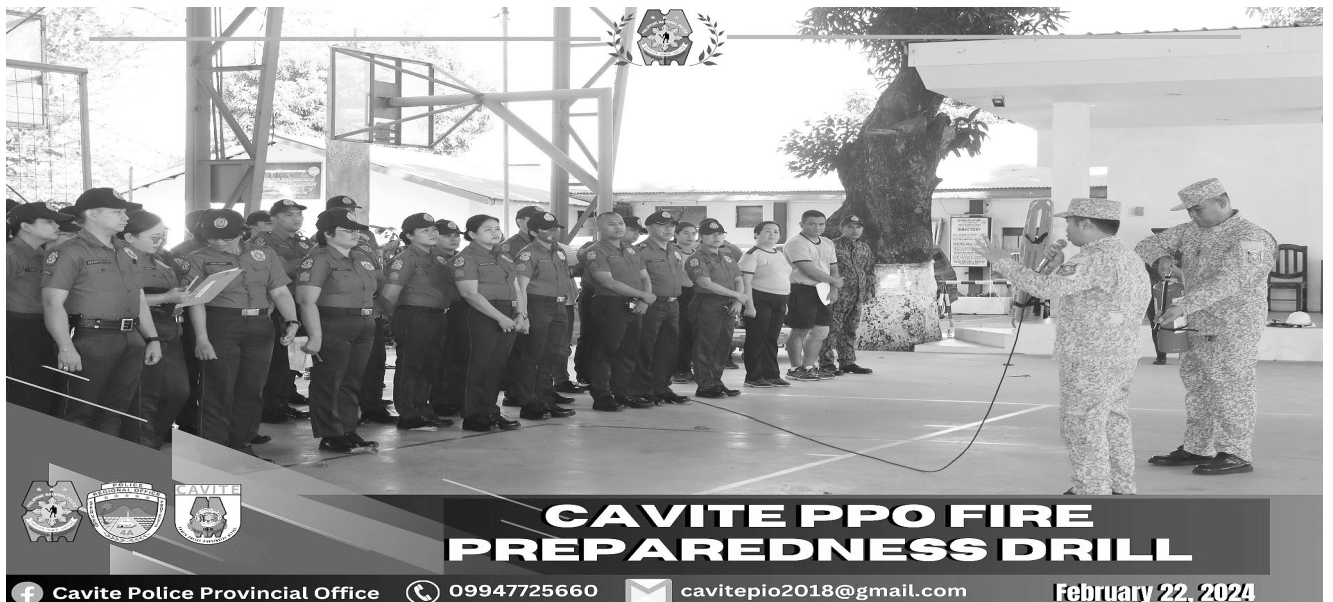
CAVITE PPO FIRE PREPAREDNESS DRILL

Camp BGen Pantaleon Garcia, City of Imus, Cavite — Cavite Police Provincial Office together with Bureau of Fire Protection and Imus City Disaster Risk Reduction Management Office participated in the Fire Preparedness Drill as part of Cavite PPO Oplan “APU-LA” a fire preparedness plan for the possible occurrence of fire inside the Camp BGen Pantaleon Garcia, Imus City, Cavite.

Said drill highlighted the value of preventative actions including routine safety inspections, fire safety, and upkeep of fire detection and suppression systems.

"We are proud to stand alongside our colleagues in the Bureau of Fire

Protection as we collectively strive to protect and serve our community". "Through this collaboration, we aim to ensure a seamless, coordinated response to any emergency situation, thereby maximizing our ability to safeguard the well-being of the community."



"COMMENCEMENT PLANNING FOR THE CONSTRUCTION OF STRIKE CITY TOWER IN DULONG BAYAN"



In an effort to bring progress and development to the City of Bacoor, the Sangguniang Panglungsod of Bacoor, through Coun. Rey Palabrica, organized an event to discuss the construction of the Strike City Tower in Barangay Dulong Bayan.

The event was attended by key figures including Mayor Strike B. Revilla, Coun. Rey Palabrica, and Atty. Aimee Torrefrangco-Neri. Also present were representatives from

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PGC's continuous health outreach programs for Imuseños

A remarkable medical and dental mission was held at the Trellane 2 Subdivision Covered Court in Barangay Bayan Luma III, Imus City on February 21, 2024. The activity organized by the provincial government thru the Office of the Provincial Governor medical mission team, and the Office of the Provincial Health Officer, aimed to provide essential healthcare services to the community residents.

The mission catered 314 individuals from the community, offering a range of services including medical consultations, x-ray examinations, and dental treatments (LAB for ALL). Specifically, 257 individuals received comprehensive medical consultations, 21 underwent x-ray examinations, and 35 received tooth extractions to address immediate dental concerns and promote oral health.

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CAVITE *NGAYON*

VEN L. ZOLETA
+Founder

BAYANI N. ZOLETA
Publisher/Editor-in-Chief
ELIZABETH S. ZOLETA
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Advertising Rates
P160.00 per col.cm
P200.00 per col.cm
Subscription Rates
P180.00 6 months
P360.00 1 year

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

MEMBER:



PIA Calabarzon, NU Laguna partner to boost media literacy, enhance students' skills

CALAMBA CITY, Laguna (PIA) — The Philippine Information Agency (PIA) Calabarzon has formalized a strategic partnership with the National University (NU) Laguna, aiming to strengthen collaboration in developing students' skills, promoting media literacy, and improving information dissemination across the region.

PIA Calabarzon Regional Director Ma. Cristina C. Arzadon and PIA Laguna Information Center Manager Christopher Hedyda led the signing of the Memorandum of Agreement with NU Laguna Academic Director Dr. Nina San Miguel and other university officials on Feb. 14.



Both parties also pledged support for initiatives countering disinformation, reflecting their shared commitment to serving the public and contributing to nation-building through education and professional development. (AM/PIA-4A)

The agreement between the government's chief public information arm and NU also encompasses various programs, including community extension services, media and information literacy campaigns, and student internships.

Dr. San Miguel emphasized the alignment of PIA's mandate to empower communities with the university's core values of integrity and patriotism. She highlighted the benefits of the partnership for students pursuing communication and multimedia arts programs, emphasizing hands-on experience in the communications field through capacity-building sessions.

"As information gateway, anything that PIA releases whether it be a press release, a video or any news item, people know that it is true without a doubt, that is why it is good to partner with them. So, I see that it will be the start of our baby steps as with all our other partners. Eventually, the projects give birth to many other projects

where we ourselves can live out our core values that we treasure – integrity and patriotism," San Miguel said.

San Miguel expressed confidence that the collaboration would lead to mutual growth and development within the educational and professional sectors.

Alliana Ablan, NU Laguna's AB Communication program chair, emphasized the partnership's role in providing students with valuable skills and practical training in the media industry, preparing them for future careers.

"With the partnership, AB Comm and MMA students can immediately possess skills that will guide them into their life after graduation. Also, the partnership can serve as a training ground for them to apply their classroom learned knowledge, as well as develop skills that will answer some of NU's core values like patriotism and integrity," Ablan said.

Arzadon welcomed

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Mga senior citizen ng Las Piñas, nakatanggap ng tulong mula kina Alan, Pia, at DSWD

Mahigit sa isang daang senior citizen ang nakatanggap ng tulong mula kina Senador Alan Peter at Pia Cayetano katuwang ang Department of Social and Welfare Development (DSWD).

Kasama ang mga opisyal ng barangay at miyembro ng Homeowners Association, iniabot ang tulong sa mga senior citizen noong February 19, 2024 sa Pagibig Homes Covered Court, Talon Kuatro, Las Piñas City.

Kuwarto ang tulong ay mula sa programang Assistance to Individuals in Crisis Situations (AICS). Ito ay isang joint initiative ng mga Cayetano at DSWD upang mabigyan ng serbisyo at matugunan

ang pangangailangan ng bawat pamilya at indibidwal. "Ako po ay nagpasalamat kay Senator Alan at Senator Pia Cayetano sa pagbibigay ng ayuda sa mga seniors ngayong araw na ito," wika ni Homeown-

ers Association president Ramon "Tats" Suzara, na dumalo sa aktibidad kasama ng kanyang bise-presidente na si Gloria Bugayong. "Ito ay pangatlong beses na nagbigay ayuda dito sa Pag-ibig... Malak-

ing bagay ang maitutulong nito sa mga seniors dito sa Las Pinas," dagdag niya. Ang AICS program ay nagbibigay tulong pang-edukasyon, medikal, transportasyon, at mga probisyon sa paglilibing.###



City Government of Imus BAGONG PLAYGROUND SLIDES, MUNTING REGALO NINA MAYOR AA AT CONG. AJ SA MGA BATANG IMUSEÑO

Inihatid nina City Mayor Alex "AA" L. Advincula at Congressman Adrian Jay "AJ" C. Advincula ang mga bagong playground slide sa tatlong child development centers sa mga barangay ng Malagasang noong Biyernes, Pebrero 2, 2024.

Ang mga ito ay kinabibilangan ng Patio Tirona sa Brgy. Malagasang 2-D, Little Fingers sa Brgy. Malagasang 2-A, at Woodlane sa Brgy. Malagasang 1-B.

Ipinagkaloob din ng lokal na pamahalaan, sa pamamagitan ng Local Council for the Protection of Children, ang mga bagong TV at laruan na magagamit ng mga bata sa kanilang pagkatuto.

Nakatanggap din ang mga chikiting ng happy meal toys mula sa McDon-

ald's Philippines. Inihayag naman ni Mayor AA ang planong pagtatatag ng livelihood training center malapit sa mga child development center upang mapayabong pa ang kaalaman ng mga magulang habang sila ay naghihintay sa kanilang mga anak.

Samantala, ibinahagi ni Cong. AJ ang muling pa-

glunsad ng kaniyang programang dental mission para sa pangangalaga ng mga ngipin ng mga batang Imuseño.

Ang pagdiriwang ng pistang bayan o kapistahan ng Santong Patron ay isang paraan ng pagpupuri, pag-aalay ng dasal at pasasa-lamat sa Poong Patron, sa Panginoon, sa mga pagpapala at biyayang ipinagkaloob sa bayan at sa mga tao sa isang buong taon.



PhilHealth NEWS Your Partner in Health

PhilHealth empowers LGBTQIA+ members in Batangas through orientation on benefits, services

PhilHealth Regional Office (PRO) IV-B, through its Membership Section's Marketing Team, recently provided a virtual orientation on the Universal Health Care (UHC) Law and Konsulta for Wagway Equality, Inc. – a non-government group located in Alangilan, Batangas City.

The group is actively working to promote gender equality, HIV pre-

vention, mental health awareness, and youth and LGBTQIA+ rights. The activity was attended by its officers, led by the group's Acting President, Edward Camasis, and volunteers.

Cognizant of PhilHealth's role as the administrator of the National Health Insurance Program, Wagway Equality, Inc. requested for a detailed orientation on UHC, Konsulta, and other

programs and services of the state health insurer.

The discussions also touched on member registration procedures, premium contributions, and the PhilHealth Member Portal. PRO IV-B also reiterated members' responsibilities, as well as various PhilHealth benefit such as primary care benefits under Konsulta, Out-patient/HIV-AIDs package (including data

on provincial claims in the province), TB-DOTS package (as Tuberculosis is the most common complication among HIV-positive patients in the Philippines), and other developments in the Corporation.

After the discussions, queries raised were related to PhilHealth information and education campaigns, and membership. The participants also gave

inputs on frontline services. Wagway Equality, Inc. informed PhilHealth that it had launched the Equality Desk in Batangas City through the support of the Local Government Unit under the leadership of Mayor Beverly Rose Dimacuha-Mariño.

The group was given an office space where member population like Men Having Sex with Men (MSM), Transgender Wom-

en, People Living with HIV, young key population, LGBTQIA+ can receive vital services. Through future collaboration, information about UHC and PhilHealth benefits, which most participants admitted to learn only during the virtual orientation, will be available there. As such, the possibility of a partnership between the two parties is not far behind. END

EDITORIAL SIMPLENG BUHAY, MAPAYAPA

Pagkatapos ng napakahabang pagdiriwang ng Kapaskuhan at Bagong Taon, umpisa naman ay ang sunod-sunod na mga kapistahan ng iba't ibang bayan at lunsod sa buong bansa.

Sabi nga ng isang ginang, hindi na siya makahinga sa sunod-sunod na kagustuhan dahil umano hindi naman maaring wala silang handa kapag pistang bayan.

Ang pagdiriwang ng pistang bayan o kapistahan ng Santong Patron ay isang paraan ng pagpupuri, pag-aalay ng dasal at pasasa-lamat sa Poong Patron, sa Panginoon, sa mga pagpapala at biyayang ipinagkaloob sa bayan at sa mga tao sa isang buong taon.

Kung taimtim ang ating mga panalangin at pasasalamat, pakikinging tayo ng Poon, may handa man o wala sa kanyang kapistahan.

Iyang magagarbo at maluluhong paghahanda ay namana lamang natin sa mga dayuhan, partikular sa mga Kastila. Naging isang tradisyon, subalit kung hindi naman kayang sumunod ay hindi naman masama, at lalong hindi naman kasalanan.

Ang masama ay ang pagsunod sa agos kahit hindi kaya; ang pagpipilit kahit na mangutang, makapagtanda lamang. Iyan ang MALI.

Huwag nating isubo ang ating sarili sa mga bagay na lalo lamang maglulubog sa atin sa kahirapan. Mag-isip naman tayo nang TAMA. Gawing simple ang ating pamumuhay. Maging masaya na sa mga bagay na ating makakayanan. Huwag maghangad ng labis; huwag bilhin ang hindi kailangan at lalong huwag kailanganin ang hindi kayang bilhin.

SIMPLE LANG ANG MAPAYAPANG BUHAY.. Pero, huwag tumgil sa pagsisikap na umangat. Ang pagasa ay panatiliing buhay sa puso at isip, at pagtibayin ito ng pananalig sa Diyos.

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

HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG Fund),
Mortgagor,

-versus-

EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER ACT
3135 AS AMENDED BY ACT 4118
FC CASE NO. 18877-23

ARLYNE MABBUN BAUTISTA married to
ANDRENEIL LUIGI RAMOS BAUTISTA,
Mortgagors,
x -----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, mortgagee, with principal place of business at The Petron Mega Plaza Bldg. No. 358 Sen. Gil Puyat Avenue, Makati City, against, **ARLYNE MABBUN BAUTISTA married to ANDRENEIL LUIGI RAMOS BAUTISTA** both of legal age, Filipino citizens, mortgagors, with residential and postal address at Blk. 5 Lot 4, Green Estate Ph. II, Brgy. Malagasang 1F Imus, Cavite AND/OR Lot 91 Blk. 28 Green Gate Homes Ph2, Brgy. Malagasang 2, Imus, Cavite, to satisfy the mortgage indebtedness which as of November 15, 2023 amounts to **ONE MILLION FIVE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED FOUR PESOS & 06/100 (P1,517,504.06)** Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at Public Auction on **MARCH 05, 2024** AT 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2021048703
"A PARCEL OF LAND (LOT 91, BLOCK 28, OF THE CONS.-SUBD. PLAN PCS-04-023999, BEING A PORTION OF THE CONS. OF LOTS 1846-B, PSD-28429, 1848-B-2, (LRC) PSD-358499 & LOTS 1847 & 1849, IMUS ESTATE, L.R.C. REC. NO. 8843), SITUATED IN BO. OF MALAGASANG 2, MUN. OF IMUS, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 93, BLK. 29; ON THE NW, ALONG LINE 2-3 BY ROAD LOT 3; ON THE NE., ALONG LINE 3-4 BY LOT 89, BLK. 28 AND ON THE SE., ALONG LINE 4-1 BY LOT 92, BLK. 28, ALL CONS./SUBD. PLAN X X X CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS, MORE OR LESS. X X X

All sealed bid must be submitted to the undersigned on the stated time and date.
In the event the public auction should not take place on the said date, it shall be held on **MARCH 12, 2024** at 10:00 o'clock in the morning without further notice.
Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon if any there be.
Imus, Cavite, Philippines, January 15, 2024.

MHINARD SANTOS
Sheriff IV/BRANCH 122

APPROVED BY:
ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:
HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG FUND)
The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave., Makati City
ATTY. J.V. ROMMEL C. CUBELO
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Intelli College Bldg., No. 11 Pittsburgh St., Brgy. Silangan, Cubao, Quezon City
ARLYNE MABBUN BAUTISTA married to ANDRENEIL LUIGI RAMOS BAUTISTA
Blk. 5 Lot 4, Green Estate Ph. II, Brgy. Malagasang 1F Imus, Cavite and/or
Lot 91 Blk. 28 Greengate Homes Ph2, Brgy. Malagasang 2, Imus, Cavite

CN: Feb. 12, 19 & 26, 2024

EXTRA-JUDICIAL SETTLEMENT OF ESTATE

Notice is hereby given that the estate left by the deceased **GABRIEL PAKINGAN AND CONSTANCIA CAMPOS, ENCARNACION CAMPOS, PILAR PAKINGAN SAYAMAN, ANITA PAKINGAN CANTADA AND MAGDALENA PAKINGAN** consisting of a parcel of land situated at Dasmariñas, Cavite covered by TCT No. T-6088, has been the subject of an Extra-Judicial Settlement of Estate by and among the heirs of the as per Doc. No. 178, Page No. 36, Book No. 34, Series of 2024 of Notary Public Atty. Gerald C. Sergio.

Sgd. By all the heir

CN. Feb. 19, 26 & March 4, 2024

EXTRA-JUDICIAL SETTLEMENT OF ESTATE

Notice is hereby given that the estate left by the deceased **ROSA CANAYNAY MELO AND PACIFICO MELO** consisting of TWO (2) parcels of land described as follows: 1/2 portion of 1/3 of TCT No. T-271981 situated at Imus, Cavite and 1/2 portion of TCT No. (T-10990) RT-683 situated at Bo. Anabu 2nd, Imus, Cavite, has been the subject of an Extra-Judicial Settlement of Estate by and among the heirs of the as per Doc. No. 214, Page No. 43, Book No. 16, Series of 2023 of Notary Public Atty. Gerald C. Sergio.

Sgd. By all the heir

CN. Feb. 12, 19 & 26, 2024

EXTRA-JUDICIAL SETTLEMENT OF ESTATE
WITH DEED OF ABSOLUTE SALE

Notice is hereby given that the estate left by the deceased **EDMUNDO P. DEVEZA AND ELVIRA P. DEVEZA** consisting of a parcel of land covered by **TCT No. T-695127** situated at Bo. Bagtas, Tanza, Cavite, has been the subject of an Extra-Judicial Settlement of Estate with Deed of Absolute Sale by and among the heirs of the as per Doc. No. 79, Page No. 16, Book No. 11, Series of 2024 of Notary Public Atty. Diosdado A. Macabutas.

Sgd. By all the heir

CN. Feb. 12, 19 & 26, 2024

PGC’s continuous
health...from p3

The success of the mission was made possible through the combined efforts of the barangay officials led by Punong Barangay Reynaldo P. Borromeo, alongside the Sangguniang Kabataan and Barangay Health Workers, who provided vital support and assistance throughout the event. Additionally, the medical team,

led by Dr. Alfa-Joy V. Falurin of GEAMH, provided expert medical consultations and services to the beneficiaries. The dental team, led by Dr. Dong G. Parnala of Imus RHU, conducted check-ups and performed necessary extractions, ensuring dental wellness among the community members.--- Romelyn P. Donces

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

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

-versus-

EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER ACT
3135 AS AMENDED BY ACT 4118
FC Case No. 18732-23

EDMAR L. ARANDA represented by his
Atty-In-Fact MARY LOU L. ARANDA,
Mortgagors,
x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **EDMAR L. ARANDA represented by his Atty-in-fact MARY LOU L. ARANDA**, mortgagors, with residential and postal address at 402 D. Quirino Ave., Pulang Lupa 1, Las Piñas City AND/OR Lot 15 Block 32, Vallejo Place, Phase 4, Barangay Pasong Buwaya, Imus, Cavite, to satisfy the mortgage indebtedness which as of September 20, 2023 amounts to **SEVEN HUNDRED TWO THOUSAND THREE HUNDRED TWELVE PESOS AND 55/100 (Php702,312.55)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **MARCH 19, 2024** at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2017052272

"A PARCEL OF LAND (LOT 15 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-027126, BEING A PORTION OF THE CONSOLIDATION OF LOTS 1 TO 19, BLOCK 32, PCS-04-025811, L.R.C. REC. NO. 8843), SITUATED IN BARANGAY OF PASONG BUWAYA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 16 OF THE CONSO.-SUBD. PLAN; ON THE SE., ALONG LINES 2-3-4 BY LOT 5640-A, PSD-04-191636; ON THE SW., ALONG LINE 4-5 BY LOT 14 OF THE CONSO.-SUBD. PLAN; AND ON THE NW., ALONG LINES 5-6-1 BY ROAD LOT 45 (8.00 M. WIDE), PCS-04-025811. X X X CONTAINING AN AREA OF FIFTY FIVE (55) SQUARE METERS. X X X

All sealed bids must be submitted to the undersigned on the above stated time and date.
In the event the public auction should not take place on the said date, it shall be held on **MARCH 26, 2024** at 10:00 o'clock in the morning without further notice.
Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrance therein if any there be

City of Imus, Cavite, Philippines, January 8, 2023.

MHINARD SANTOS
Sheriff IV/BRANCH 122

APPROVED BY
ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:
HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City
ATTY. RIZALDY F. DE LEON
Attorney-In-Fact, Bernales & Associates Suite 6 Third Floor, A. Francisco Gold Condominium I, 784 EDSA West Kamias District, Quezon City
EDMAR L. ARANDA represented by his Atty-in-fact **MARY LOU L. ARANDA**
402 D. Quirino Ave., Pulang Lupa 1, Las Piñas City and/or Lot 15 Block 32, Vallejo Place, Phase 4, Barangay Pasong Buwaya, Imus, Cavite
CN: Feb. 19, 26 & March 4, 2024



The Kawit Local Government Unit, together with Palafox Associates, held a workshop for barangay officials for the updating of the Comprehensive Land Use Plan (CLUP) and Comprehensive Development Plan (CDP). Mayor Angelo Emilio Aguinaldo emphasized the importance of the active participation of barangays for the municipality's CLUP and CDP to succeed.

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

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

-versus-

EJF NO. TG-23-109
FOR: Extra-Judicial Foreclosure of Real Estate
Mortgage under Act No. 3135, as amended

TERESITA S. GAO-AY married to
RUDYARD B. GAO-AY,
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, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on October 22, 1998 by Debtors/Mortgagors, **TERESITA S. GAO-AY married to RUDYARD B. GAO-AY**, both of legal age, Filipino citizens, with residence and postal addresses at (1) Lot 29, Blk 30, Soldier Hills Subd., Muntinlupa City and (2) Lot 36, Blk 29, Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NO. (T-827845) 14326 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **FIVE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED THIRTY PESOS AND 60/100 (Php518,930.60)** inclusive of interest and other charges, as of September 5, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on **APRIL 4, 2024** at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. (T-827845) 14326
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Silang, Prov. of Cavite bounded and described as follows:

A parcel of land (Lot 36 Blk. 29 of the cons.-subd. plan Pcs-04-012899 being a portion of Lots 8014, 8015, 8017, 8018, Cad. 452-D, Silang Cad., Lots 8016-A to 8016-H, Csd-04-006071-D, Lot 15709-A, Csd-042118-012810-D & Lot Blk. 71, Pcs-

04-011250, L.R.C. Rec. No.), situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the NW., along lines 1-2-3 by Lot 37 of Blk. 29; on the N., & NE., along lines 3-4-5-6 by Rd. Lot 44; on the NE., along lines 6-7-8 by Rd. Lot 27 (8.00 m. wide); on the SE., along line 8-9 by Lot 35; on the SW., along line 9-10 by Lot 40; along line 10-11 by Lot 39; and along line 11-1 by Lot 38 all of Blk. 29, all of the cons./subd. plan. Beginning at a pt. marked "1" on plan, being S. 64 deg. 16'E., 5017.20 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence N. 16 deg. 15'W., 2.97 m. to pt. 2; thence N. 09 deg. 55'W., 3.25 m. to pt. 3; thence N. 76 deg. 37'E., 4.26 m. to pt. 4; thence N. 88 deg. 43'E., 1.89 m. to pt. 5; thence S. 67 deg. 04'E., 1.89 m. to pt. 6; thence S. 42 deg. 51'E., 1.89 m. to pt. 7; thence S. 32 deg. 47'E., 2.18 m. to pt. 8; thence S. 16 deg. 15'W., 12.72 m. to pt. 9; thence N. 40 deg. 55'W., 1.53 m. to pt. 10; thence N. 32 deg. 48'W., 4.50 m. to pt. 11; thence N. 23 deg. 54'W., 4.53 m. to pt. 1; beginning, containing an area of NINETY EIGHT (98) SQ. METERS. All pts. referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15x60 cm; bearings true; date of orig. survey, Dec. 7, 1973 - Dec. 4, 1975 and that of the subd. survey, Aug. 1-30, 1997 and was approved on Dec. 5, 1997.

In the event the public auction should not take place on the said date, it shall be held on **APRIL 11, 2024**, without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. (T-827845)14326 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, February 15, 2024.

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

ALEX E. MARTINEZ
Sheriff-In-Charge

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

MARIA VICTORIA D. CAPIRAL C/O
ATTY. RIZALDY F. DE LEON
Attorney-in-Fact of Mortgagee,
BERNALES & ASSOCIATES CORP.
Suite 6 Third Floor, A. Francisco Gold Condominium I
784 EDSA West Kamias District, Quezon City

TERESITA S. GAO-AY
RUDYARD S. GAO-AY
Mortgagor
(1) Lot 29, Blk. 30, Soldier Hills Subd., Muntinlupa City
(2) Lot 36, Blk. 29, Rancho Imperial de Silang,
Brgy. Tartaria, Silang, Cavite

CN: Feb. 26, Mar. 4 & 11, 2024

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-1298-23

-versus-

JOANNE BURGOS PACARO,
Mortgagor/s,
x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 11thF BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the Mortgagor/s, **JOANNE BURGOS PACARO**, of legal age, with residence and postal address at # 1853 Cuyegking Street, Barangay 04, Zone 2, Pasay City Cpo-Malibay 1300; and Blk. 5, Lot 4, Kensington, Ph 17, Brgy. Navarro, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 15 November 2023 amounts to **ONE MILLION ONE HUNDRED SEVENTY FOUR THOUSAND FIVE HUNDRED SIX PESOS and 67/100 (P1,174,506.67)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **07 MARCH 2024** at 10:00 o'clock in the morning at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. **057-2018052697**

LOT NO: 4 BLOCK NO: 5 PLAN NO: PCS-04-028223
PORTION OF : BLK 14, PSD-04-225691 AND LOT 1686, SFDME

(FRS-04-005311)
LOCATION : BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES :
LINE DIRECTION ADJOINING LOT(S)
1-2 NE LOT 3, BLOCK 5, PCS-04-028223
2-3 SE LOT 6, BLOCK 5, PCS-04-028223
3-4 SW ROAD LOT 5, PCS-04-028223
4-1 NW LOT 2, BLOCK 5, PCS-04-028223

AREA : FORTY (40) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **21 MARCH 2024** without further notice.

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

Trece Martires City, 06 FEBRUARY 2024.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
BDO UNIBANK, INC.
RISK MANAGEMENT GROUP-REWDIAL MANAGEMENT UNIT
11thF BDO Towers Valero (formerly Citibank Tower),
8741 Paseo de Roxas, Makati City 1226

JOANNE BURGOS PACARO,
1853 Cuyegking Street, Barangay 04, Zone 2,
Pasay City Cpo-Malibay 1300
Blk. 5, Lot 4, Kensington, Ph 17, 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: Feb. 12, 19 & 26, 2024

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

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

EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER ACT
3135 AS AMENDED BY ACT 4118
FC case No. 18909-24

-versus-

KERWIN D. FERRER married to CYNTHIA A. FERRER,
Mortgagors.
x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **KERWIN D. FERRER married to CYNTHIA A. FERRER**, mortgagors, with residence and postal address Lot 3 Blk 3, Cherry Homes Subd., Ph. 3, Mambog 1, Bacoor, Cavite and/or Lot 107 Blk. 3, Green Villas, Ph-2, Barangay Tanzang Luma (Now) Buhay na Tubig, Imus, Cavite, to satisfy the mortgage indebtedness which as of January 8, 2024 amounts to **EIGHT HUNDRED EIGHTY EIGHT THOUSAND SEVEN HUNDRED NINETY NINE PESOS and 32/100 (P 888,799.32)** Philippine Currency, including interest and penalty charges but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **MARCH 19, 2024** at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court,

RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit;

TRANSFER CERTIFICATE OF TITLE NO. **057-2012033429**

"A PARCEL OF LAND (LOT 107, BLK. 3 OF THE SUBD. PLAN, PSD-04-208490, BEING A PORTION OF LOT 5414-C, PSD-04210-073855 (VS-04-000599) L.R.C. REC. NO. 8843) SITUATED IN BARANGAY OF TANZANG LUMA (NOW) BUHAY NA TUBIG, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 105, BLK. 3; ON THE NW., ALONG LINE 2-3 BY ROAD LOT 2; ON THE NE., ALONG LINE 3-4-5 BY ROAD LOT 11, AND ON THE SE., ALONG LINES 5-1 BY LOT 106, BLK. 3 ALL OF THE SUBDIVISION PLAN. x x x CONTAINING AN AREA OF SEVENTY TWO (72) SQ. METERS, MORE OR LESS. x x x"

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

In the event the public auction should not take place on the said date, it shall be held on **MARCH 26, 2024** without prior notice.

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

Imus, Cavite, Philippines, February 1, 2024.

ISRAEL S. MEDINA
Sheriff IV

APPROVED:
ARMIE A. FRANCISCO
Clerk of Court VI

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as Pag-Ibig Fund)

DTI, ULAP...from p9

secretary added.
The DTI and ULAP aspire that with the awareness and education of the public, cooperation will follow, especially for enforcement of the Vape Law. Moreover, the DTI urges consumers to report violators through the Consumer Care Hotline at DTI (1-384) or consumercare@dti.gov.ph. ♦

ERRATUM

In the NOTICE OF EXTRA-JUDICIAL SALE filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)** against **JACQUELINE BAUTISTA YU**, single with **FNC – 2023-645**, the correct TCT should be **TRANSFER CERTIFICATE OF TITLE NO. 057-2015011185** and **NOT TRANSFER CERTIFICATE OF TITLE NO. 057-201511185** as published in the issues of Cavite Ngayon dated Feb. 5, 12 & 19, 2024.

Our Apology

CN: Feb. 26-Mar. 3, 2024

ERRATUM

In the NOTICE OF EXTRA-JUDICIAL SALE filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)** against **DIVINAFLO ANDAYA MANABAT married to RICKY DELA CRUZ MANABAT** with **FNC – 2023-628**, the correct entry in the TCT should be **“CONTAINING AN AREA OF FIFTY FOUR (54) SQUARE METERS”** and **NOT “CONTAINING AN AREA OF FIFTY (54) SQUARE METERS”** as published in the issues of Cavite Ngayon dated Feb. 5, 12 & 19, 2024.

Our Apology

CN: Feb. 26-Mar. 3, 2024

ERRATUM

In the NOTICE OF EXTRA-JUDICIAL SALE filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)** against **CHRISTIAN EDOLOVERIO SOTTO** with **FNC 2023-719**, the correct amount of indebtednes should be **FOUR HUNDRED FIFTY SIX THOUSAND THREE HUNDRED SEVENTY SIX PESOS & 09/100 (Php 456,376.09)** and **NOT FOUR HUNDRED FIFTY SIX THOUSAND THREE HUNDRED SEVENTY SIX PESOS & 90/100 (Php 456,376.09)** as published in the issues of Cavite Ngayon dated Feb. 5, 12 & 19, 2024.

Our Apology

CN: Feb. 26-Mar. 3, 2024

The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

ATTY RIZALDY F. DE LEON
Attorney-In-Fact, Bernales & Associates
Suite 6 Third Floor, A. Francisco Gold Condominium 1, 784 EDSA West Kamias District, Quezon City

KERWIN D. FERRER married to CYNTHIAA. FERRER
Lot 3 Blk 3, Cherry Homes Subd., Ph. 3, Mambog 1, Bacoor, Cavite
and/or
Lot 107 Blk. 3, Green Villas, Ph-2, Barangay Tanzang Luma (Now) Buhay na Tubig, Imus, Cavite

CN: Feb. 26, Mar. 4 & 11, 2024

"COMMENCEMENT PLANNING FOR THE CONSTRUCTION...from p1

Heartland Ventures Inc., including Nelly Resplandor (President), Nian Valenzuela (Secretary), Nelson Dinglasan (Engineer), Neldrick Dinglasan (Engineer), and Edgardo Pinero (Engineer). The event took place at the Strike Conference Room on February 20, 2024. During the discussions, various aspects of the project were addressed, including the architectural design, engineering considerations, and financial planning. The attendees expressed their commitment to ensuring that the Strike City Tower becomes a reality and the living conditions and provide better opportunities for its residents.

The construction of the Strike City Tower is expected to have a positive impact on the local economy, as it will create job opportunities and stimulate business growth in the area. Additionally, the tower will contribute to the city's skyline, becoming a symbol of progress and modernity.

As the planning progresses, Mayor Strike B. Revilla and its partners will continue to work closely together to ensure the successful implementation of the Strike City Tower project. The construction is anticipated to commence in the near future, bringing forth a new era of development and prosperity for the city of Bacoor.

With the vision of a vibrant and thriving Bacoor, the construction of the Strike City Tower marks a significant milestone in the city's journey towards progress and prosperity.

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

BDO UNIBANK, INC.,
Petitioner / Mortgagee,

File No. FC-DC-1267-24
For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135 as amended by Act No. 4118

-versus-

SPS. ALARIE DE LUNA ESPINOZA and IRENE CALVO ESPINOZA, represented by Attorney-In-Fact, Leni F. Calvo
Debtors / Mortgagors.
x-----x

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act No. 3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, **BDO UNIBANK INC.**, a universal banking corporation with postal address at 11th Floor, BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the debtor/mortgagor, **SPS. ALARIE DE LUNA ESPINOZA and IRENE CALVO ESPINOZA, represented by Attorney-In-Fact, Leni F. Calvo**, with postal address at Blk. 7 Lot 25, Falcon St., Rosewood Village, Niog II, Bacoor, Cavite; Blk. 29 Lot 23, Phase 1-5 Washington Place, Malinta (Sampaloc), Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of 29 January 2024 amounts to **ONE MILLION SEVEN HUNDRED TEN THOUSAND NINE HUNDRED SIXTY TWO PESOS & 45/100 (Php 1,710,962.45)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **MARCH 22, 2024** at 10:00 o'clock in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, BuroI 2, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. 057-2015028025

IT IS HEREBY CERTIFIED that certain land in Barangay of (Malinta) now Sampaloc 2, Municipality of Dasmariñas, Province of Cavite, Island of Luzon, bounded and described as follows:

A parcel of land (Lot 23 Blk 29 of the cons.-subd. plan, PCS-04-026017, being a portion of the cons. of Lot 3877-A-3-A & Lot 3977-A-3-B, (LRC) PSD-132014 and Lot 3877-A-4-A, PSD-04-188053), situated in the Brgy. of (Malinta) Sampaloc 2, Municipality of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 25; on the SW., along line 2-3 by Road Lot 22; on the NW., along line 3-4 by Lot 21; and on the NE., along line 4-1 by Lot 22, both of Blk. 29; all of the cons./subd. plan. Beginning at a point marked "1" on plan being N. 21 Deg. 03'W., 1551.17 m. from MON. No. 84, Imus Estate; Thence S. 73 Deg. 08'W., 12.00 m. to point 2; thence N. 16 Deg. 52'W., 10.00 m. to point 3; thence N. 73 Deg. 08'E., 12.00 m. to point 4; thence S. 16 Deg. 52'E., 10.00 m. to the point of beginning; containing an area of ONE HUNDRED TWENTY (120) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground by P.S., CYL. CONC. MONS. 15x40 cm; Bearings true; Date of original survey, July 27, 1905 to June 11, 1908 and that of cons./subd. survey, Dec. 01-20, 2009 and was approved on May 26, 2010.

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on **APRIL 5, 2024** at the same time and place without further notice.

Dasmariñas City, Province of Cavite, February 21, 2023.

GERALD A. FARGAS
Sheriff IV

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

Copy furnished:
BDO Unibank Inc.,
11th Floor BDO Towers Valero (formerly Citibank Tower)
8741 Paseo de Roxas, Makati City

SPS. ALARIE DE LUNA ESPINOZA & IRENE CALVO ESPINOZA, represented by Attorney-In-Fact, Leni F. Calvo Blk. 7 Lot 25, Falcon St., Rosewood Village, Niog II, Bacoor, Cavite

Blk. 29 Lot 23, Phase 1-5 Washington Place, Malinta (Sampaloc), Dasmariñas, Cavite

Notice Posted at:
1. The Bulletin Board of Regional Trial Court Dasmariñas City, Cavite
2. The Bulletin Board of Dasmariñas City Hall
3. The Bulletin Board of Dasmariñas City Post Office
4. The Bulletin Board of Dasmariñas City Public Market

Publication: "Cavite Ngayon"
Dates: Feb. 26, Mar. 4 & 11, 2024
Raffle Date of Judicial Notices: February 16, 2024

REPUBLIC OF THE PHILIPPINES
Fourth Judicial Region
Regional Trial Court
Office of the Clerk of Court
Imus, Cavite

HOME DEVELOPMENT MUTUAL FUND
(Pag-IBIG Fund),
Mortgagee,

-versus-

REINA V. ROSELLOSA, married to DANNY BOY E. ROSELLOSA,
Mortgagor,
x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund)**, mortgagee, with principal office at The Petron Mega Plaza Bldg. No. 358 Sen. Gil Puyat Ave., Makati City, against, **REINA V. ROSELLOSA, married to DANNY BOY E. ROSELLOSA**, mortgagors, with postal address at No. 1310 D. Fely Street, Moriones, Tondo, Manila and/or Lot 43, Block 8, Phase 5, Lancaster Residences, Alapan, Imus, Cavite to satisfy the mortgage indebtedness which as of October 9, 2023 amounts to **EIGHT HUNDRED ELEVEN THOUSAND SIX HUNDRED EIGHTEEN PESOS & 61/100 (P 811,618.61)** Philippine Currency, including interest and penalty charges, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at Public Auction on **MARCH 12, 2024** at 10:00 a.m., or soon thereafter at the main entrance of the Office of the Clerk of Court, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder tor cash and in Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. **057-2013019778**

"A PARCEL OF LAND (LOT 43 BLK 8 OF THE CONS. AND SUBD. PLAN, PCS-04-025430, BEING A PORTION OF THE CONS. OF LOTS 1629 & 1630, IMUS ESTATE, L.R.C. REC. NO. 8843) SITUATED IN THE BRGY. OF ALAPAN-2, MUN. OF IMUS, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 44 BLK 8; ON THE NE., & SE., ALONG LINES 2-3-4 BY ROAD LOT 12; THE SE., ALONG LINE 4-5 BY ROAD LOT 9; AND ON THE SW., ALONG LINE 5-1 BY LOT 41 BLK. 8, ALL OF CONS. AND SUBD. PLAN. x x x CONTAINING AN AREA OF SIXTY TWO (62) SQUARE METERS, MORE OR LESS. x x x

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

In the event the public auction should not take place on the said date, it shall be held on **March 19, 2024** at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, February 2, 2024.

ANSELMO P. PAGUNSAN, JR.
Sheriff IV/RTC, Branch 20

Approved:
ARMIE A. FRANCISCO
Clerk of Court VI

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG FUND)
The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave., Makati City
ATTY. MAYBELLE JOY E. BERNALES ANCHOR COLLECTION SERVICES INC.
Bldg. #2 Malakas cor. Mapagmahal St. Brgy. Pinyahan Quezon City
SPS. REINA V. ROSELLOSA & DANNY BOY E. ROSELLOSA
No. 1310 D. Fely Street, Moriones, Tondo, Manila
Lot 43, Block 8, Phase 5, Lancaster Residences, Alapan, Imus, Cavite

CN: Feb. 12, 19 & 26, 2024

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

NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC),
Mortgagee,

-versus-
EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER ACT
3135 AS AMENDED BY ACT 4118
FC Case No. 18704-23

**SPS. IMELDA G. ESCALANTE & CRISTINO
ESCALANTEand SPS. VIVENCIA L. GARCIA &
LORENZO G. GARCIA,**
Mortgagors.
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)**, mortgagee, with principal place of business at 104 Amorsolo Street, Legaspi Village, Makati City against **SPS. IMELDA G. ESCALANTE & CRISTINO ESCALANTE AND SPS. VIVENCIA L. GARCIA & LORENZO G. GARCIA** both of legal age, Filipino citizens, mortgagors, with residential and postal address at Blk. 6 Lot 35 Golden City-Imus Brgy. Anabu II, Imus, Cavite AND/OR 2100 St. Sta. Rita St., Baclaran and 2177 G.G. Cruz St., Baclaran Parañaque, Metro Manila to satisfy the mortgage indebtedness which as of September 30, 2023 amounts to **FOUR MILLION FOUR HUNDRED FIFTY THOUSAND EIGHTY NINE PESOS AND 44/100 (Php4,450,089.44)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **MARCH 19, 2024** at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-368460

"A parcel of Land (Lot 35, Blk. 6 of the cons.-subd. plan, Pcs-04-006191, being a portion of the cons. of Lots 3135, 6387, Imus Estate, Lots 2541-A, B & D, Psd-04-027031, Lots 3137-A & B, (LRC) Psd-62237, Lot 2530-G, Psd-33013, Lot 2-B, Psd-04-033268, Blk 14 & 24, Pcs-04-005908, L.R.C. Rec. No.), situated in the Brgy. Anabu II, Mun. of Imus, Prov. of Cavite, Is. of Luzon. Bounded on the SW., along lines 1-2 by Road lot 3; on the NW., along line 2-3 by lot 36, Blk. 6; on the NE., along line 3-4 by Basement 1; & on the SE., along line 4-1 by lot 34, Blk. 6; all of the cons.-subd. plan. x x x containing an area of NINETY SIX (96) SQ METERS. x x x

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

In the event the public auction should not take place on the said date, it shall be held on **MARCH 26, 2024** at 10:00 o'clock in the morning without further notice.

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

City of Imus, Cavite, Philippines, January 15, 2024.

MHINARD SANTOS
Sheriff IV/BRANCH 122

APPROVED BY
ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:
NATIONAL HOME MORTGAGE FINANCE (NHMFC)
104 Amorsolo Street, Legaspi Village, Makati City

ATTY. JOANNE S. DIZON
Counsel for NHMFC,
NATIONAL HOME MORTGAGE FINANCE CORPORATION
104 Amorsolo Street, Legaspi Village, Makati City

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

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

-versus-
EJF No. TG-23-204
FOR: Extra-Judicial Foreclosure of Real Estate
Mortgage under Act No. 3135, as amended

**ROMEO SALAZAR MADLANGSAKAY
married to ROLENDA A. MADLANGSAKAY,**
Mortgagor/s-Debtor/s,
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on July 24, 2008 by Mortgagors-Debtors, **ROMEO SALAZAR MADLANGSAKAY married to ROLENDA A. MADLANGSAKAY**, both of legal age, Filipino citizens, with residence and postal addresses at (1) 142 P. Montoya St. Brgy. 5, Silang, Cavite 4118 and (2) Lot 7 and Lot 8 Block 3 Gaudence Hills Subdivision, Brgy. Sabutan, Silang, Cavite 4118, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NOS. T-18716 and T-18717 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **SIX HUNDRED NINETY-FOUR THOUSAND SEVEN HUNDRED FORTY-NINE PESOS AND 7/100 (Php694,749.07)** inclusive of interest and other charges, as of August 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver T. Bocacao, Jr., will sell at public auction on **APRIL 10, 2024** at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-18716
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Silang, Prov. of Cavite, more particularly bounded and described as follows:
A parcel of land (Lot 7 Blk. 3 of the cons. subd. plan Pcs-04-020797, being a portion of Lots 2700-A & 2700-B, Psd-04-170226 LRC Rec. No.), situated in the Brgy. Sabutan, Mun. of Silang, Prov. of Cavite, Is. of Luzon. Bounded on the NW., along line 1-2 by Lot 2 along line 2-3 by Lot 3, on the NE., along line 3-4 by Lot 6 all of Blk. 3 on the SE., along line 4-5 by Rd. Lot 5, (6.50 m. wide), and on the SW., along line 5-1 by Lot 8 Blk. 3 all of the cons. subd. plan. Beginning at a pt. marked "1" on plan being N. 37 deg. 46'E., 1882.59 m. from BLLM No. 1, Cad-452-D, Silang Cad. thence S. 89 deg. 51'E., 3.76 m. to pt. 2; thence S. 89 deg. 51'E., 3.72 m. to pt. 3; thence Sue South 13.37 m. to pt. 4; thence S. 89 deg. 50'W., 7.48 m. to pt. 5; thence Sue North 13.37 m. to pt. of

SPS. IMELDA G. ESCALANTE & CRISTINO ESCALANTE and SPS. VIVENCIA L. GARCIA & LORENZO G. GARCIA
Blk 6 Lot 35 Golden City-Imus Brgy. Anabu II Imus, Cavite AND/OR 2100 St. Sta. Rita St., Baclaran and 2177 G.G. Cruz St., Baclaran, Parañaque, Metro Manila

CN: FEB. 19, 26 & MAR. 4, 2024

beginning, containing an area of ONE HUNDRED (100) SQ. M. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. Mons. 15x60cm., bearings true; date of orig. survey, May 27-Aug 30, 1981 & that of the subd. survey, Jan 27-28, 2005 & was approved on March 7, 2005.

TRANSFER CERTIFICATE OF TITLE NO. T-18717
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Silang, Prov. of Cavite, more particularly bounded and described as follows:
A parcel of land (Lot 8 Blk. 3 of the cons. subd. plan Pcs-04-020797, being a portion of Lots 2700-A & 2700-B, Psd-04-170226 LRC Rec. No.), situated in the Brgy. Sabutan, Mun. of Silang, Prov. of Cavite, Is. of Luzon. Bounded on the NE., along line 1-2 by Lot 7 Blk. 3 on the SE., along line 2-3 by Rd. Lot 5 (6.50 m. wide), on the SW., along line 3-4 by Lot 9 and on the NW., along line 4-5 by Lot 1 along line 5-1 by Lot 2 all of Blk. 3 all of the cons. subd. plan. Beginning at a pt. marked "1" on plan being N. 37 deg. 46'E., 1882.59 m. from BLLM No. 1, Cad-452-D, Silang Cad. thence Due South 13.37 m. to pt. 2; thence N. 89 deg. 50'W., 7.48 m. to pt. 3; thence Due North 13.37 m. to pt. 4; thence S. 89 deg. 51'E., 2.61 m. to pt. 5; thence S. 89 deg. 51'E., 4.87 m. to pt. of beginning, containing an area of ONE HUNDRED (100) SQ. M. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. Mons. 15x60cm., bearings true; date of orig. survey, May 27-Aug 30, 1981 & that of the subd. survey, Jan 27-28, 2005 & was approved on March 7, 2005.

In the event the public auction should not take place on the said date, it shall be held on **APRIL 17, 2024**, without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NOS. T-18716 and T-18717, 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, February 1, 2024.

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

OLIVER T. BOCACAO, JR.
Sheriff-In-Charge

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

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

ROMEO SALAZAR MADLANGSAKAY married to ROLENDA A. MADLANGSAKAY
Mortgagor/s-Debtor/s
(1) 142 P. Montoya St. Brgy. 5, Silang, Cavite 4118
(2) Lot 7 and Lot 8 Block 3 Gaudence Hills Subdivision, Brgy. Sabutan, Silang, Cavite 4118

CN: Feb. 26, Mar. 4 & 11, 2024

determine adaptive measures".

Based on the recent data presented by the National Irrigation Administration Region IV-A in January 2024 in a meeting with DA, there are a total of 3,222 hectares of vulnerable agricultural lands identified to be affected by the El Niño phenomenon nationwide.

NIA IV-A Regional Manager engineer Roberto Dela Cruz, in response, affirmed NIA's commitment to fully support DA Calabarzon's agricultural programs to mitigate the effects of El Niño on the region's agricultural sector.

As a support, PAGASA remains open to provide timely and updated advisories to notify frontline agencies and also give Information, Education and Communication (IEC) materials to further raise public awareness regarding the potential adverse effects of El Niño. (CO/PIA-4A)



Binigyang parangal noong ika-Pebrero 6, 2024 ang mga natatanging stakeholders, kasama ang mga Punong- Lungsod ng iba’t ibang bayan sa sa pangunguna ni Schools Division Superintendent (SDS) Rose-marie Torres.

Ang mga punong-lungsod at ang 25 stakeholders na pinaka na-mumukod-tangi ay nakatanggap ng plaque of recognition bilang pagkilala sa kanilang mga nagawa sa bawat paaralan.

Bukod dito, binigyan din ng pagkilala ang mga stakeholders ng bawat distrito – galing sa elementarya at sekondarya.

Sa naganap na pagkilala, natunghayan ang ulat ng Kagawaran ng Edukasyon (DepEd) sa Cavite kung saan binanggit ni SDS Torres ang mga tagumpay ng dibisyon sa larangan ng Curriculum at Governance batay sa mga panalo sa sinalihang kompetisyon.

“Napakadaming parangal na natanggap saksi si ARD Loida,” saad ni Dr. Torres.

Sa katunayan, nakamit ng SDO-Cavite Province ang pinakamaraming

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SDO-Cavite Stakeholders Kinilala sa Agapay 2024

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Sa katunayan, nakamit ng SDO-Cavite Province ang pinakamaraming

parangal sa larangan ng Journalism na siyang nag-panalo sa CALABARZON tungo sa pagiging Overall Champion sa buong Pilipinas.

Binigyang-diin rin ni SDS Torres na lagi niyang kaagapay si Hepe Elpidia Bergado para sa Curriculum

at si Hepe Diane Topacio sa Governance na naging instrumento sa mga naaaning tagumpay ng kagawaran.

Malinaw rin na naipahayag ang datos ng dami ng paaralan, guro, non-teaching, at mga estudyante.

Hinikayat niya rin ang patuloy na pagsuporta

ng mga stakeholders na siyang nagsisilbing tulong sa pagtataguyod ng kalidad na edukasyon.

Samantala, maring ipinahayag naman ni USEC Epimaco Densing III, Chief for Infrastructure Program, ang mga kakulangan

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PASSPORT ON WHEELS NG LGU CARMONA



Sa pangunguna ng Office of the City Civil Registrar at Department of Foreign Affairs (DFA) Aseana, matagumpay na idinaos kamakailan ang PASSPORT ON WHEELS para sa 553 nating kababayan nangangailangan ng passport services. Ang aktibidad na ito ay bahagi ng selebrasyon ng 1st Cityhood Anniversary ng City of Carmona.

New drug improves survival in biliary tract cancer: study

MANILA – A new drug is expected to improve the life expectancy of patients afflicted by biliary tract cancer (BTC), one of the world’s most aggressive form of cancers characterized by its low survival rates.

In a forum on Thursday, AstraZeneca presented in the Philippines the result of the most recent clinical trial on durvalumab in improving survival in BTC.

At present, treatments for BTC includes surgery, chemotherapy and radiation therapy.

Immunotherapy, where durvalumab falls under, is one of the newest options for patients with this subtype.

Citing the TOPAZ-1 Phase III clinical trials that ended in 2022, AstraZeneca Philippines Medical Director Cyril Tolosa said combining durvalumab with chemotherapy (gemcitabine and cisplatin) showed a reduced risk of death by 24 percent compared to chemotherapy alone.

“The breakthrough results from the TOPAZ-1 phase III trials showed that durvalumab in combination with standard-of-care chemotherapy demonstrated a clinically meaningful and durable overall survival benefit as a treatment for patients with advanced BTC,” he said.

Tolosa said AstraZeneca hopes to partner with the Philippine government and different stakeholders to make access to this Medimmune/AstraZeneca-developed drug easier for Filipino BTC patients.

“We know that there may be difficulty financially but through partnership with the government, hopefully, the government is able to procure some of this kind of medication, not necessarily AstraZeneca but whatever treatment is available for these patients,” he said.

BTC is a group of rare and aggressive gastrointestinal cancers that form in the cells of the bile ducts, gallbladder or ampulla of Vater.

When these cancer cells appear in the body, a protein disguises them from the immune system.

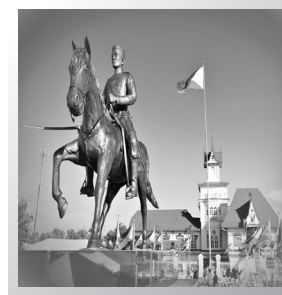
Durvalumab works by binding to and blocking these proteins to remove the “disguise” so that the immune system can attack the cancer cells.

In the same forum, medical oncologist at UST Hospital and The Medical City Dr. Eugenio Regala believes durvalumab plus chemotherapy can be an effective “first-line therapy, and could become a new standard of care for patients” with advanced BTC.

AstraZeneca said about 80 percent of patients with BTC will be diagnosed with advanced disease with low five-year survival rate across all major subtypes of BTC.

The TOPAZ-1 trial ended in 2022 and involved 685 patients with unresectable advanced or metastatic BTC.

It was then approved by the Food and Drug Administration in December 2023, AstraZeneca said. (PNA)



Conserve water amid the El Niño phenomenon- PAGASA



CALABARZON-The Philippine Atmospheric, Geophysical and Astronomical Services Administration (PAGASA) has called on the public to conserve water.

This appeal follows PAGASA's declaration of drought affecting various provinces in the country including the Calabarzon region and echoes the directive of President Ferdinand R. Marcos Jr. for Task Force El Niño to roll out measures to mitigate the adverse impact of the weather phenomenon.

As of January 2024, Cavite is experiencing

ing drought, Rizal is under a dry spell, and Batangas and Laguna are under dry conditions with sustained effects until May.

"We always advise the public to conserve water because our challenges may persist until May of 2024. Follow all precautionary measures including staying hydrated. For our farmers, consider stocking up seedlings or any necessary aug-

mentation for your crops due to shortage in rainfall," Bernadette T. Lucillo, chief meteorological officer of the National Agrometeorological Station, said in an interview with the Philippine Information Agency's Sulong Calabarzon program.

Lucillo explained that a dry condition is declared after experiencing two consecutive months of below-normal rainfall, while a dry spell is declared with three consecutive months of below-normal rainfall, both indicating a 21-60 percent reduction from average rainfall.

fall.

However, a severe state is classified as drought when there is a consistent experience of way below normal rainfall for three consecutive months, indicating a substantial 60 percent reduction from average rainfall.

Because of this, PAGASA highly encourages the public to cooperate and evaluate their use of water

and make plans to cut its unnecessary use.

The state weather bureau actively coordinates with various concerned agencies to help them strategize their interagency efforts in minimizing the impacts of El Niño, particularly in the agricultural sector, which is identified as the most vulnerable sector.

She added: "Coordination begins six months

prior, involving agencies such as the Department of Agriculture (DA), National Irrigation Administration (NIA) Office of the Civil Defense (OCD), and the Regional Disaster Risk Reduction and Management Council (RDRRMC). They conduct meetings and form task forces or technical working groups to receive advice from PAGASA and

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The Office of the Provincial Governor - Medical Mission Team, in partnership with the Office of the Provincial Health Officer, led a compassionate health service initiative at Barangay Bucandala I, City of Imus last February 20, 2024.

Three hundred seventy-one (371) patients received free medical consultations, while 50 individuals underwent free tooth extractions. All the beneficiaries who availed of the medical and dental services also received free prescription medicines.---Axel A. Sarte

Bishops join protest against Charter change

Some Catholic bishops accompanied protesters in Manila against the current attempts to tweak the Constitution.

Bishop Jose Colin Bagaforo of Caritas Philippines said they are not letting their guards down against what he called 'underground works' for Charter change through the supposed "people's initiative".

"We are still concerned because we are not sure of the strength of the underground works and they might give value to what is called 'fake' people's initiative," Bagaforo told reporters.

"So we need to be critical, we need to stand up, and we need to raise the voice of the majority," he said.

Bagaforo was joined by Bishop Emeritus Deogracias Iñiguez of Kalookan and former chairman of the CBCP's Episcopal Commission on Public Affairs.

Several priests and nuns were also seen at the rally held at Plaza Roma, right in front of the Palacio del Gobernador where the

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