

COMELEC, nagpaalala sa mga botante

TRECE MARTIRES CITY-Ang Commission on Elections (COMELEC) ay muling nagpapa-abot ng paa-lala sa mga botante na maging maaga at handa sa Lunes, Mayo 12, 2025 par sa lokal at national elections upang maging maayos ang lahat.

Ayon kay Chairman George Garcia, handa na ang lahat para sa nasabing Mayo 12, 2025 elections kaya ang mga botante ay dapat na handa na rin sa paghalal ng mga susunod na lokal at national na mga opisyal.

Ayon naman sa sa tanggapan ng Cavite Provincial Election Supervisor, hinihikayat ng COMELEC ang mga botante na maghanda ng kodigo o listahan ng mga kandidato na iboboto nila sa araw ng halalan para maging madali o mabilis at maayos ang proseso dahil alam na nila kung sino- sino ang ilalagay sa botante.

Bingyang-diin ng COMELEC na kung may nakahandang listahan ang mga botante ay mas mabilis makatapos sa proseso ng pagboto ang mga ito at maiwasan ang mga accidental markings o erasures sa balota.

Ipinaalala rin ng COMELEC sa mga botante na huwag ilagay sa kanilang na huwag ilagay sa kanilang mobile phone ang listahan dahil hindi nila magagamit ang nasabing gadget sa loob ng voting precinct.

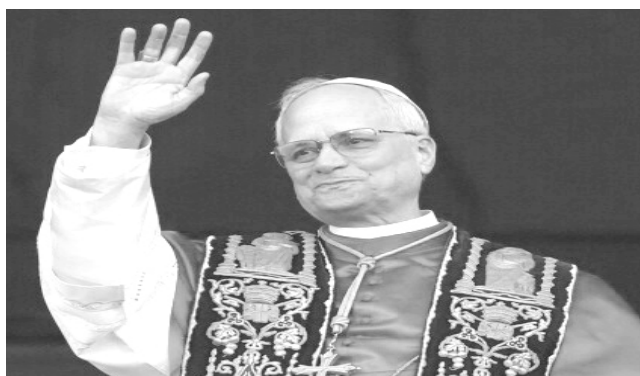
Sa kabilang dako handa na rin at naka high alert status na ang Philip-

pine National Police (PNP) CALABARZON Region IV-A (Cavite, Laguna, Batangas, Rizal, at Quezon) para sa eleksyon sa Lunes, upang maging maayos, mapayapa at ligtas o walang naganap na insidente ng karahasan.

Binigyang-diin ng nasabing ahensya na ang ipinatutupad na heightened alert status ay para mapangalagaan ang kaligtasan ng mga botante at ng publiko sa araw ng halalan, gayundin sa sa kabuuan ng summer vacation.

Key officials from the Department of the Interior and Local Government (DILG) Region IV-A, including Provincial and City Directors, as well as Division Chiefs from the Regional Office on May 7, 2025, toured the Water Reclamation Facility and New Water Treatment Plant of Maynilad — a valued partner of DILG IV-A through the Local Governance Resource Center (LGRC)-MSAC.

During the visit, the Maynilad team provided insights regarding their wastewater management program, highlighting the "New Water" project. Launched in 2022, this initiative focuses on recycling treated wastewater for potable use.



Pope Leo XIV, Robert Francis Prevost—the first pope from the United States—made several visits to the Philippines. In 2004, he visited the Augustinian community and gave his blessing to the Santo Niño de Cebu Parish. He came back in 2008 to preside over a Mass marking the inauguration of the Augustinian formation house in Manila. In 2010, he returned once again, visiting the Basilica Minore del Santo Niño in Cebu, the Augustinian Monastery of the Mother of Good Counsel in Tungkong Mangga, San Jose del Monte, Bulacan, and other Augustinian locations. That same year, he also officiated a Mass at San Agustín Church in Intramuros, Manila, during the Order of Saint Augustine's Intermediate General Chapter.

Municipality of Naic Groundbreaking of Timalan Hillview Royale Elementary School

A momentous day we celebrate in Barangay Timalan Balsahan as the start of construction of a 3-storey, 9-room building for Timalan Hillview Royale Elementary

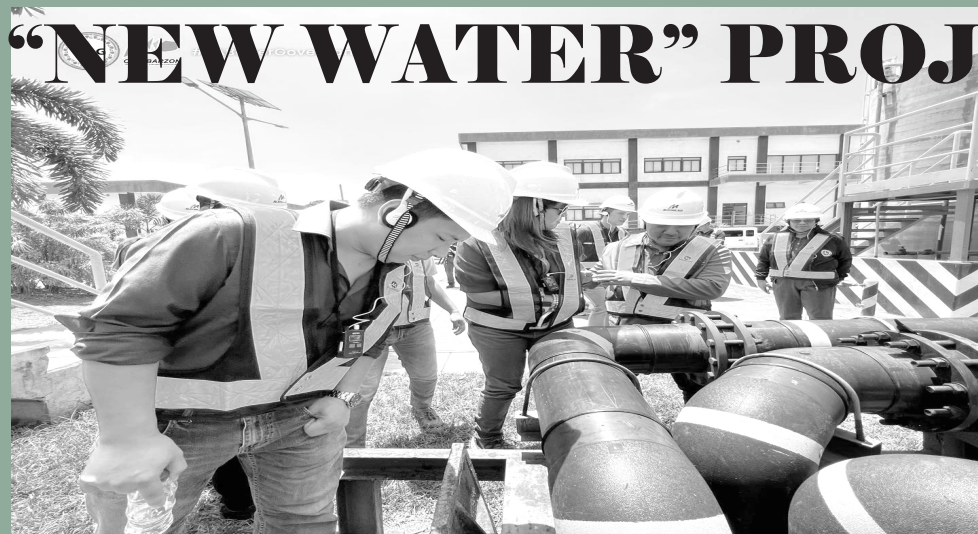


School last May 6, 2025.

This project was donated by Jesus V. Del Rosario Foundation, Inc., partners with the Municipality of Naic under the leadership of Mayor Ruperto C. Dualan and Vice Mayor Junio Dualan are one with government officials in response to the need for better and sufficient facilities for education.

The new building will serve as a gateway for more young people to benefit from quality education and a symbol of continued government and private sector collaboration.

DILG IV-A EXPLORES MAYNILAD'S INNOVATIVE "NEW WATER" PROJECT



A central part of the visit was a tour of the New Water Treatment Plant, where DILG IV-A officials witnessed the advanced filtration and purification processes that transform wastewater into safe drinking water.

The New Water project is Maynilad's initiative which aims to diversify its raw water sources, enhancing its ability to maintain a stable water supply, particularly during periods of scarcity.

CAVITE NGAYON

VEN L. ZOLETA
+Founder

BAYANI N. ZOLETA
Publisher/Editor-in-Chief
ELIZABETH S. ZOLETA
Office Manager
HELEN N. ZOLETA
Comptroller

ELEONOR S. BANAD PAULA S. ZOLETA
Advertising

LOLITZ ESTRELLADO
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OFFICIAL WEBSITE:
www.cavitengayon.com

Office Address:
271 Virata Subd., Palico 3, Imus, Cavite
Cellphone Nos. 0969-0102911; 0916-3008472
and 0939-5282046
Telephone No. (02) 86870607

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MEMBER:

PhilHealth
Your Partner in Health

News

PHILHEALTH AND MMDA RENEW
PARTNERSHIP TO BOOST PUBLIC
AWARENESS ON HEALTH
INSURANCE COVERAGE

PhilHealth Acting Pres. and
CEO Dr. Edwin M. Mercado

The Philippine Health Insurance Corpo-
ration (PhilHealth) and the Metropolitan Manila
Development Authority (MMDA) reaffirmed their
long-standing commitment to public health educa-
tion, building upon 36 years of partnership.

Leading the signing
ceremony of the Memoran-
dum of Agreement (MOA)
on May 8, 2025 in Makati
City were PhilHealth Act-
ing President and CEO Dr.
Edwin M. Mercado and
MMDA Acting Chairperson
Atty. Romando S. Artes,
joined by key officials from
both agencies. This renewed
MOA marks the continua-
tion of their collaborative ef-
forts to boost public aware-
ness and understanding of
PhilHealth benefits that are
being enhanced continuous-
ly as mandated under the
Universal Health Care law.

Under the MOA,

MMDA will utilize its mar-
keting communication chan-
nels including its digital and
non-digital media platform
to help circulate timely and
accurate information on
PhilHealth initiatives and
campaigns. In turn, Phil-
Health will provide updated
Information, Education and
Communication (IEC) mate-
rials, and provide onsite reg-
istration during orientation
activities.

Dr. Mercado em-
phasized the value of collab-
oration in advancing public
health goals. “Through the
signing of this memorandum

Turn to page 5

ING C
health
MMDA

EXTRA-JUDICIAL SETTLEMENT OF ESTATE

Notice is hereby given that the estate left
by the deceased **RICARDO J. SAN AGUSTIN and
JOSEFINA C. SAN AGUSTIN** consisting of TWO (2)
parcels of land both situated at San Antonio, Cavite
City, Cavite covered by TCT Nos. T-4154 and T-4152
has been the subject of an Extra-Judicial Settlement
of Estate by and among the heirs of the deceased as
per Doc. No. 163, Page No. 33, Book No. 24, Series
of 2025 of Notary Public Atty. Diosdado A. Macabu-
tas.

Sgd. By all the heirs
CN: April 28, May 5 & 12, 2025

EXTRA-JUDICIAL SETTLEMENT OF ESTATE
WITH WAIVER OF RIGHTS

Notice is hereby given that the estate left by
the deceased **ROBERTO R. TIBAYAN** consisting of
a parcel of land with improvements situated at Brgy.
Tejero and San Juan II, Gen. Trias, Cavite covered
by TCT No. 057-2016009497 has been the subject
of an Extra-Judicial Settlement of Estate with Waiver
of Rights by and among the heirs of the deceased as
per Doc. No. 478, Page No. 96, Book No. 23, Series
of 2025 of Notary Public Atty. Diosdado A. Macabu-
tas.

Sgd. By all the heirs
CN: MAY 5, 12 & 19, 2025

"Beyond the Hive: Introduction to Beekeeping batch 28" Training at CvSU Indang

The Bee Research, Innovation, Trade, and Extension Center through the extension project “*Strengthening Agro-Urban communities through Opportunities in Beekeeping* (SACTO Bee)” conducted a two-day training seminar, "Beyond the Hive: Introduction to Beekeeping batch 28" at the Agri-eco Tourism Park Training Hall, Cavite State University, Indang, Cavite on May 7 - 8, 2025. This event promotes beekeeping for pollination, as an additional source of income for farmers and interested individuals, and for biodiversity conservation. A total of 25 participants from CALA-BARZON, NCR, CAR and Quirino attended the said activity.

The speakers were



Ms. Alcona Mae P. Baltazar who talked about bee polli-
nation, Asso. Prof. Sherine M. Cruzate shared about A.
cerana beekeeping, while Asst. Prof. Jamaica Q. Es-
pineli shared about bees-
capes. On the other hand,
Asso. Prof. Michele T. Bono, Director of the CvSU
BRITE Center enlightened
us on the bee biology and
addressed pertinent issues

and concerns in beekeeping.
Dr. Dickson N. Dimero, Ex-
tension and Training Unit
Head of the CvSU BRITE
Center, shared his exper-
tise on stingless beekeeping
management and offering
valuable perspectives on
beekeeping and its potential
benefits.

On the second day,
hands-on activities were
done to practically introduce

the participants to different
bee species (European hon-
ey bees, Asian/Philippine
honey bees, and stingless
bees) and how they are man-
aged.

The BRITE Cen-
ter is looking forward to the
beekeeping journeys of the
new beekeeping adopters!
Let us strengthen the agro-
urban communities through
beekeeping!

CEBUANA LHUILLIER RURAL BANK, INC. PUBLISHED BALANCED SHEET (Head Office and Branches) As of MARCH 31, 2025		
	AMOUNT	
ASSETS	Current Quarter	Previous Quarter
Cash and Cash Items	57,925,100.18	43,014,852.35
Due from Bangko Sentral ng Pilipinas	223,174,363.87	355,064,925.24
Due from Other Central Banks and Banks -Net	479,542,202.90	959,832,130.76
Financial Assets at Fair Value through Other Comprehensive income (FVOCI) – Net	0.00	48,900,810.90
Debt Securities at Amortized Cost - Net	1,136,491,294.54	1,027,765,991.93
Total Loan Portfolio (TLP) - Gross	7,069,359,913.52	6,365,141,569.67
Allowance for Credit Losses 2/	138,844,928.74	113,640,616.14
Total Loan Portfolio - Net	6,930,514,984.78	6,251,500,953.53
Bank Premises, Furniture, Fixture, and Equipment-Net	133,951,125.95	130,515,977.14
Real and Other Properties Acquire-Net	2,3243,371.00	23,879,405.87
Sales Contract Receivables - Net	1,346,912.61	1,346,912.61
Other Assets-Net	689,958,230.69	428,765,885.98
TOTAL ASSETS	9,676,147,586.52	9,270,587,846.31
LIABILITIES		
Deposit Liabilities	8,390,253,979.54	7,977,591,184.25
Other Liabilities	236,926,097.34	270,953,230.77
TOTAL LIABILITIES	8,627,180,076.88	8,248,544,415.02
Stockholder’s Equity		
Capital Stock	700,000,000.00	700,000,000.00
Undivided Profits	26,924,078.30	68,729,095.29
Retained Earnings	322,043,431.65	253,314,336.35
TOTAL STOCKHOLDERS’ EQUITY	1,048,967,509.95	1,022,043,431.64
TOTAL LIABILITIES AND STOCKHOLDER’S EQUITY	9,676,147,586.83	9,270,587,846.66
Contingent Accounts		
Others	248.00	248.00
TOTAL CONTINGENT ACCOUNTS	248.00	248.00
ASSET QUALITY		
Gross Non-Performing Loans (NPL) Ratio	6.10	6.16
Net NPL Ratio	4.92	5.10
Gross NPL Coverage Ratio	32.17	28.97
Net NPL Coverage Ratio	21.84	19.65
Liquidity		
Minimum Liquidity Ratio 5/	37.14	50.19
Return on Equity (ROE)	10.44	7.85
Capital Adequacy Ratio (CAR) on Solo Basis, as prescribed under existing regulations		
Common Equity Tier 1 Ratio	9.93	11.32
Tier 1 Capital Ratio	9.93	11.32
CAR	10.48	11.82
I hereby certify that all matters set forth in this Published Balance Sheet are true and correct to the best of my knowledge and belief.		
DENNIS O. VALDES Authorized Signatory		
CN: MARCH 12-18, 2025		

Lihim ng Kubli Farm,
Garden and Events Place

Purok 7, Ilaya, Guyam Malaki, Indang, Cavite, Indang, Philippines

Contact: 0998 367 2996

EDITORIAL

SI NANAY,
wonder woman ko

'Nay anong ulam?
'Nay, bili naman nyo kong bagong damit.
'Nay, may outing kami ng barkada, ha..
'Nay, laba na ga ang uniform ko?
'Hmp! Ang dada niyo naman. Makaalis na nga.
Sa tahanan, karaniwan na lang namumutawi sa mga labi ng mutyang anak ang mga pangun-
gusap na ito para kay inay.

Iyan naman ay nabasa nayan na ng isang ina. Sa tagal na ng panahon, maging bahagi na iyan
ng kanyang buhay, dahil ang mga salitang iyon ay galing sa kanyang mahal na anak.

Ipinagdiriwang na naman ng ibang mundo ang ARAW NG MGA INA, MOTHER’S DAY, tuwing
buwan ng Mayo.

Isang anak ang nagsabi sa kanyang nanay, " Nanay ikaw ang wonder woman ng buhay ko,
Salamat po sa lahat I Love You Nay.

Niyakap ng isa ang kanyang anak na nagsabi noon, pero wala siyang binitawang salita, dahil
umiyak siya nang umiyak.

Si Inay, ang pinakadakilang tao sa balat ng lupa, ngunit sa malas ay hindi nabibigyan ng
karampatang pagpapahalaga.

Nanay, yaya, tagalinis ng bahay, tagapamalengke, tagapagluto, taga-laba, taga-plantsa, bud-
get officer, adviser , arbiter, caregiver, entertainer, security guard at pagbukas ng pinto lalo
na kapag may anak o asawang umuuwi ng hatinggabi o madaling araw na. Ang lahat ng ito ay
tungkuling ginagampanan ng isang ina sa loob pa lamang ng tahanan. Bukod pa rito kung siya
ay nagtatrabaho rin para tumulong kay tatay. Idagdag na rin dito ang kanyang mga gawain sa
komunidad at sa relihiyon.

Hindi ba tayo nagtataka kung paano niya ito nagagampanan nang lubos at walang reklamo.

Ang kanyang pamilya, higit sa lahat. Ilalaban ng patayan kung may umapi sa kanyang anak,
ibibigay ang lahat; mapagparaya, mapagmalasakit at mapagtiis.

"It takes a wonder women to do all this" at tunay nga isang wonder woman ang ating mga ina.
Kung minsan, may ilang nalilihis ng landas- sila ang "exemption to the rule." Pero sa pangka-
lahatan,iisa angbtunay na kulay ng mga ina.

Parang walang katapusan ang kanilang pagpapakasakit- mula sa kanilang mga anak, sa anak
ng kanilang anak, sa anak ng anak ng kanilang anak,,,, hanggang sa huling hibla ng kanilang
buhay.

Bagaman at hindi naghihintay ng kapalit, maano bang suklian natin ang kanilang pagmamahal
at iparamdam ito sa gawa, hindi lamang ngawa.

'Nay, kain na tayo.
'Nay, bili kita ng bagong duster.
'Nay tara, pasyal tayo sa mall.
'Nay, pahinga ka naman. Ako na ang maglalaba.
'Love you, 'Nay- hindi kita pababayaan kahit mag- asawa na ako.

MAIBA NAMAN sa pagdinig ni Inay. Kelan mo pa sasabihing "Mahal kita 'Nay", kundi habang
buhay pa siya. Kelan mo pa maipapakita ang iyong pagmamahal, kundi ngayon na.

WALA NANG SAYSAY KAPAG YUMAO NA SIYA. Mothers Day ngayon, kaya simulan na natin.
Sa Lunes election day, makikita mo, hanggang sa kanyang pagboto, kapakanan pa rin natin ang
nasa isip ni "Nay, kasi ang iboboto niya, iyong makapagbibigay sa atin ng malinis na gobyerno
at magandang kinabukasan.

HAPPY MOTHER’S DAY. "NAY. I LOVE YOU.

Free Medical and Dental Care in Park Lane 1

Last May 6, 2025, the Provincial Government of Cavite held a successful medical and dental mission in Park Lane 1, in the City of General Trias. This event was organized to bring free healthcare services closer to the community.

A total of 300 residents came to receive free medical services, which included medical consultations, basic health check-ups, and free prescribed medicines. In addition, 71 individuals also received free dental care, including tooth extractions and oral health advice. Free mosquito repellents were also given out to help protect families from mosquito-borne diseases such as dengue.



Local officials of General Trias and health workers worked hand in hand to ensure that the event ran smoothly and was well-organized. Patients were guided through every step of the process, from registration to consultation and the distribution of medicines.

This activity is

part of the Cavite Provincial Government's ongoing efforts to improve the health and well-being of its people. The medical and dental mission in Park Lane I is a strong example of what can be achieved when the government and the community collaborate to promote health and wellness.--F.Tamio

Gap Analysis Reporting Seminar – Workshop idinaos para sa mga kooperatiba sa Imus

Upang mas matulungang lumago ang mga kooperatiba sa Imus, ginanap ang Gap Analysis Reporting Seminar – Workshop nitong Martes, Mayo 6, 2025, sa Cooperative Livelihood and Training Center na pinangunahan ng Office of the City Cooperatives Development Officer.

Tinalakay nina Senior Cooperative Development Specialist (CDS) Lorelie Papa at CDS II John Immanuel Garcia ng Cooperative Development Authority (CDA) sa 54 na opisyal ng mga kooperatiba ang mga paraan upang mapatibay pa ang kani-kanilang mga kooperatiba.



Partikular sa kanilang mga ipinaliwanag ang Financial Products and Services Consumer Protection Act o Republic Act 11765, ang implementing rules and regulations ng naturang ba-

tas sa ilalim ng CDA Memorandum Circular 2023-14, at ang Credit Surety Fund Program ng pamahalaan para sa mga maliliit na negosyo, kooperatiba, at non-governmental organizations.

EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH PARTITION AND SALE

Notice is hereby given that the estate left by the deceased **ESTER AGRAMON SARROCA, LUALHATI CAMUTIN SARROCA, MARCELINO CAMUTIN SARROCA, JR., LIGAYA CAMUTIN SARROCA** and **MARCIAL CAMUTIN SARROCA** consisting of the following:

- OWNED BY **LUALHATI CAMUTIN SARROCA**:
- a parcel of land situated at Bo. Salitran, Dasmariñas, Cavite covered by TCT No. T-104757;
 - a parcel of land situated at Bo. Salitran, Dasmariñas, Cavite covered by TCT No. T-272046 (T-272024);

OWNED BY **ESTER AGRAMON SARROCA** and **MARCELINO CAMUTIN SARROCA, JR.:**

- a parcel of land situated at Bo. Salitran, Dasmariñas, Cavite covered by TCT No. T-104756;
- a Residential Building (1 Storey) covered by Tax Dec. No. 2370025003663 situated at Brgy. Zone 1-A, Dasmariñas, Cavite and

OWNED BY **LIGAYA CAMUTIN SARROCA**

- a parcel of land situated at Bo. Salitran, Dasmariñas, Cavite covered by TCT No. T-104754;

OWNED BY **MARCIAL CAMUTIN SARROCA**

- a parcel of land situated at Bo. Salitran, Dasmariñas, Cavite covered by TCT No. T-1183059;
- a Stall Building covered by Tax Dec. No. 2370025002447 situated at Brgy. Salitran I, Dasmariñas, Cavite

- a parcel of land situated at Bo. Salitran, Dasmariñas, Cavite covered by TCT No. T-853608;
 - a parcel of land situated at Bo. Salitran, Dasmariñas, Cavite covered by TCT No. T-953615;
- has been the subject of an EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH PARTITION AND SALE by and among the heirs of the deceased as per Doc. No. 169, Page No. 35, Book No. 21, Series of 2019 of Notary Public Atty. Gerald C. Sergio.

Sgd. By all the heirs
CN: MAY 5, 12 & 19, 2025

EXTRA-JUDICIAL SETTLEMENT OF ESTATE

Notice is hereby given that the estate left by the deceased **MARCIANO SORIANO TAPAWAN** consisting of three (3) parcels of land described as follows:

- a parcel of land situated at Bo. San Agustin, City of Dasmariñas, Cavite, covered by TCT No. T-7922;
 - a parcel of land situated at Bo. Langcaan, City of Dasmariñas, Cavite, covered by TCT No. T-247580 and
 - a parcel of land situated at Bo. Langcaan, City of Dasmariñas, Cavite, covered by TCT No. T-2475884,
- has been the subject of an Extra-Judicial Settlement of Estate by and among the heirs of the deceased as per Doc. No. 65, Page No. 13, Book No. 15, Series of 2020 of Notary Public Atty. Portia Monzon Atienza.

Sgd. By all the heirs

CN: April 21, 28 & May 5, 2025

EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS AND DEED OF DONATION

Notice is hereby given that the estate left by the deceased **SPS. ALFREDO ESTERLON ESCANILLA** and **PILAR SEPERIDAD ESCANILLA** consisting of a parcel of land situated at BO. PALA-PALA (NOW SAMPALOC), DASMARIÑAS, CAVITE covered by TCT No. T-754252 has been the subject of an **EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS AND DEED OF DONATION** by and among the heirs of the deceased as per Doc. No. 523, Page No. 105, Book No. 06, Series of 2025 of Notary Public Atty. Gerald C. Sergio.

Sgd. By all the heirs

CN: April 21, 28 & May 5, 2025

EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS

Notice is hereby given that the estate left by the deceased **ELMER G. GARAN** consisting of a parcel of land situated at Brgy. Wawa, Rosario, Cavite covered by TCT No. (2014000726) (057-T-1141084) 071-2023001754 has been the subject of an Extra-Judicial Settlement of Estate with Waiver of Rights by and among the heirs of the deceased as per Doc. No. 81, Page No. 17, Book No. 24, Series of 2025 of Notary Public Atty. Diosdado A. Macabutas.

Sgd. By all the heirs

CN: April 21, 28 & May 5, 2025

ERRATUM

In the NOTICE OF EXTRA-JUDICIAL SALE filed by HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund) against ROSALIE C. RONQUILLO the correct entry should be "...date of original survey Aug. 21,1920 and that of the subd. survey Jan 22-31 & Feb. 1-6, 1994,..." and NOT "...date of original survey & that of the subd. survey Jan 22-31 & Feb. 1-6, 1994,..." as published in the issues of Cavite Ngayon dated April 14, 21 & 28, 2025.

Our Apology.

CN: MAY 12-18, 2025

Robert Francis Prevost ...p6

He wore the red satin mozzetta and stole famously declined by his predecessor, the late Pope Francis, when he was elected in 2013.Until the sede vacante, Prevost served as prefect of the Dicastery for Bishops, the powerful Vatican office responsible for vetting shepherds for the world's dioceses. The 133 cardinals tasked to choose the 267th pontiff and successor of St. Peter, locked in conclave since May 7, wrapped up in four rounds the

secret voting process triggered by the death of Francis 17 days ago.

Bells tolled at St. Peter's Basilica to confirm the result. American Jesuit Thomas Reese said Prevost "got strong support from cardinals from Latin America where he worked for 20 years."

"He is multilingual and has a reputation as a listener. He will carry forward the legacy of Pope Francis. The Holy Spirit

continues to surprise us," he said in an email.

"By picking the name Leo XIV, he shows he is committed to the social teaching of the church, which was made foundational by his predecessor Leo XIII," Reese added.

The election of the first pope from the US is unprecedented as it had been widely thought that an American pontiff placed too much power in the hands of the world's biggest superpower.

Prevost has been to the Philippines a number of times. He visited Cebu in 2000 and blessed a spirituality center for the Sto. Niño icon in 2008 when he was the prior general of the Augustinians. In 2010, he was in Manila to attend the order's intermediate general chapter.

The Sto. Niño image was brought by Magellan to the Philippines in 1521 and retrieved by an Augustinian, Fray Andres de Urdaneta, in 1565.

EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH DEED OF ABSOLUTE SALE

Notice is hereby given that the estate left by the deceased SPS. CRISANTA CANTIMBUHAN ILANO and "TITO" RESTITUTO ATIENZA ILANO, ROMEO CANTIMBUHAN ILANO and FELICIANO CANTIMBUHAN ILANO consisting of a parcel of land situated at Bo. Salitran, Dasmariñas, Cavite covered by TCT No. T-1075351 (REGISTERED UNDER THE NAME OF CRISANTA CANTIMBUHAN ILANO) and a Residential Building (1 Storey) (REGISTERED UNDER THE NAME OF SPS. TITO ILANO AND CRISANTA CANTIMBUHAN ILANO) covered by Tax Dec. No. 2370026008250 (CORRECT: 2370026008260) has been the subject of an EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH DEED OF ABSOLUTE SALE by and among the heirs of the deceased as per Doc. No. 330, Page No. 66, Book No. 05, Series of 2025 of Notary Public Atty. Gerald C. Sergio.

Sgd. By all the heirs

CN: MAY 5, 12 & 19, 2025

EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH TRANSFER OF RIGHTS

Notice is hereby given that the estate left by the deceased **AYLIEN RICAMARA BOBADILLA** consisting of a parcel of land with improvements situated at Brgy. Tejero and San Juan II, Gen. Trias, Cavite covered by TCT No. 057-2016009992 has been the subject of an Extra-Judicial Settlement of Estate with Transfer of Rights by and among the heirs of the deceased as per Doc. No. 490, Page No. 98, Book No. 23, Series of 2025 of Notary Public Atty. Diosdado A. Macabutas.

Sgd. By all the heirs

CN: MAY 5, 12 & 19, 2025

SELF-ADJUDICATION OF ESTATE

Notice is hereby given that the estate left by the deceased **JOHN AUSTIN FERNANDEZ MEJIA** consisting of a parcel of land with improvements situated at Brgy. Tejero and San Juan II, Gen. Trias, Cavite covered by TCT No. 057-2016009542 has been the subject of a **SELF-ADJUDICATION OF ESTATE** executed by the sole heir of the deceased as per Doc. No. 382, Page No. 77, Book No. 23, Series of 2025 of Notary Public Atty. Diosdado A. Macabutas.

Sgd. By the sole heir

CN: MAY 5, 12 & 19, 2025

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

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-264-25

-versus-

**SPS. PERCIVAL PABIONA CARNAJE, JR.
AND JENNY QUILLA CARNAJE,**
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 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **SPS. PERCIVAL PABIONA CARNAJE, JR. AND JENNY QUILLA CARNAJE,** with residence and postal address at (1) Block 7 Lot 14 Kensington Phase 17, Brgy. Navarro, General Trias, Cavite (status: occupied by DEBTORS/MORTGAGORS); and (2) 15D Iloilo Street, Bago Bantay, Quezon City CPO 1100 (status: occupied by a third party), to satisfy the mortgage indebtedness as of February 24, 2025 amounts to **TWO MILLION ONE HUNDRED THIRTY-ONE THOUSAND FIVE HUNDRED TWENTY-TWO PESOS AND 41/100 (Php2,131,522.41)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **21 MAY 2025** at 10:00 O'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2018009532

LOT NO: 14 BLOCK NO: 7 PLAN NO: PCS-04-028598
PORTION OF: THE CONS/SUBD OF LOTS 1698, (RS-04-001799) LOT 1699, (RS-04-003884) LOT 1701 (FRS-04-005313)
ALL OF SAN FRANCISCO DE MALABON ESTATE & LOT 1726-A,

LOT 1726-B, LOT 1726-C, PSD-04-098877, 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 SW LOT 16, BLOCK 7, PCS-04-028598
2-3 NW ROAD LOT 10, PCS-04-028598
3-4 NE LOT 12, BLOCK 7, PCS-04-028598
4-1 SE LOT 13, BLOCK 7, PCS-04-028598

AREA: FIFTY SQUARE METERS (50), 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 **04 JUNE 2025** without further notice.

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

Trece Martires City, 24 APRIL 2025.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.,
CONSUMER BANKING GROUP - CONSUMER
REMEDIAL MANAGEMENT
33/F BDO Corporate Center Ortigas, #12 ADB Avenue,
Mandaluyong City

SPS. PERCIVAL PABIONA CARNAJE, JR. AND
JENNY QUILLA CARNAJE
(1) Block 7 Lot 14 Kensington Phase 17, Brgy. Navarro, General Trias, Cavite
(status: occupied by DEBTORS/MORTGAGORS); and
(2) 15D Iloilo Street, Bago Bantay, Quezon City CPO 1100 (status: occupied by a third party),

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
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CAVITE NGAYON



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All set for Shopwise Bike-fest on May 18 in Cavite

MANILA — All is set for the Shopwise Bikefest scheduled on May 18 at the Vermosa Sports Hub in Imus, Cavite with organizers eyeing at least 2,800 riders, surpassing last year's turnout of 2,443.

The competition, which promotes a healthy lifestyle, is open to all ages and skill levels, from toddlers to corporate cyclists.

The race distances are 30 km., 45 km. and 60

km., while participants between 2 to 15 years old will enjoy specially tailored rides.

Shopwise general manager Kerwin Legarde has expressed their excitement to offer a platform "where people can bond, move and make memories together". Road closures and full race support will ensure the safety of the riders while strict bike rules -- excluding fixies and e-bikes -- keep the race fair and streamlined. Eligible bikes include

road, BMX, mountain, gravel and foldable types.

Princess Galura of organizing partner Sunrise Events Philippines stressed that the scale and planning behind the cycling event reflect international standards.

"With this kind of response and community enthusiasm, the bikefest is poised to become a staple in the Philippine sporting calendar," she said in a statement. source:(PNA)

Robert Francis Prevost becomes first pope from the US, takes name Leo XIV

Christianity has a new shepherd, and he is Robert Francis Prevost, an American cleric produced by the Augustinian order.

The election of Prevost, 69, the first pope from the United States, was announced by the Cardinal Proto-Deacon, Dominique Mamberti, at past 7 p.m. Rome time, about an hour after the white smoke signal came out of the chimney of the Sistine Chapel.

Prevost, a native of Chicago but now a citizen of Peru, where he spent years doing missionary work, took the papal name Leo XIV, a signal that he would take off from the legacy of Leo XIII, under whose long reign from 1878 to 1903 promulgated the Church's social doctrine.

Prevost, who had served as the superior of the Augustinians from 2001 to 2013, appeared to signal a recalibration.

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PH's first e-jeepney factory opens in Batangas

LIPA CITY (PIA) — The country's first electric jeepney (e-jeepney) assembly plant has opened in Lima Park in Lipa City, Batangas.

Owned by the LCS Group of Companies and its South Korean partner Electric Mobility ON (EMON), the factory aims to produce low-cost, environmentally friendly electric jeepneys to help drivers and operators cope with the high costs of other modernized vehicles.

Each modern e-jeepney unit is priced at ₱1.2 million which is lower than the usual ₱2.5 million to ₱3 million price range in the market.

This initiative is a result of the collaboration between the LCS Group and EMON, which designed the

27-seater e-jeepney, combining modern technology with the iconic Filipino jeepney design.

With this lower cost, the LCS Group said, drivers are expected to recover their investment within two to three years. The company added that it targets to produce 500 units monthly, with plans to scale up based on demands.

The plant is also expected to provide jobs and livelihood opportunities to around 80 workers, with future expansion planned in the Visayas and Mindanao regions.

The factory is currently awaiting franchise approval from the Land Transportation Franchising and Regulatory Board (LTFRB) to officially deploy e-jeepneys for public transport services.

In an interview with Maj. Gen. Rudolph Dimas, regional director of LTRB IV-A, the establishment of the assembly plant will create a nice atmosphere and good competition between companies offering e-jeepney.

"This is the first manufacturing company in the Philippines. It is eco-friendly and cheaper for the price of ₱1.2 million each unit compared to the

₱2.5- ₱4 million worth from others offering the same. It is very advantageous to the operators since the said company noted that in two or three years time they will be able to get back their capital," Dimas noted.

Maj. Gen. Rudolph Dimas,
regional director of LTRB IV-A

He also mentioned that they have conducted initial coordinations and meetings with the company and requested that a unit of this e-jeepney be tested in Tagaytay with the operators to see if the units produced

can traverse high slopes or terrain.

The LCS Group and EMON are engaging with different banks for possible tie-ups on the processing of loans of operators. (MPDC-PIA Batangas)

