

Application period for 2024 Bar Exams starts Jan. 15

MANILA – The Supreme Court (SC) on Thursday said the application period for those intending to take the 2024 Bar Examinations shall be from January 15 to April 5.

In a bulletin, the tribunal said all new applicants, previous takers, and refresheres, who do not have existing accounts with the Supreme Court's online platform, Bar Applicant Registration System and Tech Assistance (BARISTA), may create an individual account at <https://barista.judiciary.gov.ph/>.

All applicants must complete/update their respective profile, fill out the application form, upload/re-upload digital copies of the documentary requirements, and pay the PHP12,800 application fee exclusively through the modes provided in the



BARISTA.

Within 10 calendar days from the notice of approval, all applicants must submit the printed and signed copies of their application forms, together with the physical copies of the mandatory documentary requirements to the Office of the Bar Confidant (OBC).

Similarly, all applicants must upload digital copies and submit physical copies of the deferred documentary requirements to

the BARISTA and OBC, respectively, until Oct. 15.

New applicants who failed to complete their Law degree, and refresheres who did not complete their refresher courses and/or take their pre-Bar review course may request to refund the application fee on or before Sept. 6.

The 2024 Bar exams, which will be chaired by Associate Justice Mario Lopez, will be on Sept. 8, 11, and 15.

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New CFO office in Quezon City more accessible to public

MANILA – The Commission on Filipinos Overseas (CFO) has inaugurated Thursday its new and accessible office in Quezon City.

CFO chairperson Romulo Arugay said the transfer to Quezon Avenue from Paco, Manila would allow them to service Filipino migrants with modernized facilities.

"The transfer of CFO to a new location with more accessibility into modern facilities and digitized services is only one among the very steps that the commission has taken to ensure that we contribute to the Philippine government's goal of enhancing bureaucratic efficiency," Arugay said in his speech during the inauguration.

The CFO's office is now strategically located in The Upper Class building on Quezon Avenue, near major public transport systems such as the MRT-



3 and more accessible to clients through buses, UV express, and jeepney.

"For almost 30 years, the CFO was housed at its old location in Paco, Manila, and now the CFO is ready for a brand new start at its new home here in the beautiful city of Quezon," Arugay said.

The transfer would streamline the delivery of services with more secure management and information systems and improve the process flow of transactions.

Senior Deputy Executive Secretary Hubert Guevara, one of the attend-

ees to the inauguration, expressed hope that with improved working conditions, the commission would continue to ensure orderly migration.

"Now is not the time to rest on your laurels or indulge in your achievement, instead the CFO must maintain a burning desire to assist and extend a helping hand to Overseas Filipinos," he said.

The CFO under the Office of the President is tasked to promote and uphold the interests, rights and welfare of overseas Filipinos. (Ava Costales and Lalaine Junio (trainees)/



Tech adoption, teachers' specialization seen to improve learning

MANILA – President Ferdinand R. Marcos Jr. is pushing for technology adoption in schools and the specialization of teachers to improve the quality of learning among Filipino students.

In a sectoral meeting at Malacañan Palace in Manila on Thursday morning, Marcos instructed the Department of Education (DepEd) to help teachers and learners who are still adjusting to new technologies, Education Undersecretary Gina Gonong said in a Palace briefing.

Marcos said the use of technology in education and the promotion of teachers' professional development are crucial in improving students' learning skills.

Marcos stressed the importance of taking the necessary steps to improve



the Filipino learners' performance and address the country's poor performance in the 2022 Programme for International Student Assessment (PISA), according to Gonong.

"So, it's more about what we can do moving forward so we can improve the performance of our students," Gonong said.

"Ang sinasabi sa PISA, kapag 'yung gadget ay ginamit sa pag-aaral, nag-i-increase ang performance ng bata. May tendency mag-increase ang performance ng bata (Ac-

ording to PISA, when the gadget is used in learning, the performance of the child increases. The child's performance tends to increase)," she added.

The 2022 PISA results released in December 2023 ranked the Philippines third from the bottom in Science with an average score of 356, and sixth from the bottom in Mathematics and Reading with average scores of 355 and 347, respectively.

Gonong noted that the country's scores *see page 9...*

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PGC extends medical and dental services to locals of Silang



In a commendable demonstration of community-focused healthcare, the Office of the Provincial Governor-Extension in partnership with the Office of the Provincial Health Officer (OPHO), organized a medical and dental mission

in Brgy. San Vicente II, Silang. The primary goal was to deliver essential medical and dental services to enhance the overall health and well-being of the community.

A total of 247 patients benefitted from the

healthcare services, encompassing medical consultations, check-ups, and tooth extractions. Specifically, 197 individuals received medical check-ups, and 50 availed tooth extractions. The services were ren-

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Turnover of 40 Computer Package, Laptop, Multimedia Package, Network Equipment for Computer Laboratory, Printer and Scanners



Simula pa lamang ngayong 2024 ay naghatid na tayo ng I.T equipment sa ating DepEd Cavite City family. Malaking tulong ito para sa maayos at mabilis na transaksyon para sa iba't-ibang paaralan sa ating lungsod.



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Modern jeeps worth P900K available for purchase: LTRFB



MANILA – The Land Transportation Franchising and Regulatory Board (LTRFB) said cheaper modern public utility vehicles (PUV) are available for purchase by transport cooperatives, insisting that the government has no say in their purchase.

During a press conference at the LTRFB headquarters in Quezon City on Thursday, LTRFB Chair Teofilo Guadiz III said a local and a Japanese manufacturer are already offering modern jeepneys worth around PHP900,000.

With the PHP280,000 subsidy provided by the government per unit under the PUV modernization program (PUVMP), Guadiz said the price further drops to PHP700,000.

"Divide this into seven years, it will only be something like PHP10,000 to PHP12,000 monthly. Hindi na po mabigat ito sa ating mga super (This is not unaffordable to our PUV operators anymore)," he said.

The statement came in response to criti-

cisms that modern PUVs imported from China cost around PHP1.8 million to PHP2.8 million per unit.

Guadiz said cooperatives who purchased these expensive units remain profitable as they can be operable for 16 hours a day.

Land Transportation Office Technical Division chief Joel Bolano said there are currently 54 different modern PUVs made by several manufacturers accredited by the Department of Trade and Industry (DTI) to have passed the Philippine National Standard (PNS).

"Yung mga lately na-accredit, may mga iconic jeepney na po doon. At available naman po ang data with the DOTr (Department of Transportation) para makita po kung ano ano at kung sino-sino ang mga provider at kung ito po

see page 4...

Comelec to implement 'Register Anywhere' drive nationwide

MANILA – The Commission on Elections (Comelec) is set to implement nationwide its Register Anywhere Program (RAP) when the voter registration period resumes on Feb. 12.

In a statement Thursday, the poll body said the RAP would accept applications in all capital cities and towns and highly urbanized cities (HUCs).

"RAP registration sites will be set up in malls, universities, or government offices/agencies in all capital cities and towns and HUCs nationwide. RAP has now been institutionalized in the Commission as a program owing to its favorable turnout and positive reception by the general public and other stakeholders," the Comelec added.

In 2022, the poll



body held a pilot testing of the RAP in selected areas, including malls and government agencies.

The initial testing was held in SM Fairview, Robinsons Place Manila, SM Sucat, Robinsons Galleria, SM Mall of Asia, Robinsons Taaloban, SM City Legazpi and Robinsons Naga.

Aside from these venues, the Comelec said the program will also be held in select church or-

ganizations, private establishments, government agencies and educational institutions.

The RAP's nationwide implementation aims to provide additional avenues and opportunities for voter registration in places of higher concentration of people traffic and congregation of persons of voting age.

"This move will maximize efforts to register *see page 11...*

Kumain ng prutas, gulay at kamote

Payo ni Doc. Ong

NARITO ang mga masustansiyang prutas na may benepisyo sa katawan:

1. Ubas – Ang ubas ay may tannins at flavonoids na puwedeng makapigil sa kanser. Kumain ng ubas kung ika'y nagpapagaling sa sakit. At kapag kulang sa dugo at mahina ang katawan, kumain ng ubas para manumbalik ang iyong sigla.
2. Pakwan – Panlaban ito sa sakit sa bato at pantog. Punumpuno ng vitamin C at potassium na kailangan ng ating katawan.
3. Peras – Ang peras ay mayaman sa fiber at sorbitol na makatutulong sa pagdumi. Ang fiber ay nagbibigay ng hugis sa dumi. Ang sorbitol naman ay nagbibigay ng tamis sa peras at naghahatak ng tubig sa loob ng bituka para lumambot ang dumi.
4. Suha – Nakatutulong para makaiwas sa kanser at diabetes. Ang balat nito ay may sangkap na bioflavonoid na nakatutulong para makaiwas sa breast cancer. Kung may diabetes, 3 o 4 na hiwa lang ang kainin.
5. Strawberry – Naniniwala ang mga eksperto na panlaban ito sa kanser. Mag-ingat lang kung allergic sa strawberry. Hugasan muna ito bago kainin.
6. Saging – Mainam ang saging sa mga nag-eehersisyo at may sakit sa puso dahil may taglay itong potassium. Para sa hindi makatulong at stressed, nakapagpaparela-ax ito dahil sa sangkap na tryptophan.
7. Abokado – Ang abokado ay may taglay na good fats at healthy oils. Dahil dito, nakatutulong ito sa pag-iwas sa sakit sa puso at istrok. May sangkap din itong vitamin B6 at vitamin E na nagpapakinins ng balat.
8. Papaya – Mataas sa vitamin A at vitamin C ang papaya kaya nakatutulong sa kutis. Ang papaya ay may papain, isang kemikal na tumutulong sa pagtunaw ng pagkain at regular ng pagdumi.
9. Pinya – Ito ay may bromelain na nagpapalakas ng resistensya. May sangkap din itong manganese at vitamin B na nagbibigay lakas sa katawan.
10. Buko – Ang buko juice at nakatutulong sa may kidney stones.
11. Mansanas – Mayroon itong vitamin C at anti-oxidants. Mahalaga na kainin din ang balat nito dahil may taglay itong pectin na nagtatanggal ng dumi sa katawan. Panlaban din ito sa mataas na cholesterol, arthritis at sakit ng tiyan.
12. Orange – Masagana ang orange sa vitamin C na panlaban sa sipon, ubo, hika at arthritis.

Gulay: Para sa inyong kaalaman, napakaraming benepisyo sa pagkain ng gulay. Narito po ang mga iyon:

1. Para kumpleto sa bitamina – Ilan sa mga masustansiyang gulay ay ang broccoli, cauliflower, kangkong, pechay, ampalaya, malunggay, spinach, talong, okra at talbos ng kamote.
 2. Panlaban sa sakit – Ang gulay ay maganda ring panlaban sa sakit tulad ng sakit sa puso, high blood pressure, diabetes, at sakit sa tiyan.
 3. Makaiwas sa kanser – Ayon sa pagsusuri, ang pagkain ng sapat na gulay at prutas araw-araw ay makababawas sa pagkakaroon ng kanser ng 3 to 10%.
 4. Para maging regular ang pagdumi – Mataas ito sa fiber na nagsisilbing walis na lumilinis sa ating bituka. Bawasan ang pagkain ng karne at taba na kulang sa fiber.
 5. Panlaban sa stress – Ang gulay ay mataas sa vitamin B, na makatutulong sa ating ugat at makababawas sa stress.
- Kamote: Napakaraming benepisyo rin ang makukuha mula sa pagkain ng kamote (sweet potato). Mabuti ito para sa puso, mata, tiyan, diabetes at nagpapapayat. Mura rin ito at mabibili sa buong taon.
- Narito pa ang mga benepisyo:
1. May beta-carotene or provitamin A para sa mata, puso, pagbabara ng ugat at kakulangan ng daloy ng dugo sa mga ugat ng puso, ulo, at sa immunity.
 2. Nababagay ang kamote sa may diabetes dahil mababa sa glycemic index kaya dahan-dahang magpataas ng asukal sa dugo. Puwede rin sa mga atleta, may mabigat na trabaho o nagpapagaling na may sakit.
 3. Ang kamote ay bagay sa nagpapapayat dahil mababa sa calories, matagal na busog kaya hindi makakain nang marami.
 4. Merong protease inhibitor na maaring makatulong sa pag-iwas ng kanser.
 5. Merong iron at vitamin C pinagsama na sa isang gulay.
 6. Sa may kidneys stones, may calcium oxalate ang kamote kaya ingat na huwag maraming kainin.
 7. Maganda sa tiyan ang kamote dahil tumutulong sa pagbuhay ng healthy bacteria tulad ng bifidobacterium at lactobacillus.



Agri chief: DA not setting SRP on rice, other farm products

MANILA – The Department of Agriculture (DA) is not considering the proposed imposition of suggested retail price (SRP) on farm products, particularly rice.

"We're not doing it. Prices of rice and other agricultural products in international markets like Thailand and other countries are volatile and fluctuating due to El Niño. Hence, we're not suggesting to control prices at the moment," Agriculture Secretary Francisco Tiu-Laurel Jr. said in a news release Thursday.

Earlier proposals for an SRP "was just an idea based on available remedies" according to the Republic Act 7581 or the Price Act, he said.

The Price Act Law empowers the DA to stabilize prices of farm products and inputs, including rice, fish, meat, poultry even fertilizers, in times of emergencies.

The provision of

the Price Act requires the creation of implementing rules and regulations (IRR) before the DA could exercise the power.

"I'm well aware that setting retail prices, even if just suggested, for particular goods tend to be counterproductive, especially when there is ample supply," Tiu-Laurel said. "In most cases, farmers bear the brunt of a price limit because traders will only lower their purchase prices to keep their margins. Consumers also don't benefit in such a situation. It could also fuel price speculation and supply hoarding that evolves into another problem altogether."

Since a strong El Niño episode is expected, international rice prices are fluctuating as countries try to increase their rice reserves through importation on concerns of potential drop in harvest.

The agency assured sufficient water supply that could sustain

strong rice output based on the report of the National Irrigation Administration's Upper Pampanga Integrated Irrigation System, which provides water to farms in major rice-producing provinces of Nueva Ecija, Bulacan and Pampanga.

"We're building up a buffer, largely through importation, to ensure we have ample supply of rice as we await the next harvest starting March. This should help keep prices stable without government intervention," Tiu-Laurel said.

He said the crafting of the Price Act IRR is "a clear warning" to those who may want to exploit the situation -- that the DA is empowered by law to go after them.

"We will not hesitate to use the powers and remedies at our disposal to ensure that our farmers and consumers are amply protected against those who may want to exploit any supply shortage," he added. (PNA)



EDITOR'S NOTE:

All comments and opinions submitted by our contributing writers and herein published shall remain as personal opinion of our column writers. Viewliner shall not be held liable to any legal issues related to any commentaries that may appear herein.

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ERNA BALAGTAS ANCHETA
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DIOSDADO ARIEL F. ALTO, JR.
Editor-In-Chief
DIOSAN MARUAL KCEE NACION
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Job creation in energy, manufacturing sectors to reduce poverty: Gadon



MANILA – Creating more jobs in energy and manufacturing industries will help alleviate poverty in the country, Presidential Adviser on Poverty Alleviation Larry Gadon said Thursday.

During the Bagong Pilipinas Ngayon program aired over state-run PTV-4, Gadon said he is now focused on attracting more foreign investments in these sectors in an effort to open additional job opportunities for Filipinos.

"In fact, I have been talking to and meeting with a lot of foreign investors who are interested in putting up power plants," Gadon said.

"Ang ating President (Ferdinand R. Marcos Jr.), his advocacy is to provide electricity even to the farthest areas. 'Yun kasing electricity, iyan talaga ang makakapagbigay ng bagong economic activities in any place. So, it will create more jobs and more economic activities, more economic development. 'Yun ang target namin diyan (Our President, his advocacy is to provide electricity even to the farthest areas. Electricity can provide new economic activities in any place. So it will create more jobs and more economic activities, more economic development. That's our

target there)," he added. Gadon said he would pitch to Marcos the need to focus on generating more jobs in the fields of energy and manufacturing.

He said he is already in touch with the Office of the President for the possible implementation of his proposal.

"Iyan ang projects na pwede kong ipasa sa (That's the project that I may submit to the) Office of the President para sa (for its) implementation," Gadon said. "We are already doing the details of the work. Once these are completed, I will report it to President Marcos."

This, as Gadon explained that his job as presidential adviser on poverty alleviation has limitations, as he could not directly implement any anti-poverty initiatives.

"Ang ginagawa ko lang (What I only do) is to submit to the President, to the Office of the President, the ideas that should be implemented to combat poverty. Marami naman tayong na-suggest (I have made many suggestions) and some of them are being done," he said.

Gadon said there is also an ongoing survey among various government agencies that are receiving direct foreign donations for their respective poverty alleviation programs.

The concerned agencies, he said, were asked to provide information and data about donations they receive from other countries to synchronize or improve the implementation of anti-poverty programs.

The move, he added, is in line with Marcos' commitment to implement a "one government" approach in addressing poverty in the country.

"Malaki ang nabawas doon sa poverty level natin. And marami pa kaming mga programa (Our poverty level has decreased a lot. And we have

person George Garcia said they would release amended guidelines on voter's registration.

He reminded applicants that they will no longer accept company ID as a valid identification document. "Dapat po government-issued ID lamang ang pwedeng magparehistro (Applicants should only submit government-issued

IDs)," the poll body chief added. Local Comelec offices are ready to accept application for registration and other election-related concerns from Feb. 12 to Sept. 30, 8 a.m. to 5 p.m., Mondays to Saturdays.

These include holidays, unless the poll body announced that there are no registration activities on those days. (PNA)

many more programs)," Gadon said. "Tuluy-tuloy ang programa ng Marcos administration at maging naman ang ating Presidente at napakaganda ng kaniyang mga programa (The program of the Marcos administration continues and our President is good and his programs are very good)."

The country's poverty rate went down to 22.4 percent in the first half of 2023 from 23.7 percent in the same period in 2021, according to the Philippine Statistics Authority's (PSA) report released in December last year.

This translates to 25.24 million Filipinos whose per capita income is not sufficient to meet their basic food and non-food needs. The latest figure is down from 2021's estimate of 26.14 million Filipinos.

The PSA earlier reported that the country's unemployment rate fell to its lowest level in November last year, while employment reached its highest since April 2005.

The PSA's latest Labor Force Survey showed that the number of unemployed Filipinos in November 2023 was estimated at 1.83 million, down from 2.18 million in November 2022 and 2.09 million in October 2023.

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GUHIT NG KAPALARAN

CAPRICORN: (Dis. 22-Ene. 19) – Friendlier direction ang pag-swing ng pendulum ngayon. Magiging madrama ang araw sa romantic expression, ilalantad mo lang ang iyong mga saloobin. Magiging happy ka. Lucky number at color for the day 3, 9, 18, 33 at coffee brown.

AQUARIUS: (Ene. 20-Peb. 18) – Friction free ang araw ito. Nakatakda ang para i-share ngayon ang ideas at gumawa ng team building program. Lucky number at color for the day ang 1, 3, 22, 37 at hot pink.

PISCES: (Peb. 19-Mar. 20) – High ang standard of discipline ng iyong araw. Ang paglilis sa rules ay magiging hadlang sa tagumpay, sundin ang plano. Lucky number at color for the day ang 1, 9, 11, 31 scarlet red.

ARIES: (Mar. 21-Abr. 19) – Matutuklasan ang kabuuhan ng relationship kapag masaya ang iyong mga karanasan sa wealth, love at health. Lucky number at color for the day ang 3, 13, 22, 29 at apple green.

TAURUS: (Abr. 20-May. 20) – Magiging flirty ang iyong pagkatak. Posibleng magising sa masalimuot na sitwasyon kung hindi didisiplinahan ang sarili. Lucky number at color for the day ang 5, 11, 17, 44 at cream yellow.

GEMINI: (May.21-Hun. 21) – Piliin ng demanding na tao para maging katrabaho. Upang maging matagumpay ang araw. Lucky number at color for the day ang 6, 18, 25, 32 at pearl white.

CANCER: (Hun. 22-Hul. 22) – Favorable ang pag-launch ng negosyo. Kailangan lang ang feng shui sa business upang maakit ang helpful person. Lucky number at color for the day ang 5, 21, 44, 49 at gold.

LEO: (Hul. 23-Ago. 22) – May hindi inaasahan na gastusin ang lilitaw. Nasa tight spot ang cash flow ngayon. Ma-ging masinop sa iyong kita. Lucky number at color for the day ang 6, 11, 29, 33 at brick red.

VIRGO: (Ago. 23-Set.23) – Masigla ang araw dahil sa bagong fitness program. Iwasan lang ang risky sports dahil maaaring ikapinsala ito ng sarili. Lucky number at color for the day ang 11, 2, 19, 25 at indigo.

LIBRA: (Set. 24-Okt. 23) – Hindi pa huli ang mararanasan kaugnay sa happy childhood. Magpaturo sa pag-gamitin ang internet. Lucky number at col-or for the day ang 22, 17, 35, 44 at Chinese red.

SCORPIO: (Okt. 24-Nob. 22) – Babahain ang iyong isip ng interesting ideas at exciting experiences sa iyong paligid. Bisitahin ang mga senior na kaanak. Lucky number at color for the day ang 11, 13, 29, 44 at yellow.

SAGITTARIUS: (Nob. 23-Dic. 21) – Ang pag-aaral kaugnay sa pag-unlad ng kaalaman ay may malaking tulong sa pag-unlad, Higher forms naman ang spiritual life. Lucky number at color for the day ang 7, 13, 25, 44 at blue.

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,
-versus-
AZENITH P. DIAPULET,
Mortgagor/s.
Foreclosure Case No. F-958-23
X-----X
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen Gil Puyat Ave. Makati City, against the Mortgagor, **AZENITH P. DIAPULET** with residence and postal address at 0093 LE. Timalan Concepcion, Naic, Cavite and Lot 33, Block 18, Palmerston, Barangay Capipisa Now Brgy. Lambingan, Tanza, Cavite 4108 to satisfy the mortgage indebtedness as of 1 August 2023 amounts to **NINE HUNDRED ELEVEN THOUSAND THREE HUNDRED SIXTY ONE PESOS & 07/100 (P911,361.07)**, 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 **January 23, 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 for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2019060864
LOT NO: 33 BLOCK NO: 18 PLAN NO: PSD-04-246451
PORTION OF: LOT 1867, RS-04-003844;
LRC RECORD NO. 6832
LOCATION: BARANGAY OF CAPIPISA NOW
BRGY. LAMBINGAN, MUNICIPALITY OF TANZA,
PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NE LOT 34, BLOCK 18, PSD-04-246451
2-3 SE LOT 1866, S. C. D. M. E.
3-4 SW LOT 32, BLOCK 18, PSD-04-246451
4-1 NW ROAD LOT-21, PSD-04-246451
AREA: THIRTY SIX SQUARE METERS (36),
MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 6, 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, December 29, 2023.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
Home Development Mutual Fund
c/o **ATTY. CAESAR S. EUROPA**
Attorney-in-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Intel College Bldg. No. 11, Pittsburgh St.,
Brgy. Silangan, Cubao, Quezon City

ALLAN P. RIVERA
388 B Dona Dionesa Village, Bayan Luma II, Imus, Cavite
Lot 10 Blk 17 Lumina General Trias, Phase 1,
Brgy. Santiago, 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**

**PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024**

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,
-versus-
ALLAN P. RIVERA,
Mortgagor/s.
Foreclosure Case No. F-1178-23
X-----X
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen Gil Puyat Ave. Makati City, against the Mortgagor, **ALLAN P. RIVERA** with residence and postal address at 388 B Dona Dionesa Village, Bayan Luma II, Imus, Cavite and Lot 10 Blk 17 Lumina General Trias, Phase 1, Brgy. Santiago, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 22 August 2023 amounts to **FOUR HUNDRED THIRTY SEVEN THOUSAND NINE HUNDRED TWENTY TWO PESOS & 10/100 (P437,922.10)**, 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 **January 24, 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 for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019064406
LOT NO: 10 BLOCK NO: 17 PLAN NO: PCS-04-029720
PORTION OF: LOTS 3165-B, PSD-71285 AND
3170-B-2, PSD-04-238085
LOCATION: BARANGAY SANTIAGO, GEN. TRIAS, CAVITE
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SE ROAD LOT 16, PCS-04-029720
2-3 SW LOT 11, BLOCK 17, PCS-04-029720
3-4 NW LOT 25, BLOCK 17, PCS-04-029720
4-5 NW LOT 26, BLOCK 17, PCS-04-029720
5-1 NE LOT 9, BLOCK 17, PCS-04-029720
AREA: THIRTY SIX SQUARE METERS (36), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 7, 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, December 29, 2023.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
Home Development Mutual Fund
c/o **ATTY. CAESAR S. EUROPA**
Attorney-in-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Intel College Bldg. No. 11, Pittsburgh St.,
Brgy. Silangan, Cubao, Quezon City

DANILO G. LARIDO
#92 National Rd., Putatan, Muntinlupa City, Metro Manila
Lot 14, Blk. 4, Ph. 3 Carissa Homes Tanza,
Brgy. Bagtas, Tanza, Cavite

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE
DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL
SALE ON OR BEFORE THE DATE OF SALE**

**PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024**

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,
-versus-
DANILO G. LARIDO,
Mortgagor/s.
Foreclosure Case No. F-1166-23
X-----X
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen Gil Puyat Ave. Makati City, against the Mortgagor, **DANILO G. LARIDO** with residence and postal address at #92 National Rd., Putatan, Muntinlupa City, Metro Manila and Lot 14, Blk. 4, Ph. 3 Carissa Homes Tanza, Brgy. Bagtas, Tanza, Cavite to satisfy the mortgage indebtedness as of 31 July 2023 amounts to **ONE HUNDRED SEVENTY SEVEN THOUSAND FIFTY THREE PESOS & 96/100 (P177,053.96)**, 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 **January 24, 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 for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-713090-

A parcel of land (Lot 14, Blk. 4 of cons. & subd. plan, Pcs-04-011074, being a portion of the cons. of Lot 2052-A-1-B, Pcd-04-084775 & Lot 2053-B-2, Pcd-04-084774, L.R.C. Rec. No. situated in the Brgy. of Bagtas, Mun. of Tanza, Prov. of Cavite, Is. of Luzon. Bounded on the NW., along line 1-2 by Lot 12, Blk. 4; on the NE., along line 2-3 by Alley 37; on the SE., along line 3-4 by Lot 16 and on the SW., along line 4-1 by Lot 15, both of Blk. 4, all of the cons. subd. plan. Beginning at a pt. marked "1" on plan xxx containing an area of THIRTY FIVE (35) SQUARE METERS xxx

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 **February 7, 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, December 29, 2023.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
Home Development Mutual Fund
c/o **SIMEON P. MADRID**
Attorney-in-Fact, S.P. MADRID & ASSOCIATES
Unit 2010 20/F Herrera Tower, V.A.
Rufino cor. Valero Street, Makati City

DANILO G. LARIDO
#92 National Rd., Putatan, Muntinlupa City, Metro Manila
Lot 14, Blk. 4, Ph. 3 Carissa Homes Tanza,
Brgy. Bagtas, Tanza, Cavite

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE
DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL
SALE ON OR BEFORE THE DATE OF SALE**

**PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024**

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-
**LEONARDO G. CAMPOSANO, married to
MYRNA Q. CAMPOSANO,**
Mortgagors.
FC Case No. 18815-23
EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT 3135 AS AMENDED BY ACT 4118
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 place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **LEONARDO G. CAMPOSANO, married to MYRNA Q. CAMPOSANO**, mortgagors, with residential and postal address at 847 I. Santos Street, Malibay Barangay 1, Pasay City, and/or Lot 5 Block 9 Phase 5, Lancaster Residences, Alapan-2, Imus, Cavite, to satisfy the mortgage indebtedness which as of October 30, 2023 amounts to **FOUR HUNDRED NINETY SEVEN THOUSAND FOUR HUNDRED SEVEN PESOS & 19/100 (Php497,407.19)**, 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 **January 23, 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, Aguineldo 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. 057-2013022289
"A PARCEL OF LAND (LOT 5 BLK. 9 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 NE., ALONG LINE 1-2 BY LOT 7 BLK. 9; ON THE SE., ALONG LINE 2-3 BY ROAD LOT 10; ON THE SW., ALONG LINE 3-4 BY LOT 3 BLK. 9, AND ON THE NW., ALONG LINE 4-1 BY LOT 6 BLK. 9, ALL OF THE CONS. AND SUBD. PLAN. XXX CONTAINING AN AREA OF FORTY (40) SQUARE METERS, MORE OR LESS. XXX"

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 **January 30, 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, December 7, 2023.

ROSVIDA C. NOCUM
Sheriff IV
Branch 22

APPROVED
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. MICHAEL YANCY P. YNGSON
Atty.-in-fact, Receivers and Liquidation Inc.
Unit C, 10th Floor Strata 2000 Bldg.,
F. Ortigas Jr. Rd., Ortigas Center, Pasig City
LEONARDO G. CAMPOSANO
MYRNA Q. CAMPOSANO
847 I. Santos Street, Malibay Barangay 1, Pasay City and/or
Lot 5 Block 9 Phase 5, Lancaster Residences,
Alapan-2, Imus, Cavite

**PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024**

**SAGIP TULONG PARA SA ALS
LEARNERS NG BRGY. BANCAL**



Namahagi ang yong mga pangangailan- Pamahalaang Lungsod ng Carmona, sa panganguna ng Office of the City Mayor ng sagip tulong para sa mga learners ng Alternative Learning System o ALS mula Barangay Bancal.

Sana po ay makatulong ang mga munting handog na ito para sa in-

gan sa araw-araw. Nais namin ang patuloy ninyong tagumpay at asahan niyo po na lagi kaming nakaagapay sa pag-abot ng inyong mga pangarap. #ALS#Sagip-Tulong#CityOfCarmona #LungsodNgCarmona #LGUCarmona#BayanMunaLagi #DapatAngatLahat

SCHOOL ARM CHAIR



Nakatanggap ang paaralan ng Bucal National Integrated School ng mga school arm chairs mula sa pamahalaan sa tulong ni Senator Cynthia Villar at Villar Sipag. Nagpapasalamat naman ang Pamahalaang Umakasyon Agad sa pangunguna ni Mayor Lawrence "Umbe" Arca sa ating butihing Sen. Cynthia Villar sa kanilang pagmamahal para sa mga Batang Maragondon.

Application...
from page 12

As in previous exams, the Court said it shall establish various local testing centers (LTCs) in key cities across the National Capital Region, Luzon, Visayas, and Mindanao.

All applicants must select three cities ranked by order of preference.

The process of venue assignment shall consider the applicants' preference subject to the availability of slots, according to the SC.

To ensure fair assignment of venues, the process shall only commence after the last day of the applications. The applicants may check their assigned LTCs in the BARISTA.

Matters regarding the guidelines and rules of conduct for the 2024 Bar Examinations will be announced in subsequent Bar bulletins.

The Court reminds the public that only information posted on the 2024 Bar microsite, <https://sc.judiciary.gov.ph/bar-2024/>, and its online platforms are true and accurate. (PNA)

**BACOOR CITY LADY STRIKERS
KAUNA-UNAHANG KAMPEON SA
MAHARLIKA PILIPINAS VOLLEY-
BALL ASSOCIATION (MPVA)**




Sa espesyal na araw na ito, binigyan ng City Government ng Bacoor ang Bacoor City Lady Strikers Team at Coaching Staff ng cash incentives dahil sa kanilang pagkakampeon sa Maharlika Pilipinas Volleyball Association (MPVA).

Pinangunahan ni Mayor Strike B. Revilla ang pagbibigay ng cash incentives, kasama sina Konsehál Alde Pagulayan, Konsehala Karen Sarino Evaristo, Mr. Dennis Abel-

la, at Mr. Bobby Bautista. Layunin ng cash incentives na hikayatin ang mga atleta tulad ng Bacoor City Lady Strikers na magpatuloy sa kanilang husay sa volleyball. Ito rin ay pagpapakita ng suporta at pagmamalasakit ng lungsod sa mga lokal na atleta.

Ipinapakita ng pagkilalang ito ang pagsisikap ng lungsod na itaguyod ang kahusayan sa palakasan at suportahan ang mga lokal na atleta sa kanilang mga pangarap at tagumpay.

**IN CITY RELOCATION: 120
ISF FAMILIES TRANSFERRED
TO CIUDAD KAUNLARAN**



Sa isang matagumpay na pagsisimula, nilipat na ang unang Batch na 120 pamilya na Informal Settler Families (ISF) mula sa Barangay Sinbanali patungo sa Ciudad Kaunlaran bilang bahagi ng proyektong pang-relokasyon ng Lungsod.

Ang Housing and Urban Development And Resettlement Department (HUDRD), na pinangungunahan ni Atty. Aimee Torrefranco-Neri at ni Ms. Annie Nacianceno, ang nagsagawa ng programa na ito. Dumal rin sa pagtitipon sina Mayor Strike B. Revilla, na naninindigan na wala ng liliipat na

Bacooreño sa labas ng Bacoor, Roderick Ibañez, Regional Manager ng NHA, Engr. Emma Anacan, OIC ng NHA Cavite District, Kapitan Mike Saquitán ng Barangay Molino 2, at Kapitana Caridad Sanchez ng Barangay Sinbanali.

Ang layunin ng programa na ito ay ilipat ang mga pamilya sa maayos na tahanan na kanilang masasabing maari na nilang maging pag-aari. Bilang bahagi ng paglipat, nagkaroon ng pamamahagi ng financial assistance, grocery packs, at 10 kilos ng bigas mula sa Bacoor LGU sa pangunguna ni Mayor Strike B. Revilla.

Republic of the Philippines
Fourth Judicial Region
FAMILY COURT
Branch 4
Imus City, Cavite
fc1imu0004@judiciary.gov.ph
Tel. No. (046) 4181948

MELANIE C. LAXAMANA,
Petitioner,

-versus-

VERGILIO S. LAXAMANA,
Respondent.

CIVIL CASE NO. 6693-17
For: Declaration of Nullity of
Bigamous Marriage

X-----X
DECISION

WHEREFORE, premises considered, judgment is hereby rendered, as follows:

(1) DECLARING the marriage between the petitioner, Melanie A. Candelaria and the respondent, Vergilio S. Laxamana, dated June 15, 1998, registered in the Local Civil Registry of Caloocan City, VOID AB INITIO, with all the effects provided by law;

(2) ORDERING the Local Civil Registry of the City of

Caloocan, to cancel the Certificate of Marriage between the herein parties, and to register/enter the Instant Decision in accordance with law;

(3) DIRECTING the Local Civil Registry of Dasmariñas, Cavite, to cancel the Certificate of Live Birth of Meriel Erica Candelaria Laxamana, under Registry No. 99-2377, who was born on March 4, 1999, and the Local Civil Registrar of Imus City, Cavite, to similarly cancel the Certificate of Live Birth of Kermiel Candelaria Laxamana, under Registry No. 2009-1855, who was born on May 8, 2009 indicating the new civil status of the parties' common children as illegitimate; and

(4) DECLARING the present property relations of the parties dissolved and, thereafter, governed by the complete system of separation of property.

In the event that no appeal is filed in this case, the OIC/Branch of Clerk of Court of this Court is directed to issue an Entry of Judgment, upon expiration of the fifteen-(15)-day reglementary period.

Hereafter, the petitioner is ordered to submit certified true copies of this Decision and the Entry of Judgment to the Civil Registry of the City of Caloocan where her marriage was registered, the City of Imus where this Family Court is situated, and the Philippines Statistics Authority, after which, the Court shall issue the Decree which should, likewise, be registered with the aforementioned offices.

Petitioner shall report to the Court Compliance with this requirement within thirty (30) days from the receipt of the copy of the Decree of Declaration of Nullity of Marriages.

Pursuant to Section 19 (2), A.M. No. 02-11-10-SC, dat-

ed March 4, 2003, in as much as the respondent who was summoned by publication failed to appear in this case, let the dispositive part of this Decision be published once in a newspaper of general circulation, as may be chosen by raffle.

SO ORDERED.

Imus City, Cavite, November 15, 2023.

ADELIZA H. MAGNO-GINGOYON
Presiding Judge

Copy furnished:

OFFICE OF THE SOLICITOR GENERAL
134 Amorsolo St., Legaspi Village, Makati City

ACP GLENN RAYMOND O. PARADELA
Office of the City Prosecutor
Imus City, Cavite

ATTY. ERWIN BRYAN S. KANAPI
ATTY. FELIX S. SAYAGO
Room 201, DRB Building, Palico IV, Imus City, Cavite

MELANIE C. LAXAMANA
270 Alapan 1-B, Imus City, Cavite

VERGILIO S. LAXAMANA
Lot 6, Blk 10, Cavite Viejo Subd., Gahak, Kawit, Cavite

THE LOCAL CIVIL REGISTRAR
Imus City, Cavite

PAHAYAGAN NG KABITENYO
December 25, January 1 & 8, 2024

Training for teachers, parents eyed to spot 'red flags' of bullying

MANILA – The Department of Education (DepEd) is considering providing training for teachers and parents to spot “red flags” of bullying in schools.

In a Palace briefing, DepEd Undersecretary Michael Poa said the training is part of the agency’s efforts to provide immediate interventions to Filipino learners involved in bullying incidents.

Poa said the DepEd has already identified pilot areas where training for teachers and parents will be conducted.

“Gusto nating mag-train ng teachers, ng parents to spot red flags para sila ‘yung magsabi sa atin kung kailangan ng intervention ng kanilang mga anak. As to the teachers, nag-start na ‘yung ating pilot in certain areas lang (We want to train teachers and parents to spot red flags so that they can tell us if their children need intervention. As for the teachers, our pilot training has started only in certain areas),” he said.

While the agency is reviewing mechanisms to prevent bullying in schools, it also needs to gain parental support to address the issue that has an adverse impact on the bullied students’ mental health, DepEd Undersecretary Gina Gonong said.

“Addressing bullying can’t just be DepEd’s responsibility,” Gonong, who also joined the press briefing, said. “So we need to engage our parents and the communities to reduce if not to eliminate bullying in schools.”

Reporting system Poa said the DepEd is also improving its reporting system considering that most of the complaints lodged before its Learner Rights and Protection Office (LRPO) are related to bullying.

He said the LRPO



has so far resolved at least 120 cases of bullying.

“But you know, pagdating kasi sa ganitong reporting system, dalawa iyan eh, puwede kang magsabing yes, naka-resolve ka ng 120 cases pero (when it comes to such reporting system, there are two things we need to consider. Yes, we could say we’re able to resolve 120 cases but) we still don’t know if there is underreporting going on,” Poa said.

“That’s why we need to make sure that our system is accessible to everyone, even to anonymous complaints kasi maraming takot mag-complain (because many are afraid to make a complaint [and we have]) to make sure that people are really being encouraged to report,” he added.

Anti-bullying hotline

Poa said bullied students may directly report to the DepEd any abuse or violence they have experienced in schools, including cyberbullying.

This, as he acknowledged that some bullied learners are afraid to lodge a complaint before school authorities. “Kaya naman tayo naglagay ng hotline na kasi karamihan naman talaga ng ating mga learner lalo na pagdating sa bullying, takot silang magsumbong kaagad kasi nandyan ‘yung nambully sa kanila or pagdating naman sa abuses in our schools, takot sila na baka kampilan ng school authorities ‘yung bully (That’s why we put up a

hotline because most of our learners, especially when it comes to bullying, are afraid to report it immediately because the bully is there or when it comes to abuses in our schools, they are afraid that the school authorities might be on the bully’s side),” Poa said.

“These are very natural. The reluctance is quite natural so that’s why we had a hotline para kung takot silang magsumbong sa kanilang school or sa division office man lang ay puwede silang dumiretso sa central office through our hotline (so that if they are afraid to report to their school or to the division office, at least they can go straight to the central office through our hotline),” he added.

Any cases of abuse may be reported to the DepEd’s LRPO through landline (02) 8632-1372, mobile number 0945-175-9777, e-mail address protectlearners@depd.gov.ph, and Facebook page <https://facebook.com/depd.lrho/>. Responsible internet usePoa said there is also a plan to include the responsible use of internet in the DepEd’s curriculum. The agency, he said, has many projects and advocacies at the school level to educate learners about responsible use of internet and cyberbullying. “It is really number one, creating awareness and number two, how do you respond once there is bullying,” Poa said, adding that DepEd is coordinating with the Department of Health to help bullied students and bully who may be experiencing mental health problems.

DSWD aid only for poor, verified beneficiaries – Gatchalian

MANILA – The Department of Social Welfare and Development (DSWD) assured that the assistance it extends is only for those in need and beneficiaries undergo a strict vetting process.

Secretary Rex Gatchalian said in a statement Thursday that the government’s frontline social protection agency provides all kinds of assistance to the poor and vulnerable “within the bounds set by existing rules and guidelines.”

“Rain or shine, our hard-working social workers are always ready to render assistance to those in need. The only consideration for the distribution of aid for the indigent and those in crisis situations is their current circumstance as assessed by our social workers in the DSWD Cen-



tral Office, satellite offices and the various field offices,” he said.

Gatchalian issued the statement amid claims that the DSWD Assistance to Individuals in Crisis Situation (AICS) program is being dangled in the signature-gathering campaign in support of Charter change.

According to the DSWD, individuals who wish to avail of the AICS have to secure an appointment for thorough screen-

ing. They must submit all pertinent documents, which will have to be verified by DSWD officers.

Beneficiaries will then wait for a notification before they can collect the cash assistance.

A mere recommendation or the signing of any other document does not qualify an individual for the program, the DSWD said. (PNA)

Tech adoption... from page 12

in Reading and Mathematics increased by two points and seven points, respectively, but dropped by a point in Science.

She, however, acknowledged that the increase or decrease in the country’s scores “has nothing to do with the performance level” of the learners.

“Talagang nananatili tayo sa low proficiency level. So 2018 at saka 2022, low performance levels tayo sa PISA (We really remain at a low proficiency level. So in 2018 and 2022, we have low performance levels in PISA),” Gonong said.

“Siyempre ang immediate target natin, kung hindi man tumaas na tayo kaagad in terms of proficiency level, tumaas pa ‘yung scores natin hanggang maabot natin ‘yung minimum level of proficiency (Of course, our immediate target is, if we don’t increase immediately in terms of proficiency level, let us increase our scores until we reach the minimum level of proficiency),” she added.

Gonong said the DepEd will continue undertaking initiative reforms to reach its goal, considering that “it takes years to develop the students.”

Improving teaching quality

Undersecretary Michael Poa said DepEd would also focus on improving teaching quality and competency, as well as aiding teachers on specializations.

Marcos believes there would be an “around 60-percent improvement” in the education system, if teachers get the necessary support from the government.

“We will really train all of our teachers kasi nga marami na nagbago na technology, even in a span of a year ‘no, maraming nagbabago. Like ngayon, sabi nga natin, mayroon na tayong AI, hindi ba (because technology has changed a lot. Even in a span of one year, alot has changed. Like now, we say, we have Artificial Intelligence) so that’s something we are looking at. At (And) we will use, of course, the training facility of DepEd to do that,” he said.

Poa cited several initiatives of the DepEd to improve learners’ performance, including the implementation of the National Learning Recovery Program and the pilot implementation of the MATATAG curriculum.

MATATAG stands for “Make the curriculum relevant to produce job-ready, Active and responsible citizens; TAKE steps to accelerate

the delivery of basic education services and provision facilities; TAKE good care of learners by promoting learner well-being, inclusiveness learning, and positive learning environment; and, Give support for teachers to teach better.”

Poa added that “Catch-up Fridays” will be launched on Jan. 12 to improve the reading and writing skills of basic education learners.

The PISA, developed by the Organization for Economic Cooperation and Development, is designed to assess the extent to which students have acquired key knowledge and skills essential for full participation in social and economic life.

It is a triennial international comparative study that tests a 15-year-old’s ability in Mathematics, Reading, and Science in real-world situations.

A total of 81 countries and economies participated in PISA 2022, with some 690,000 students representing about 29 million 15-year-olds.

The assessment was administered from March 2022 to May 2022 and results were released on Dec. 5, 2023. (PNA)

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
BRANCH 131
TRECE MARTIRES CITY
CAVITE

IN RE: PETITION FOR ISSUANCE OF REPLACEMENT OF LOST OWNER'S DUPLICATE COPY OF TRANSFER CERTIFICATE OF TITLE NO. 057-2020002703 OF THE REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE,

METROPOLITAN BANK & TRUST COMPANY,
Petitioner,
LRC CASE NO. 5964-069-23
X-----X

ORDER

Filed before this Court is a verified PETITION FOR ISSUANCE OF REPLACEMENT OF LOST OWNER'S DUPLICATE COPY OF TRANSFER CERTIFICATE OF TITLE NO. 057-2020002703 OF THE REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE.

Finding the aforementioned petitions to be sufficient in form and substance the same is hereby set for initial hearing on February 8, 2024 at 8:30 o'clock in the morning / 1:30 o'clock in the afternoon, where any and/or all parties interested may oppose the said petition.

Let copy of this Order be posted at the Bulletin Board of Government Center Building and at the entrance of the Cavite Provincial Capitol Building, Trece Martires City, Public Market, City and Barangay Hall where the property/ies is/are situated. Let other copies of this Petition be furnished to the Register of Deeds for the Province of Cavite, Office of the Solicitor General (OSG), possible oppositors and their counsels. For this purpose, the petitioner or his/her duly authorized representative is hereby directed to immediately coordinate with the process server of this Court as regards the posting of this Order on the land which is the subject of this Petition. within five (5) days from receipt hereof.

Let the same order be published in a newspaper of general circulation once a week for three (3) consecutive issues at the expense of the petitioner. For this purpose, Petitioner is directed to coordinate only with the Office of the Clerk of Court, this jurisdiction.

Let Compliance be submitted by the Petitioner to the Court within five (5) days after duly observing the aforementioned procedures.

SO ORDERED.

Trece Martires City, October 2, 2023.

JEAN DESUASIDO-GILL
Presiding Judge

Copy furnished:

METROPOLITAN BANK & TRUST COMPANY
Metrobank Plaza Building, Sen. Gil J. Puyat Ave. Ext., Makati City

ATTY. RACQUEL CRISOLOGO-LARA
Counsel for the Petitioner

Unit 206 Maker Building Km 22 Aguinaldo Highway Corner Palanas Street, Anabu 1-A, Imus City, Cavite

OFFICE OF THE SOLICITOR GENERAL
134 Amorsolo St., Legaspi Village, Makati City 1229
efile@osg.gov.ph
docket@osg.gov.ph

THE REGISTER OF DEEDS FOR THE PROVINCE OF CAVITE
Trece Martires City, Cavite 4109

LAND REGISTRATION AUTHORITY
Unit 204, LRA Building, East Avenue Corner Nia Road, Quezon City 1100

REYNALDO ARGOTE
Process Server
RTC Br. 131-Trece Martires City, Cavite 4109

OFFICE OF THE CLERK OF COURT
Trece Martires City, Cavite 4109

PAHAYAGAN NG KABITENYO
DECEMBER 25, 2023, JANUARY 1 & 8, 2024

Modern... from page 1

ay locally manufactured o ito po ay imported (Some of those newly-accredited have the iconic jeepney design. And that data is available with the DOTr, they can see which models and who are their makers so they can decide whether to purchase locally or from overseas),” Bolano said.

Bolano said the decision of which PUVs to purchase remains solely in the hands of transport cooperatives or corporations.

“Hindi po totoo na mayroon pong nakikialam po ang LTFRB. Ang katotohanan po niyan ay sila ang may option kung saan po sila pwede bumili (It is not true that the LTFRB meddles with this. The truth is they

have the option where to buy),” he said.

On Wednesday, officials of the LTFRB and DOTr were questioned by House Committee on Transportation Chair Romeo Acop and other lawmakers due to unaddressed issues by some drivers and operators on the PUVMP.

The LTFRB and the OTC, Guadiz said, will recalibrate the PUVMP to address issues, such as some operators losing ownership of their PUVs to their cooperative and will remain receptive following calls for President Ferdinand R. Marcos Jr. to reconsider his decision not to allow an extension for the consolidation deadline.

PGC extends... from page 1

dered by a team of medical and dental professionals from General Emilio Aguinaldo Memorial Hospital (GEAMH).

The success of the mission was the result of the collaborative effort of the provincial government with the local partners led by Brgy. Chairwoman Angelina

S. Duguran, Sanggunian Kabataan Chairwoman Rachel Angela A. Dacanay, and other local officials. It reflects their strong commitment to uplift communities, promote healing, and prioritize the overall welfare of residents, ultimately contributing to a healthier and more resilient community.

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,
-versus-
NANCY ABUCAL MENDOZA,
Mortgagor/s.

Foreclosure Case No. F-891-23
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND, with business address at The Petron Mega Plaza Building, No. 358 Sen Gil Puyat Ave. Makati City, against the Mortgagor, NANCY ABUCAL MENDOZA with residence and postal address at 216 Int. Dancel St., Pasay City and Lot 53 Blk 70, Heneral Uno, Barangay Pasong Kawayan II, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 28 June 2023 amounts to THREE HUNDRED SEVENTY THREE THOUSAND SIX HUNDRED NINETY FOUR PESOS & 49/100 (P373,694.49), 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 January 23, 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 for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2020000636

A PARCEL OF LAND (LOT 53, BLK 70 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-027483, BEING A PORTION OF LOT 3183, SAN FRANCISCO DE MALABON ESTATE, RS-04-002268 AND LOT 3299, SAN FRANCISCO DE MALABON ESTATE, RS-04-001981) SITUATED IN THE BARANGAY OF PASONG KAWAYAN, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY ROAD LOT 84 (6.50 M. WIDE); ON THE SE., ALONG LINE 2-3 BY LOT 52, BLK 70 BOTH OF THE CONSOLIDATION-SUBDIVISION PLAN; ON THE SW., ALONG LINE 3-4 BY LOT 3301, SAN FRANCISCO DE MALABON ESTATE (ROSARIO SARIA VDA. DE MOJICA) AND ON THE NW., ALONG LINE 4-1 BY LOT 54, BLK 70 OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF FIFTY SEVEN (57) SQUARE METERS, MORE OR LESS XXX

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 February 6, 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, December 29, 2023.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
Home Development Mutual Fund
c/o 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

NANCY ABUCAL MENDOZA
216 Int. Dancel St., Pasay City
Lot 53 Blk 70, Heneral Uno, Barangay Pasong Kawayan II, 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

PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024

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

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,
-versus-
CERILLO G. BERGADO JR., MARRIED TO
MARICAR A. BERGADO
Mortgagor/s.

FORECLOSURE CASE NO. F-896-23
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, CERILLO G. BERGADO JR., MARRIED TO MARICAR A. BERGADO with residence and postal address at Blk 6A, Welfareville, Mandaluyong City and Lot 17, Block 4 Mary Cris Complex, PH 2, Barrio Alang-Ilang, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 28 June 2023 amounts to ONE HUNDRED NINETY THREE THOUSAND TWO HUNDREDTHIRTEEN PESOS AND 84/100 (P193,213.84) excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on January 23, 2024 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/ies with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-8200009

A PARCEL OF LAND (Lot 17 Block 4) of the subdivision plan Psd-04-093013, being a portion of Lot 2533 SFD MALABON EST, situated in the barrio of ALANG-ILANG, municipality of GEN TRIAS, province of CAVITE, island of LUZON. Bounded on the SE, along line 1-2 by Lot ALLEY 2, on the SW, along line 2-3 by Lot 18 Block 4, on the NW, along line 3-4 by lot 42 Block 4, and on the NE, along line 4-1 by Lot 16 Block 4, all of the subdivision plan. Beginning at a point marked "1" on plan XXX CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS. XXX

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 February 6, 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, December 29, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

C/O ATTY. RIZALDY F. DE LEON
Bernales & Associates
Suite 6 Third Floor, A. Francisco Gold Condominium I, 784 EDSA West Kamias District, Quezon City

CERILLO G. BERGADO JR., MARRIED TO
MARICAR A. BERGADO
Blk 6A, Welfareville, Mandaluyong City and, Lot 17, Block 4, Mary Cris Complex, PH 2, Barrio Alang-Ilang, 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.

PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,
-versus-
HUMBERTO B. BARLAS, married to
AMALIA D. BARLAS
Mortgagor/s.

FORECLOSURE CASE NO. F-1187-23
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, HUMBERTO B. BARLAS, married to AMALIA D. BARLAS with residence and postal address at Clinic Site, Bf Homes, Parañaque, Metro Manila and Lot 10 Blk 2, Metro Index, Brgy. De Ocampo, Trece Martires City, Cavite to satisfy the mortgage indebtedness as of 20 September 2023 amounts to ONE HUNDRED TWENTY FIVE THOUSAND ONE HUNDRED FORTY THREE PESOS & 89/100 (P125,143.89), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on January 24, 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Bldg. 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. T-42191

A parcel of land (Lot 10, Blk. 2 of the subd. plan, Psd-042122-075437, being a portion of Lot 4050, Fls-1815 Amd., Sta. Cruz de Malabon Est; LRC Rec. No.), situated in the Brgy. of De Ocampo, City of Trece Martires, Prov. of Cavite, Is. of Luzon. Bounded on the NW., along line 1-2 by Lot 9; on the NE., along line 2-3 by Lot 8, both Blk-2; on the SE., along line 3-4 by Rd. Lot 2; & on the SW., along line 4-1 by Lot 12, Blk-2 all of the subd. plan. XXX CONTAINING AN AREA OF SEVENTY (70) SQ. METERS. XXX

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 February 7, 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, December 29, 2023.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
c/o 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

HUMBERTO B. BARLAS, married to AMALIA D. BARLAS
Clinic Site, Bf Homes, Parañaque, Metro Manila
Lot 10 Blk 2, Metro Index, Brgy. De Ocampo, Trece Martires City, Cavite

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

PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,
-versus-
ROMMEL O. VENTURA
Mortgagor/s.

FORECLOSURE CASE NO. F-1217-23
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, ROMMEL O. VENTURA with residence and postal address at 8F Basilio St., M. Dela Cruz, Pasay City and Lot 28 Block 7 Ville De Palme, Santiago, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 17 August 2023 amounts to SEVEN HUNDRED FIFTY THREE THOUSAND FORTY SIX PESOS & 18/100 (P753,046.18), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on January 24, 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Bldg. 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. T-1213629

A parcel of land (Lot 28 Blk. 7) of the cons. & subd. plan, Pcs-04-020925, being a portion of the cons. of Lots 2565 & 3484 (Rs-04-002981), San Francisco de Malabon Estate, L.R.C. Rec. No. 5984, situated in Brgy. of Santiago, Mun. of Gen. Trias, Prov. of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 29 Blk. 7; and on the NE., along line 2-3 by Lot 40 Blk. 7; on the SE., along line 3-4 by Lot 27 Blk. 7; and on the SW., along line 4-1 by Road Lot 6, all of the cons. & subd. plan. XXX CONTAINING AN AREA OF FORTY (40) SQ. METERS. XXX

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 February 7, 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, December 29, 2023.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
c/o ATTY. MELANIO A. BADENAS JR.
Attorney-in-Fact, GCCS & Associates Corp.
Rm. 209, Megastate Bldg., No. 737, G. Araneta Avenue Tatalon, Quezon City

ROMMEL O. VENTURA
8F Basilio St., M. Dela Cruz, Pasay City
Lot 28 Block 7 Ville De Palme, Santiago, 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

PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,
-versus-
ELENA P. SARIO,
Mortgagor/s.

FORECLOSURE CASE NO. F-1261-23
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, ELENA P. SARIO with residence and postal address at: 1.) Lot 8 Block 8 Penguin St., Camella Homes East 2, Bacoor, Cavite; 2.) Lot 2 Block 32 West Governor Heights Phase 2, Cabuco, Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of 17 August 2023 amounts to SEVEN HUNDRED FORTY THOUSAND THREE HUNDRED FORTY SIX PESOS & 31/100 (P740,346.31), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on January 24, 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 077-2015005231

A PARCEL OF LAND (LOT 2, BLK. 32 OF THE SUBD. PLAN, PSD-04-192012, BEING A PORTION OF LOT 3612, FLS-1839, STA CRUZ DE MALABON ESTATE), SITUATED IN THE BRGY. OF CABUCO, CITY OF TRECE MARTIRES, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SE., ALONGLINE 1-2 BY LOT 4, BLK. 32; ON THE SW., & NW., ALONG LINES 2-3-4 BY RD. LOT 2; ON THE NW., ALONG LINE 4-5 BY RD. LOT 9; AND ON THE NE., ALONG LINE 5-1 BY LOT 1, BLK. 32, ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, XXX CONTAINING AN AREA OF NINETY THREE (93) SQ. METERS, XXX

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 February 7, 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, December 29, 2023.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
c/o ATTY. MELANIO A. BADENAS JR.
Attorney-in-Fact, GCCS & Associates Corp.
Rm. 209, Megastate Bldg., No. 737, G. Araneta Avenue Tatalon, Quezon City

ELENA P. SARIO
1.) Lot 8 Block 8 Penguin St., Camella Homes East 2, Bacoor, Cavite;
2.) Lot 2 Block 32 West Governor Heights Phase 2, Cabuco, Trece Martires City, Cavite

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,
-versus-
COMAYINGKING, MARY ANN E.,
Mortgagor/s.

FORECLOSURE CASE NO. F-1202-23
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, COMAYINGKING, MARY ANN E., with residence and postal address at 525, Zone 52, District IV, 714 Ibarra St., Sampaloc, Manila and Lot 4, Block 3, Wellington Tanza Residences Phase 1, Brgy. Tres Cruces, Tanza, Cavite to satisfy the mortgage indebtedness which as of 26 July 2023 amounts to FIVE HUNDRED SIXTY EIGHT THOUSAND FIVE HUNDRED NINETY NINE PESOS & 51/100 (P568,599.51), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on January 24, 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Bldg. 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. 057-2016067321

LOT NO: 4 BLOCK NO: 3 PLAN NO: PCS-04-028445
PORTION OF: LOTS 1, 2, 3, & 4 (LRA) PCS-31859 & LOTS 3731, 3732, & 3733, FLS-2424;
LOCATION: BARANGAY OF TRES CRUCES, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SE LOT 3, BLOCK 3, PCS-04-028445
2-3 SW ROAD LOT 4, PCS-04-028445
3-4 NW LOT 5, BLOCK 3, PCS-04-028445
4-1 NE LOT 1968, STA. CRUZ DE MALABON ESTATE

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

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

In the event the public auction should not take place on the said date and time, it shall be held on February 7, 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, December 29, 2023.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
c/o ATTY. MICHAEL P. YNGSON
Attorney-in-Fact, RECEIVERS AND LIQUIDATORS INC.
Unit C, 10th Floor, Strata 2000 Bldg., F. Ortigas Jr. Rd., Ortigas Center, Pasig City

COMAYINGKING, MARY ANN E.,
525, Zone 52, District IV, 714 Ibarra St., Sampaloc, Manila
Lot 4, Block 3, Wellington Tanza Residences
Phase 1, Brgy. Tres Cruces, Tanza, Cavite

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,
-versus-
MARY ROSE COMPIS BAILO
Mortgagor/s.
Foreclosure Case No. F-906-23
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND, with business address at The Petron Mega Plaza Building, No. 358 Sen Gil Puyat Ave. Makati City, against the Mortgagor, MARY ROSE COMPIS BAILO with residence and postal address at NSJF, HNISF, Fort Bonifacio, Taguig City and Lot 1 Block 2 Pacifictown Conchu, Brgy. Conchu, Trece Martires City, Cavite to satisfy the mortgage indebtedness as of 25 July 2023 amounts to ONE MILLION ONE HUNDRED THIRTY NINE THOUSAND FOUR HUNDRED NINETY NINE PESOS & 50/100 (P1,139,499.50), 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 January 23, 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 for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 077-2020004667
LOT NO: 1 BLOCK NO: 2 PLAN NO: PCS-04-030984
PORTION OF: THE CONS. OF LOTS 2965-NEW-H. (LRC) PSD-199754 AND 2965-NEW-F-1, PSD-042108-061063
LOCATION: DISTRICT OF CONCHU, CITY OF TRECE MARTIRES (FORMERLY GEN. TRIAS), PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 EAST LOT 2, BLOCK 2, PCS-04-030984
2-3 SOUTH ROAD LOT 13, PCS-04-030984
3-4 NW ALLEY 1, PCS-04-030984
4-1 NORTH EXISTING BARANGAY ROAD (6.00 M. WIDE) (PORT. OF LOT 2964, SFDM ESTATE)
AREA: FIFTY EIGHT SQUARE METERS (58), 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 February 6, 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, December 29, 2023.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
Home Development Mutual Fund
c/o POMPEYO P. MAYNIGO
Attorney-in-Fact, Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen. Gil J Puyat Ave. Pasay City
MARY ROSE COMPIS BAILO
NSJF, HNISF, Fort Bonifacio, Taguig City
Lot 1 Block 2 Pacifictown Conchu, Brgy. Conchu, Trece Martires City, Cavite

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,
-versus-
JOHN IAN PAUL G. HARE married to
JEANETH A. HARE,
Mortgagor/s.
Foreclosure Case No. F-907-23
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND, with business address at The Petron Mega Plaza Building, No. 358 Sen Gil Puyat Ave. Makati City, against the Mortgagor, JOHN IAN PAUL G. HARE married to JEANETH A. HARE with residence and postal address at No. 048 Purok 1, Langkaan 1, Dasmariñas, Cavite and Lot 23 Block 38 Phase 2 Summerfield Subdivision, Brgy. Osorio, Trece Martires, Cavite to satisfy the mortgage indebtedness as of 25 July 2023 amounts to THIRTY NINE THOUSAND NINE HUNDRED FORTY NINE PESOS & 04/100 (P39,949.04), 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 January 23, 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 for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-92201
A parcel of land (Lot 23, Blk. 38 of the cons. subd. plan, Pcs-04-012898, being a portion of the cons. of Lots 1-114, Blk. 1, Lots 1,2,4 & 7, Blk. 10, Lots 1-184, Blk. 11, Lots 1-153, Blk. 22, Lots 1-37, Blk. 13; Lots 1-42, Blk. 13-A, Lots 25-239, Blk. 15 Lots 1-45, Blk. 19 Lots 1-36, Blk. 20 Lots 1-20, Lots 1-15, Blk. 23 Lots 1-10, Blk. 24 Lots 1-10, Blk. 25 Road Lot 10-13 Road Lots 15-16, Alleys 1,8,9, 15-17 20-25 Creek Lots 1-4, Easement Lots Psd-04-080194, L.R.C. Rec. No.), situated in the Brgy. of Osorio, Mun. of Trece Martires, Province of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 24; Blk. 38; on the SE., along line 2-3 by Lot 22; Blk. 38; on the SW., along line 3-4 Alley Lot 33; on the NW., along line 4-1 by Lot 25; Blk. 38; all of the cons. subd. plan. Beginning at a point marked "1" on plan being xxx containing an area of SIXTY THREE (63) SQ. M. xxx

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 February 6, 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, December 29, 2023.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
Home Development Mutual Fund
c/o POMPEYO P. MAYNIGO
Attorney-in-Fact, Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen. Gil J Puyat Ave. Pasay City
JOHN IAN PAUL G. HARE married to JEANETH A. HARE
No. 048 Purok 1, Langkaan 1, Dasmariñas, Cavite
Lot 23 Block 38 Phase 2 Summerfield Subdivision, Brgy. Osorio, Trece Martires, Cavite

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,
-versus-
ANNE MARIBELLE Q. GAPAS,
married to ARTHUR G. GAPAS
Mortgagor/s.
Foreclosure Case No. F-917-23
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND, with business address at The Petron Mega Plaza Building, No. 358 Sen Gil Puyat Ave. Makati City, against the Mortgagor, ANNE MARIBELLE Q. GAPAS, married to ARTHUR G. GAPAS with residence and postal address at No. 156 Villa Gutierrez, Sangandaan, Caloocan City and Lot 44 Block 24 Phase 1 Paramount Homes, Brgy. Navarro, General Trias, Cavite to satisfy the mortgage indebtedness as of 25 July 2023 amounts to TWO HUNDRED TWENTY FIVE THOUSAND SIXTY THREE PESOS & 62/100 (P225,063.62), 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 January 23, 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 for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-919478
A parcel of land (Lot 44 Blk. 24 of the subd. plan Psd-04-104526 being a portion of Lot 1742, San Francisco de Malabon Estate, Rs-04-002673, LRC Rec. No. 5964), situated in the Brgy. of Navarro, Mun. of Gen. Trias, Prov. of Cavite, Is. of Luzon. Bounded on the NW., along line 1-2 by Lot 42, Blk. 24; on the NE., along line 2-3 by Alley Lot 22 (4.50 m. wide); on the SE., along line 3-4 by Lot 46, Blk. 24 & on the SW., along line 4-1 by Lot 43, Blk. 24; all of the subd. plan. Beginning at a pt. marked "1" on plan being xxx containing an area of THIRTY TWO (32) SQ. METERS. xxx

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 February 6, 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, December 29, 2023.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
Home Development Mutual Fund
c/o POMPEYO P. MAYNIGO
Attorney-in-Fact, Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen. Gil J Puyat Ave. Pasay City
ANNE MARIBELLE Q. GAPAS, married to ARTHUR G. GAPAS
No. 156 Villa Gutierrez, Sangandaan, Caloocan City
Lot 44 Block 24 Phase 1 Paramount Homes, Brgy. Navarro, General 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

PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024

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

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,
-versus-
OTHELIA AGACAN MARRIED TO
RANULFO AGACAN; OTHELIA AGACAN
IS HEREIN REPRESENTED BY HER
ATTORNEY-IN-FACT, RANULFO AGACAN
Mortgagor/s.
FORECLOSURE CASE NO. F-1044-23
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, OTHELIA AGACAN MARRIED TO RANULFO AGACAN; OTHELIA AGACAN IS HEREIN REPRESENTED BY HER ATTORNEY-IN-FACT, RANULFO AGACAN with residence and postal address at No. 435 Real St., Talon, Las Piñas City and, Lot 1 Block 26 La Trinidad Subdivision, Brgy. Quintana, Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of 04 July 2023 amounts to THREE HUNDRED FORTY FIVE THOUSAND FIVE HUNDRED NINETEEN PESOS AND 86/100 (P345,519.86), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on January 24, 2024 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/ies with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-17974-
A parcel of land (Lot 1, Blk. 26, of the cons. & subd. Plan, Pcs-04-010640, being a portion of the cons. Of Lots 1-9, Blk. 40; 1 to 22, Blk 41; 1 to 34, Blk 42; 1 to 50, Blk 43; 1 to 46, Blk. 44; 10 to 27, Blk. 49; 1 to 22, Blk. 50; 1-2, Blk. 58; Rd Lots 24, 25, 26, 27 & 31, (LRC) Psd-45360 & Lots 3366, 3367, 3368, & 3369, Sta. Cruz de Malabon Est; LRC Rec. No.) situated in the Brgy. of Quintana, Trece Martires City, Cavite. Bounded on the Sw., along lines 1-2-3 by alley-13; on the NW., along line 3-4 by Rd. Lot 12; on the NE., along line 4-5 by Lot 8; on the SE., along line 5-6 by Lot 3, both of Blk. 26; & on the SW., along line 6-1 by alley-13, all of the cons. & subd. Plan. Beginning at a pt. marked "1" on plan XXX CONTAINING AN AREA OF EIGHTY EIGHT (88) SQ. METERS XXX

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 February 7, 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, December 29, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
The Petron Mega Plaza Building, No. 358 Sen Gil. Puyat Avenue, Makati City
C/O ATTY. POMPEYO P. MAYNIGO
Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen Gil J. Puyat Ave. Pasay City
OTHELIA AGACAN MARRIED TO RANULFO AGACAN; OTHELIA AGACAN IS HEREIN REPRESENTED BY HER ATTORNEY-IN-FACT, RANULFO AGACAN
No. 435 Real St., Talon, Las Piñas City and, Lot 1 Block 26 La Trinidad Subdivision, Brgy. Quintana, Trece Martires City, Cavite

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

PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024

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

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,
-versus-
ALYANNA MARIE GAMBOA CAMAGONG
Mortgagor/s.
FORECLOSURE CASE NO. F-1052-23
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, ALYANNA MARIE GAMBOA CAMAGONG with residence and postal address at No. 326 Benitez St., No. 9 (Kanaway), St. Cruz, Cavite City, Cavite and, Lot 14 Block 25 Phase 3 Lavanya Subdivision, Brgy. Bacao, General Trias, Cavite to satisfy the mortgage indebtedness which as of 04 July 2023 amounts to NINE HUNDRED FIFTY NINE THOUSAND SIX HUNDRED NINETY SEVEN PESOS AND 35/100 (P959,697.35), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on January 24, 2024 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/ies with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017030764
A PARCEL OF LAND (LOT 14, BLK 25 OF THE CONS.- SUBD. PLAN PCS-04-024868, BEING A PORTION OF THE CONS. OF LOTS 3 & 4, BOTH OF PCS-04-023484, LRC REC. NO. 5964), SITUATED IN BRGY. OF BACAO, MUN. OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE N. ALONG LINE 1-2 BY LOT 15, BLK 25; ON THE E., ALONG LINE 2-3 BY LOT 16, BLK 25; ON THE S., ALONG LINE 3-4 BY ROAD LOT 25 (6.50 M. WIDE); AND ON THE W., ALONG LINE 4-1 BY LOT 12, BLK 25; ALL OF THE CONS.- SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS XXX

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 February 7, 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, December 29, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
The Petron Mega Plaza Building, No. 358 Sen Gil. Puyat Avenue, Makati City
C/O ATTY. POMPEYO P. MAYNIGO
Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen Gil J. Puyat Ave. Pasay City
ALYANNA MARIE GAMBOA CAMAGONG
No. 326 Benitez St., No. 9 (Kanaway), St. Cruz, Cavite City, Cavite and, Lot 14 Block 25 Phase 3 Lavanya Subdivision, Brgy. Bacao, General Trias, Cavite

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PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024

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

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,
-versus-
NYLEENDALE M. CALALUAN; NYLEENDALE
M. CALALUAN, is herein represented
by MELISSA G. GOYAL as her Attorney-In-Fact
Mortgagor/s.
FORECLOSURE CASE NO. F-801-23
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen Gil. Puyat Avenue, Makati City, against the Mortgagor/s, NYLEENDALE M. CALALUAN; NYLEENDALE M. CALALUAN, is herein represented by MELISSA G. GOYAL as her Attorney-In-Fact with residence and postal address at Lot 1, Block 21, Satelllerville, Brgy. Conchu, Trece Martires City, Cavite and Lot 39, Block 23 Satelllerville, Brgy. Conchu, Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of 4 July 2023 amounts to SIX HUNDRED EIGHTY FIVE THOUSAND SIX HUNDRED THIRTY NINE PESOS & 07/100 (P685,639.07) exclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on January 23, 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 077-2019002981
A PARCEL OF LAND (LOT 39, BLK. 23 OF THE CMS. SUBD. PLAN, PCS-04-012639, BEING A PORTION OF THE CONS. OF LOTS 3373-J PSD-042122-057729 & LOT 3373-K-1, PSD-042 122-070509, LRC REC. NO.). SITUATED IN THE BRGY. CONCHU, CITY OF TRECE MARTIRES, PROV. OF CAVITE. BOUNDED ON THE E., ALONG LINE 1-2 BY LOT 38 BLK. 23; ON THE S., ALONG LINE 2-3 BY RD. LOT 2; ON THE W., ALONG LINE 3-4 BY LOT 40; & ON THE N., ALONG LINE 4-1 BY LOT 33 BOTH BLK. 23 ALL OF THE CONS. SUBD. PLAN. BEG. AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF EIGHTY (80) SQ. METERS. XXX

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 February 6, 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, December 29, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
The Petron Mega Plaza Building, No. 358 Sen Gil. Puyat Avenue, Makati City
ATTY. MAYBELLE JOY E. BERNALES
ANCHOR COLLECTION SERVICES INC.
Bldg. #2 Malakas cor. Mapagmahal St.
Brgy. Pinyahan Quezon City
NYLEENDALE M. CALALUAN, is herein represented by MELISSA G. GOYAL as her Attorney-In-Fact
Lot 1, Block 21, Satelllerville, Brgy. Conchu, Trece Martires City, Cavite
Lot 39, Block 23 Satelllerville, Brgy. Conchu, Trece Martires City, Cavite

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

PAHAYAGAN NG KABITENYO
JANUARY 1, 8 & 15, 2024