

Tatlong FCAs sa CALABARZON, naiugnay ng DA-4A sa siyam na institutional buyers sa Cavite



Isang market matching activity ang isinagawa ng Department of Agriculture IV- CALABARZON (DA-4A) Agribusiness and Marketing Assistance Division (AMAD) upang maugnay ang tatlong Farmers Cooperative and Associations (FCAs) ng rehiyon sa potensyal na merkado sa bayan ng Rosario, Cavite noong ika-21 ng Nobyembre 2023.

Naging daan ang aktibidad upang maipresenta ng mga FCAs ang kanilang produkto at kalidad na ani at maiugnay sa mga mamimili at malaman ang kanilang mga pangangailangang produkto. Nagbigay rin ng gabay ang naganap na pag-uusap para sa negosasyon sa pagitan ng mga FCAs at sa naimbitahang siyam na institutional buyers sa probinsya.

Layon rin nitong makapagtatag ng pangmatagalang relasyon at ugnayan sa mga dumalo bilang suporta rin sa mga magsasaka. Nagkaroon ng pagkakataon ang Magallanes- Samahan ng Magsasaka ng Kay- Apas at Medina (MagSaMaKAMe) Agriculture Cooperative, Pacheco Agrarian Reform Cooperative, at Sorosoro Ibaba Development Cooperative.

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Senate allots P1.5-B for teachers' training under 'Matatag' program



MANILA – The Senate Committee on Finance approved a PHP1.5-billion allocation to train teachers for the “Matatag” K to 10 curriculum.

Launched by the Department of Education on Aug. 10, the revised curriculum for Kindergarten to 10th graders will take effect during Academic Year 2024-2025, designed to address the challenges of the current K to 12 curriculum, such as the congested content, misplaced prerequisite learning competencies and cognitive demand imbalance.

“Matatag” (sturdy) 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.”

In a news release on Saturday, Senator Sherwin Gatchalian said under the Finance panel’s committee report on the PHP5.768-trillion General Appropriations Bill for 2024 (House Bill No. 8980), PHP1.5 billion will be spent for the “Matatag” program, which will be rolled out in phases.

Gatchalian, chairperson of the Committee on

Basic Education, earlier recommended PHP1.7 billion.

“One of our most important recommendations is for our teachers’ training for the Matatag curriculum, which will train more or less 200,000 teachers,” Gatchalian said.

Gatchalian described the Matatag K to 10 curriculum as one of the “low-hanging fruits” to help improve learners’ performance.

Results of large-scale international assessment, like the 2018 Programme for International Student Assessment (PISA), showed Filipino learners failing to master basic competencies.

Out of 79 countries that participated in the 2018 PISA, the Philippines ranked lowest in Reading and second to the last in Mathematics and Science, according to Gatchalian’s office.

Gatchalian also urged the Teacher Education Council to align teacher training and education with Matatag. (With a report from Leonel Abasola/PNA)



MPTC Continues to Champion Safer Roads for Children in Celebration of World Children’s Day



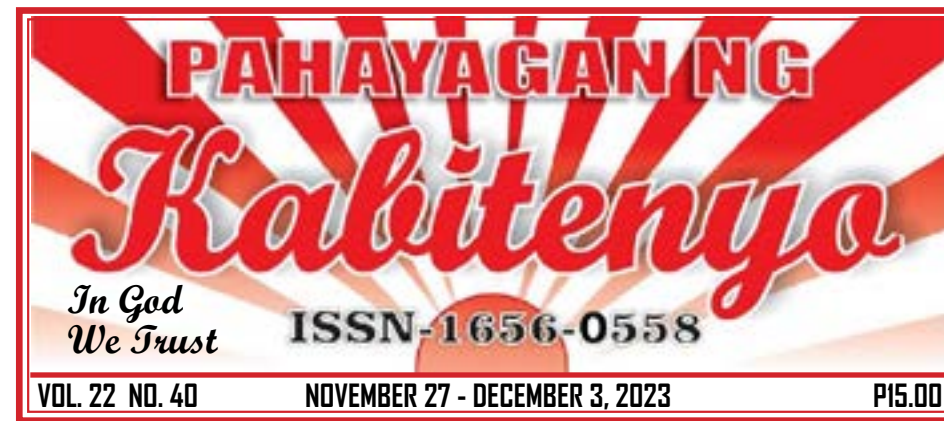
Metro Pacific Tollways Corporation (MPTC), the leading mobility infrastructure and solutions provider in the Philippines, is one with UNICEF Philippines in its unwavering commitment to champion the rights and well-being of children on World Childrens Day 2023, last November 20.

To celebrate World Childrens Day, several prominent structures under MPTC in north, south Luzon, and the Visayas—

NLEX Corporation’s headquarters in Balintawak, Caloocan; motorists rest stop NLEX Drive and Dine in Valenzuela; MPT South’s LEED Gold Certified green headquarters South Hub in Imus, Cavite and the iconic Cebu-Cordova Link Expressway in Cebu—were lit in blue to symbolize hope and a promise of safer roads and sustainable business practices that benefit children.

“MPTC and our group of companies have

road safety at the core of our construction, maintenance, and operations. We are on a mission to contribute to the country’s economic and social growth to provide a better life to our customers, communities, employees, and of course, their children. This partnership with UNICEF allows us to further live up to our life-long commitment to road safety,” said MPTC President and CEO Rogelio Singson.



Breaks Ground on Tahanang Handog para sa pamilyang Bacooreño

BACOR CITY BREAKS GROUND ON TAHANANG HANDOG PARA SA PAMILYANG BACOOREÑO: PAMBANSANG PABAHAY PARA SA PILIPINO HOUSING PROGRAM (4PH)



Pinangunahan ni Mayor Strike B. Revilla ang isa sa makasaysayang groundbreaking ceremony kahapon November 20, 2023 na ginanap sa Brgy.

Zapote 1 na isa sa Tahanang Handog para sa Pamilyang Bacooreño: Pabahay para sa Pilipino Housing Program (4PH).

Ang proyekto na

ito ay itatayo sa Barangay Zapote 1 na may fifteen-storey mid-rise residential development na binubuo ng 14,686 square meters at

see page 3...

Sen. Alan pushes for multi-year budget for Comelec to prepare early for 2025 elections

Senator Alan Peter Cayetano on Monday said the Commission on Elections (Comelec) should be given a two- or three-year budget to allow for early preparation for the 2025 elections.

During the plenary debate on Comelec’s proposed 2024 budget, Cayetano said operating on a yearly budget makes it hard for the commission to fully prepare for elections, particularly the 2025 midterm polls which he said



will be “very very important for our country.”

According to the independent senator, a yearly budget means the Comelec cannot prepare for midterm elections two

years from now. “It’s very difficult to finish the budget signed by the President around December (2024), then January (2025) magsa-start [ang effectivity], and

see page 8...

Avail of cancer care services, programs- PBBM

MANILA – President Ferdinand R. Marcos Jr. on Friday urged the public to take advantage of the services and programs for cancer care, prevention and treatment.

Marcos made the call, as he expressed elation over the inauguration of the country’s first cancer hospital, the Healthway Cancer Care Hospital (HCCH) at the Arca South Estate in Taguig City.

“The opening of the HCCH will go a long way in improving access to quality cancer care for many Filipinos. Moreover, this endeavor highlights our strong partnership with the private sector in strengthening our healthcare system, which is aligned with the Philippine Health Facility Development Plan and the Integrated Cancer Program,” he said during the launch of the hospital.



“All of this is geared towards our goal of universal healthcare. With the help of the HCCH, we can revolutionize the cancer care service industry in the Philippines through modern, state of the art equipment coupled with leading medical professionals and oncologists,” he added.

The hospital’s establishment is beneficial to cancer patients and those who need early detection

and testing, he said, noting that early detection is vital in combating cancer, which remains as one of the most dreaded illnesses.

“So, I encourage the public to maximize these programs, services, and facilities for cancer care, prevention and treatment, as the government strives to bring healthcare closer to the people,” Marcos said.

“Early detection **see page 11...**

Groundbreaking Ceremony of a 4-Storey Building Project at Cavite State University-Cavite City Campus

Masaya at ikinararangal ko pong maging bahagi ng makasaysayang pagpapasinaya ng ipatatayo nating apat na palapag na gusali sa Cavite State University - Cavite City Campus bilang proyekto ng ating tanggapan, sa tulong at suporta aking ama na si Sen. Ramon “Bong” Revilla Jr. at ng Agimat Partylist.



Nais ko rin pong pasalamatan ang mga katuwang natin sa proyektong ito sa pangunguna ni CvSU President Dr. Hernando Robles, CvSU Vice President for Academic Affairs Dr. Ma. Agnes Nuestro, CvSU Cavite City Administrator Prof. Ma. Cristina J. Baesa, at iba pang kawani ng unibersidad.

Isa lang po ang aking hiling sa ating mga kabataan, ang pahalagahan ang kanilang pag-aaral hanggang sa sila ay makatapos at makahanap ng magandang trabaho. Asahan ninyo rin na hanggang ako po ang congressman sa ating distrito, magpapatuloy ang mga programang magsusulong ng dekalidad na edukasyon para sa lahat.

Pag-alaga ng kidneys

Payo ni Doc Ong



NAPAKAHALAGA ng ating kidneys. Ang kidneys ay tumutulong sa pagtanggap ng dumi ng katawan sa pamamagitan ng pag-ihing. Kapag nasira ang ating kidneys, puwede itong magdulot ng kidney failure at pag-dialysis. Mahal at mahirap ang gamutan sa kidneys at pati dialysis. Narito ang mga natatanging paraan para maalagaan ang kidneys:

1. Bawasan ang asin sa pagkain – Kailangan ay matuto ta'yong limitahan ang pagkain ng maaalat tulad ng asin, patis, toyo, bagoong at maaalat na isda. Mataas din ang asin ng mga instant noodles, sitsirya at de-lata. Basahin ang "Nutritional Label" para sa dami ng asin/salt. Kung maalat ang sabaw o sarsa ay huwag na itong ubusin. Sa pagluto ng noodles ay kalahati lang ang seasoning o alat na ilagay. Hindi naman bawal ang pagkain ng maaalat, pero bawasan mo lamang. Kapag nasobrahan ang asin o alat sa katawan ay tataas ang ating presyon. At ang high blood pressure ang sisira sa ating kidneys.

2. Limitahan ang protina sa pagkain – Alam ba ninyo na ang pagkain ng sobrang protina, tulad ng karneng baka, baboy, lalo na ang malalaking steak, ay nagpapahirap sa kidney? Oo, tunay po iyan. Kaya nga ang mga may sakit sa kidneys ay nililimitahan ang protina sa pagkain.

Ayon kay Dra. Montemayor, kapag marami ang protinang kinain, kailangang mag-double time ang trabaho ng iyong kidneys. Bilang paghahambing, imbes na parang naglalakad lang ang trabaho ng kidneys, ay tumatakbo ang kidneys kapag marami tayong protinang kinain.

Puwedeng mapagod at masira and kidneys sa katagalan. Dahil dito, hindi pinapayo ng mga doktor ang Atkin's diet o South Beach Diet na mataas ang protina sa diyeta. Isang balanseng diyeta ang pinaka-healthy: may kanin, gulay, isda at prutas.

3. Gamutin ang high blood pressure – Kapag mataas ang iyong presyon sa 140 over 90, dito na nag-uumpisa ang pagkasira ng kidneys. Gusto ng kidneys ang normal na presyon ng dugo lamang. Bawasan ang alat sa pagkain at uminom ng gamot sa altapresyon.

4. Gamutin ang diabetes – Napakasama ang naidudulot ng diabetes sa kidneys. Sinisira ng diabetes and kidneys at puwedeng magdulot ng kidney failure at pagda-dialysis. Kahit bahagya lang ang taas ng iyong blood sugar (mild diabetes) ay puwede pa ring masira ang iyong kidneys. Wala ito sa taas ng blood sugar, kung hindi sa tagal ng iyong diabetes. Kapag 5-10 taon na ang diabetes, nag-uumpisa nang masira ang kidneys. Dahil dito, kumunsulta agad sa doktor at gamutin na ang diabetes at altapresyon.

5. Limitahan ang paggamit ng pain relievers (gamot sa kirot) – Ang mga pang-karaniwang pain relievers tulad ng mefenamic acid, ibuprofen, at mga mamahaling pain relievers tulad ng celecoxib, ay puwedeng makasira ng kidneys. Kailangan ay limitahan ang paggamit nito sa isang linggo lamang. Pagkatapos ay ipapahinga muna ang kidneys, bago muling bigyan ng gamot sa kirot. Kaya kung ika'y may arthritis, lagyan na lang ng mainit na tubig ang tuhod at gumamit na lang ng paracetamol tablet.



LTO E-PATROL OUTREACH CARAVAN

December 4-7, 2023

BATCH 1

Theoretical Driving Course
November 24 and 25, 2023.

BATCH 2

Theoretical Driving Course
December 4 and 5, 2023.

#AlagangUA



Cayetano nangakong tututukan ang mga suliranin ng transport groups sa gitna ng modernization

Nangako si Senador Alan Peter Cayetano nitong Sabado na tututukan niya ang mga suliranin ng transport groups na nahihirapan sa pag-modernize dahil sa laki ng gas-tos at sa kahirapan ng pagkuha ng utang.

"First and foremost, hundred percent I hear you... So count on me to be one of those na magbabantay at titingin [sa issue na ito]," sagot ni Cayetano sa tanong ng isang transport group adviser sa isang press conference sa Baguio City nitong November 25, 2023.

Ayon kay Joseph Cabanas ng Gabriela Silang Operators and Drivers Association, hindi naman tutul sa modernization ang mga transport group kundi humihingi lang ng tulong sa gobyerno para makapangutang.

"Gusto namin [ng modernization]. Mangung-utang kami pero may counterpart sana ang gobyerno," wika ni Cabanas.

Sinabi ni Cayetano na naunawaan niya ang mga transport group dahil isa sila sa mga lubhang naapektuhan ng COVID-19 pandemic dahil karamihan ng mga tao ay hindi pinalalabas ng mga tahanan.

At ngayong tapos na ang medical emergency, patuloy na naghihirap ang maraming tao. "Just because the pandemic is over and big businesses have recovered

doesn't mean lahat ng Pilipino nakarecover na," wika ni Cayetano.

"The reality is y'ung may mga parlor na maliit, carinderia, y'ung mga nag-invest ng 1-2 million (pesos) sa small business — kung naubos 'yan n'ung pandemic, hindi nila basta basta maproducte ngayon ulit yan," dagdag niya.

Ayon kay Cayetano, hindi naisa-alang-alang ng nakaraang administrasyon ang pagkaka-iba-iba ng mga lugar sa bansa kaya't ang inilatag nitong transport modernization program ay tila "one-size-fits-all."

"Kung sa gamot walang cure-all, sa programa ng gobyerno lalo in a country with more than 7,000 islands, wala namang one-size-fits-all," aniya

"Kasi hindi parepareho. May mga lugar na mas malalaki ang highway so mas maraming jeep than tricycle. Dito sa Baguio maraming taxi, then the buses papunta ng [malalayong lugar tulad ng] Dagupan, Nueva Ecija, Manila," dagdag niya.

"Win-win" formula ang PTK. Sinabi ni Cayetano na ang isa sa mga programang inunipisahan niya — ang PTK (Presyo, Trabaho, Kita/Kaayusan) — ay napatunayan nang mabisa sa pagsagot sa mga pangangailangan ng mga sectoral groups na nahihirapang ku-

muha ng pantang.

Ikinuwento niya ang karanasan ng isang PTK group sa Iloilo na nakatanggap ng P250,000 sa kanyang programa at napalago ito hanggang sa nakabili ng 90 buses gamit ang isang P100-million loan. Ngayon aniya, kumu-kuha ito ng isa pang P100-million loan para sa karagdagang electric buses.

"What do they have na wala sa iba? A win-win formula. Wala namang problema kung magkautang basta sure kang makabayaran mo at sure kang makakautang at sure kang kikita," aniya.

Sabi ni Cayetano, ito ang "hugot" ng isa pa niyang programa na nagbibigay ng P10,000 sa mga nangangailangan.

"It was not stand-alone. Ang kasama ng programa na y'un is how to provide financing na merong at least one to three years na grace period... Huwag ka muna magbayad ng one to three years hanggang makabawi [ang negosyo mo]," wika niya.

Sinabi ni Cayetano na tiyak niyang gugustuhin ng mga transport group na mag-modernize basta makakakuha sila ng katulad na programa.

"Basta win-win, most [drivers and operators] papayag [sa modernization]," aniya.###

NSCR, South Long Haul projects to 'revive' PH railway industry

MANILA – The country's railway industry will be "revived" once the North-South Commuter Railway (NSCR) and the South Long Haul (SLH) flagship projects are completed, Transportation Secretary Jaime Bautista said Friday.

During the 131st anniversary of the Philippine National Railways (PNR), Bautista said the two projects would elevate the country's railway industry to global standards.

"Tayo ay gagawa ng isang railroad network na world-class – maipagmamalaki hindi lamang sa Asya, kundi pati na sa buong mundo. Mga bago, moderno, at mabilis na tren na tatakbo mula Clark hanggang Calamba patuloy hanggang Bicol (We will build a railroad network that is world-class – one we'll be proud of not only in Asia but the whole world. There will be new, modern, and fast trains running from Clark to Calamba, and all the way to Bicol)," he said.

The NSCR and SLH, he said, would usher



NEW TRAIN. One of the new trains of the Philippine National Railways - Clark Phase 1 during an inspection in Valenzuela City on Jan. 26, 2022. Transportation Secretary Jaime Bautista said Friday (Nov. 24, 2023) that the North-South Commuter Railway and the South Long Haul projects would usher in a "renaissance" in the country's railway sector, providing jobs, boosting the economy, and providing connection across the country. (Photo courtesy of DOT)

in a "renaissance" of the country's rail industry and would provide connectivity, as the two rail projects will link Metro Manila to regions in northern and southern Luzon.

The projects will generate jobs, boost economic growth, and help ease traffic congestion.

"Trabaho, maunlad na ekonomiya, at maasahang transportasyon pangpubliko. Ito ang pangako ng NSCR at South Long Haul Project para sa Pilipino (Jobs, a vibrant economy, and reliable

public transport. These are what the NSCR and SLH projects promise to the Filipino people)," he said.

The NSCR – a 147-km. railway system – will have 35 stations, 51 commuter train sets, and seven express train sets that will serve up to 600,000 passengers daily.

Once completed, it is expected to cut travel time from Calamba, Laguna to Clark, Pampanga from the present 4.5 hours by road to less than two hours by train.

On the other hand, by PhilHealth, considering the "great financial burdens to cancer treatments." More facilities

Cancer is now the third leading cause of death nationwide, with lung cancer ranking number one in mortality.

Marcos encouraged public and private stakeholders to support the Philippine Health Facility Development Plan and invest in building more health facilities similar to the HCCH.

This, as he reiterated his administration's commitment to establish a "more accessible, efficient and responsive healthcare system".

"Rest assured that the government remains committed to nurturing an environment that upholds the total wellbeing of our people, of course, with the continued support of our private partners and investors in healthcare," Marcos said.

"So, let us work hand in hand as we take the challenges in public health and deliver quality medical services to our people all over the country. With all of us striving together in this pursuit, I am confident that we will succeed in bringing forth a stronger and healthier Philippines in the future," he added. (PNA)



GUHIT NG KAPALARAN

SAGITTARIUS: (Nob. 23-Dic. 21) – Manatiling mapagpakumbaba at huwag hayaang umusbong sa sarili ang kayaba-ngan. Magiging mataas ang iyong pride na kapag walang self control ay mapapasubo at mapapahiya sa karamihan. May sasalungat sa iyo. Lucky numbers at color for the day ang 6, 18, 26, 37 at green.

CAPRICORN: (Dis. 22-Ene. 19) – Iwasan na maging sakit ng ulo ng kapwa. Huwag hayaang mainis ang lahat ng nakapaligid sa'yo. Lucky numbers at color for the day ang 9, 16, 25, 40 at gray.

AQUARIUS: (Enc. 20-Peb. 18) – Ang pagpaparaya ay hindi pagbabalewala, kundi pagpapakita ng tunay na pagmamahal. Pag-alabin ito. Lucky numbers at color for the day ang 3, 15, 19, 38 at red.

PISCES: (Peb. 19-Mar. 20) – Ang nararamdamang sakit ay mapapawi. Pagbigyan ang sarili na makapagpahingaa at makasagap ng sariwang hangin. Lucky numbers at color for the day ang 4, 7, 24, 36 at orange.

ARIES: (Mar. 21-Abr. 19) – Magpalamig muna ng init ng ulo bago humarap sa ibang tao. Tiyak na ang ikinagalit ay hindi madadala kung saan. Lucky numbers at color for the day ang 5, 18, 26, 30 at lilac.

TAURUS: (Abr. 20-May. 20) – Piliin ang mga sasamahang kaibigan at ang pupuntahang lugar. May pagkakataon na makikilala ang tutulong sa'yo. Lucky numbers at color for the day ang 8, 16, 31, 43 at brown.

GEMINI: (May.21-Hun. 21) – Ano man ang desisyon, gawin. Ituloy ito basta nakakatipak na hindi makakasagasa ng ibang tao. Lucky numbers at color for the day ang 3, 19, 34, 43 at violet.

CANCER: (Hun. 22-Hul. 22) – Labis ang pangungulila sa kasintahan pero walang magagawa kundi magtiis. Isipin na pagsubok ito sa rela-syon. Lucky numbers at color for the day ang 3, 18, 25, 30 at green.

LEO: (Hul. 23-Ago. 22) – Gawin ang paraan na maibalik ang tiwala sa sarili. Hindi makakabuti kung palaging negatibo ang nasa isip. Lucky numbers at color for the day ang 4, 24, 31, 40 at yellow.

VIRGO: (Ago. 23-Set.23) – Kung may plano, isi-pin muna ng mabuti ang dapat gawin. Tiyak na maging organisado ka. Lucky numbers at color for the day ang 10, 23, 31, 39 at peach.

LIBRA: (Set. 24-Okt. 23) – Panahon ng pagbago ng masamang ugali. Hindi dapat sumuko kung para sa kabutihan. Lucky numbers at color for the day ang 8, 17, 26, 35 at strawberry red.

SCORPIO: (Okt. 24-Nob. 22) – Asahan na maraming trabaho ang aasikasuhin ngayon. Matapos ito kung iwasan ang makipagkwentuhan. Lucky numbers at color for the day ang 2, 16, 30, 42 at white.

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.

PAHAYAGAN NG Kabitenyo
ISSN-1636-0538

An English-Filipino newsweekly published every Monday by Pahayagan ng Kabitenyo with Editorial and Business Office at Unit-D 147 Panapaan IV, P.F. Espiritu IV, Bacoor, Cavite 4102.
Email: pahayaganngkabitenyo@yahoo.com
Email: pahayagancavite@gmail.com
Entered as Second Class Mail at Postal Manila under Permit NO 200305 on May 27, 2003

ERNA BALAGTAS ANCHETA
Publisher

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ATTY. EVELYN R. DOMINGUEZ
Legal Counsel

SUBSCRIPTION RATE : P1,000.00/year
Advertising Rate : P200.00/col. cm.
Legal Rate : P160.00/col. cm.

DSWD hails approval of P3-B add'l funds for crisis response program



MANILA – The Department of Social Welfare and Development (DSWD) on Wednesday said the Department of Budget and Management's (DBM) approval of additional PHP3 billion funding for the Assistance to Individuals in Crisis Situation (AICS) program is perfectly on time considering the people's increasing demand for support services.

"This initiative will help the DSWD continue providing assistance to individuals and families facing difficulties for the remaining months of 2023," DSWD Assistant Secretary for Strategic Communications Romel Lopez said in a statement.

Lopez, also spokesperson of DSWD, said the Special Allotment Release Order (SARO) for DSWD and its corresponding Notice of Cash Allocation (NCA), approved by the DBM on Nov. 16, will cover the budget deficiency for the agency's AICS program, aligned with the directive of President Ferdinand R. Marcos Jr. to strengthen social protection measures.

With the additional funding in place, Lopez said more individuals in need of various aid can seek medical, burial, transportation, educational, food and financial assistance from the DSWD.

"The approval of the supplementary budget is a testament to the Marcos administration's unwavering commitment in addressing the immediate needs of poor and vulnerable Filipinos," he said.

Earlier, Senate finance committee chair Senator Juan Edgardo Angara filed a bill seeking to institutionalize the DSWD's financial aid program, noting how it had benefited thousands of poor Filipinos at the height of the coronavirus disease 2019 (Covid-19) pandemic.

He said making the program permanent would help provide a system that would be "financially and administratively capable of responding to the needs of Filipinos when dealing with an extreme circumstance."

"Since its inception, the AICS [program] of the DSWD has been a lifesaver for many families undergoing difficult challenges and as such, this program should be institutionalized to ensure it is always there for those in dire need of assistance," Lopez quoted Angara as saying.



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

BDO UNIBANK, INC.,
Mortgagee,

-versus-
CORAZON HERMOSO SEGUNDO,
rep. By Attorney-In-Fact, Robert Rinon Segundo,

Mortgagor/s,
FORECLOSURE CASE NO. F-1093-23

X-----X
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at BDO Towers Valero, (formerly Citibank Tower) 8741 Paseo de Roxas, Makati City against the Mortgagor/s, **ROBERT RINON SEGUNDO** signing in her personal capacity and as Attorney-In-Fact of **CORAZON HERMOSO SEGUNDO** with postal address at Blk. 9 Lot 6 Dreamhomes Subd., Tejero, General Trias, Cavite and Blk. 9 Lot 57 Westwood Phase 1, Tapia, General Trias, Cavite to satisfy the mortgage indebtedness which as of 20 September 2023 amounts to **TWO MILLION THREE HUNDRED THIRTY THOUSAND SEVEN HUNDRED SEVENTY TWO PESOS & 88/100 (P2,330,772.88)** Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will set at public auction or **December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2020004341

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

BDO UNIBANK, INC.,
Mortgagee,

-versus-
CHRISTIAN PATRICK SILOS PANAGUITON,
Mortgagor/s,
FORECLOSURE CASE NO. F-937-23

X-----X
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at BDO Towers Valero, (formerly Citibank Tower) 8741 Paseo de Roxas, Makati City against the Mortgagor/s, **CHRISTIAN PATRICK SILOS PANAGUITON** with postal address at #1991 Singalong St., Malate, Manila and Blk 28 Lot 21 Vienna St., Kensington Phase 16, Navarros, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 20 September 2023 amounts to **TWO MILLION FOUR HUNDRED TWELVE ONE HUNDRED FORTY SEVEN PESOS & 99/100 (P2,412,147.99)** Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will set at public auction **December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021000913
LOT NO: 21 BLOCK NO: 28 PLAN NO: PCS-04-029826
PORTION OF: THE CONS/SUBD OF LOTS 78 & 80 BLOCK 2, PCS-04-028598; BLOCK 11, PCS-04-028596 & LOT 1716 & 1717, SAN FRANCISCO DE MALABON ESTATE, DECREED

LOT NO: 57 BLOCK NO: 9 PLAN NO: PCS-04-029302
PORTION OF: THE CONS/SUBD OF LOTS 1928, 1929, 1932 & 1933, SAN FRANCISCO DE MALABON ESTATE & LOTS 1939-B, & 1939-C, (LRC) PSD-29632,
LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NW LOT 58, BLOCK 9, PCS-04-029302
2-3 NE ROAD LOT 8, PCS-04-029302
3-4 NE LOT 56, BLOCK 9, PCS-04-029302
4-5 SE LOT 58, BLOCK 10, PCS-04-029302
5-1 SW LOT 103, BLOCK 9, PCS-04-029302
AREA: NINETY ONE SQUARE METERS (91), 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 **December 28, 2023** without further notice.

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

Trece Martires City, November 17, 2023.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
BDO UNIBANK, INC.
Risk Management Group-Remedial Management Unit
BDO Towers Valero, (formerly Citibank Tower)
8741 Paseo de Roxas, Makati City, 0726

CORAZON HERMOSO SEGUNDO,
rep. By Attorney-In-Fact, Robert Rinon Segundo
Blk. 9 Lot 6 Dreamhomes Subd., Tejero, General Trias, Cavite, Blk. 9 Lot 57 Westwood Phase 1, Tapia, General Trias, Cavite

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

PAHAYAGAN NG KABITENYO
November 20, 27 & December 4, 2023

NO. 4270; LRC REC. NO. 5964
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NE LOT 24, BLOCK 28, PCS-04-029826
2-3 SE LOT 23, BLOCK 28, PCS-04-029826
3-4 SW ROAD LOT 33, PCS-04-029826
4-1 NW LOT 19, BLOCK 28, PCS-04-029826
AREA: FIFTY SQUARE METERS (50), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **December 28, 2023** without further notice.

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

Trece Martires City, November 17, 2023.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
BDO UNIBANK, INC.
Risk Management Group-Remedial Management Unit
BDO Towers Valero, (formerly Citibank Tower)
8741 Paseo de Roxas, Makati City, 0726

CHRISTIAN PATRICK SILOS PANAGUITON,
#1991 Singalong St., Malate, Manila, Blk 28 Lot 21 Vienna St., Kensington Phase 16, Navarros, Gen. Trias, Cavite

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

PAHAYAGAN NG KABITENYO
November 20, 27 & December 4, 2023

DAGDAG NA PANIBAGONG JOLO CARES AMBULANCE PARA SA BAYAN NG ROSARIO

Masaya ko pong ibinabalita sa inyo na hindi napako ang ating ipinangakong karagdagang bagong ambulansya dahil na-i-turn over na natin ito sa Pamahalaang Bayan ng Rosario upang mapakinabangan ng ating mga kababayan sa oras ng anumang insidente, sakuna, at paghahatid-sundo sa mga pasyente sa mga ospital.



Ang mga proyektong tulad nito ay bunga po ng ating masigasig na pakikipag-ugnayan sa Department of Health (DOH) upang tiyakin na nabibigyan ng sapat, maayos at dekalidad na serbisyong medikal ang ating mga ka-distrito. Makaaasa po kayo na gagawin ko ang lahat upang maabot ang ating hangarin na pataasin at pagbutihin pa ang kalidad ng serbisyong-publiko sa unang distrito, lalo na sa larangan ng kalusugan.

Cavite Water and Solid Waste Summit 2023



The Office of the Provincial Environment and Natural Resources Officer (OPENRO) led by Ms. Anabelle L. Cayabyab organized the Cavite Water and Solid Waste Summit 2023 which was held on November 20-21, 2023 at Cavite State University International Convention Center in Indang. This year's theme, Cavite Ecological Network; Establishing a Consortium of Academic Institutions for an Open Data Bank is a step towards addressing the many concerns on environment and natural resources management through interdisciplinary approach and data sharing.

The two-day summit focused on research, data banking and presentation of various on-going and completed studies on environment and natural resources in Cavite. Among the speakers and presenters were: Dr. Rico C. Ancog, Dean of the School of Environmental Science and

Management, University of the Philippines-Los Baños; Ms. Des'ree Lechuga, Provincial Focal Person of the Department of Information and Communications Technology-Laguna; Ms. Nancy Bermas, Regional Project Manager of the GEF/UNDP/ASEAN IRBM Project, Partnership in Environmental Management for the Seas of East Asia (PEMSEA); and Engr. Christian Ron Cocson, Focal Person for Manila Bay, DENR-Environmental Management Bureau Region IV-A.

In support of the advocacy, the Consortium of Academic Institutions for Sustainable Development of Water Resources in Cavite composed of seventeen colleges and universities in the province were present and pledged their commitment officiated by Mr. Rodol Vincent Bae, OIC-Provincial Administrator for Internal Affairs.

During the course of discussions, issues as well

as ideas were raised for clarification and consideration, all geared towards harmonizing actions toward water resources sustainability and improved solid waste management programs in the province.

Posters of different studies were also on display at the venue of the summit for viewing and ranking of the panel of judges. The entry from the De La Salle University-Dasmariñas for their study entitled Survey on Plastic Litter Along Imus River, Cavite, Philippines bagged the Best in Poster Award.

Among the esteemed guests who joined the program were Cavite State University President, Dr. Hernando Robles, Provincial Administrator for Community Affairs, Mr. Alvin S. Mojica, and 4th District Board Member Shernan S. Jar who all delivered messages of support and high hopes for the success of the environmental advocacies.

Communities Empowerment: Pantawid Pamilyang Pilipino Program Orientation



The Office of the Provincial Social Welfare and Development Officer (OPSWDO) organized a remarkable Orientation on the Pantawid Pamilyang Pilipino Program, with an aim of improving the level of well-being and break the intergenerational cycle of poverty, at the Capitol Building's Ceremonial Hall. Mr. Alvin Mojica, Provincial Administrator for Community Affairs, kicked off the event with an inspirational message, setting the tone for an informative session.

Mr. Jay O. Olaguir, Project Development Officer II, DSWD IV-A, delivered the keynote address, which navigated through the milestones of the Pantawid Pamilyang Pilipino Program, which is anchored in Republic Act 11310. Participants gained a thorough understanding

of the program's framework, delving into the complexities of the Implementing Rules and Regulations that govern its implementation.

Mr. Olaguir further explained the Regional Memorandum Circular No. 001-s-2022, providing a comprehensive overview of updates on active households and the commendable progress of exit graduates in Cavite. Adding a personal touch to the proceedings, Ms. Marry Lyn Villamor, Project Development Officer II of Citylink - Trece Martires City, shared her journey as a living testament and product of the 4Ps beneficiary program, underscoring the real impact on individual lives.

The diverse array of attendees, including representatives from PHO/Nutritionist, DepEd, Philhealth, 4Ps TMC, represen-

tatives from the different departments of the provincial government, and Cavite State University-Indang, showcased the combined effort towards community development. The program seamlessly integrated a workshop component, fostering a collaborative environment for knowledge exchange and strategic planning. As a fitting culmination, certificates were awarded, recognizing the dedication and commitment of the participants to the cause of advancing the Pantawid Pamilyang Pilipino Program's objectives. The Orientation not only disseminated crucial information but also nurtured a sense of community and empowerment, emphasizing that the success of the program is a collective endeavor, uniting various sectors for the greater good of Cavite's residents.

ORIENTATION PARA SA 169 BENEFICIARIES NG DOLE TUPAD MULA SA CARMONA

Sa pangunguna ng ating Public Employment Service Office at Department of Labor and Employment at sa pakikipagtulungan ng Tanggapan nina Cong. Roy M. Loyola at Sen. Loren Legarda, idinaos ang orientation at contract at DTR signing para sa



169 na beneficiaries ng Tulong Panghanapbuhay para sa Ating Disadvantaged/Displaced Workers o TUPAD. Ang mga naturang beneficiaries ay magsasagawa ng 10-day community clean-up sa Lungsod ng Carmona.

Ang livelihood assistance handog ng DOLE TUPAD ay magsisilbing malaking tulong sa ating mga kababayang displaced workers, underemployed and seasonal worker para makapagsimula ng kanilang sariling pangkabuhayan.

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 130, Trece Martires City
rtc1tmt130@judiciary.gov.ph
09198753023

RE: IN THE MATTER OF ISSUANCE OF NEW OWNER'S DUPLICATE COPY OF TRANSFER CERTIFICATE OF TITLE NO. T-479537 OF THE REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE REGISTERED IN THE NAME OF SPS. GRACE B. NISDA AND EMMANUEL N. NISDA IN LIEU OF THE LOST ONE,

SPS. GRACE B. NISDA AND EMMANUEL N. NISDA, represented by WILLIAM FRANCISCO, as Attorney-in-Fact,

**-versus-
THE OFFICE OF THE REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE**

Respondent.
LRC CASE NO. 5964-031-23
X-----X

ORDER

Filed before this Court is a verified Petition for the Issuance of New Owner's Duplicate Copy of Transfer Certificate of Title No. T-479537 in lieu of the said lost title, issued by the Registry of Deeds for the Province of Cavite in the name of SPS. GRACE B. NISDA and EMMANUEL N. NISDA, the registered owners.

After being satisfied that the Petition is sufficient in form and substance, the same is hereby set for initial hearing on **December 14, 2023 and February 22, 2024 both at 8:30**

o'clock in the morning, at which date, hour, and place, any and all interested persons are required to appear and show cause why the petition should not be granted.

Let a copy of this Notice of Hearing be published for three (3) consecutive weeks, at the expense of the petitioners, in a newspaper of general circulation and posted at the General Trias Municipal Public Market, Municipal and Barangay Hall where the property is situated, as well as on the land itself located at Barangay Buenavista, General Trias City, Cavite, and other copies be furnished to the Registry of Deeds for the Province of Cavite, Office of the Solicitor General, petitioner and its counsel accordingly. The petitioners are likewise directed to submit a copy of the petition with its annexes to the Registry of Deeds for the Province of Cavite and the Office of the Solicitor General.

Send a copy of this Order to the Office of the Clerk of Court (OCC) for raffle of the publication.

SO ORDERED.

Trece Martires City, Cavite, Aug 15, 2023.

GAYSOL C. LUNA
Presiding Judge

Copy Furnished:

ATTY. ANTONIO T. NICOLAS
Counsel for the Petitioners
025 Pagtakhan Street, Poblacion, Bacoor City, Cavite

WILLIAM FRANCISCO
Attorney-in-fact of Petitioners
Cavite Viejo Subd., Gahah, Kawit, Cavite

SPS. GRACE NISDA and EMMANUEL NISDA
Petitioners
Brgy. Maninila, Miagao, Iloilo

REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE
Trece Martires City, Cavite

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

OFFICE OF THE CLERK OF COURT
Trece Martires City, Cavite

PAHAYAGAN NG KABITENYO
NOVEMBER 13, 20 & 27, 2023

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-
ROGEL B. GELUZ,**
Mortgagor.

**FC Case No. 18516-23
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 (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **ROGEL B. GELUZ**, mortgagor, with residential and postal address 156 Pag-Asa II, Imus, Cavite AND/OR Lot 41 Block 14, Chateau L. Ermitage, Calsadang Bago, Imus, Cavite to satisfy the mortgage indebtedness which as of July 10, 2023 amounts to **SIX HUNDRED NINETY FOUR THOUSAND THREE HUNDRED TWENTY FIVE PESOS & 79/100 (Php694,325.79)**, 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 **December 5, 2023 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2011010229
"A PARCEL OF LAND (LOT 41 BLOCK 14 OF THE CONSOLIDATION SUBDIVISION PLAN, PCS-04-019770, BEING A PORTION OF CONSOLIDATION OF LOTS 1 & 2, PCS-04-019446), SITUATED IN THE BARANGAY OF CALSADANG BAGO, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE E., ALONG LINE 1-2 BY LOT 42, BLOCK 14 OF THE CONS.-SUBD. PLAN; ON THE S., ALONG LINE 2-3 BY LOT 3, PCS-04-019446 ON THE W., ALONG LINE 3-4 BY LOT 40, BLOCK 14, AND ON THE N., ALONG LINE 4-1 BY ROAD LOT 14, BOTH OF THE CONS.-SUBD. PLAN. **X X X CONTAINING AN AREA OF FORTY SQ. METERS AND FIFTY SQ. DECIMETERS (40.50). X X X**

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

In the event the public auction should not take place on the said date, it shall be held on **December 12, 2023 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, October 16, 2023.

MHINARD SANTOS
Sheriff IV
BRANCH 122

**APPROVED BY
ARMIE A. FRANCISCO**
Clerk of Court VI

COPY FURNISHED:
HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City
ATTY. MELANIO A. BADENAS JR.
Attorney-In-Fact, GCCS & Associates Corp.
RM 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City
ROGEL B. GELUZ
156 Pag-Asa II, Imus, Cavite and/or Lot 41 Block 14, Chateau L. Ermitage, Calsadang Bago, Imus, Cavite

PAHAYAGAN NG KABITENYO
NOVEMBER 13, 20 & 27, 2023

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
City of Bacoor
Email: rtcbcrocc@judiciary.gov.ph
Telephone No. 09273707489

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

**-versus-
MARILYN B. DEL ROSARIO married to LEOPOLDO E. DEL ROSARIO,**
Mortgagors.

IRENE B. AUSTRIA married to SOLANO B. AUSTRIA,
Co-Borrower.

**Foreclosure No. 2023-400
For: Extra-Judicial Foreclosure of Real Estate Mortgage**
X-----X

NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, at The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City and against the mortgagors **MARILYN B. DEL ROSARIO married to LEOPOLDO E. DEL ROSARIO and IRENE B. AUSTRIA married to SOLANO B. AUSTRIA** as Co-Borrower, all at P-54-13, 15th Street Villamor Airbase, Pasay City and Lot 7 Block 3, Casimiro Townhomes, Bo. Molino, Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of August 15, 2023, amounts to **TWO HUNDRED SEVENTY THOUSAND SEVEN HUNDRED NINETY FOUR PESOS & 29/100 (P270,794.29)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **January 4, 2024 at 10:00 o'clock in the morning** or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-653553
"A Parcel of Land (Lot 7 Blk. 3 of the cons./subd. plan, Pcs-042104-007085, being a portion of the cons. of Lots 7563-C-1 to 7563-C-9, Psd-04-027965, 7563-A-1 to 7563-A-12, Psd-04-027966, 7563-B-1 to 7563-B-13, Psd-04-028035, 7563-D (LRC), Psd-341490 and Lot 7561, Rs-04-000191, Imus Estate, LRC Rec. No.), situated in the Brgy. of Molino (Queens Row East), Mun. of Bacoor, Prov. of Cavite, Island of Luzon. **X x x, Containing an area of THIRTY FIVE (35) SQ. METERS."**

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

"In the event the public auction should not take place on the said date, it shall be held on **January 11, 2023**, without further notice."

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

City of Bacoor, November 13, 2023.

MELY C. HERMOSURA-VISTA
Clerk of Court VI

DANILO B. BERLON
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)
The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City
PAULINO E. CASES, JR.
c/o **Cases Chun & Associates Law Offices**
6th Floor JELP Business Solution Building, 409 Addition Hills, Shaw Blvd. Mandaluyong City
MARILYN B. DEL ROSARIO married to LEOPOLDO E. DEL ROSARIO
IRENE B. AUSTRIA married to SOLANO B. AUSTRIA
P-54-13, 15th Street Villamor Airbase, Pasay City Lot 7 Block 3, Casimiro Townhomes, Bo. Molino, Bacoor, Cavite

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

PAHAYAGAN NG KABITENYO
November 20, 27 & December 4, 2023

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

HOME DEVELOPMENT MUTUAL FUND (Otherwise known as Pag-IBIG Fund),
Petitioner/Mortgagee,

**-versus-
NILDA C. VILLAR, married to AUGUSTO D. VILLAR,**
Respondent/Mortgagor.

**File No. FC-DC-1152-23
EXTRA JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135, AS AMENDED BY ACT 4118**
X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, **HOME DEVELOPMENT MUTUAL FUND (Otherwise known as Pag-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against respondent/mortgagor, **NILDA C. VILLAR, married to AUGUSTO D. VILLAR** with postal addresses at 8 Airline Road, Aeroville, NAlA, Pasay City and Lot 51 Blk. 6, Village Park Subdivision, Brgy. Lankaan 1, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of August 15, 2023 amounts to **THREE HUNDRED NINETY TWO THOUSAND SEVEN PESOS & 06/100 (Php392,007.06)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **December 14, 2023 at 10:00 o'clock in the morning** or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

Transfer Certificate of Title No. T-822875
A parcel of land (Lot 51, Blk. 6 of the cons. subd. plan. Pcs-04-010634, being a portion of the cons. of lots 6919, Imus Estate & lot 6918-J, (LRC) Psd-296038, LRC Rec. No.), situated in the Bo. of Langkaan, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the S., along line 1-2 by Rd. Lot 5; on

the W., along line 2-3 by lot 50; on the N., along line 3-4 by lot 30; along line 4-5 by lot 31; along line 5-6 by lot 32; and on the E., along line 6-1 by lot 52, Blk. 6; all of the cons./subd. plan. Beginning at a pt. marked "1" on plan being N. 00 deg. 26'W., 3790.17 m. from Mon. No. 99, Imus Estate; thence N. 89 deg. 39'W., 8.00 m. to pt. 2; thence N. 00 deg. 21'E., 9.50 m. to pt. 3; thence S. 89 deg. 39'E., 2.00 m. to pt. 4; thence S. deg. 39'E., 4.00 m. to pt. 5; thence S. 89 deg. 39'E., 2.00 m. to pt. 6; thence S. 00 deg. 21'N, 9.50 m. to the pt. of beginning, **containing an area of SEVENTY SIX (76) SQ. METERS.** All pts. referred to are indicated on plan and are marked on the ground by PS cyl. conc. mons. 15x40 on 1 bearings true; date of orig. survey July 27, 1905-June 11, 1908, & that of the cons./subd. survey, Jan. 4-31, 1995, & was approved on July 29, 1995.

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on December 28, 2023 at the same time and place without further notice.

13 November 2023, Dasmariñas City, Province of Cavite.

RODRIGO C. ESTOGERO, JR.
Sheriff IV
ATTY. MARCELA L. BAYBAY
Clerk of Court VI & Ex-Officio Sheriff

Copy furnished:
HOME DEVELOPMENT MUTUAL FUND (Otherwise known as Pag-IBIG Fund),
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City.
ATTY. PAULINO E. CASES JR.
Cases Collection Management, Inc.,
6th Floor JELP Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City.
NILDA C. VILLAR, married to AUGUSTO D. VILLAR
8 Airline Road, Aeroville, NAlA, Pasay City and Lot 51 Blk 6, Village Park Subdivision, Brgy. Lankaan 1, Dasmariñas City, Cavite.

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

PAHAYAGAN NG KABITENYO
November 20, 27 & December 4, 2023

AFFIDAVIT OF SELF-ADJUDICATION

Notice is hereby given that the estate of deceased **FIDEL D. PAGKALIWANGAN**, who died on February 18, 2016 at Brgy. Poblacion 3 General Emilio Aguinaldo, Cavite, who died without will or testament, that the deceased left the following parcels of residential and agricultural land (1) located at Balagtas St., Poblacion 3. General Emilio Aguinaldo, Cavite, covered by Tax Declaration No. AA-06 0003 00294 containing an area of 173.50 SQ., (2) located at Lot 3165 - P. Gen. Trias St., General Emilio Aguinaldo, Cavite, covered by Tax Declaration No. AA-06 0003 00490 containing an area of 464.00 SQ., (3) located at Lot 3107 - P and 3108 - P Gen, Trias St. Poblacion 3, General Emilio Aguinaldo. Cavite, covered by Tax Declaration No. AA-06 0003 00285 containing an area of 168.33 SQ., (4) located at Lot 3107 - P Lot 3107 - P, I. Aguinaldo St. Cor Balagtas St. Poblacion 3, General Emilio Aguinaldo, Cavite, covered by Tax Declaration No. AA-060003 00282 containing an area of 571.34 SQ., (5) located at Lot 54-P Castaños Lejos, General Emilio Aguinaldo, Cavite, covered by Tax Declaration No. AA-06 0007 00347 containing an area of 0 253700, (6) located at Lot No. 1124 Kabulusan, General Emilio Aguinaldo Cavite, covered by Tax Declaration No. AA-06 0009 00051 containing an area of 0.3625 SQ., was the subject of this Extra-Judicially Settlement among the legal heirs of the said deceased in the said instrument, executed before Notary Public Atty. Gabriel B. Octava, under Doc. No. 269 Page No. 54, Book No. XXIV, Series of 2023

PAHAYAGAN NG KABITENYO
NOVEMBER 6, 13 & 20, 2023

EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE GREGORIO LUMAGBAS WITH DEED OF ABSOLUTE SALE

Notice is hereby given that the estate of deceased **GREGORIO LUMAGBAS** who died on April 12, 1998 in Dasmariñas City, Cavite, who died without will or testament, that the deceased had left a house and lot situated in Brgy. San Jose, Dasmariñas City, Cavite, containing an area of 158 square meters covered by Transfer Certificate of Title No. T-462619 embraced with TD No. 2370006007990(Land) and TD No. 2370006008322 (Building), was the subject of this Extra-Judicially Settlement among the legal heirs of the said deceased in the said instrument, executed before Notary Public Atty. Teresita Sese Ruelos, under Doc. No. 108 Page No. 22, Book No. XVII, Series of 2023

PAHAYAGAN NG KABITENYO
NOVEMBER 13, 20 & 27, 2023



DOLE: Double pay for private sector workers on Bonifacio Day

MANILA – Employees in the private sector who would report to work on Nov. 27, which was declared a regular holiday for Bonifacio Day, would receive 200 percent of their daily wage.

In Labor Advisory No. 24, series of 2023, released on Friday, the Department of Labor and Employment (DOLE) reminded employers to follow the pay rules for the holiday.

For work done in excess of eight hours, the DOLE said the company shall pay the employee an additional 30 percent of the hourly rate on that day (hourly rate of the basic



wage x 200 percent x 130 percent x number of hours worked).

For work done during a regular holiday that also falls on the employee's rest day, the employer shall pay the employee an additional 30 percent of the basic wage of 200 percent (Basic wage x

cent x 130 percent x 130 percent x number of hours worked).

Meanwhile, the DOLE noted that if the employee does not work, the employer shall pay 100 percent of the employee's wage for that day, provided that the employee reports to work or is on leave of absence with pay on the day immediately preceding the regular holiday.

For those who will work in excess of eight hours during a regular holiday that also falls on the employee's rest day, the employer shall pay the employee an additional 30 percent of the hourly rate on said day (Hourly rate of the basic wage x 200 per-

cent x 130 percent x 130 percent x number of hours worked).
Meanwhile, the DOLE noted that if the employee does not work, the employer shall pay 100 percent of the employee's wage for that day, provided that the employee reports to work or is on leave of absence with pay on the day immediately preceding the regular holiday.
President Ferdinand R. Marcos Jr., through Proclamation No. 90, moved the Bonifacio Day regular holiday from Nov. 30 (Thursday) to the nearest Monday, Nov. 27. (PNA)

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 130, Trece Martires City
rtc1tmt130@judiciary.gov.ph
09198753023

RE: IN THE MATTER OF ISSUANCE OF NEW OWNER'S DUPLICATE COPY OF TRANSFER CERTIFICATE OF TITLE NO. T-479537 OF THE REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE REGISTERED IN THE NAME OF SPS. GRACE B. NISDA AND EMMANUEL N. NISDA IN LIEU OF THE LOST ONE,

SPS. GRACE B. NISDA AND EMMANUEL N. NISDA, represented by WILLIAM FRANCISCO, as Attorney-in-Fact,

THE OFFICE OF THE REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE
Respondent.

LRC CASE NO. 5964-031-23

X-----X

ORDER

Filed before this Court is a verified Petition for the Issuance of New Owner's Duplicate Copy of Transfer Certificate of Title No. T-479537 in lieu of the said lost title, issued by the Registry of Deeds for the Province of Cavite in the name of SPS. GRACE B. NISDA and EMMANUEL N. NISDA, the registered owners.

After being satisfied that the Petition is sufficient in form and substance, the same is hereby set for initial hearing on **December 14, 2023 and February 22, 2024 both at 8:30**

o'clock in the morning, at which date, hour, and place, any and all interested persons are required to appear and show cause why the petition should not be granted.

Let a copy of this Notice of Hearing be published for three (3) consecutive weeks, at the expense of the petitioners, in a newspaper of general circulation and posted at the General Trias Municipal Public Market, Municipal and Barangay Hall where the property is situated, as well as on the land itself located at Barangay Buenavista, General Trias City, Cavite, and other copies be furnished to the Registry of Deeds for the Province of Cavite, Office of the Solicitor General, petitioner and its counsel accordingly. The petitioners are likewise directed to submit a copy of the petition with its annexes to the Registry of Deeds for the Province of Cavite and the Office of the Solicitor General.

Send a copy of this Order to the Office of the Clerk of Court (OCC) for raffle of the publication.

SO ORDERED.

Trece Martires City, Cavite, Aug 15, 2023.

GAYSOL C. LUNA
Presiding Judge

Copy Furnished:

ATTY. ANTONIO T. NICOLAS
Counsel for the Petitioners
025 Pagtakhan Street, Poblacion, Bacoor City, Cavite

WILLIAM FRANCISCO
Attorney-in-fact of Petitioners
Cavite Viejo Subd., Gahak, Kawit, Cavite

SPS. GRACE NISDA and EMMANUEL NISDA
Petitioners
Brgy. Maninila, Miagao, Iloilo

REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE
Trece Martires City, Cavite

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

OFFICE OF THE CLERK OF COURT
Trece Martires City, Cavite

PAHAYAGAN NG KABITENYO
NOVEMBER 13, 20 & 27, 2023

AFFIDAVIT OF SELF-ADJUDICATION

Notice is hereby given that the estate of deceased **FIDEL D. PAGKALIWANGAN**, who died on February 18, 2016 at Brgy. Poblacion 3 General Emilio Aguinaldo, Cavite, who died without will or testament, that the deceased left the following parcels of residential and agricultural land (1) located at Balagtas St., Poblacion 3. General Emilio Aguinaldo, Cavite, covered by Tax Declaration No. AA-06 0003 00294 containing an area of 173.50 SQ., (2) located at Lot 3165 - P. Gen. Trias St., General Emilio Aguinaldo, Cavite, covered by Tax Declaration No. AA-06 0003 00490 containing an area of 464.00 SQ., (3) located at Lot 3107 - P and 3108 - P Gen. Trias St. Poblacion 3, General Emilio Aguinaldo. Cavite, covered by Tax Declaration No. AA-06 0003 00285 containing an area of 168.33 SQ., (4) located at Lot 3107 - P Lot 3107 - P, I. Aguinaldo St. Cor Balagtas St. Poblacion 3, General Emilio Aguinaldo, Cavite, covered by Tax Declaration No. AA-060003 00282 containing an area of 571.34 SQ., (5) located at Lot 54-P Castaños Lejos, General Emilio Aguinaldo, Cavite, covered by Tax Declaration No. AA-06 0007 00347 containing an area of 0 253700, (6) located at Lot No. 1124 Kabulusan, General Emilio Aguinaldo Cavite, covered by Tax Declaration No. AA-06 0009 00051 containing an area of 0.3625 SQ., was the subject of this Extra-Judicially Settlement among the legal heirs of the said deceased in the said instrument, executed before Notary Public Atty. Gabriel B. Octava, under Doc. No. 269 Page No. 54, Book No. XXIV, Series of 2023

PAHAYAGAN NG KABITENYO
NOVEMBER 6, 13 & 20, 2023

EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE GREGORIO LUMAGBAS WITH DEED OF ABSOLUTE SALE

Notice is hereby given that the estate of deceased **GREGORIO LUMAGBAS** who died on April 12, 1998 in Dasmariñas City, Cavite, who died without will or testament, that the deceased had left a house and lot situated in Brgy. San Jose, Dasmariñas City, Cavite, containing an area of 158 square meters covered by Transfer Certificate of Title No. T-462619 embraced with TD No. 2370006007990(Land) and TD No. 2370006008322 (Building), was the subject of this Extra-Judicially Settlement among the legal heirs of the said deceased in the said instrument, executed before Notary Public Atty. Teresita Sese Ruelos, under Doc. No. 108 Page No. 22, Book No. XVII, Series of 2023

PAHAYAGAN NG KABITENYO
NOVEMBER 13, 20 & 27, 2023



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-
ROGEL B. GELUZ,
Mortgagor.

FC Case No. 18516-23
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 (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **ROGEL B. GELUZ**, mortgagor, with residential and postal address 156 Pag-Asa II, Imus, Cavite AND/OR Lot 41 Block 14, Chateau L. Ermitage, Calsadang Bago, Imus, Cavite to satisfy the mortgage indebtedness which as of July 10, 2023 amounts to **SIX HUNDRED NINETY FOUR THOUSAND THREE HUNDRED TWENTY FIVE PESOS & 79/100 (Php694,325.79)**, 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 **December 5, 2023 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2011010229
"A PARCEL OF LAND (LOT 41 BLOCK 14 OF THE CONSOLIDATION SUBDIVISION PLAN, PCS-04-019770, BEING A PORTION OF CONSOLIDATION OF LOTS 1 & 2, PCS-04-019446), SITUATED IN THE BARANGAY OF CALSADANG BAGO, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE E., ALONG LINE 1-2 BY LOT 42, BLOCK 14 OF THE CONS.-SUBD. PLAN; ON THE S., ALONG LINE 2-3 BY LOT 3, PCS-04-019446 ON THE W., ALONG LINE 3-4 BY LOT 40, BLOCK 14, AND ON THE N., ALONG LINE 4-1 BY ROAD LOT 14, BOTH OF THE CONS.-SUBD. PLAN. **X X X CONTAINING AN AREA OF FORTY SQ. METERS AND FIFTY SQ. DECIMETERS (40.50). X X X**

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

In the event the public auction should not take place on the said date, it shall be held on **December 12, 2023 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, October 16, 2023.

MHINARD SANTOS
Sheriff IV
BRANCH 122

APPROVED BY
ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:
HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City
ATTY. MELANIO A. BADENAS JR.
Attorney-In-Fact, GCCS & Associates Corp.
RM 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City
ROGEL B. GELUZ
156 Pag-Asa II, Imus, Cavite and/or Lot 41 Block 14, Chateau L Ermitage, Calsadang Bago, Imus, Cavite

PAHAYAGAN NG KABITENYO
NOVEMBER 13, 20 & 27, 2023

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
City of Bacoor
Email: rtcbcrocc@judiciary.gov.ph
Telephone No. 09273707489

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

-versus-
MARILYN B. DEL ROSARIO married to LEOPOLDO E. DEL ROSARIO,
Mortgagors.

IRENE B. AUSTRIA married to SOLANO B. AUSTRIA,
Co-Borrower.

Foreclosure No. 2023-400
For: Extra-Judicial Foreclosure of Real Estate Mortgage

X-----X
NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, at The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City and against the mortgagors **MARILYN B. DEL ROSARIO married to LEOPOLDO E. DEL ROSARIO and IRENE B. AUSTRIA married to SOLANO B. AUSTRIA** as Co-Borrower, all at P-54-13, 15th Street Villamor Airbase, Pasay City and Lot 7 Block 3, Casimiro Townhomes, Bo. Molino, Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of August 15, 2023, amounts to **TWO HUNDRED SEVENTY THOUSAND SEVEN HUNDRED NINETY FOUR PESOS & 29/100 (P270,794.29)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **January 4, 2024 at 10:00 o'clock in the morning** or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-653553
"A Parcel of Land (Lot 7 Bk. 3 of the cons./subd. plan, Pcs-042104-007085, being a portion of the cons. of Lots 7563-C-1 to 7563-C-9, Psd-04-027965, 7563-A-1 to 7563-A-12, Psd-04-027966, 7563-B-1 to 7563-B-13, Psd-04-028035, 7563-D (LRC), Psd-341490 and Lot 7561, Rs-04-000191, Imus Estate, LRC Rec. No.), situated in the Brgy. of Molino (Queens Row East), Mun. of Bacoor, Prov. of Cavite, Island of Luzon. **X x x, Containing an area of THIRTY FIVE (35) SQ. METERS."**

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

"In the event the public auction should not take place on the said date, it shall be held on **January 11, 2023**, without further notice."

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

City of Bacoor, November 13, 2023.

MELY C. HERMOSURA-VISTA
Clerk of Court VI

By: **DANILO B. BERLON**
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)
The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City
PAULINO E. CASES, JR.
c/o Cases Chun & Associates Law Offices
6th Floor JELP Business Building, 409 Addition Hills, Shaw Blvd. Mandaluyong City
MARILYN B. DEL ROSARIO married to LEOPOLDO E. DEL ROSARIO
IRENE B. AUSTRIA married to SOLANO B. AUSTRIA
P-54-13, 15th Street Villamor Airbase, Pasay City Lot 7 Block 3, Casimiro Townhomes, Bo. Molino, Bacoor, Cavite

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

PAHAYAGAN NG KABITENYO
November 20, 27 & December 4, 2023

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

ROBINSONS BANK CORPORATION,
Mortgagee,

-versus-
REXY L. ALDOVINO represented by DOROTHY JOY M. ARRIOLA as his Attorney-in-fact
Mortgagor/s.

FORECLOSURE CASE NO. F-1275-23

X-----X
NOTICE OF EXTRA-JUDICIAL OF REAL ESTATE MORTGAGE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **ROBINSONS BANK CORPORATION**, with business address at 17/F Galleria Corporate Center, EDSA cor. Ortigas Avenue, Quezon City against the Mortgagor/s, **REXY L. ALDOVINO represented by DOROTHY JOY M. ARRIOLA**, with residence and postal address at 2153 C. Rizal Avenue, Sta. Cruz, Manila and Lot 1 and 2, Block 35, Las Brisas at Tierra Del Sol, Brgy. Tanauan, Tanza, Cavite to satisfy the mortgage indebtedness which as of 06 October 2023 amounts to **TWO MILLION ONE HUNDRED NINETEEN THOUSAND TWO HUNDRED FIVE PESOS AND 44/100 (P2,119,205.44)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **December 6, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021000137

LOT NO. 1 BLOCK NO. 35 PLAN NO. PCS-04-028744
PORTION OF: LOT 2186-F-3 & LOT 2186-F-4 BOTH PSD-04-020705; LOT 2187-A, LOT 2187-B, LOT 2187-C, FLS-902-D (IDENTICAL TO LOTS 2187-NEW, 3097 & 3098, STA. CRUZ DE MALABON ESTATE, RESPECTIVELY);

LOCATION: BARANGAY TANAUAN & PASONG-CABAYO, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SW LOT 2, BLOCK 35, PCS-04-028744
2-3-4-5-6 NW, NE ROAD LOT 33, PCS-04-028744

6-7 NE LOT 2, BLOCK 49, PCS-04-028744
7-1 SE BLOCK 44 (RESERVED AREA), PCS-04-028744

AREA: FIFTY TWO (52) SQUARE METERS, MORE OR LESS

TRANSFER CERTIFICATE OF TITLE NO. 057-2021000138
LOT NO. 2 BLOCK NO. 35 PLAN NO. PCS-04-028744
PORTION OF: LOT 2186-F-3 & LOT 2186-F-4 BOTH PSD-04-020705; LOT 2187-A, LOT 2187-B, LOT 2187-C, FLS-902-D (IDENTICAL TO LOTS 2187-NEW, 3097 & 3098, STA. CRUZ DE MALABON ESTATE, RESPECTIVELY);
LRC RECORD NO. 6832

LOCATION: BARANGAY TANAUAN & PASONG-CABAYO, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SE -, BLOCK 44 (RESERVED AREA), PCS-04-028744
2-3 SW LOT 3, BLOCK 35, PCS-04-028744
3-4 NW ROAD LOT 33, PCS-04-028744
4-1 NE LOT 1, BLOCK 35, PCS-04-028744

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 **December 14, 2023** without further notice.

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

Trece Martires City, November 17, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

ROBINSONS BANK CORPORATION
17/F Galleria Corporate Center, EDSA cor. Ortigas Avenue, Quezon City

REXY I. ALDOVINO represented by DOROTHY JOY ARRIOLA
2153 C. Rizal Avenue, Sta. Cruz, Manila Lot 1 and 2, Block 35, Las Brisas at Tierra Del Sol, Brgy. Tanauan, Tanza, Cavite

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

PAHAYAGAN NG KABITENYO
November 13, 20 & 27, 2023

DOLE: Double pay for private sector workers on Bonifacio Day



MANILA – Employees in the private sector who would report to work on Nov. 27, which was declared a regular holiday for Bonifacio Day, would receive 200 percent of their daily wage.

In Labor Advisory No. 24, series of 2023, released on Friday, the Department of Labor and Employment (DOLE) reminded employers to follow the pay rules for the holiday.

For work done in excess of eight hours, the DOLE said the company shall pay the employee an additional 30 percent of the hourly rate on that day (hour-

ly rate of the basic wage x 200 percent x 130 percent x number of hours worked).

For work done during a regular holiday that also falls on the employee's rest day, the employer shall pay the employee an additional 30 percent of the basic wage of 200 percent (Basic wage x 200 percent x 130

percent).

For those who will work in excess of eight hours during a regular holiday that also falls on the employee's rest day, the employer shall pay the employee an additional 30 percent of the hourly rate on said day (Hourly rate of the basic wage x 200 percent x 130 percent x 130

percent x number of hours worked).

Meanwhile, the DOLE noted that if the employee does not work, the employer shall pay 100 percent of the employee's wage for that day, provided that the employee reports to work or is on leave of absence with pay on the day immediately preceding the regular holiday.

President Ferdinand R. Marcos Jr., through Proclamation No. 90, moved the Bonifacio Day regular holiday from Nov. 30 (Thursday) to the nearest Monday, Nov. 27. (PNA)

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

BDO UNIBANK, INC.,
Mortgagee,
-versus-
MINDA ALCANTARA SIPIN
REP. BY ATTORNEY-IN-FACT,
AURORA SIPIN RAMIREZ,
Mortgagor/s.
FORECLOSURE CASE NO. F-1087-23

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo De Roxas, Makati City against the Mortgagor/s. **AURORA SIPIN RAMIREZ, AS ATTORNEY-IN-FACT OF MINDA ALCANTARA SIPIN**, with residence and postal address at Blk. 5 Lot 16 Banaba St., Sorrento 2 Camella, Habay 1, Bacoor, Cavite and Blk 12 Lot 13 Westwood Phase 2, Pasong Camachile II, General Trias, Cavite to satisfy the mortgage indebtedness which as of 28 September 2023 amounts to **TWO MILLION NINE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED EIGHTY TWO PESOS AND 70/100 (P2,913,782.70)** including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019063391
LOT NO. 13 BLOCK NO. 12 PLAN NO. PCS-04-030704
PORTION OF: BLOCK 26, PCS-04-029303: LOT 1941 (FRS-04-

005432) & LOT 2230, (FRS-04-005414) ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270, LRC REC. NO. 5964

LOCATION: BARANGAY OF PASONG CAMACHILE II, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NW LOT 15, BLOCK 12, PCS-04-030704
2-3 NE ROAD LOT 15, PCS-04-030704
3-4 SE LOT 11, BLOCK 12, PCS-04-030704
4-1 SW LOT 14, BLOCK 12, PCS-04-030704
AREA: FIFTY (50) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **December 28, 2023** without further notice.

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

Trece Martires City, November 17, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC. RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo De Roxas, Makati City

AURORA SIPIN RAMIREZ, AS ATTORNEY-IN-FACT OF MINDA ALCANTARA SIPIN
Blk. 5 Lot 16 Banaba St., Sorrento 2 Camella, Habay 1, Bacoor, Cavite
Blk 12 Lot 13 Westwood Phase 2, Pasong Camachile II, 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
November 20, 27 & December 4, 2023

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

BDO UNIBANK, INC.,
Mortgagee,
-versus-
SPS. GENNY D. SANCHEZ
AND KITCH O. SANCHEZ
Mortgagor/s.
FORECLOSURE CASE NO. F-1085-23

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo De Roxas, Makati City against the Mortgagor/s. **SPS. GENNY D. & KITCH O. SANCHEZ**, with residence and postal address at Lot 1, Blk. 49, Phase 3, AFPOVAL, Brgy. Western Bicutan, Taguig City and Lot 14, Blk. 15, Brgy. Bacao I, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 28 September 2023 amounts to **TWO MILLION THREE HUNDRED TWENTY TWO THOUSAND TWO HUNDRED THIRTY ONE PESOS AND 57/100 (P2,322,231.57)** including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2020025556
LOT NO. 14 BLOCK NO. 15 PLAN NO. PCS-04-030760
PORTION OF: BLOCK 11, PSD-04-226211: LOTS 1639 & LOT

1656, SFDM ESTATE (FRS-04-005861), DECREED NO. 4270, LRC REC. NO. 5964

LOCATION: BARANGAY OF BACAO I, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NE LOT 13, BLOCK 15, PCS-04-030760
2-3 SE LOT 12, BLOCK 15, PCS-04-030760
3-4 SW ROAD LOT 13, PCS-04-030760
4-1 NW LOT 16, BLOCK 15, PCS-04-030760
AREA: FORTY (40) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **December 28, 2023** without further notice.

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

Trece Martires City, November 17, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC. RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo De Roxas, Makati City

SPS. GENNY D. & KITCH O. SANCHEZ,
Lot 1, Blk. 49, Phase 3, AFPOVAL, Brgy. Western Bicutan, Taguig City
Lot 14, Blk. 15, Brgy. Bacao I, 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
November 20, 27 & December 4, 2023

**Tatlong...
from page 12**

erative na maipaliwanag ang mga datos ng kanilang mga produktong bigas, itlog at gulay na maaari nilang mai-suplay.

Ayon kay AMAD chief, Editha Salvosa, mahaling hakbang ang dayalogo upang magkakilala at magkaroon ng koneksyon ang mga suppliers at buyers at makabuo ng magandang ugnayan. Dumalo ang representante ng mga institutional buyers na Hayakawa Electronics, San-technologies Inc., Semitec Electronics, Glory Philippines Inc., Sejin Nawoo Inc., HRD Singapore PTE, Leader Electronics Inc., Phil Bobbin Corp., at MEC Electronics. Pagbabahagi naman ni Bernadette Carandang ng MagSaMaK-AMe, malaki ang impact sa kanila ng ganitong aktibidad dahil nahahasa din ang kanilang pagiging agri-preneur.

Ang aktibidad ay naging posible sa pakikipagtulungan ng Cavite Economic Zone sa pamamagitan ni Zone Administrator Atty. Norma Tañag na inirepresenta ng Supervising Officer nito na si G. Lyndone Dela Cruz.

**Sen. Alan...
from page 1**

then ang election ay Mayo (2025)," he said.

He said in contrast, the Comelec was able to hold a "generally peaceful and fair" Barangay and Sangguniang Kabataan Elections (BSKE) because aside from "political will," there was ample time to prepare due to the postponements and the fact that it was held in October, many months after the effectivity of the 2023 national budget.

Cayetano said the government must also take into account some possible disruptions. "Like n'ung pandemic, a simple thing like logistics of how do you get the ballots to Northern Luzon, Visayas, Mindanao became a nightmare," he said.

According to the Comelec, a total of P5.96 billion more is needed to procure all materials needed in preparation for the midterm elections in 2025, in which new senators, members of Congress, and local government officials will be elected.

Cayetano urged fellow senators to find an "innovative but legal way" of providing the commission all it needs this year so that the poll body will not have to wait for January 2025 before it bids out what it needs to hold the polls.

"I wonder if we can consider a two or three-year budget cycle for the Comelec," he said.

"Meaning, if they need P5.6 billion and we only gave them P3 billion this year, but we're assuring them that we will give them the P2.6 billion in January 2025, can they bid the whole P5.6 billion para in January 2025 hindi na nila inaalala y'ung admin side ng procurement?" he said.

Senator Imee Marcos, who sponsored Comelec's budget on the plenary floor, agreed with the independent senator's observations, saying a three-year budget cycle is more appropriate given that the country has a three-year election cycle.

Cayetano said he is looking forward to his suggestion being explored during the national budget's bicameral conference to be held in the last week of November.



**Transport groups back
PUV modernization plan**

MANILA – Several national transport groups on Friday renewed their support for the government's public utility vehicle modernization program (PUVMP).

In a joint statement by the so-called Magnificent 7 transport groups, it said the continued dialogue with the Department of Transportation (DOT) and its attached agencies would allow for a "just transition" that would benefit PUV operators, drivers, as well as commuters.

"Walang mangyayaring phase out ng ating mga tradisyunal na jeep. Ito ay ayon na rin sa aming patuloy na pakikipag-usap sa mga opisyal ng ating pamahalaan (There will not be phase out of our traditional jeepneys. This is according to our continued dialogue with the government)," it said.

Pasang Masda national president Roberto "Ka Obet" Martin signed the statement on behalf of the six other transport groups -- the Alliance of Transport Operators and Drivers Association of the Philippines, Alliance of Concerned Transport Organization, Federation of Jeepney Operators and Drivers Association of the Philippines, Stop and Go, Liga ng Transportasyon at Operators ng Pilipinas and Piston, the group that held a three-day transport strike from Nov. 20-22.

"Marami pa tayong mga hamon na kakaharapin sa modernisasyon na ito, ngunit kailangan natin ng pagkakaisa, ang ating sektor at ang pamahalaan upang maging matagumpay ang programa ng modernisasyon (We still have many challenges to face

with this PUVMP, but we must be united -- our sector and the government -- to make the program succeed)," they said.

Earlier, DOT Secretary Jaime Bautista clarified that the Dec. 31 deadline is for the consolidation of PUV drivers and operators and not a phase-out of traditional jeepneys.

In response to the transport strike by Piston and Manibela this week, the DOT and the Land Transportation Franchising and Regulatory Board (LTFRB) agreed to several concessions such as waiving penalties, extending franchise validity to five years, and removing certain parts of the Omnibus Franchising Guidelines.

However, the DOT and LTFRB said the consolidation is non-negotiable and will remain, with the deadline still on Dec. 31 this year.

The LTFRB said submitting a letter of intent for consolidation would be enough to allow PUVs to continue operating next year. (PNA)



**Private sector support sought
for transport projects**

MANILA – The private sector's support will play a pivotal role in speeding up the completion of vital transport infrastructure projects, Transportation Secretary Jaime Bautista said Wednesday.

At the Stratbase ADR Institute Pilipinas Conference, Bautista said the DOT has "resorted to seeking private sector support" due to the agency's limited fiscal space.

"We need the cooperation of various stakeholders, including foreign and local business groups who have expressed keen interest in our highly investible transport projects," he said.

Bautista said multi-sectoral projects are aimed toward providing a better travel experience for commuters.

"Our transport projects highlight the efforts of our government in pushing the infrastructure agenda of President Ferdinand Marcos Jr. to



expand its pipeline of flagship projects that will transform the transport landscape, while improving mobility and connectivity," he added.

Bautista cited several big-ticket transportation projects, which he said would "shake the status quo" in the transport sector.

Among the projects include the privatization of the Ninoy Aquino International Airport (NAIA), the New Manila International Airport in Bulacan (NMIA) and the modernization of several airports in Bukidnon, Catbalogan, Du-

maguete, Tacloban, Kalibo, Caticlan, Laguindingan, Siargao, Zamboanga, Masbate and Cotabato.

The ongoing construction of the North-South Commuter Railway, the Metro Manila Subway and the Metro Rail Transit Line 7 is also poised to improve mobility and connectivity.

Road transport is also given priority with the modernization of public utility vehicles, the EDSA Busway, the establishment of bicycle lanes nationwide and the EDSA Greenways project.

Search for the most creative audio-visual media work that capture the essence of entrepreneurship

As a prelude to the 2023 Cavite Entrepreneurship Student Conference, the spotlight focused on the audio-visual media work of students from 15 different universities in the search for the most creative audio-visual media work held on November 22, 2023 at the Sanggunang Panlalawigan Session Hall in Trece Martires City. The annual conference organized by the Office of the Provincial Cooperative Development Officer (OPCDO) in cooperation with the Department of Trade and Industry-Cavite has been a melting pot of ideas, a catalyst for innovation, and a platform for aspiring student entrepreneurs in the province.

Ms. Liza C. Gabatan, Entrepreneurial Division Head of OPCDO gave the opening message where she presented the program overview and welcomed the aspiring guests and participants. It was followed by the messages of Mr. Alvin S. Mojica, Provincial Administrator for Community Affairs, and Ms. Lilibeth R. Chavez, the OIC-Provincial Director of DTI-Cavite, who both left inspiring

messages to the future generation of entrepreneurs.

The parade of creativity at the event reached new heights as students from the competing universities dazzle audiences with their creative audio-visual media works. Each participating university brought a unique perspective to the theme, weaving captivating narratives that explore the entrepreneurial spirit, underscoring the widespread interest and commitment among students from various academic institutions to explore the intersection of entrepreneurship and audio-visual media.

Panel of judges who scored the artistic entries include Ms. Mia Rayray, Associate Dean of the College of Business Administration and Accountancy at De La Salle University-Dasmariñas, Mr. Mariano Sayno, an art director, photographer, designer, and travel blogger, and Mr. John Berlin Santos, a producer and video director.

Exceptional entries stand a chance to be recognized, with accolades and rewards awaiting those who successfully encapsulate the entrepreneurial spirit in their audio-visual masterpieces that will be announced on November 29 during the 2023 Cavite Entrepreneurship Student Conference.

The event concluded by distributing of certificate of participation of the judges and participants with the presence of Ms. Liza C. Gabatan.



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

BDO UNIBANK, INC.,
Mortgagee,
-versus-
**SPS. LAURENCE R. NAVOR
AND MARGERIE P. NAVOR**
Mortgagor/s.

FORECLOSURE CASE NO. F-834-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo De Roxas, Makati City against the Mortgagor/s, **MARGERIE P. NAVOR SIGNING FOR HERSELF AND AS ATTORNEY-IN-FACT OF LAURENCE R. NAVOR**, with residence and postal address at No. 4929 Mangga Street, Valenzuela Extension, Sta. Mesa, Manila and Block 5 Lot 20 Somerset Phase 9, Brgy. Navarro, General Trias, Cavite to satisfy the mortgage indebtedness which as of 14 July 2023 amounts to **TWO MILLION EIGHT HUNDRED NINETY THOUSAND NINE HUNDRED FORTY FIVE PESOS AND 75/100 (P2,890,945.75)** including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2016073469
LOT NO. 20 BLOCK NO. 5 PLAN NO. PCS-04-028600
PORTION OF: LOT 3423, FLS-1133-D, (RS-04-005160) & BLOCK 12, PCS-04-028446, DECREED NO. 4270;

LRC REC. NO. 5964
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SW LOT 22, BLOCK 5, PCS-04-028600
2-3 NW ROAD LOT 7, PCS-04-028600
3-4 NE LOT 18, BLOCK 5, PCS-04-028600
4-1 SE LOT 31, BLOCK 5, PCS-04-028600
AREA: EIGHTY SQUARE METERS (80), 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 **December 28, 2023** without further notice.

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

Trece Martires City, November 17, 2023

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

**BDO UNIBANK, INC.,
RISK MANAGEMENT GROUP-
REMEDIAL MANAGEMENT UNIT**
11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo De Roxas, Makati City

MARGERIE P. NAVOR SIGNING FOR HERSELF AND AS ATTORNEY-IN-FACT OF LAURENCE R. NAVOR
No. 4929 Mangga Street, Valenzuela Extension, Sta. Mesa, Manila
Block 5 Lot 20 Somerset Phase 9, 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
November 20, 27 & December 4, 2023

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

PHILIPPINE NATIONAL BANK
Mortgagee,
-versus-
**SPS. ROMMEL F. YABES AND
LIWAY ANNE B. YABES**
Mortgagor/s.

FORECLOSURE CASE NO. F-1158-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **PHILIPPINE NATIONAL BANK**, with business address at PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, Metro Manila, against the Mortgagor/s, **SPS. ROMMEL F. YABES AND LIWAY ANNE B. YABES** with residence and postal address at 145 El Shaddai Compound, Purok Ilaya, Buting Pasig City and Lot 35 Block 12, Kensington 22, Lancaster Estates, Brgy. Bacao, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 30 September 2023 amounts to **TWO MILLION SIX HUNDRED EIGHTY THOUSAND THREE HUNDRED SIXTY ONE PESOS AND 18/100 (P2,680,361.18)** including penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017023068
LOT NO. 35 BLOCK NO. 12 PLAN NO: PCS-04-028977
PORTION OF: THE CONS/SUBD OF LOTS 1632-A; 1632-B, 1632-C, PSD-04-134487; LOT 1631, (FRS-04-005440) & LOT 1642, (RS-04-002863) SAN FRANCISCO DE MALABON ES-

TATE, DECREED NO. 4270; LRC REC. NO. 5964
LOCATION: BARANGAY OF BACAO 1, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NW LOT 36, BLOCK 12, PCS-04-028977
2-3 NE ROAD LOT 26, PCS-04-028977
3-4 SE LOT 34, BLOCK 12, PCS-04-028977
4-1 SW LOT 48, BLOCK 12, PCS-04-028977
AREA: FIFTY SQUARE METERS (50), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **December 28, 2023** without further notice.

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

Trece Martires City, November 17, 2023

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

PHILIPPINE NATIONAL BANK
PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, Metro Manila

ATTY. EDGARDO M. BANAAG
Unit 2304, 23rd Flr. AIC Burgundy Empire Tower ADB Ave. Cor., Sapphire and Garnet Roads Ortigas Center, Pasig City

SPS. ROMMEL F. YABES AND LIWAY ANNE B. YABES
145 El Shaddai Compound, Purok Ilaya, Buting Pasig City Lot 35 Block 12, Kensington 22, Lancaster Estates, Brgy. Bacao, 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
November 20, 27 & December 4, 2023

**Bringing Healthcare to Baran-
gay Nicolasa Virata Residents**



A successful Henson Maranan, rendered medical mission was conducted by the provincial government, through the collaboration of the Office of the Provincial Governor-Extension and Office of the Provincial Health Officer, at the covered court of Brgy. Nicolasa Virata, General Mariano Alvarez. This initiative aimed to provide essential healthcare services to the community and address the medical needs of the residents.

The success of the medical mission was made possible through the unwavering support of the local government, under the guidance of Vice Mayor Percy Cabuhat, who played a crucial role in facilitating the mission. The dedication and hard work of local staff, barangay health workers, and numerous medical staff comprised of Ms. Teresa Cabaña, Ms. Marita A. Marquez, Ms. Marisa Ancheta and Mr.

GEAMH medical team composed of Dr. Reia Dangeros, the dedicated medical staff comprised of Ms. Teresa Cabaña, Ms. Marita A. Marquez, Ms. Marisa Ancheta and Mr.

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Email: aljimenez@enchantedkingdom.ph
Contact No: 0998-849-4357

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

BDO UNIBANK, INC.,
Mortgagee,
-versus-
MICAH S. MIGUEL,
Debtor/Mortgagor,

FORECLOSURE CASE NO. F-829-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Salcedo Village, Makati City against the Mortgagor/s, **Jan Michael Sagario Miguel signing as Attorney-in-Fact of Micah S. Miguel** with residence and postal address at: 1.) 2330 Pasig Line, Sta. ana, Manila and 2.) Lot 13 Block 9, Westwood Phase 4. Brgy. Pasong Camachile, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 14 July 2023 amounts to **TWO MILLION EIGHT HUNDRED THIRTY FOUR THOUSAND SIX HUNDRED THREE PESOS AND 45/100 (P2,834,603.45)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021039343
LOT NO: 13 BLOCK NO: 9 PLAN NO: PCS-04-031691
PORTION OF: BLOCK 25, PCS-04-029303, BLOCK 17, PCS-04-030704 & LOT 1940, SFDM ESTATE, DECREED NO. 4270, LRC REC. NO. 5964
LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SW LOT 15, BLOCK 9, PCS-04-031691
2-3 NW ROAD LOT 9, PCS-04-031691
3-4 NE LOT 11, BLOCK 9, PCS-04-031691
4-1 SE LOT 14, BLOCK 9, PCS-04-031691
AREA: FIFTY (50) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **December 28, 2023** without further notice.

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

Trece Martires City, November 17, 2023.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
**BDO UNIBANK, INC.,
RISK MANAGEMENT GROUP-
REMEDIAL MANAGEMENT UNIT**
11th Floor, BDO Towers Valero 8741 Paseo de Roxas, Salcedo Village, Makati City, 0726, Metro Manila

Jan Michael Sagario Miguel and Micah S. Miguel
2330 Pasig Line, Sta. ana, Manila
Lot 13 Block 9, Westwood Phase 4, Brgy. Pasong Camachile, 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
November 20, 27 & December 4, 2023

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

BDO UNIBANK, INC.,
Mortgagee,
-versus-
**Spouses JOSE JONNY LEYES CEJAR
and ARLENE ARGUEL CEJAR,**
Debtors/Mortgagors,

FORECLOSURE CASE NO. F-1084-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the Mortgagor/s, **Spouses Jose Jonny Leyes Cejar and Arlene Arguel Cejar** with residence and postal address at: 1.) #1671 Caton St., La Paz, Makati City; and 2.) Blk. 1 Lot 79 Glenbrook Phase 2, Pasong Camachile, General Trias, Cavite to satisfy the mortgage indebtedness which as of 28 September 2023 amounts to **FIVE MILLION EIGHT HUNDRED NINE THOUSAND SIX HUNDRED THIRTEEN PESOS AND 80/100 (P5,809,613.80)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2020026790
LOT NO: 79 BLOCK NO: 1 PLAN NO: PCS-04-030060
PORTION OF: LOT 1837-C, (LRC) PSD-105017, LOTS 1943-A & 1943-B, (LRC) PSD-155964, LOT 1836-NEW (FRS-04-005697) LOTS 1950 (FRS-04-005717) & 3421, ALL OF SAN FRANCISCO DE MALABON ESTATE DECREED NO. 4270, LRC REC. NO. 5964
LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SW ROAD LOT 8, PCS-04-030060
2-3 NW LOT 78, BLOCK 1, PCS-04-030060
3-4 NE LOT 157, BLOCK 1, PCS-04-030060
4-1 SE LOT 80, BLOCK 1, PCS-04-030060
AREA: ONE HUNDRED THIRTY NINE (139) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **December 28, 2023** without further notice.

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

Trece Martires City, November 17, 2023.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
**BDO UNIBANK, INC.,
RISK MANAGEMENT GROUP-
REMEDIAL MANAGEMENT UNIT**
11th Floor, BDO Towers Valero 8741 Pasco de Roxas, Makati City, 0726, Metro Manila

Spouses Jose Jonny Leyes Cejar and Arlene Arguel Cejar
#1671 Caton St., La Paz, Makati City
Blk. 1 Lot 79 Glenbrook Phase 2, Pasong Camachile, 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
November 20, 27 & December 4, 2023

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

BDO UNIBANK, INC.,
Mortgagee,
-versus-
ROMUALDO M. LABRA,
Debtor/Mortgagor,

FORECLOSURE CASE NO. F-828-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Salcedo Village, Makati City against the Mortgagor/s, **Romualdo M. Labra** with residence and postal address at: 1.) No. 37 J.P. Rizal Street, Brgy. Tuktukan, Taguig City; and 2.) Lot 4 Block 2, Westwood Phase 1, Brgy. Pasong Camachile, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 14 July 2023 amounts to **THREE MILLION TWO HUNDRED FIFTY SEVEN THOUSAND SEVENTY ONE PESOS AND 73/100 (P3,257,071.73)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction **December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2020001054
LOT NO: 4 BLOCK NO: 2 PLAN NO: PCS-04-029302
PORTION OF: THE CONS/ SUBD OF LOTS 1928, 1929, 1932, 1933, SAN FRANCISCO DE MALABON ESTATE & LOTS 1939-B 1939-C, (LRC) PSD-29632, DECREED NO. 4270;

LRC REC. NO. 5964
LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SW ROAD LOT 4, PCS-04-029302
2-3 NW LOT 3, BLOCK 2, PCS-04-029302
3-4 NE LOT 78, BLOCK 2, PCS-04-029302
4-1 SE LOT 5, BLOCK 2, PCS-04-029302
AREA: FIFTY SQUARE METERS (50), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **December 28, 2023** without further notice.

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

Trece Martires City, November 17, 2023.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
**BDO UNIBANK, INC.,
RISK MANAGEMENT GROUP-
REMEDIAL MANAGEMENT UNIT**
11th Floor, BDO Towers Valero 8741 Paseo de Roxas, Salcedo Village, Makati City, 0726, Metro Manila

Romualdo M. Labra
No. 37 J.P. Rizal Street, Brgy. Tuktukan, Taguig City Lot 4, Block 2, Westwood Phase 1, Brgy. Pasong Camachile, 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
November 20, 27 & December 4, 2023

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

BDO UNIBANK, INC., Mortgagee, -versus- SPS. LAURENCE R. NAVOR AND MARGERIE P. NAVOR Mortgageor/s. FORECLOSURE CASE NO. F-834-23

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, BDO UNIBANK, INC., with business address at 11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo De Roxas, Makati City against the Mortgageor/s, MARGERIE P. NAVOR SIGNING FOR HERSELF AND AS ATTORNEY-IN-FACT OF LAURENCE R. NAVOR, with residence and postal address at No. 4929 Mangga Street, Valenzuela Extension, Sta. Mesa, Manila and Block 5 Lot 20 Somerset Phase 9, Brgy. Navarro, General Trias, Cavite to satisfy the mortgage indebtedness which as of 14 July 2023 amounts to TWO MILLION EIGHT HUNDRED NINETY THOUSAND NINE HUNDRED FORTY FIVE PESOS AND 75/100 (P2,890,945.75) including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2016073469 LOT NO. 20 BLOCK NO. 5 PLAN NO. PCS-04-028600 PORTION OF: LOT 3423, FLS-1133-D, (RS-04-005160) & BLOCK 12, PCS-04-028446, DECREED NO. 4270;

LRC REC. NO. 5964 LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON BOUNDARIES: LINE DIRECTION ADJOINING LOT(S) 1-2 SW LOT 22, BLOCK 5, PCS-04-028600 2-3 NW ROAD LOT 7, PCS-04-028600 3-4 NE LOT 18, BLOCK 5, PCS-04-028600 4-1 SE LOT 31, BLOCK 5, PCS-04-028600 AREA: EIGHTY SQUARE METERS (80), 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 December 28, 2023 without further notice.

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

Trece Martires City, November 17, 2023

JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished:

BDO UNIBANK, INC. RISK MANAGEMENT GROUP- REMEDIAL MANAGEMENT UNIT 11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo De Roxas, Makati City

MARGERIE P. NAVOR SIGNING FOR HERSELF AND AS ATTORNEY-IN-FACT OF LAURENCE R. NAVOR No. 4929 Mangga Street, Valenzuela Extension, Sta. Mesa, Manila Block 5 Lot 20 Somerset Phase 9, 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 November 20, 27 & December 4, 2023

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

PHILIPPINE NATIONAL BANK Mortgagee, -versus- SPS. ROMMEL F. YABES AND LIWAY ANNE B. YABES Mortgageor/s. FORECLOSURE CASE NO. F-1158-23

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, PHILIPPINE NATIONAL BANK, with business address at PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, Metro Manila, against the Mortgageor/s, SPS. ROMMEL F. YABES AND LIWAY ANNE B. YABES with residence and postal address at 145 El Shaddai Compound, Purok Ilaya, Buting Pasig City and Lot 35 Block 12, Kensington 22, Lancaster Estates, Brgy. Bacao, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 30 September 2023 amounts to TWO MILLION SIX HUNDRED EIGHTY THOUSAND THREE HUNDRED SIXTY ONE PESOS AND 18/100 (P2,680,361.18) including penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017023068 LOT NO. 35 BLOCK NO. 12 PLAN NO: PCS-04-028977 PORTION OF: THE CONS/SUBD OF LOTS 1632-A; 1632-B, 1632-C, PSD-04-134487; LOT 1631, (FRS-04-005440) & LOT 1642, (RS-04-002863) SAN FRANCISCO DE MALABON ES-

TATE, DECREED NO. 4270; LRC REC. NO. 5964 LOCATION: BARANGAY OF BACAO 1, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE BOUNDARIES: LINE DIRECTION ADJOINING LOT(S) 1-2 NW LOT 36, BLOCK 12, PCS-04-028977 2-3 NE ROAD LOT 26, PCS-04-028977 3-4 SE LOT 34, BLOCK 12, PCS-04-028977 4-1 SW LOT 48, BLOCK 12, PCS-04-028977 AREA: FIFTY SQUARE METERS (50), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on December 28, 2023 without further notice.

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

Trece Martires City, November 17, 2023

JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished:

PHILIPPINE NATIONAL BANK PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, Metro Manila

ATTY. EDGARDO M. BANAAG Unit 2304, 23rd Flr. AIC Burgundy Empire Tower ADB Ave. Cor., Sapphire and Garnet Roads Ortigas Center, Pasig City

SPS. ROMMEL F. YABES AND LIWAY ANNE B. YABES 145 El Shaddai Compound, Purok Ilaya, Buting Pasig City Lot 35 Block 12, Kensington 22, Lancaster Estates, Brgy. Bacao, 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 November 20, 27 & December 4, 2023

Bringing Healthcare to Barangay Nicolasa Virata Residents



A successful medical mission was conducted by the provincial government, through the collaboration of the Office of the Provincial Governor-Extension and Office of the Provincial Health Officer, at the covered court of Brgy. Nicolasa Virata, General Mariano Alvarez. This initiative aimed to provide essential healthcare services to the community and address the medical needs of the residents.

The success of the medical mission was made possible through the unwavering support of the local government, under the guidance of Vice Mayor Percy Cabuhat, who played a crucial role in facilitating the mission. The dedication and hard work of local staff, barangay health workers, and numerous medical staff comprised of Ms. Teresa Cabaña, Ms. Marita A. Marquez, Ms. Marisa Ancheta and Mr.

GEAMH medical team composed of Dr. Reia Dangeros, the dedicated medical staff comprised of Ms. Teresa Cabaña, Ms. Marita A. Marquez, Ms. Marisa Ancheta and Mr. Henson Maranan, rendered medical consultation. A total of 306 patients received prescription medicines, multivitamins and mosquito-repellent lotion during the mission.

Advertisement for 'Enchanted Kingdom' featuring a wizard character and promotional offers for a 'NOEL' event. It includes prices for 'P4400 Buy 4 Get 1 Regular Day Pass' and 'P1300 Regular Day Pass with Bounding Shuttle'. Tickets are available on-site at World Trade Center Booth no. 43 from November 24-30, 2023. Contact info: Albert Jimenez, Email: aljimenez@enchantedkingdomph, Contact No. 0998-849-4357.

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

BDO UNIBANK, INC., Mortgagee, -versus- MICAH S. MIGUEL, Debtor/Mortgagor, FORECLOSURE CASE NO. F-829-23

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, BDO UNIBANK, INC., with business address at BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Salcedo Village, Makati City against the Mortgageor/s, Jan Michael Sagario Miguel signing as Attorney-in-Fact of Micah S. Miguel with residence and postal address at 1.) 2330 Pasig Line, Sta. ana, Manila and 2.) Lot 13 Block 9, Westwood Phase 4. Brgy. Pasong Camachile, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 14 July 2023 amounts to TWO MILLION EIGHT HUNDRED THIRTY FOUR THOUSAND SIX HUNDRED THREE PESOS AND 45/100 (P2,834,603.45), excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on at December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021039343 LOT NO: 13 BLOCK NO: 9 PLAN NO: PCS-04-031691 PORTION OF: BLOCK 25, PCS-04-029303, BLOCK 17, PCS-04-030704 & LOT 1940, SFDN ESTATE, DECREED NO. 4270, LRC REC. NO. 5964

LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON BOUNDARIES: LINE DIRECTION ADJOINING LOT(S) 1-2 SW LOT 15, BLOCK 9, PCS-04-031691 2-3 NW ROAD LOT 9, PCS-04-031691 3-4 NE LOT 11, BLOCK 9, PCS-04-031691 4-1 SE LOT 14, BLOCK 9, PCS-04-031691 AREA: FIFTY (50) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on December 28, 2023 without further notice.

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

Trece Martires City, November 17, 2023.

RICARDO A. TOLEDO Sheriff IV

Copy Furnished:

BDO UNIBANK, INC., RISK MANAGEMENT GROUP- REMEDIAL MANAGEMENT UNIT 11th Floor, BDO Towers Valero 8741 Paseo de Roxas, Salcedo Village, Makati City, 0726, Metro Manila

Jan Michael Sagario Miguel and Micah S. Miguel 2330 Pasig Line, Sta. ana, Manila Lot 13 Block 9, Westwood Phase 4, Brgy. Pasong Camachile, 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 November 20, 27 & December 4, 2023

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

SECURITY BANK CORPORATION Mortgagee, -versus- APRIL A. EBRO Mortgageor/s. FORECLOSURE CASE NO. F-1028-23

NOTICE OF EXTRA-JUDICIAL OF REAL ESTATE MORTGAGE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, SECURITY BANK CORPORATION with business address at Security Bank Centre, 6776 Ayala Avenue, Makati City against the Mortgageor/s, APRIL A. EBRO, with residence and postal address at 1) Block N3, Lot 8, Brgy. Emmanuel Bergado I, Dasmariñas City, Cavite; and 2) Block 17, Lot 27, Tierra Nevada Phase 6B, Brgy. San Francisco, General Trias City, Cavite to satisfy the mortgage indebtedness which as of 21 August 2023 amounts to ONE MILLION ONE HUNDRED FIFTY NINE THOUSAND ONE HUNDRED FORTY PESOS AND 39/100 (P1,159,140.39), inclusive of interest, penalties and other charges as of said date but exclusive of other expenses incidental of this of foreclosure and sale, the undersigned Sheriff will sell at public auction on December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2016023888

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

REIEL R. FERRER AND VIRGIE FERRER Mortgagee, -versus- MICHAEL ALBIN ABUTIN SASAI MARRIED TO MARYCHI C. SASAI Mortgageor/s. FORECLOSURE CASE NO. F-1244-23A

NOTICE OF EXTRA-JUDICIAL OF REAL ESTATE MORTGAGE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, REIEL R. FERRER AND VIRGIE FERRER, with residence and postal address at Brgy. Corregidor, General Trias City, Cavite against the Mortgageor/s, MICHAEL ALBIN ABUTIN SASAI MARRIED TO MARYCHI C. SASAI, with residence and postal address at Blk. 21 Lot 1 Antel Grand Village, Bacao, General Trias City, Cavite and 144 Sunrise Subd., Bagbag, Rosario, Cavite to satisfy the mortgage indebtedness which as of 31 August 2023 amounts to FIVE MILLION ONE HUNDRED FORTY THOUSAND PESOS AND 00/100 (P5,140,000.00), including interest, penalties and other charges as of said date but exclusive of other expenses incidental of this of foreclosure and sale, the undersigned Sheriff will sell at public auction on December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2012017352 A PARCEL OF LAND (LOT 1 BLK 21 OF THE CON-

A PARCEL OF LAND (LOT 27 BLK. 7 OF THE SUBD. PLAN, PSD-04-163894, BEING A PORTION OF LOT 4 (LRC) PCS-14064, SITUATED IN SAN FRANCISCO, GEN. TRIAS, CAVITE, IS. OF LUZON, BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 26 BLK. 7; ON THE SW., ALONG LINE 2-3 BY RD. LOT 4; ON THE NW., ALONG LINE 3-4 BY LOT 28 BLK. 7; ON THE NE., ALONG LINE 4-5 BY LOT 9 BLK. 7; ON THE NE., ALONG LINE 5-1 BY LOT 10 BLK. 7, ALL OF THE SUBD. PLAN. BEGINNING AT A P.T. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF EIGHTY EIGHT (88) SQ. M.

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 December 28, 2023 without further notice.

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

Trece Martires City, November 17, 2023.

JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished:

SECURITY BANK CORPORATION LARIBA PEREZ MANGROBANG MIRALLES DUMBRIQUE FULGENCIO REGONDOLA RODRIGUEZ & AYENTO 4TH Floor Security Bank Centre Building 6776 Ayala Avenue, Makati City

APRIL A. EBRO 1) Block N3, Lot 8, Brgy. Emmanuel Bergado I, Dasmariñas City, Cavite; and 2) Block 17, Lot 27 Tierra Nevada Phase 6B, Brgy. San Francisco, General Trias City, Cavite

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

PAHAYAGAN NG KABITENYO November 20, 27 & December 4, 2023

SOLIDATION & SUBDIVISION PLAN PCS-04-017881, BEING A PORTION OF LOTS 1561 (RS- 04-003700), 1564 (RS-04-003052), 1565 (RS-04-003697), 1566 (RS-04-003052), 1589 (RS-04-003698), 1590 (RS-04-003052), 1593, 1594, (RS-04-4-003696), 1596, 1598 (RS-04-003695), 1599 (RS-04-003695), 3038 (RA-04-003699) ALL OF SAN FRANCISCO DE MALABON ESTATE, 1557-D, (LRC) PSD- 117597, 1592-C, (LRC) PSD-30794, 1597-B & 1597-C, PSD-26890, 1623-A, (LRC) PSD-306769 & 1624-8, PSD-04-022097, L. R. C. RECORD NO. 4270), SITUATED IN BRGY. OF BACAO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. XXX XXX XXX BEGINNING AT A POINT MARKED "1" ON PLAN. XXX XXX XX CONTAINING AN AREA OF ONE HUNDRED FIFTY (150) SQUARE METERS. XXX XXX 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 December 28, 2023 without further notice.

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

Trece Martires City, November 17, 2023.

JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished:

REIEL R. FERRER AND VERGIE FERRER Brgy. Corregidor, General Trias City, Cavite

MICHAEL ALBIN ABUTIN SASAI MARRIED TO MARYCHI C. SASAI Blk. 21 Lot 1 Antel Grand Village, Bacao, General Trias City, Cavite 144 Sunrise Subd., Bagbag, Rosario, Cavite

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

PAHAYAGAN NG KABITENYO November 20, 27 & December 4, 2023

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

CHINA BANK SAVINGS INC., Mortgagee,

-versus-

SPS. CRISELDA C. DACUBA AND DENNIS T. DACUBA, Mortgagor/s.

FORECLOSURE CASE NO. F-927-23

X-----X

NOTICE OF EXTRA-JUDICIAL OF REAL ESTATE MORTGAGE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, CHINA BANK SAVING INC., with business address at CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City against the Mortgagor/s, SPS. CRISELDA C. DACUBA AND DENNIS T. DACUBA, with residence and postal address at P5 B18 L9, Eastwood Residences, Brgy. San Isidro, Rodriguez, Rizal; and Lot 56, Blk. 5 Brighton Phase 2, Lancaster New City Zone 02, Brgy. Pasong Camachile, General Trias, Cavite to satisfy the mortgage indebtedness which as of 31 July 2023 amounts to ONE MILLION SEVEN HUNDRED FIFTY FOUR THOUSAND FIVE HUNDRED FIFTY FIVE PESOS AND 93/100 (P1,754,555.93), inclusive of interest, penalties and other charges as of said date but exclusive of other expenses incidental of this of foreclosure and sale, the undersigned Sheriff will sell at public auction on December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2022007683

LOT NO. 56 BLOCK NO. 5 PLAN NO. PCS-04-030363 PORTION OF: LOT 1838, SAN FRANCISCO DE MALABON ESTATE, (FRS-04-005700), BLOCK 22, PCS-04-029303 & LOT 1, BLOCK 28, PCS-04-029304, DECREE NO. 4270, LRC RECORD NO. 5964

LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

Table with 3 columns: LINE, DIRECTION, ADJOINING LOT(S). Rows 1-2, 2-3, 3-4, 4-1. AREA: SIXTY (60) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held December 28, 2023 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.



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

CHINA BANK SAVINGS INC., Mortgagee,

-versus-

SPS. ZHERAMYE-FV L. CARO AND ORLANDO G. CARO, JR., Mortgagor/s.

FORECLOSURE CASE NO. F-1154-23

X-----X

NOTICE OF EXTRA-JUDICIAL OF REAL ESTATE MORTGAGE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, CHINA BANK SAVING INC., with business address at CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City against the Mortgagor/s, SPS. ZHERAMYE-FV L. CARO AND ORLANDO G. CARO, JR., with residence and postal address at Block 30, Unit 4, 3rd St., New Era Compound, Dasmariñas Cavite; and Lot 34 Block 68 Mulberry St., Phirst Park Homes Ph1, Batch 1, Gov. Dr., Brgy. Tanauan, Tanza, Cavite to satisfy the mortgage indebtedness which as of 15 September 2023 amounts to ONE MILLION ONE HUNDRED EIGHTY SIX THOUSAND FOUR HUNDRED FIFTY THREE PESOS AND 52/100 (P1,186,453.52), inclusive of interest, penalties and other charges as of said date but exclusive of other expenses incidental of this of foreclosure and sale, the undersigned Sheriff will sell at public auction on December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019022997 LOT NO. 34 BLOCK NO. 68 PLAN NO. PCS-04-030746 PORTION OF: LOT 2171-B-1, PSD-04-003866, LOT 2171-N-B, FLS-1479-D STA CRUZ DE MALABON ESTATE, LOT 2171-B-

Trece Martires City, November 17, 2023.

JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished:

CHINA BANK SAVING INC. CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City

BUENAVENTURA DANTING PAGTAKHAN CONSTANTINO MANGROBANG AND ASSOCIATES 12th Floor CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City

SPS. CRISELDA C. DACUBA AND DENNIS T. DACUBA P5 B18 L9, Eastwood Residences, Brgy. San Isidro, Rodriguez, Rizal; and Lot 56, Blk. 5 Brighton Phase 2, Lancaster New City Zone 02, Brgy. Pasong Camachile, General Trias, Cavite

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

PAHAYAGAN NG KABITENYO November 20, 27 & December 4, 2023

2-1, LOT PSD-04-025600 & 2171-B-2-J, PSD-04-024600 LOCATION: BARRIO OF TANAUAN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON BOUNDARIES: LINE DIRECTION ADJOINING LOT(S) 1-2 SOUTH LOT 33, BLOCK 68, PCS-04-030746 2-3 WEST LOT 32, BLOCK 68, PCS-04-030746 3-4 NORTH ROAD LOT 86, PCS-04-030746 4-1 EAST LOT 36, BLOCK 68, PCS-04-030746 AREA: FORTY FOUR SQUARE METERS (44), 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 December 28, 2023 without further notice.

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

Trece Martires City, November 17, 2023.

JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished:

CHINA BANK SAVING INC. CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City

BUENAVENTURA DANTING PAGTAKHAN CONSTANTINO MANGROBANG AND ASSOCIATES 12th Floor CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City

SPS. ZHERAMYE-FV L. CARO AND ORLANDO G. CARO, JR. Block 30, Unit 4, 3rd St., New Era Compound, Dasmariñas Cavite; and Lot 34 Block 68 Mulberry St., Phirst Park Homes Ph1, Batch 1, Gov. Dr., Brgy. Tanauan, Tanza, Cavite

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

PAHAYAGAN NG KABITENYO November 20, 27 & December 4, 2023



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

BDO UNIBANK, INC., Mortgagee,

-versus-

MICAH S. MIGUEL, Debtor/Mortgagor, FORECLOSURE CASE NO. F-829-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, BDO UNIBANK, INC., with business address at BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Salcedo Village, Makati City against the Mortgagor/s, Jan Michael Sagario Miguel signing as Attorney-in-Fact of Micah S. Miguel with residence and postal address at: 1.) 2330 Pasig Line, Sta. ana, Manila and 2.) Lot 13 Block 9, Westwood Phase 4. Brgy. Pasong Camachile, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 14 July 2023 amounts to TWO MILLION EIGHT HUNDRED THIRTY FOUR THOUSAND SIX HUNDRED THREE PESOS AND 45/100 (P2,834,603.45), excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021039343 LOT NO: 13 BLOCK NO: 9 PLAN NO: PCS-04-031691 PORTION OF: BLOCK 25, PCS-04-029303, BLOCK 17, PCS-04-030704 & LOT 1940, SFDM ESTATE, DECREED NO. 4270, LRC REC. NO. 5964

LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

Table with 3 columns: LINE, DIRECTION, ADJOINING LOT(S). Rows 1-2, 2-3, 3-4, 4-1. AREA: FIFTY (50) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on December 28, 2023 without further notice.

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

Trece Martires City, November 17, 2023.

RICARDO A. TOLEDO Sheriff IV

Copy Furnished:

BDO UNIBANK, INC., RISK MANAGEMENT GROUP- REMEDIAL MANAGEMENT UNIT 11th Floor, BDO Towers Valero 8741 Paseo de Roxas, Salcedo Village, Makati City, 0726, Metro Manila

Jan Michael Sagario Miguel and Micah S. Miguel Lot 13 Block 9, Westwood Phase 4, Brgy. Pasong Camachile, 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 November 20, 27 & December 4, 2023

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

CHINA BANK SAVINGS INC., Mortgagee,

-versus-

JAMES BRYAN R. BARRIOS, Mortgagor/s. FORECLOSURE CASE NO. F-1106-23

X-----X

NOTICE OF EXTRA-JUDICIAL OF REAL ESTATE MORTGAGE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, CHINA BANK SAVING INC., with business address at CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City against the Mortgagor/s, JAMES BRYAN R. BARRIOS, with residence and postal address at 141 Reverend G. Aglipay St., Brgy. Old Zaniga, Mandaluyong City; at 109C. De Venecia Street, Brgy. Old Zaniga, Mandaluyong City; and at Block 15 Lot 16, Woodcross Phase 7, Brgy. Tapia, General Trias, Cavite to satisfy the mortgage indebtedness which as of 29 September 2023 amounts to ONE MILLION THREE HUNDRED FIFTY SIX THOUSAND THREE HUNDRED FORTY PESOS AND 38/100 (P1,356,340.38), inclusive of interest, penalties and other charges as of said date but exclusive of other expenses incidental of this of foreclosure and sale, the undersigned Sheriff will sell at public auction on December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2022007505 LOT NO. 16 BLOCK NO. 15 PLAN NO. PCS-04-032361 PORTION OF: LOTS 1912 (FRS-04-005438); 1918 (RS-04-004387); 1913, 1914, 1985 (FRS-04-006221); 3263 (FRS-04-

006218) & 1915, SFDM ESTATE, LRC RECORD NO. 5964, DECREE NO. 4270 LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON BOUNDARIES: LINE DIRECTION ADJOINING LOT(S) 1-2 NE LOT 15, BLOCK 15, PCS-04-032361 2-3 SE LOT 18 BLOCK 15, PCS -04-032361 3-4 SW ROAD LOT 19, PCS -04-032361 4-1 NW LOT 14, BLOCK 15, PCS -04-032361 AREA: FORTY (40) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held December 28, 2023 without further notice.

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

Trece Martires City, November 17, 2023.

JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished:

CHINA BANK SAVING INC. CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City

BUENAVENTURA DANTING PAGTAKHAN CONSTANTINO MANGROBANG AND ASSOCIATES 12th Floor CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City

JAMES BRYAN R. BARRIOS 141 Reverend G. Aglipay St., Brgy. Old Zaniga, Mandaluyong City; 109C. De Venecia Street, Brgy. Old Zaniga, Mandaluyong City; and Block 15 Lot 16, Woodcross phase 7, Brgy. Tapia, General Trias, Cavite

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

PAHAYAGAN NG KABITENYO November 20, 27 & December 4, 2023

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

BDO UNIBANK, INC., Mortgagee,

-versus-

ROMUALDO M. LABRA, Debtor/Mortgagor, FORECLOSURE CASE NO. F-828-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, BDO UNIBANK, INC., with business address at BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Salcedo Village, Makati City against the Mortgagor/s, Romualdo M. Labra with residence and postal address at: 1.) No. 37 J.P. Rizal Street, Brgy. Tuktukan, Taguig City; and 2.) Lot 4 Block 2, Westwood Phase 1, Brgy. Pasong Camachile, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 14 July 2023 amounts to THREE MILLION TWO HUNDRED FIFTY SEVEN THOUSAND SEVENTY ONE PESOS AND 73/100 (P3,257,071.73), excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2020001054 LOT NO: 4 BLOCK NO: 2 PLAN NO: PCS-04-029302 PORTION OF: THE CONS/ SUBD OF LOTS 1928, 1929, 1932, 1933, SAN FRANCISCO DE MALABON ESTATE & LOTS 1939-B 1939-C, (LRC) PSD-29632, DECREED NO. 4270;

LRC REC. NO. 5964 LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

Table with 3 columns: LINE, DIRECTION, ADJOINING LOT(S). Rows 1-2, 2-3, 3-4, 4-1. AREA: FIFTY SQUARE METERS (50), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on December 28, 2023 without further notice.

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

Trece Martires City, November 17, 2023.

RICARDO A. TOLEDO Sheriff IV

Copy Furnished:

BDO UNIBANK, INC., RISK MANAGEMENT GROUP- REMEDIAL MANAGEMENT UNIT 11th Floor, BDO Towers Valero 8741 Paseo de Roxas, Salcedo Village, Makati City, 0726, Metro Manila

Romualdo M. Labra No. 37 J.P. Rizal Street, Brgy. Tuktukan, Taguig City Lot 4, Block 2, Westwood Phase 1, Brgy. Pasong Camachile, 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 November 20, 27 & December 4, 2023

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

METROPOLITAN BANK & TRUST COMPANY Mortgagee,

-versus-

RAQUEL I. YANGA, thru her Attorney-in-fact HENRY GUTIEREZ ILLUSTRISIMO Mortgageor/s.

FORECLOSURE CASE NO. F-1109-23

X-----X

NOTICE OF EXTRA-JUDICIAL OF REAL ESTATE MORTGAGE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, METROPOLITAN BANK & TRUST COMPANY, with business address at GT Tower International, 6813 Ayala Avenue corner H.V. Dela Costa St., Brgy. Bel Air, Makati City against the Mortgageor/s, RAQUEL I. YANGA, thru her Attorney-in-fact HENRY GUTIEREZ ILLUSTRISIMO, with residence and postal address at Block 5, Lot 26 Israel St. Phase 7, Tierra Nevada Camella Homes, Brgy. San Francisco, General Trias Cavite to satisfy the mortgage indebtedness which as of 31 August 2023 amounts to ONE MILLION THREE HUNDRED FIFTY THOUSAND FIFTY PESOS AND 02/100 (P1,350,050.02), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021004245 LOT NO. 24 BLOCK NO. 6 PLAN NO. PCS-04-031691 PORTION OF: BLOCK 25, PCS-04-029303; BLOCK 17, PCS-04-030704 & LOT 1940, SFDM ESTATE, DECREED NO. 4270, LRC REC. NO. 5964

LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

Table with columns: LINE, DIRECTION, ADJOINING LOT(S). Rows 1-2 NE LOT 23, BLOCK 6, PCS-04-031691; 2-3 SE LOT 26, BLOCK 6, PCS-04-031691; 3-4 SW ROAD LOT 7, PCS-04-031691; 4-1 NW LOT 22, BLOCK 6, PCS-04-031691

AREA: FIFTY (50) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held December 28, 2023 without further notice.

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

Trece Martires City, November 17, 2023.



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

PHILIPPINE NATIONAL BANK, Mortgagee,

-versus-

SPS. ALICIA P. SANTIAGO and RONNIE N. SANTIAGO Mortgageor/s.

FORECLOSURE CASE NO. F-955-23

X-----X

NOTICE OF EXTRA-JUDICIAL OF REAL ESTATE MORTGAGE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, PHILIPPINE NATIONAL BANK, with business address at PNB Financial Center, Pres. Diosdado Macapagal Blvd., Pasay City against the Mortgageor/s, SPS. ALICIA P. SANTIAGO and RONNIE N. SANTIAGO represented by RUDY B. PALMA as their Attorney-in-fact, with residence and postal address (1) #313 Ubas St., Napiko, Brgy. Manggahan, Pasig City, NCR; (2) No. 02 Asuncion Sitio Aguardiente, Sta. Monica, Novaliches, Quezon City; (3) 5504 Aguinaldo St., San Francisco Floodway, Cainta, Rizal; and (4) Block 9 Lot 24 Kensington 8, Lancaster Estates, Brgy. Navarro, General Trias, Cavite to satisfy the mortgage indebtedness which as of 31 August 2023 amounts to TWO MILLION EIGHT HUNDRED THIRTY EIGHT THOUSAND TWO HUNDRED FORTY PESOS AND 39/100 (P 2,838,240.39), inclusive of interest, penalties and other charges as of said date but exclusive of other expenses incidental of this of foreclosure and sale, the undersigned Sheriff will sell at public auction on December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2016071699 LOT NO. 24 BLOCK NO. 9 PLAN NO. PCS-04-027575 PORTION OF: LOTS 1655, 3040, (RS-04-002447) & LOT 1654,

JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished:

METROPOLITAN BANK & TRUST COMPANY GT Tower International, 6813 Ayala Avenue corner H.V. Dela Costa St., Brgy. Bel Air, Makati City

ERIC P. FUENTES LAW OFFICE 1458 Laon Laan cor. Navarra St., Sampaloc Manila 1015

RAQUEL I. YANGA, thru her Attorney-in-fact HENRY GUTIEREZ ILLUSTRISIMO Block 5, Lot 26 Israel St. Phase 7, Tierra Nevada Camella Homes, Brgy. San Francisco, General Trias Cavite

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

PAHAYAGAN NG KABITENYO November 20, 27 & December 4, 2023

(RS-04-002855) ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREE NO. 4270 ; LRC REC. NO. 5964 LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON BOUNDARIES: LINE DIRECTION ADJOINING LOT(S) 1-2 NW LOT 23, BLOCK 9, PCS-04-027575 2-3 NE LOT 26, BLOCK 9, PCS-04-027575 3-4 SE ROAD LOT 6, PCS-04-027575 4-1 SW LOT 22, BLOCK 9, PCS-04-027575 AREA: FIFTY SQUARE METERS (50), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held December 28, 2023 without further notice.

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

Trece Martires City, November 17, 2023.

JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished:

PHILIPPINE NATIONAL BANK PNB Financial Center, Pres. Diosdado Macapagal Blvd. Pasay City

EDGARDO M. BANAAG Unit 2304, 23rd Flr. AIC Building Empire Tower ADB Avenue cor. Sapphire and Garnet Roads Ortigas Center, Pasig City

SPS. ALICIA P. SANTIAGO and RONNIE N. SANTIAGO represented by RUDY B. PALMA as their Attorney-in-fact (1) #313 Ubas St., Napiko, Brgy. Manggahan, Pasig City, NCR; (2) No. 02 Asuncion Sitio Aguardiente, Sta. Monica, Novaliches, Quezon City; (3) 5504 Aguinaldo St., San Francisco Floodway, Cainta, Rizal; and (4) Block 9 Lot 24 Kensington 8, Lancaster Estates, Brgy. Navarro, General Trias, Cavite

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

PAHAYAGAN NG KABITENYO November 20, 27 & December 4, 2023



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

BDO UNIBANK, INC., Mortgagee,

-versus-

MICAH S. MIGUEL, Debtor/Mortgagor, FORECLOSURE CASE NO. F-829-23

X-----X NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, BDO UNIBANK, INC., with business address at BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Salcedo Village, Makati City against the Mortgageor/s, Jan Michael Sagario Miguel signing as Attorney-in-Fact of Micah S. Miguel with residence and postal address at: 1.) 2330 Pasig Line, Sta. ana, Manila and 2.) Lot 13 Block 9, Westwood Phase 4. Brgy. Pasong Camachile, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 14 July 2023 amounts to TWO MILLION EIGHT HUNDRED THIRTY FOUR THOUSAND SIX HUNDRED THREE PESOS AND 45/100 (P2,834,603.45), excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on at December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021039343 LOT NO: 13 BLOCK NO: 9 PLAN NO: PCS-04-031691 PORTION OF: BLOCK 25, PCS-04-029303, BLOCK 17, PCS-04-030704 & LOT 1940, SFDM ESTATE, DECREED NO. 4270, LRC REC. NO. 5964

LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

Table with columns: LINE, DIRECTION, ADJOINING LOT(S). Rows 1-2 SW LOT 15, BLOCK 9, PCS-04-031691; 2-3 NW ROAD LOT 9, PCS-04-031691; 3-4 NE LOT 11, BLOCK 9, PCS-04-031691; 4-1 SE LOT 14, BLOCK 9, PCS-04-031691

AREA: FIFTY (50) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held December 28, 2023 without further notice.

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

Trece Martires City, November 17, 2023.

RICARDO A. TOLEDO Sheriff IV

Copy Furnished:

BDO UNIBANK, INC., RISK MANAGEMENT GROUP- REMEDIAL MANAGEMENT UNIT 11th Floor, BDO Towers Valero 8741 Paseo de Roxas, Salcedo Village, Makati City, 0726, Metro Manila

Jan Michael Sagario Miguel and Micah S. Miguel 2330 Pasig Line, Sta. ana, Manila Lot 13 Block 9, Westwood Phase 4, Brgy. Pasong Camachile, 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 November 20, 27 & December 4, 2023

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

TRBank, Inc. (A Rural Bank) Mortgagee,

-versus-

ALUNA T. SCHNEIDER, MARK DANIEL T. SCHNEIDER and AJSM TRADING CORPORATION, Mortgageor/s,

Foreclosure Case No. F-017-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, TRBank, Inc. (A Rural Bank) (TRBI for brevity), with business address at 31st Floor, Unit 3101-3108, Raffles Corporate Center, F. Ortigas Jr. Road, Ortigas Center, Pasig City against the Mortgageor/s, ALUNA T. SCHNEIDER, MARK DANIEL T. SCHNEIDER and AJSM TRADING CORPORATION with residence and postal address at: 1.) B10 L22 West plain Subd., San Agustin Trece Martires Cavite and 2.) Lot 2246 Gov., Ferrer Drive Pasong Kawayan 1, General Trias Cavite to satisfy the mortgage indebtedness as of 01 February 2023 amounts to TWO MILLION THREE HUNDRED NINE THOUSAND SEVEN HUNDRED EIGHTY SEVEN PESOS and 07/100 (P2,309,787.07), 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 December 14, 2023 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. 077-2012005164

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

TRBANK, INC. (A RURAL BANK) (FORMERLY TANAY RURAL BANK INC.,) Mortgagee,

-versus-

EVANGELINE C. DUPAYA Mortgageor/s.

FORECLOSURE CASE NO. F-1304-23

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, TRBANK, INC. (A RURAL BANK) (FORMERLY TANAY RURAL BANK INC.,) with business address at 31st Floor, Unit 3101-3108, Raffles Corporate Center, F. Ortigas Jr. Road, Ortigas Center, Pasig City against the Mortgageor/s, EVANGELINE C. DUPAYA, with residence and postal address at L63 B29 South Square Village Ph1 Pasong Kawayan General Trias, Cavite and 461 F. Ortigas St., Mandaluyong City to satisfy the mortgage indebtedness which as of 03 November 2023 amounts to FOUR HUNDRED TWO THOUSAND TWENTY THREE PESOS AND 21/100 (P402,023.21) including penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2012007473

A PARCEL OF LAND (LOT 22, BLK. 10 OF THE CONS. SUBD. PLAN, PCS-04-012864. BEING A PORTION OF THE CONS. OF LOTS 2835 & 2836, FLS-2818, STA. CRUZ DE MALABON ESTATE & LOT 2837-B, (LRC) PSD-16-5249, LRC REC. NO. 6832), SITUATED IN THE BRGY. OF SAN AGUSTIN, CITY OF TRECE MARTIRES, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 24, BLK. 10; ON THE SE., ALONG LINE 2-3 BY RD. LOT 6; ON THE SW., ALONG LINE 3-4 BY LOT 20, BLK. 10 & ON THE NW., ALONG LINE 4-1 BY LOT 21, BLK. 10 ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF FORTY ONE SQ. M. & TWENTY SQ. DEC. (41.20) 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 December 28, 2023 without further notice.

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

Trece Martires City, November 17, 2023

RICARDO A. TOLEDO Sheriff IV

Copy Furnished:

TRBank, Inc. (A Rural Bank) (TRBI for brevity) 31st Floor, Unit 3101-3108, Raffles Corporate Center F. Ortigas Jr. Road, Ortigas Center, Pasig City

ALUNA T. SCHNEIDER, MARK DANIEL T. SCHNEIDER and AJSM TRADING CORPORATION B10 L22 West plain Subd., San Agustin Trece Martires Cavite Lot 2246 Gov., Ferrer Drive Pasong Kawayan 1, 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 November 20, 27 & December 4, 2023

A PARCEL OF LAND (LOT 63 BLK/ 29 OF THE CONS.-SUBD. PLAN, PCS-04-013075, BEING A PORTION OF LOT 3072 & 2331, SAN FRANCISCO DE MALABON ESTATE, L.R.C. REC. NO. 5964), SITUATED IN THE BRGY. PASONG KAWAYAN II, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 61, BLK. 29; ON THE NE., ALONG LINE 2-3 BY ROAD 2; ON THE SE., ALONG LINE 3-4 BY LOT 65, BLK. 29; AND ON THE SW., ALONG LINE 4-1 BY LOT 64, BLK. 29, ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN 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 December 28, 2023 without further notice.

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

Trece Martires City, November 22, 2023.

JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished:

TRBANK, INC. (A RURAL BANK) (FORMERLY TANAY RURAL BANK INC.,) 31st Floor, Unit 3101-3108, Raffles Corporate Center, F. Ortigas Jr. Road, Ortigas Center, Pasig City

EVANGELINE C. DUPAYA L63 B29 South Square Village Ph1 Pasong Kawayan General Trias, Cavite 461 F. Ortigas St., Mandaluyong City

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 November 27, December 4 & 11, 2023

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

ROBINSONS BANK CORPORATION,
Mortgagee,
-versus-
SPS. MAY ROSE GUMANDUY CASTRO
AND NILO YAP CASTRO represented by
MAY ROSE GUMANDUY CASTRO
as his Attorney-in-fact
Mortgagor/s.
FORECLOSURE CASE NO. F-1172-23
X-----X

**NOTICE OF EXTRA-JUDICIAL OF
REAL ESTATE MORTGAGE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **ROBINSONS BANK CORPORATION**, with business address at 17/F Galleria Corporate Center, EDSA cor. Ortigas Avenue, Quezon City against the Mortgagor/s, **SPS. MAY ROSE GUMANDUY CASTRO AND NILO YAP CASTRO** represented by **MAY ROSE GUMANDUY CASTRO** as his Attorney-in-fact, with residence and postal address at 0016 LT (B) Block 45J St. Phase III-E2, Dagat-Dagatan, Malabon City, Metro Manila and Lot 17 Block 13 Camella Vita, Brgy. Santiago, General Trias, Cavite to satisfy the mortgage indebtedness which as of 30 September 2023 amounts to **ONE MILLION SIX HUNDRED TWENTY SIX THOUSAND ONE HUNDRED THIRTY FIVE PESOS AND 60/100 (P1,626,135.60)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **December 6, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021048726
LOT NO. 17 BLOCK NO. 13 PLAN NO. PSD-04-251577
PORTION OF: LOT 2615, SAN FRANCISCO DE MALABON ESTATE (FRS-04-005776) LRC RECORD NO. 5964
LOCATION: BARANGAY OF SANTIAGO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	ROAD LOT 11, PSD-04-251577
2-7	SE, SW	ROAD LOT 12, PSD-04-251577
7-8	NW	LOT 16, BLOCK 13, PSD-04-251577
8-1	NE	LOT 18, BLOCK 13, PSD-04-251577

AREA: SEVENTY (70) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held **December 14, 2023** without further notice.

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

Trece Martires City, November 17, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
ROBINSONS BANK CORPORATION
17/F Galleria Corporate Center, EDSA
cor. Ortigas Avenue, Quezon City
SPS. MAY ROSE GUMANDUY CASTRO
AND **NILO YAP CASTRO** represented. by
MAY ROSE GUMANDUY CASTRO as his Attorney-in-fact,
0016 LT (B) Block 45J St. Phase III-E2, Dagat-Dagatan,
Malabon City, Metro Manila
Lot 17 Block 13 Camella Vita, Brgy. Santiago,
General Trias, Cavite

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

PAHAYAGAN NG KABITENYO
November 13, 20 & 27, 2023

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

ROBINSONS BANK CORPORATION,
Mortgagee,
-versus-
OFBAUER MONTES MATUTE
Mortgagor/s.
FORECLOSURE CASE NO. F-1173-23
X-----X

**NOTICE OF EXTRA-JUDICIAL OF
REAL ESTATE MORTGAGE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **ROBINSONS BANK CORPORATION**, with business address at 17/F Galleria Corporate Center, EDSA cor. Ortigas Avenue, Quezon City against the Mortgagor/s, **OFBAUER MONTES MATUTE**, with residence and postal address at Block 261 Lot 1 Target Range Ext., Pembo, Makati City and Lot 182, Block 03, Glenbrook Phase 2, Brgy. Pasong Camachile, General Trias, Cavite to satisfy the mortgage indebtedness which as of 10 September 2023 amounts to **THREE MILLION THREE HUNDRED FORTY SIX THOUSAND TWO HUNDRED TWENTY NINE PESOS AND 31/100 (P3,346,229.31)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **December 6, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2020003533
LOT NO. 182 BLOCK NO. 3 PLAN NO. PCS-04-030060
PORTION OF: LOT 1837-C, (LRC) PSD-105017, LOTS 1943-A & 1943-B, (LRC) PSD-155964, LOT 1836-NEW (FRS-04-005697) LOTS 1950 (FRS-04-005717) & 3421, ALL OF SAN FRANCISCO DE MALABON ESTATE DECREED NO. 4270, LRC REC. NO. 5964
LOCATION: BARANGAY OF PASONG CAMACHILE, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 181, BLOCK 3, PCS-04-030060
2-5	NW, NE	ROAD LOT 16, PCS-04-030060
5-1	SE	LOT 183, BLOCK 3, PCS-04-030060

AREA: ONE HUNDRED FORTY NINE (149) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held **December 14, 2023** without further notice.

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

Trece Martires City, November 17, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
ROBINSONS BANK CORPORATION
17/F Galleria Corporate Center, EDSA
cor. Ortigas Avenue, Quezon City
OFBAUER MONTES MATUTE
Block 261 Lot 1 Target Range Ext., Pembo, Makati City
Lot 182, Block 03, Glenbrook Phase 2,
Brgy. Pasong Camachile, General Trias, Cavite

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

PAHAYAGAN NG KABITENYO
November 13, 20 & 27, 2023

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

ROBINSONS BANK CORPORATION,
Mortgagee,
-versus-
MARY GRACE PADILLA INOY
represented by KRISTA PADILLA INOY
as her Attorney-in-fact
Mortgagor/s.
FORECLOSURE CASE NO. F-1174-23
X-----X

**NOTICE OF EXTRA-JUDICIAL OF
REAL ESTATE MORTGAGE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **ROBINSONS BANK CORPORATION**, with business address at 17/F Galleria Corporate Center, EDSA cor. Ortigas Avenue, Quezon City against the Mortgagor/s, **MARY GRACE PADILLA INOY** represented by **KRISTA PADILLA INOY** as her Attorney-in-fact, with residence and postal address at Block 18 Lot 27 Phase 3, Celina Plains, Malagasang I-G, Imus, Cavite and Lot 18, Block 6, Woodcross, Phase 4, Brgy. Tapia, General Trias, Cavite to satisfy the mortgage indebtedness which as of 30 September 2023 amounts to **ONE MILLION FOUR HUNDRED SIXTY TWO THOUSAND SIX HUNDRED THIRTY ONE PESOS AND 81/100 (P1,462,631.81)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **December 6, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2022022382
LOT NO. 18 BLOCK NO. 6 PLAN NO. PCS-04-032601
PORTION OF: LOT 1916-C, PSD-04-034821 AND LOT 1917 SFDN ESTATE (FRS-04-006232)
LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 19, BLOCK 6, PCS-04-032601
2-3	SW	ROAD LOT 9, PCS-04-032601
3-4	NW	LOT 17, BLOCK 6, PCS-04-032601
4-1	NE	LOT 4, BLOCK 6, PCS-04-032601

AREA: FIFTY (50) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held **December 14, 2023** without further notice.

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

Trece Martires City, November 17, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
ROBINSONS BANK CORPORATION
17/F Galleria Corporate Center, EDSA
cor. Ortigas Avenue, Quezon City
MARY GRACE PADILLA INOY represented by
KRISTA PADILLA INOY as her Attorney-in-fact
Block 18 Lot 27 Phase 3, Celina Plains,
Malagasang I-G, Imus, Cavite
Lot 18, Block 6, Woodcross, Phase 4,
Brgy. Tapia, General Trias, Cavite

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

PAHAYAGAN NG KABITENYO
November 13, 20 & 27, 2023

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

ROBINSONS BANK CORPORATION,
Mortgagee,
-versus-
MELVIN V. SAMSON married to
CLARINDA V. SAMSON Represented by
CLARINDA V. SAMSON as Attorney-in-fact
Mortgagor/s.
FORECLOSURE CASE NO. F-1273-23
X-----X

**NOTICE OF EXTRA-JUDICIAL OF
REAL ESTATE MORTGAGE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **ROBINSONS BANK CORPORATION**, with business address at 17/F Galleria Corporate Center, EDSA cor. Ortigas Avenue, Quezon City against the Mortgagor/s, **MELVIN V. SAMSON** married to **CLARINDA V. SAMSON** represented by **CLARINDA V. SAMSON** as Attorney-in-fact, with residence and postal address at Lot 33 Phase 10 Block 21A, Wellington Place, Barangay PASCAM 2, General Trias, Cavite and Lot 24, Block 20, Phase 7B, Elliston Place, Brgy. Pasong Camachile 2, General Trias, Cavite to satisfy the mortgage indebtedness which as of 06 October 2023 amounts to **ONE MILLION TWO HUNDRED TWENTY THOUSAND EIGHT HUNDRED NINETY THREE PESOS AND 52/100 (P1,220,893.52)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **December 6, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2018021414
LOT NO. 24 BLOCK NO. 20 PLAN NO. PCS-04-030042
PORTION OF: LOT 2506.; LOT 2510-B, PSD-40866; LRC RECORD NO. 5964
LOCATION: BARANGAY OF PASONG CAMACHILE-2, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 19, BLOCK 20, PCS-04-030042
2-3	NE	LOT 23, BLOCK 20, PCS-04-030042
3-4	SE	ROAD LOT 20, PCS-04-030042
4-5	SW	LOT 25, BLOCK 20, PCS-04-030042
5-1	NW	LOT 18, BLOCK 20, PCS-04-030042

AREA: FORTY EIGHT SQUARE METERS (48), 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 **December 14, 2023** without further notice.

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

Trece Martires City, November 17, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
ROBINSONS BANK CORPORATION
17/F Galleria Corporate Center, EDSA
Ortigas Avenue, Quezon City
MELVIN V. SAMSON married to **CLARINDA V. SAMSON**
represented by **CLARINDA V. SAMSON** as Attorney-in-fact,
Lot 33 Phase 10 Block 21A, Wellington Place,
Barangay PASCAM 2, General Trias, Cavite
Lot 24, Block 20, Phase 7B, Elliston Place,
Brgy. Pasong Camachile 2, General Trias, Cavite

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

PAHAYAGAN NG KABITENYO
November 13, 20 & 27, 2023

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

ROBINSONS BANK CORPORATION,
Mortgagee,
-versus-
SPS. MAUREEN GOPENG RODRIGUEZ
AND EDUARD SADANG RODRIGUEZ
Mortgagor/s.
FORECLOSURE CASE NO. F-1274-23
X-----X

**NOTICE OF EXTRA-JUDICIAL OF
REAL ESTATE MORTGAGE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **ROBINSONS BANK CORPORATION**, with business address at 17/F Galleria Corporate Center, EDSA cor. Ortigas Avenue, Quezon City against the Mortgagor/s, **SPS. MAUREEN GOPENG RODRIGUEZ AND EDUARD SADANG RODRIGUEZ**, with residence and postal address at Block 64 Lot 11, Sta. Barbara Villas, Silangan, San Mateo, Rizal and Lot 18, Block 12, Phase 1, Sabella Homes, Brgy. Panungyanan, General Trias, Cavite to satisfy the mortgage indebtedness which as of 06 October 2023 amounts to **ONE MILLION FIVE HUNDRED SIXTY NINE THOUSAND THREE HUNDRED NINETY SEVEN PESOS AND 22/100 (P1,569,397.22)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **December 6, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2022007331
LOT NO. 18 BLOCK NO. 12 PLAN NO. PCS-04-031221
PORTION OF: CONS-SUBD OF LOTS 2973-A, 2973-B, AND 2973-J ALL OF PSD-04-245160
LOCATION: BARANGAY OF PANUNGYANAN, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 34, BLOCK 12, PCS-04-031221
2-3	SW	LOT 17, BLOCK 12, PCS-04-031221
3-4	NW	ROAD LOT 11, PCS-04-031221
4-1	NE	LOT 19, BLOCK 12, PCS-04-031221

AREA: FIFTY SQUARE METERS (50), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held **December 14, 2023** without further notice.

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

Trece Martires City, November 17, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
ROBINSONS BANK CORPORATION
17/F Galleria Corporate Center, EDSA
cor. Ortigas Avenue, Quezon City
SPS. MAUREEN GOPENG RODRIGUEZ
AND **EDUARD SADANG RODRIGUEZ**
Block 64 Lot 11, Sta. Barbara Villas,
Silangan, San Mateo, Rizal
Lot 18, Block 12, Phase 1, Sabella Homes,
Brgy. Panungyanan, General Trias, Cavite

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

PAHAYAGAN NG KABITENYO
November 13, 20 & 27, 2023

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

BDO UNIBANK, INC.,
Mortgagee,
-versus-
MICAH S. MIGUEL,
Debtor/Mortgagor,
FORECLOSURE CASE NO. F-829-23
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Salcedo Village, Makati City against the Mortgagor/s, **Jan Michael Sagario Miguel signing as Attorney-in-Fact of Micah S. Miguel** with residence and postal address at: 1.) 2330 Pasig Line, Sta. ana, Manila and 2.) Lot 13 Block 9, Westwood Phase 4. Brgy. Pasong Camachile, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 14 July 2023 amounts to **TWO MILLION EIGHT HUNDRED THIRTY FOUR THOUSAND SIX HUNDRED THREE PESOS AND 45/100 (P2,834,603.45)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **December 14, 2023 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021039343
LOT NO: 13 BLOCK NO: 9 PLAN NO: PCS-04-031691
PORTION OF: BLOCK 25, PCS-04-029303, BLOCK 17, PCS-04-030704 & LOT 1940, SFDN ESTATE, DECREED NO. 4270, LRC REC. NO. 5964
LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 15, BLOCK 9, PCS-04-031691
2-3	NW	ROAD LOT 9, PCS-04-031691
3-4	NE	LOT 11, BLOCK 9, PCS-04-031691
4-1	SE	LOT 14, BLOCK 9, PCS-04-031691

AREA: FIFTY (50) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **December 28, 2023** without further notice.

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

Trece Martires City, November 17, 2023.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
BDO UNIBANK, INC.,
RISK MANAGEMENT GROUP-
REMEDIAL MANAGEMENT UNIT
11th Floor, BDO Towers Valero 8741 Paseo de Roxas,
Salcedo Village, Makati City, 0726, Metro Manila
Jan Michael Sagario Miguel and Micah S. Miguel
2330 Pasig Line, Sta. ana, Manila
Lot 13 Block 9, Westwood Phase 4,
Brgy. Pasong Camachile, 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
November 20, 27 & December 4, 2023