

# New Las Piñas hospital building boosts health services



MANILA—A new building of the Las Piñas General Hospital and Satellite Trauma Center (LPGH-STC), alongside a new access road, was inaugurated on Monday, paving the way for major enhance-

ment to healthcare services in the city.

The 12-story building will expand the capacity of LPGH-STC from 200 to 500 beds, while the opening of a 220-meter road along the river drive will provide permanent access to health facilities in the city.

Senator Cynthia Villar, who led the inauguration ceremonies, said the expansion of the hospi-

tal will not only serve Las Piñas residents, but also patients in South of Manila and nearby cities and municipalities of Cavite.

"The Covid pandemic has taught us to rethink our priorities in government especially the urgent need to expand and upgrade public hospitals and health facilities. Increasing our hospital bed capacity will ensure that regular healthcare services

with not be disrupted in the event a similar health crisis arises in the future," Villar said in her keynote message.

The construction of the new hospital building was mandated by Republic Act No. 11497, which also upgrades its professional health care services and increases its workforce, including doctors, nurses and support staff. (PNA)

# Bacoor City and Dict Partner



## to Establish Digital Transportation Center, Donate Lot for Dict Building

Bacoor City, - The City Government of Bacoor, led by Mayor Strike B. Revilla, and the Department of Information and Communications Technology (DICT), represented by Mr. Jimmicio S. Daoaten, Director IV of the ILCDB, and Mr. Felix S. Tabanao Jr., Director IV and Regional Director, along with their respective teams, continued their collaborative discussions yesterday, further strengthening their partnership and fast-tracking key projects. The meeting, a continuation of last Friday's initial discussions, was held at the Strike Conference Room and was led

by the E-Gov Department and Management Information Service (MIS) headed by Mr. Lodgene Asuncion.

The meeting focused on finalizing the establishment of the DICT's Digital Transportation Center, which is planned to be located in Ciudad De Strike, Barangay Molino I. The center aims to provide ICT training and services, particularly for Bacoor's youth. The City Government of Bacoor has pledged to donate office space to the DICT for this purpose.

The meeting also discussed the donation of a lot by the City Government

of Bacoor to the DICT for the construction of a DICT building. This initiative will bring the DICT's services closer to the residents of Bacoor.

Mayor Strike B. Revilla expressed his strong support for the collaboration between the DICT and the Bacoor LGU, emphasizing the need to expedite the projects and secure funding for their implementation. The meeting concluded with a renewed commitment from both parties to work together to bring digital advancements and opportunities to the residents of Bacoor City.

**IMUSTahan**  
Kapihang may PUSO  
kasama ang  
**TEAM IMUS**

ROBERT REY 'RR' LACSON CITY MAYOR  
EMMANUEL MALIKSI CITY DEPUTY MAYOR

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OLD CITYHALL to NEW IMUS CITY GOVERNMENT CENTER (Vice Verso)

TIME OF DEPARTURE  
MONDAY - FRIDAY  
• 09:30 A.M. • 10:30 A.M.  
• 12:00 P.M. • 01:30 P.M.  
• 03:00 P.M. • 04:30 P.M.

MAYOR ALEX "AA" L. ADVINCUA  
AANGAT ANG IMUS

**PAHAYAGAN NG Kabitenyo**  
In God We Trust ISSN-1656-0558  
VOL. 24 NO. 05 MARCH 24 - 30, 2025 P15.00

# Medical and Dental Mission Benefits Malainen Bago Residents



A total of 491 residents of Barangay Malainen Bago in Naic, Cavite, received free medical and dental care during a community outreach initiative organized by the Provincial Government of Cavite.

The event offered a range of essential services, including free medical consultations, dental check-ups, and tooth extractions rendered by medical professionals from the Office of the Provincial

Health Office. Additionally, the PGC medical mission team distributed free prescribed medicines and vitamins to address the immediate health needs of the beneficiaries.

Adding to the event's impact, Team Tagaytay extended their support by providing free dentures and haircuts, further enhancing the confidence and overall well-being of the beneficiaries.

The mission reflects a shared commitment in making healthcare accessible to all, proving that small acts of service can create a lasting impact in the community. — R. Tanael



# BAGONG MUNISIPYO NG BAYAN NG NOVELETA, OPISYAL NANG PINASINAYAAN

Buong galak at pagmamalaki po nating pinasinayaan at pormal na binuksan sa publiko ang bagong gawang munisipyo ng Bayan ng Noveleta, Cavite kasama sina Senator Ramon Bong Revilla, Jr. at Agimat Partylist Congressman Bryan Revilla.

Sinikap po nating maisakatuparan ang pangarap na ito dahil batid po natin ang kahalagahan ng pagkakaroon ng isang mas maganda, mas malaki, at mas maayos na munisipyo upang maisakatuparan ang hangad natin na gawing mabilis at maginhawa

ang paghahatid ng serbisyong-publiko sa ating mga minamahal na kababayan.

Nagpapasalamat din po tayo sa buong samayanan ng Noveleta, sa pangunguna nina Mayor Dino Chua, Board Member Davey Chua at ng buong

Team Unlad Noveleta, para sa inyong patuloy na suporta at tiwala sa ating mga proyektong programa na ang tanging layunin lamang ay maitaas ang antas ng panimlibhan at pamumuhay sa Noveleta at sa ating distrito.



# Cayetano in Action with Boy Abunda wagi sa PMPC bilang 'Best Public Affairs Program at Host'

Big time winner ang Cayetano in Action with Boy Abunda sa 38th Philippine Movie Press Club (PMPC) Star Awards for Television matapos itong magwagi ng dalawang award – Best Public Affairs Program at Best Public Affairs Program Host!

star-studded na awarding ceremony sa March 23, 2025 sa Dolphy Theater, kung saan magtitipon ang mga pinakasikat na pangalan sa showbiz at telebisyon.

Sa paggabay ng magkapatid na senador na sina Senator 'Kuya' Alan Peter at 'Ate' Pia Cayeta-

Gaganapin ang

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# New Sangley Point National High School Building



guro Cherry Leen Marquez ang isang modernong 2 storey school building upang matugunan ang mga kakulangan sa classroom sa kanilang paaralan.

Nagpapatunay ito sa commitment ng ating Pamahalaang Lungsod at ng buong #TeamUnlad sa pagtataas ng antas ng edikasyon sa Cavite City.

Congratulations Sangley Point National High School sa bago ninyong school building. Nawa's maraming mga kabataan natin ang makinabang sa magandang school building na ito.

Isa nanamang bagong gusali ang ating ibinigay sa isa sa mga paaralan sa ating lungsod.

Opiywal nating itinurnover sa pamunuan ng Sangley Point National High School sa pangunguna ng kanilang punong

# LAUNCHES AND BLESSES STRIKE MOBILE CLINIC, EXPANDING ACCESS TO HEALTHCARE IN BACCOOR



Mayor Strike B. Revilla Launches And Blesses Strike Mobile Clinic, Expanding Access To Healthcare In Bacoor

Bacoor City - The City Government of Bacoor, through the Office of the City Health Services (OCHS), today launched and blessed the "Strike

Mobile Clinic," a new initiative aimed at expanding access to healthcare services for residents of Bacoor, especially those in remote areas. The event, held

at the BGC Lobby in front of the main entrance, was graced by Mayor Strike B. Revilla, Councilor Rey Palabrica, Hon. Hernando "KING" Gutierrez - Agimat Partylist Representative, Pastor Mike Bautista, Dra. Ivy Marie Yrastorza - head of OCHS, and Bishop Benedict Santos, along with various department and unit heads.

The Strike Mobile Clinic is a fully equipped medical vehicle that will provide essential healthcare services, including medical consultations, basic labora-

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# Tara, Let's Explore Manila: A Cultural Adventure Made Easier via CAVITEX

Beyond the busy streets of Manila lies a city rich in history and culture, now more accessible than ever via for Caviteños via Manila-Cavite Expressway (CAVITEX). Motorists from Las Piñas and Parañaque may also use the CAVITEX Sucat Interchange, with entry along Dr. A. Santos Avenue, for a more convenient route



to these destinations. Last March 14, 2025, Metro Pacific Tollways South (MPT South) successfully hosted Biyuheng South: Tara, Let's Explore Manila, an im-

mersive cultural tour made possible through partnerships with Intramuros Administration, the National Historical Commission of

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## Mga Benepisyong ng Broccoli at Cauliflower sa Kalusugan

Ang broccoli at cauliflower ay mayaman sa nutrisyon at nagtataglay ng maraming benepisyong para sa katawan. Narito kung bakit dapat itong isama sa iyong pang-araw-araw na diyeta:

### 1. Para sa mga Babae

May sulforaphane na maaaring pigilan ang breast cancer sa pamamagitan ng pagpigil sa pagdami ng cancer cells. Mayaman din ito sa folic acid na tumutulong sa tamang pagbuo ng utak at spinal cord ng sanggol sa sinapupunan. Ang calcium na taglay nito ay mahalaga sa pagpapalakas ng buto at pag-iwas sa osteoporosis, lalo na sa mga kababaihang nasa menopausal stage.

### 2. Laban sa Kanser

Ang broccoli at cauliflower ay mayaman sa phytochemicals na tumutulong sa paglaban sa iba't ibang uri ng kanser, kabilang ang kanser sa bituka, lalamunan, at suso. Tumutulong ang sulforaphane sa pagpapalakas ng immune system sa pamamagitan ng pagpaparami ng helper T-cells. Bukod dito, sinusupportahan nito ang liver detoxification upang alisin ang mga nakalalason kemikal sa katawan.

### 3. Pampababa ng Kolesterol

Mayaman sa dietary fiber na tumutulong sa pagpapababa ng masamang kolesterol (LDL cholesterol) sa dugo. Dahil dito, nababawasan ang panganib ng sakit sa puso, stroke, at high blood pressure. Bukod pa rito, mayaman ang mga ito sa omega-3 fatty acids na nagpapababa ng inflammation at nagpapabuti ng cardiovascular health.

### 4. Para Pumayat

Mababa sa calories ngunit mataas sa fiber, kaya nakakatulong sa pagkabusog nang mas matagal sa pagkontrol ng pagkain. Mayaman din ito sa tubig, na tumutulong sa pagpapabilis ng metabolismo at pagtunaw ng taba sa katawan. Dagdag pa, mayroong chromium ang mga ito, isang mineral na tumutulong sa pag-regulate ng blood sugar levels.

### 5. Pampalakas ng Katawan

Naglalaman ng antioxidants tulad ng beta-carotene para sa kalusugan ng mata at balat. Mayaman din sa vitamin C, na tumutulong sa pagpapalakas ng immune system laban sa sipon, trangkaso, at iba pang impeksyon. Ang glutathione na natural na matatagpuan sa broccoli at cauliflower ay tumutulong sa liver function at detoxification.

### 6. Para sa Utak at Nervous System

May choline na tumutulong sa pagpapanatili ng malusog na memorya at brain function. Ang vitamin K na taglay nito ay may mahalagang papel sa cognitive health at maaaring makatulong sa pag-iwas sa Alzheimer's disease. Ayon sa mga pag-aaral, ang pagkain ng cruciferous vegetables ay maaaring mapabagal ang cognitive decline habang tumatanda.

### 7. Para sa Malusog na Balat

Ang mataas na vitamin C content ay tumutulong sa paggawa ng collagen, isang protina na nagpapaganda ng elasticity ng balat. Nakakatulong ito sa pag-iwas sa wrinkles at maagang pagtanda. Dagdag pa, mayroong sulforaphane na maaaring makatulong sa proteksyon ng balat laban sa UV radiation.

### 8. Pampalakas ng Immune System

Taglay ang beta-carotene, zinc, at vitamin C na nagpapalakas ng immune system upang labanan ang sipon, trangkaso, at iba pang impeksyon. Nakakatulong din ang sulfur compounds sa broccoli sa pagpapasigla ng paggawa ng white blood cells. Ang glutathione ay isang mahalagang antioxidant na tumutulong sa detoxification at immune response.

### 9. Para sa Malusog na Puso

Ang sulforaphane at fiber ay tumutulong sa pagpapababa ng blood pressure at pagpapanatili ng malinis na daluyan ng dugo. Ang pagkain ng cruciferous vegetables ay maaaring magpapababa ng panganib ng atake sa puso at stroke. Bukod dito, may folate ito na tumutulong sa pag-iwas sa cardiovascular diseases sa pamamagitan ng pagbawas ng homocysteine levels sa dugo.

### 10. Para sa Malusog na Panunaw

Mayaman sa fiber na tumutulong sa digestion at pag-iwas sa constipation. Pina-panatili rin nitong malusog ang gut bacteria na mahalaga sa nutrient absorption at overall digestive health. Bukod pa rito, may natural probiotics ang mga ito na nagpapabuti ng gut microbiome.

### Paano Ito Lutuin?

Upang mapanatili ang nutrisyon, pinakamahusay ang steaming o blanching kay-sa sa pagprito o sobrang pagluluto. Maari rin itong kainin nang hilaw sa salad o idagdag sa smoothies upang masulit ang mga bitamina at mineral nito.

### Konklusyon

Ang broccoli at cauliflower ay hindi lang simpleng gulay—ito ay superfoods na may malawak na benepisyong sa kalusugan. Mula sa pagpapalakas ng immune system, pagpapababa ng kolesterol, pagpapaganda ng balat, at paglaban sa kanser, tunay na dapat itong isama sa pang-araw-araw na diyeta.

## AGRI HAILS GOV'T PLAN TO BUILD 8 MARINE STATIONS, PUSHES FOR PASSAGE OF BILL PROTECTING SOVEREIGNTY, FISHERFOLK

AGRI Party-list Rep. Manoy Wilbert Lee welcomed the plan of the Department of Environment and Natural Resources (DENR) to build eight new marine scientific stations across different regions in the country, as he renewed his call for the immediate passage of a bill to safeguard national sovereignty and the livelihood of fisherfolk.

In the forum "Women in the Maritime Space: Securing the Future of the Indo-Pacific through Strategic Collaboration," Environment Secretary Ma. Antonia Yulo Loyzaga said that the plan includes upgrading the Tubbataha Reef Ranger Station and the Snake Island Station in Palawan.

According to reports, the DENR will also establish new research stations in Pag-asa Island, located in the West Philippine Sea (WPS), and in the Verde Island Passage.

"We laud this initiative of the DENR and we hope that it will come to fruition in the soonest possible time. This is aligned and complements our call for the urgent passage of our proposed measure to protect our maritime resources and maximize opportunities and livelihood for our fisherfolk," AGRI Party-list, which is running for reelection in the 2025 National and Local Elections, said.

Under House Bill No. 9011 or the "Fishing

Shelters and Ports Act," which AGRI principally authored, the Bureau of Fisheries and Aquatic Resources (BFAR), in coordination with the Department of National Defense (DND), DENR and other relevant government agencies, shall establish fishing shelters and ports in nine occupied maritime features in the WPS and the Philippine Rise.

The fishing shelters and ports to be established in the islands of Pag-asa, Lawak, Kota, Likas, Parola, Panata, Patag, Rizal Reef, and Ayungin Shoal will serve as safe spots for fishermen to take refuge from foreign militia or unforeseen circumstances, a place where they can rest, store gears and supplies, as well as access communication devices.


AGRI also urged anew both chambers of Congress to immediately convene the bicameral conference committee and finalize the provisions of the House and Senate versions of the Blue Economy Act.

The said Blue

Economy measure seeks to protect our oceans and exclusive economic zones, and enhance its contribution to sustainable livelihood and development of fishing communities.


"Sa mga panukalang batas nating ito, kasabay ng pagprotektar sa ating mga yamang tubig, mapapaunlad natin ang produksyon at kakayahang ng ating mga mangingisda—ang ating mga 'food security soldiers', para mapataas ang kanilang kita, na siya namang magpaparami ng supply at magpapababa ng presyo sa merkado," AGRI Party-list, principal author of the House version of the Blue Economy Act, said.

"The wealth of our maritime resources should be protected and enhanced, along with the livelihood of our fishermen who play a vital role in achieving food security. It is the government's responsibility to support them and protect their rights to improve their livelihood and the welfare of our nation," it added. ###



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**ERNA BALAGTAS ANCHETA**  
Publisher

**DIOSDADO ARIEL F. ALTO, JR.**  
Editor-In-Chief

**DIOSAN MARUAL**  
KCEE NACION  
Marketing & Circulation Manager

**ATTY. EVELYN R. DOMINGUEZ**  
Legal Counsel

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### 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.

## Tara, Let's Explore...

the Philippines, Food Wanderer x Lakbay Museo, and Space & Time Cube. This unique experience allowed selected Ka-Biyaheros to rediscover Manila through a seamless blend of history, interactive exhibits, and local flavors—all just a quick and convenient drive from Cavite via CAVITEX.

Three lucky winners, along with their chosen guests, were selected through an online raffle on *Biyaheng South's* Facebook page. They joined influencers on an exciting journey to some of Manila's most iconic landmarks and attractions.

### First Stop:

*Intramuros—A Walk through History* The first stop was the historic walls of Intramuros, just an hour away from Cavite via CAVITEX. The *Intramuros Heritage Tour* began at Palacio del Gobernador, a historic Spanish-era building near Manila Cathedral, setting the stage for a journey through time. From there, participants boarded a *Tranvia*, a charming electric streetcar reminiscent of Manila's early 20th-century rail transport, for a nostalgic ride through the streets of Intramuros.

The group then visited *Fort Santiago*, a centuries-old citadel that once served as a military stronghold and the final prison of Dr. José Rizal. Inside, they explored *Museo ni Rizal*, where they gained insights into the life and works of the national hero. Next, they proceeded to *Centro de Turismo to explore Museo de Intramuros*, which houses a collection of religious artifacts and colonial-era art that highlight the Spanish influence on Philippine culture.

The tour also included stops at *Baluarte de San Diego*, one of the oldest stone wall structures in Intramuros, and *Casa Manila*, a beautifully reconstructed Spanish colonial home that offers a glimpse into the elegant lifestyle of Filipinos during the 19th century. After the tour, our Ka-Biyaheros enjoyed a delightful lunch at *Barbara's Heritage Restaurant*, where they savored authentic Filipino cuisine—adding another layer of cultural immersion to their journey.

### Second Stop:

*Immersive Experience at the Space & Time Cube PH* From history to innovation, the journey continued at *Space & Time Cube PH at S'Maison, Pasay—an interactive art space that blends art, technology, and imagination, offering a fresh perspective on modern Manila. The museum provided participants with a mesmerizing visual spectacle, where shifting lights, dynamic soundscapes, and interactive exhibits created an otherworldly experience—a striking contrast to their historical exploration of Intramuros.*

### Third Stop:

*Sensory-filled Journey at Food Wanderer x Lakbay Museo* The final stop was *Food Wanderer x Lakbay Museo at Ayala Malls Manila Bay*, a multi-sensory museum showcasing the country's rich culinary heritage. The participants were greeted with life-sized displays of food and realistic recreations of traditional Filipino markets and kitchens. One of the highlights was the interactive tasting ex-

## from page 1

perience, where participants sampled iconic Filipino treats. In addition to this, the museum's vibrant, Instagram-worthy setups added to the experience, making it both fun and educational.

*Why We Do This Arlette V. Capistrano, Vice President for Communication and Stakeholder Management of MPT South, said, "Exploring Manila's rich history through this event was a unique and immersive experience. It was an opportunity to reconnect with our history and culture while fostering a deeper appreciation for our heritage, allowing them to see the beauty of our past while enjoying the present. We hope this inspires more travelers to rediscover the cultural gems in our own backyard."*

*"Tara, Let's Explore Manila" was launched to provide a unique opportunity for travelers to rediscover the rich history, heritage, and hidden gems of the country's capital. Manila, often seen as just a gateway to other destinations, holds centuries of history and vibrant culture waiting to be explored. Through this initiative, MPT South sought to showcase the beauty and significance of the city's historical sites, immersive museums, and cultural landmarks, reinforcing the company's mission of enhancing connectivity—not only through expressways but also by fostering deeper connections between people and places.*

*About MPT South MPT South is a subsidiary of Metro Pacific Tollways Corporation (MPTC). Aside from CALAX and CAVITEX networks of toll roads, MPTC's domestic portfolio includes concessions for the North Luzon Expressway (NLEX), the NLEX Connector Road, the Subic-Clark-Tarlac Expressway (SCTEX), and the Cebu-Cordova Link Expressway (CCLEX) in Cebu.*

## LAUNCHES...

### from page 1

tory tests, and medication dispensing, to residents in underserved communities. The mobile clinic will travel to different barangays, bringing healthcare closer to the people and ensuring that everyone has access to quality medical care.

Mayor Strike B. Revilla, in his speech, emphasized the importance of providing accessible healthcare to all residents of Bacoor. He expressed his confidence that the

Strike Mobile Clinic will play a vital role in improving the health and well-being of the community.

The launching and blessing of the Strike Mobile Clinic signifies the City Government's commitment to improving the health and well-being of its residents. This initiative is a testament to the City Government's dedication to providing accessible and quality healthcare services to all Bacooreños.



## GUHIT NG KAPALARAN

**PISCES: (Feb. 19 - Mar. 20)** – Madarama nga-yon ang tamis ng tagumpay. Unti-unting makikilala ka ng mga sosyal na tao. Sa pag-ibig, ipadama sa minamahal ang tunay na nararamdaman. Maging malambing at maalahanin ka. Mag-relax! Lucky numbers at color for the day ang 4, 13, 30, 41 at tangerine.

**ARIES: (Mar. 21- Abr. 19)** – Magiging padalos-dalos ka ngayon. Dapat pigilan na hindi kaagad gagawa ng desisyon kung hindi tiyak ang sarili. Lucky numbers at color for the day ang 10, 26, 33, 40 at violet.

**TAURUS: (Abr. 20 - May. 20)** – Kailangang mamili at magpasya kung sino ba ang gusto. Maaaring ang dalawang interesado ay magtanong na. Lucky numbers at color for the day ang 2, 16, 30, 42 at almond yellow.

**GEMINI: (May 21- Hun. 21)** – Magiging sakit ka ng ulo sa kapwa, na dapat iwasan. Kung walang self-control may maiinis at magagalit sa'yo. Lucky numbers at color for the day ang 9, 16, 25, 40 at gray.

**CANCER: (Hun. 2 - Hul. 22)** – Lalabas ang ugaling pagkamayabang na dapat iwasan dahil kaiinisan ka ng nakikinig. Mapagkumbaba ka. Lucky numbers at color for the day ang 6, 18, 26, 37 at green.

**LEO: (Hul. 23 - Ago. 22)** – Ang kakaibang nararamdaman sa katawan ay dahil sa pagbabago ng panahon. Bigyang pansin ang kalusugan. Lucky numbers at color for the day ang 4, 7, 24, 36 at orange.

**VIRGO: (Ago. 23 - Set. 23)** – Kung nagse-selos, insecure ka lang. Ang mabisang gawin ay ipakita ang taos pusong pagmamahal sa gawa at hindi sa salita.. Lucky numbers at color for the day ang 3, 15, 19, 38 at red.

**LIBRA: (Set. 24 - Okt. 23)** – Hindi maganda ang balitang matatanggap. Maaaring may kinalaman sa trabaho, pinansiyal o pag-ibig. Huwag paapekto. Lucky numbers at color for the day ang 4, 18, 24, 35 at maroon.

**SCORPIO: (Okt. 24 - Nob. 22)** – dahan sa minamahal, para makasiguro, kausapin siya ng masinsinan. Lucky numbers at color for the day ang 9, 16, 24, 39 at peach.

**SAGITTARIUS: (Nob. 23 - Dis. 21)** – Kung gustong makausap ang taong nahihiyang lumapit, unahan mo na ng pagbati. Ikaw na ang lumapit. Lucky numbers at color for the day ang 4, 16, 27, 31 at brown.

**CAPRICORN: (Dis. 22 - Ene. 19)** – Iwasan ang magyabang dahil ang balik ay kahihyan. Kung may naisip, kumilos ng tahimik. Lucky numbers at color for the day ang 11, 23, 39, 42 at pink.

**AQUARIUS: (Ene. 20 - Peb. 18)** – May mapapasukan na kasunduan. Mahina ang ESP ngayon kaya huwag asahan ang kutob sa desisyon. Lucky numbers at color for the day ang 17, 24, 39, 42 at sky blue.

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

**IN RE: PETITION FOR THE ISSUANCE OF NEW OWNER'S DUPLICATE COPY OF LOST TRANSFER CERTIFICATE OF TITLE NO. 057-2019039510 OF THE REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE,**

**ARIEL B. D SENIPETE,**  
represented by **MAE ANNE CAPACIO,**  
Petitioner,

-versus-

**THE REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE, HOME DEVELOPMENT MUTUAL FUND & BORLAND DEVELOPMENT CORP.**  
Respondents.

**LRC CASE NO 6832-023-24**  
X-----X

**ORDER**

On February 20, 2025, the Initial Hearing of this case was reset considering that the undersigned was on forfeitable leave. Set the Initial Hearing on **March 31, 2025 and May 5, 2025, both at 1:30 o'clock in the afternoon,** 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 Order be published for three (3) consecutive weeks, at the expense of the Petitioner, in a newspaper of general circulation and posted at the Tanza Public Market, the Municipal and Barangay Halls where the property is situated, as

well as on the land itself located at Brgy. Sanja Mayor, Tanza, Cavite, and other copies be furnished to the Registry of Deeds for the Province of Cavite, Office of the Solicitor General, Petitioner and his counsel.

The Sheriff of this Court is hereby directed to post copies of this Order accordingly. The Petitioner is 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), Regional Trial Court, Trece Martires City, Cavite for raffle of the publication.

**SO ORDERED.**

DONE IN CHAMBER on February 24, 2025 in Trece Martires City, Cavite, Philippines.

**GAYSOL C. LUNA**  
Presiding Judge

**Furnished:**

**ATTY. GODOFREDO T. MUNIEZA, JR.**  
Counsel for the Petitioner  
Blk 76 Lot 88, Haring Constantino Street, Brgy. Greater Lagro Novaliches, Quezon City  
muniezajr@gmail.com

**BORLAND DEVELOPMENT CORP.**  
4F BDC Corporate Center, Mindanao Ave. Ext Brgy. Greater Lagro, Novaliches, Quezon City

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

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

**ATTY. MARICEL LILLED ASUNCION-ROXAS**  
Clerk of Court  
Office of the Clerk of Court (OCC), Regional Trial Court, Trece Martires City, Cavite

**PAHAYAGAN NG KABITENYO**  
**MARCH 17, 24 & 31, 2025**

**Passage of birth registration, internal displacement bills urged**

MANILA — A children's rights advocacy group on Tuesday called on Senator Aquilino Martin Pimentel III to act on the bill reforming the birth registration system and providing effective solutions for internally displaced people (IDP).

The Child Rights Network (CRN) said the bill would benefit 3.7 million Filipinos without birth certificates, which includes more than 1 million unregistered children.

A birth certificate is crucial in receiving proper education and healthcare services and having the opportunity to land a decent and permanent job.

The latest data from the Protection Cluster Philippines showed that almost 150,000 individuals remain displaced in Mindanao in 2023. The number is expected to rise if IDPs in other parts of the country are included.

CRN spokesperson Nenita Dalde noted that the Civil Registry Law is almost 100 years old and no longer addresses the current needs of Filipinos.

"Ito na ang pagkatakataon natin na gawing mas accessible at moderno ang proseso ng civil registration kaya nananawagan kami kay Senator Pimentel na bigyan ito ng atensyon (This is the right opportunity to make the civil registration process more accessible and modern, so, we're calling on Senator Pimentel to give it attention)," she said.

Dalde, who is also the advocacy manager of the Philippine Legislators' Committee on Population and Development, noted that Pimentel must also focus on the bill seeking protection for the IDPs, which include children and women who make up the vulnerable population.

"Ang bill na ito ay magbibigay ng mas permanente at maayos na solusyon sa problema ng mga bakwit. Lahat tayo ay maaaring mapektuhan ng sakuna o giyera anumang oras (This bill will provide a more permanent and appropriate solution to the problem of evacuees. We can all be affected by disaster or war anytime)," she said.

"Kailangan ng gobyerno maging handa, at ang panukalang batas na ito ay magbibigay ng suporta na suporta at pondo para matugunan ang problema ng internal displacement sa Pilipinas (The government must be ready and this bill will provide support and funds to address the issue of internal displacement in the Philippines)."

The CRN urged Pimentel to prioritize both bills as the session is almost coming to an end. (PNA)



**Cayetano in... from page 1**

no, kasama ang one and only King of Talk na si Boy Abunda, patuloy na tumutulong ang programa sa pang-araw-araw na buhay ng mga Pinoy.

Mapapanood ito tuwing Linggo ng 11:00 p.m. sa GMA 7. May replays ito tuwing Sabado ng 10:30 p.m. sa GTV.

Ipinagpapatuloy nina Kuya Alan at Ate Pia ang legacy ng kanilang yumaong ama na si Senador Rene Cayetano, na kilala rin sa kanyang iconic na programa sa radyo at TV na "Compañero y Compañera" noong 1997 hanggang 2001.

Sa pamamagitan ng Cayetano in Action with Boy Abunda, nais nilang ipagpatuloy ang adhikain ng kanilang ama na maglingkod sa taumbayan.

"Sa ating mga kababayan, lalo na y'ung mga may malalaking problema sa kanilang buhay, whether financial or relational, huwag kayong magdalawang-isip na lumapit sa amin ni Ate Pia," wika niya.

Abangan pa ang mas pinaigting na public service at makabuluhang diskusyon sa Cayetano in Action with Boy Abunda!####

Office of the City Information Officer

**BREAKING NEWS**

**147 ATLETANG IMUSEÑO, HAKOT MEDALYA SA 2025 RAAM**

Wagi ang **147 kabataang atletang Imuseño** na masungkit ang **60 medalya** sa nagdaang **2025 Regional Athletic Association Meet (RAAM)** na ginanap sa probinsya ng Rizal noong **Marso 1 hanggang 8, 2025.**

Sa tala, nag-uwi ang mga atleta ng **18 gintong medalya, 16 na pilak na medalya, at 26 na tansong medalya.**

City Government of Imus | www.cityofimus.gov.ph

MAYOR ALEX "AA" L. ADVINCULA

AANGAT ANG IMUS

**Serbisyong Maliksi: Team Imus, Tinitiyak ang Diretsong Pakikinig sa Mamamayan Ni Joy V. Estrellado IMUS, Cavite -**

Hindi lang pangangampanya kundi isang aktwal na dayalogo sa mamamayan ang idinaos sa Imustahan, Kapehang may Puso noong Marso 17, 2025, sa Villa Emilia Farm. Pinangunahan ito ni Congressman Emmanuel "Manny" Maliksi, kasama sina mayoralty candidate Robert Rey Lacson at mga kandidato sa Sangguniang Panlungsod, na naglaan ng oras upang maringing ang hinaing ng kanilang mga kababayan at magbigay ng konkretong tugon. Isa sa mga usaping umani ng matinding reaksyon ay ang health card program ng lungsod.

Marami ang nag-akala na ito'y para sa lahat, ngunit ayon kay Lacson, tanging mga nagbabayad ng amilyar ang makinabang dito. "Akala ko libre ito para sa lahat ng Imuseño," wika ng isang dumalo.

Dahil dito, inilahad ng Team Imus ang kanilang plano na palawakin ang saklaw ng programa upang maabot din ang mga walang kakayahang magbayad ng amilyar. Sisikapin nilang maghanap ng karagdagang pondo upang matiyak na walang residenteng maiiwan pagdating sa serbisyong pangkalusugan.

Bukod sa usaping pangkalusugan, lumutang din ang problema ng mga kooperatiba sa Imus, na ayon kay Councilor Atty. Dulce Saquilayan Delmo, ay nahihirapang manatiling operasyonal dahil sa kaku-langan ng suporta mula sa lokal na pamahalaan.

Marami sa mga ito ang napipilitang magsara dahil walang natatanggap na ayuda o sapat na pagsasanay upang mapalakang ang kanilang negosyo. Bilang tugon, iminungkahi ni Atty. Delmo ang pagbibigay ng mas malaking pondo, mas marami at mas epektibong training programs, at ang pagtatatag ng isang Cooperative Assistance Program na magsisilbing tulay sa pagitan ng gobyerno at mga kooperatiba.

Sa harap ng mga isyung ito, ipinakita ng Team Imus na hindi lang sila narito upang mangako kundi upang maglatag ng konkretong solusyon.

Dumalo rin sa kapehan sina Councilors Rupert "Kidbukid" Campaña, Oscar "Oca" De



**TEAM IMUS 2025**  
IBALIK ANG PUSO SA PAGSERBISYO

**2 EMMANUEL MALIKSI** CONGRESSMAN

**2 ROBERT REY 'RR' LACSON** CITY MAYOR

**2 MIONG AGUIBALDO** CITY COUNCILOR

**4 VINCE AMPOSTA** CITY COUNCILOR

**5 KOSI MON ARGUELLES** CITY COUNCILOR

**8 KIDBUKID CAMPANA** CITY COUNCILOR

**11 DADA DE CAMPO** CITY COUNCILOR

**12 OCA DE QUIROZ** CITY COUNCILOR

**13 ATTY. DULCE SAQUILAYAN DELMO** CITY COUNCILOR

**14 LA DECADIS** CITY COUNCILOR

**15 CLARO DOMINGUEZ** CITY COUNCILOR

**26 JELYN MALIKSI** CITY COUNCILOR

**39 DONDON YAMBAO** CITY COUNCILOR

**SAMA-SAMA NATING IPAGLABAN ANG IMUS!**

**MAKATARUNGANG SINGIL, ABOT-KAYANG BUWIS PARA SA LAHAT!**

- ✓ Pagpapababa ng hindi makatarungang singil sa amilyar
- ✓ Pagwawasto ng sobrang taas na singil sa Mayor's at Business Permit
- ✓ Pagtutol sa hindi makatarungang pagtaas ng TODA franchise fees

**KALUSUGAN AY PARA SA LAHAT!**

- ✓ Muling pagbubukas ng mga Barangay Health Centers
- ✓ Panunumbalik ng Ospital Ng Imus (ONI) bilang pampublikong ospital
- ✓ Libreng dialysis sa ONI para sa nangangailangan
- ✓ Libreng medical, dental, optical, at wellness missions
- ✓ Pamamahagi ng libreng gamot lalo na sa Senior Citizens, PWDs at mahihirap

**MAKATARUNGANG PAMAMAHALA, HINDI PANGGIGIPIT!**

- ✓ Tapat, responsible, at may respeto na serbisyo para sa bawat Imuseño
- ✓ Walang panghihimasok sa pondo ng mga barangay, Vice Mayor's Office, at Sangguniang Panlungsod
- ✓ Walang kulay sa serbisyo publiko at pantay-pantay na pagtrato sa lahat ng opisyal at kawani ng gobyerno
- ✓ Walang bahid ng pulitika ang pamamahagi ng tulong, programa at iba pang serbisyo

**TURISMO AT KULTURANG IMUSEÑO, IBALIK AT PALAKASIN**

- ✓ Ibalik ang makulay at masiglang Wagayway Festival | October Overload | Paskuhan sa Imus
- ✓ Mas pinalawak na programang pang-turismo para sa dagdag trabaho, negosyo, at pag-unlad ng lokal na ekonomiya
- ✓ Preserbasyon ng makasaysayang pamanang Imuseño

**MASIGLANG NEGOSYO, HINDI DATAP PERWISYO!**

- ✓ Proteksyon sa maliit na negosyo laban sa biglaang pagpapasara
- ✓ Pag-aalis ng walang konsiderasyong pag-clamp sa sasakyan
- ✓ Dagdag na trabaho at oportunidad sa negosyo
- ✓ Pagbuwag ng mga monopolyong negosyo na ilan lang ang nakikinabang

**MAAYOS AT MAUNLAD NA IMUS, HINDI NAPAPABAAYAN!**

- ✓ Pagtutuwid ng palpak na imprastraktura na sanhi ng pagbaha
- ✓ Pagtatatag ng disentang pabahay para sa bawat pamilyang Imuseño
- ✓ Epektibong Disaster Response at Emergency Assistance
- ✓ Mas pinaigting na waste management at environmental programs para sa malinis at lungtong Imus
- ✓ Ligtas at Payapang Imus

**TUNAY NA PROGRAMA, HINDI LAMANG AYUDA!**

- ✓ Libreng Serbisyong Legal at Proteksyon sa Karapatan
- ✓ Scholarship at Educational Assistance para sa lahat ng mag-aaral
- ✓ Pantay-pantay at walang pinipili na pamamahagi ng ayuda sa tunay na nangangailangan
- ✓ Muling pagsasagawa ng komprehensibong programa para sa Seniors | Farmers | Cooperatives | Kabataan | Sports | Kababaihan | NCOs / POs / Religious Groups

**MASAGANANG AGRIKULTURA MAUNLAD NA EKONOMIYA**

SA-CA-ABAZZEH | sa-ccar@phs.gov.ph

LABES, Marunay Lipa City, Batangas

### DepEd taps NBI vs. SHS voucher irregularities

MANILA – The Department of Education (DepEd) on Thursday said it has tapped the National Bureau of Investigation (NBI) to investigate alleged irregularities in the voucher program of Senior High School (SHS).

In a statement, DepEd Secretary Sonny Angara assured full cooperation with the NBI as it conducts an independent probe into the alleged misuse of public funds through “ghost students” or undocumented beneficiaries of the SHS voucher program in some private schools in the country.

“We will ensure that the SHS Voucher Program remains a tool for educational access, not a loophole for fraud. We are strengthening safeguards, reinforcing accountability, and making sure only rightful beneficiaries receive assistance,” he said.

The education chief also vowed continuous transparency amid the investigation, assuring to hold the people behind the irregularity accountable.

The DepEd said it placed a more stringent verification process and multiple-layered cross-checking for the Voucher Management System (VMS) and the Learner Information System (LIS).

Accounts with discrepancies in billing statements and LIS records will be flagged, consequently withholding payments unless resolved by schools.

The DepEd will also upgrade the LIS with an audit feature to track all changes.

All changes in data will be automatically alerted via email containing the complete learners’ history.

Besides coordination with the NBI and more stringent mechanisms, Angara also vowed to work with lawmakers and other concerned government agencies to address the problem.

Earlier, Angara authorized the Executive Committee to pursue “all legal and administrative actions” related to the issue to uphold the integrity of the SHS voucher program and prevent similar incidents. (PNA)

### EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE DECEASED RUDY ARGUELLES ABASTILLAS with WAIVER OF RIGHTS

Notice is hereby given that the estate of the deceased RUDY ARGUELLES ABASTILLAS, who died on October 07, 2020 at Asian Hospital and Medical Center, Alabang Muntinlupa City, Metro Manila, without any last will, the said deceased at the time of his death, left the following properties, to wit: (1) Condominium Unit No. 308 of the Bormaheco Condominium located on the 3rd floor, with an area of 68.40 Sqm., more or less, intended for 3 bedrooms, with living / dining area, a kitchen area, one toilet and bath, balcony and laundry area; (2) TCT No. 167-2022000972 at B14, L4, Garberville St., Phase II, Avida Settings Cavite, Molino IV, Bacoor, Cavite with an area of One Hundred Fifty Seven (157) Sqm.; (3) TCT No. 057-2020048160 at B3 L146 Westwood 4 Zone 2, Lancaster New City Pasong Camachile II, Gen. Trias, Cavite with an area of (60) Sqm., more or less, was the subject of this Extra Judicial Settlement of Estate among the legal heirs of the said deceased in the said instrument, executed before Notary Public Atty. Gabriel G. Octava, under Doc. No. 213, Page No. 43, Book No. XXXII, Series of 2025

PAHAYAGAN NG KABITENYO MARCH 17, 24 & 31, 2025



### Congress urged to adopt global standards in online content moderation

MANILA – Presidential Communications Office (PCO) Secretary Jay Ruiz on Friday called on Congress to pass laws aligning the country’s content moderation on social media with internationally accepted standards.

Speaking at the House of Representatives Tri-Committee’s inquiry into fake news, Ruiz suggested replicating the European Union’s Digital Services Act as a model for curbing online disinformation, hate speech, and harmful content, while protecting free speech.

“What do we want on the PCO side? We urge Congress to join our digital crusade against combating fake news by strengthening our laws by introducing internationally accepted policies and standards for content moderation on social media,” Ruiz said.

He pointed out that many social media platforms, including TikTok and YouTube, do not have local offices in the Philippines, making content moderation and enforcement slow and ineffective

“The platforms – Meta, TikTok, YouTube – are foreign platforms. They do not have a base here. When you complain for these posts that we can take down, it takes a long time,” Ruiz said. “So, we have to focus on the platforms, first of all, to self-regulate them.”

He also proposed that the PCO work closely with the Department of Justice (DOJ) and the Department of Information and Communications Technology (DICT) to address the spread of misinformation.

“If you want self-regulation or maybe come up with an operation system between the PCO, DOJ, and the DICT to identify these fake posts. To identify fake information,” he said.

Ruiz warned that the unchecked spread of fake news, along with hate speech and even explicit content, is deepening divisions among Filipinos.

“You see what’s happening to us? We are being divided online, it’s very polarized, and yet it’s Filipinos and Filipinos fighting each other. It’s not good for the country to see our countrymen being divided by hate speech, by pornography that’s very easily accessed by our generation,” he said.

Ruiz emphasized that combating fake news should be a national priority, comparing it to previous government efforts against illegal drugs.

He warned that younger generations are particularly vulnerable to online disinformation, as they spend increasing amounts of time in the digital space.

“We now live in two worlds: the cyber world and the real world. The children right now spend more time on the cyber world. And if you give them constant disinformation, if you give them constant lies and negative news, what will happen to the next generation of Filipinos?” he said.

He said neutralizing malicious online content “is the big fight” the nation should be waging.

“I urge everybody here, let’s get our acts together. We are not the enemies. We should stand together. The enemy is fake news,” he said. (PNA)

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

BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF BPI FAMILY SAVINGS BANK, INC.), Petitioner-Mortgagee,

-versus-

CRIMSON HOLDINGS, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER PHILIPPINE LAWS BY: VIRGINIA TAN MANALO; AND VIRGINIA TAN MANALO (PRESIDENT), Respondent/s-Mortgagor/s-Borrower/s.

EJF NO. TG-25-021 For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135 as amended by Act No. 4118

X-----X

### NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Petitioner-Mortgagee, BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF BPI FAMILY SAVINGS BANK, INC.), a banking corporation duly organized and existing under the laws of the Philippines, with principal office and place of business at 27th Flr., BPI Buendia Center Bldg. 372 Sen. Gil Puyat Ave. Brgy. Bel-Air, Makati 1209, pursuant to the terms and conditions of the Mortgage Loan Agreement (“MORTGAGE”) executed and notarized on September 10, 2012 by Respondent/s-Mortgagor/s-Borrower/s, CRIMSON HOLDINGS INC., represented by its President, VIRGINIA TAN MANALO, with residence and postal addresses at (1) Unit F, Cortijos 4, No. 3 Firefly St. Valle Verde 6, Pasig City; (2) Unit C1 3rd Floor, Bldg. C. The Woodridge Park [Hazel Woodridge Place], Iruhin, Tagaytay Highlands, Tagaytay City, Cavite 4120; and (3) 54 Libertad St., Mandaluyong City 11550, in favor of the Petitioner-Mortgagee, over a real estate property including improvements thereon, described in and covered by CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2023001407 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Respondent/s-Mortgagor/s-Borrower/s in the amount of TEN MILLION EIGHTEEN THOUSAND THREE HUNDRED SEVENTY-FIVE PESOS AND 47/100 (Php10,018,375.47) inclusive of interests, penalties and other charges, as of January 22, 2025, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, RYAN M. GENOVA, will sell at public auction on **May 07, 2025 at 10:00 o'clock in the morning** or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager’s Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2023001407 Registry of Deeds for Tagaytay City

“IT IS HEREBY CERTIFIED that the unit identified and described as:

BLDG. C, C-1 LOCATED AT THE 3/F, WITH A TOTAL AREA OF TWO HUNDRED FIFTY SEVEN AND 13/100 (257.13) SQ. M., MORE OR LESS. THIS UNIT CONSISTS OF LIVING AND DINING AREA, KITCHEN, MASTER BEDROOM WITH T&B AND WALK-IN CLOSET, FOUR (4) BEDROOMS WITH T&B, UTILITY, BALCONY AND LEDGES.

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE T-70743 which embraces

and describes the land located at IRUHIN, TAG. CITY - THE WOODRIDGE PARK with an area of (48,783 SQ. M.) Square Meter, is registered in the name of:

Owner: CRIMSON HOLDINGS, INC. Address: UNIT F, CORTIJOS 4, NO. 3 FIREFLY STREET, VALLE VERDE 6, PASIG CITY”

In the event the public auction should not take place on the said date, it shall be held on **May 14, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2023001407, the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, February 26, 2025.

APRIL GRACE M. TENORIO Clerk of Court V/OIC

RYAN M. GENOVA Sheriff-In-Charge

Copy Furnished:

BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF BPI FAMILY SAVINGS BANK, INC.) Petitioner-Mortgagee 27th Flr., BPI Buendia Center Bldg. 372 Sen. Gil Puyat Ave. Brgy. Bel-Air, Makati 1209

CRIMSON HOLDINGS INC., represented by its President, VIRGINIA TAN MANALO Respondent/s-Mortgagor/s-Borrower/s (1) Unit F, Cortijos 4, No. 3 Firefly St. Valle Verde 6, Pasig City (2) Unit C1 3rd Floor, Bldg. C. The Woodridge Park [Hazel Woodridge Place], Iruhin, Tagaytay Highlands, Tagaytay City, Cavite 4120 (3) 54 Libertad St., Mandaluyong City 11550

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF’S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW

PAHAYAGAN NG KABITENYO MARCH 10, 17 & 24, 2025

### AFFIDAVIT OF SELF-ADJUDICATION

Notice is hereby given that the estate of the deceased RAMIR PLATA MIRANDA, who died on April 21, 2013 in along P. Burgos Ext. Corner Onrubia St., San Roque, Cavite City, Cavite, and GLORIA DESPABILADERAS MIRANDA, who died on November 04, 2022 in Cavite Medical Center, Dalahican Road Cavite City, Cavite, that at time of their death, they left a parcel of land in Brgy. San Rafael, Noveleta, Cavite covered by TCT No. T-514161, containing an area of One Hundred Fifty (150) Sqm., more or less, and a parcel of land in Brgy. Padre Burgos, Cavite, Cavite covered by TCT No. T-20052, containing an area of Two Hundred Thirty (230) Sqm., more or less, was the subject of this Affidavit of Self-Adjudication among the legal heirs of the said deceased in the said instrument, executed before Notary Public Atty. Philip J. Pines, under Doc. No. 327, Page No. 67, Book No. 1, Series of 2025

PAHAYAGAN NG KABITENYO MARCH 10, 17 & 24, 2025

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

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND),

Petitioner/Mortgagee,

-versus-

FATIMA COLMENAR TAGUIN married to JOEL D. TANGUIN, Respondents/Mortgagors.

File No. FC-DC-1666-25 For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135 as amended by Act No. 4118

X-----X

### NOTICE OF SHERIFF’S SALE

Upon extra-judicial petition for sale under Act No. 3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, HOME DEVELOPMENT MUTUAL FUND (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 the respondents/ mortgagors, FATIMA COLMENAR TAGUIN married to JOEL D. TANGUIN, with postal address at Lot 21 Blk 3, Onyx St., Dasmariñas Executive Village, Zone 3, Barrio of Veloso (Now Zone 3) Dasmariñas, Cavite; and for the satisfaction of the mortgaged debt which as of 17 January 2024 amounts to FOUR MILLION FOUR HUNDRED THIRTY FIVE THOUSAND FIVE HUNDRED THIRTY EIGHT PESOS & 76/100 (P4,435,538.76) exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **May 23, 2025 at 10:00 o'clock in the morning** or soon thereafter at the Ground Floor Lobby, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro 1, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2017029446

A parcel of land (Lot 21 Blk. 3 of the cons. & subd. plan

PCS-04-017233, a portion of Blk. 1, Lots 1-4, Blk. 2, Lots 1-4, Blk. 3, Lots 1-12, Blk. 4, Lots 1-18, Blk. 5, Lots 1-11, Blk. 6, Lots 1-7, Blk. 7, Lots 1-20, Blk. 8, Lots 1-26, Blk. 9 (Open Space) and Rd. Lots 1-6, All of (L.R.C.) PSD-124274 LRC Rec. No.8843), situated in the BO. of Veloso, Mun. of Dasma. Prov. of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 1; on the NE., along line 2-3 by Lot 22 both Blk. 3; on the SE., along line 3-4 by Rd. Lot 2; on the SE., SW., along lines 4-5-6-7-1 by Rd. Lot 4 all of the cons subd.plan. Beginning at a pt. marked on plan, x x x containing an area of ONE HUNDRED SIXTY SIX. SQ. MTS. & TWO SQ. DEC. (166.2) SQ. Meters. x x x

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 **June 6, 2025** at the same time and place without further notice.

Dasmariñas City, Province of Cavite, March 14, 2025.

GERALD A. FARGAS Sheriff IV

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

Copy furnished:

Home Development Mutual Fund (PAG-IBIG Fund) The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

Atty. Amely D. Agmata c/o Paulino E. Cases, Jr. Attorney-in-Fact, c/o Cases Chun & Associates Law Offices 6th Floor, JELP Business Solution Bldg., 409 Addition Hills, Shaw Blvd., Mandaluyong City

FATIMA COLMENAR TAGUIN / JOEL D. TANGUIN Lot 21 Blk 3, Onyx St., Dasmariñas Executive Village, Zone 3, Barrio of Veloso (Now Zone 3) Dasmariñas, Cavite

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

PAHAYAGAN NG KABITENYO MARCH 17, 24 & 31, 2025

### MARINA services for seafarers now available via eGovPH app

MANILA – Seafarers can now schedule an appointment for services of the Maritime Industry Authority (MARINA) through the eGovPH mobile app following the agency’s integration with the government portal.

MARINA’s integration with eGovPH is in line with President Ferdinand R. Marcos Jr.’s directives to digitalize government services to enhance transparency, efficiency, and public service.

In a statement on Thursday, MARINA Administrator Sonia Malaluan said these services include appointments for the Seafarer’s Record Book (SRB)

and Seafarer’s Identity Document (SID).

“This integration is not just about convenience -- it’s about empowering our seafarers with digital solutions that streamline processes and enhance accessibility,” Malaluan said.

The integration with the mobile app, she said, simplifies application procedures, reduces waiting times, and provides a seamless user experience.

“Our seafarers play a crucial role in the global economy. By embracing digital innovations like this, we not only recognize their contributions but also strengthen our support

for them,” she said.

“The agency remains steadfast in its mission to innovate and elevate services, ensuring that Filipino seafarers continue to set the gold standard in maritime excellence worldwide.”

The eGovPH mobile app, developed by the Department of Information and Communications Technology (DICT), is the government’s ‘one-stop-shop’

digital platform that aims to unify all government services.

The app, available for download on Google Play, Apple App Store, and Huawei AppGallery, provides online access to public services such as providing a digital ID, access to both national and local government services, as well as online reporting of crimes and other concerns to relevant authorities.

