

## Laguna's FAES Deploys Drone Technology for Precise Rice Planting

The drone can carry up to 50 kilograms of materials such as seeds, fertilizers, and pesticides, and can also be used for spraying applications.

Depending on the speed and altitude, it can cover one hectare in 10-12 minutes, with faster settings completing the task in



approximately 10 minutes. The drone is rechargeable using a generator within 12-15 minutes, making it highly efficient for field operations.

Safety features are a key part of the drone technology. (SEE PAGE 7)

## Expanded Healthcare Services in Laguna: Free Dialysis Center in Bay Opened by Gov. Sol Aragon

By John Maico M. Hernandez

The Department of Science and Technology (DOST)-Batangas conducted a two-day Technopreneurship and Design Thinking Training-Workshop for Computer Science students and faculty members of Calaca City Global College and Calaca Senior High School held at the



College Auditorium, Brgy. Madalunot, Calaca City, Batangas, February 9-10.

The training aimed to equip participants with practical tools in innovation, problem-solving, and user-centered design to help them transform

ideas into viable technology-driven entrepreneurial solutions.

Mr. Mhark Ellgine A. Libao and Mr. John Maico M. Hernandez of DOST-Batangas facilitated the sessions, with Ms. Anna

Marie M. Marasigan assisting during the workshop activities. Participants engaged in interactive discussions and group exercises focused on strengthening both entrepreneurial mindset and innovation skills.

Topics included the foundations of technopreneurship, cultivating a technopreneurial mindset, and the principles and stages of design thinking. The sessions also covered strategies for identifying and addressing community-based problems and approaches to developing feasible technology-driven solutions. Discussions on laws and policies relevant to entrepreneurship, as well as the fundamentals of intellectual property protection, were included to help

(SEE PAGE 7)

**PAHAYAGAN NG Kabitenyo**  
 In God We Trust ISSN-1656-0558  
 VOL. 25 NO. 01 FEBRUARY 23 - MARCH 1, 2026 P15.00

## "PhilHealth, Ipinagdiriwang ang ika-31 Taon sa Serbisyo para sa Kalusugang Segurado ng Pilipino".

Ipinagdiriwang ng PhilHealth ang ika-31 anibersaryo nito kasabay ng paggunita sa National Health Insurance Month tuwing buwan ng Pebrero. Ang pagdiriwang ngayong taon ay may temang "Ka-YAKAP ang Pilipino sa Kalusugang Segurado," na sumasalamin sa patuloy na yakapin at alagaan ang kalusugan ng bawat mama-



bawat Pilipino, idineklara sa pamamagitan ng Presidential Proclamation No. 1400 (2007) ang buwan ng Pebrero bilang National Health Insurance Month. Kinilala sa proklamasyong ito ang mahalagang papel ng PhilHealth sa pagbibigay proteksiyon sa kalusugan at pinansiyal na seguridad ng sambayanan.

(SEE PAGE 7)

**Sa Bagong PhilHealth, Mabilis Patas Mapagkakatiwalaan**

- ✓ **Php 300 Billion** Benefit payment sa mga private at government hospitals (as of December 2025)
- ✓ **Faster Claims Processing** Mas mabilis na pagbabayad sa mga ospital. Di-lagay ang processing period sa 25 days pagkatanggap ng good claims mula sa ospital
- ✓ **Kasangga ng Bawat Pilipino** One-time waiver para sa mga employer na may missed contributions
- ✓ **Expanded Benefits** Dagdag benefits para sa lahat ng Pilipino
  - Up to Php 960,000 Z benefit for Open Heart Surgeries
  - Up to Php 810,000 Z benefit for Heart Valve Repair and/or Replacement for Valvular Heart Disease
  - Up to Php 1.7M Z benefit for Post-Kidney Transplantation
  - Outpatient Emergency Care Benefit: Pako-ke (ICED) at 156 hemodialysis session

**Taon nang Ka-YAKAP ang Pilipino sa Kalusugang Segurado**

**PhilHealth YAKAP**  
 FASA MALAY SA SARIT

**Libre ang mga ito sa public YAKAP Clinics:**

- Konsultasyon
- Laboratory Tests (lung koleksyon)
- Cancer Screening (select tests)
- Gamot (select medicines)

Maximum of Php 900 na bayad annually sa private YAKAP Clinics

**Tignan ang pinakamalapit na YAKAP Clinic sayo!**

- eGov App
- PhilHealth Member Portal
- PhilHealth Offices

Para sa detalyadong sumangay: **(02) 8662-2588**  
 www.philhealth.gov.ph

PhilHealth Official | @philhealth | actioncenter@philhealth.gov.ph

## MAYOR STRIKE REVILLA ENGAGES WITH PARENT-TEACHER ASSOCIATIONS TO STRENGTHEN PARTNERSHIP IN EDUCATION

**PAHAYAGAN NG Kabitenyo**  
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Mayor Strike B. Revilla met with Parent-Teacher Association (PTA) officers from various public schools in Bacoor City in a meaningful dialogue aimed at strengthening collaboration in education. The meeting was organized by Ms. Cherry Torres, FPTA President.



Present during the gathering were Mayor Strike B. Revilla, BPLD Head Mr. Lawrence San Jose, CICRD personnel, and PTA officers representing different public schools across the city. Mayor Strike shared updates on upcoming programs and projects of his administration that will benefit the education (SEE PAGE 3)

## SM Carmona Central Itatayo: Bagong City Hall at Commercial Hubs, Hatid ng SM Prime sa Carmona City

CARMONA CITY, Cavite — Nakatakdang umangat ang antas ng kaunlaran sa lungsod matapos ilunsad ang proyektong SM Carmona Central, isang malawakang development na pangungunahan ng SM Prime Holdings Inc. at SM Development Corporation (SMDC).

Layunin ng proyekto na pagsamahin sa iisang sentrong lokasyon ang bagong City Hall, mga commercial hubs, at iba pang pangunahing pasilidad na magsisilbing puso ng serbisyo at negosyo sa Carmona City. Ayon sa (SEE PAGE 3)



**Groundbreaking:** Pinangunahan nina (mula kaliwa) Jessel Kabigting, SVP at pinuno ng Estate Management and Development sa SM Prime; Susan Nicdao, VP at pinuno ng SMDC Nature segment sa SM Development Corp.; Rep. Atty. Roy M. Loyola; Carmona Mayor Dahlia Loyola; at Carmona Vice Mayor Cesar Ines Jr.

## Gentriseños benefit from medical and dental mission in Javalera

A total of 436 residents benefited from free health services during the Medical and Dental Mission conducted by the Provincial Government of Cavite on February 18, at Javalera Elementary School in Brgy. Javalera, City of General Trias.

The outreach program was organized by the Provincial Government of Cavite through the Office of the Provincial Governor, in coordination with the Office of the Provincial Health Officer. The GEAMH Team led the medical services, while the General Trias Dental Team provided dental care. The activity was supported by the AMIGA District Hospital, Barangay Health Workers, and Punong Barangay Teodulo Romero.

Of the total beneficiaries, 337 residents received medical consultations, while 39 availed of dental ser-



vices. Fifty-two individuals underwent Fasting Blood Sugar (FBS) testing, and four patients each received X-ray and ECG procedures. Free medicines were likewise distributed to all qualified beneficiaries.

The activity forms part of the provincial government's continuing efforts to bring essential health services closer to communities and to ensure that every Caviteño has access to timely and quality medical care. — R. Dones

## Remulla Inspects Illegal Cigarette Warehouse in Pampanga, Links Protection to 2 Lawmakers

ANGELES CITY, Pampanga — Jonvic Remulla personally inspected a warehouse in Angeles City believed to have been used as a manufacturing site for illegal cigarettes, marking the fourth facility allegedly operated by the same group in Central Luzon. The warehouse, located in Pampanga's industrial zone, was discovered following in-

(SEE PAGE 7)



**DILG Sec. Jonvic Remulla** inspects a warehouse in Angeles, Pampanga, used to manufacture illegal cigarettes. This is the fourth such warehouse used by the same group, and Remulla says it is allegedly protected by two Central Luzon Congressmen.

**ANGEL'S PIZZA**  
**30% Off**  
 on every dine out purchase  
 Max discount of P2,000

Grab Dine Out

Promo runs from February 16, 2026 to August 16, 2026.

**Mang INASAL**

Computational Politics: How many Kakampinks can stomach alliance with BBM?

By: Sass Rogando Sasot

Sa panahon ng tinatawag na "computational politics," hindi na lamang ideolohiya at plataforma ang labanan—data, algorithms, at social media sentiment analysis na rin ang nagdidikta ng galaw ng politika.

Ang "Kakampinks," na naging simbolo ng volunteer-driven movement ni Leni Robredo noong 2022 elections, ay hindi lamang simpleng political bloc.

Ang Realidad ng Alyansa Sa tradisyunal na pulitika sa Pilipinas, ang alyansa ay hindi bago. Ang dating magkakatunggali ay nagkakasundo para sa "mas mataas na layunin"

Kung may alyansang magaganap, maaaring hati ang reaksyon ng Kakampinks: Pragmatic Bloc — May ilan na maaaring tanggapin ito kung may malinaw na policy gains: anti-corruption reforms, economic safeguards, o human rights protections.

Purist Bloc — Para sa mas ideologically firm na grupo, ang alyansa ay tila pagtalikod sa prinsipyo. Ang 2022 campaign ay para sa kanila hindi lamang laban sa isang kandi-dato kundi laban sa isang political legacy.

Silent Majority — May mga tagasuporta na pagod na sa polarization. Maaari silang manatiling tahimik ngunit kritikal—hindi agad labalan, pero hindi rin basta sasang-ayon.

Ang Papel ng Digital Sentiment Sa computational politics, mahalaga ang data



EDITORIAL

Ano ang Tunay na Pamantayan ng "Administration Standard Candidate"?

Sa bawat halalan, laging may tinatawag na "administration standard candidate" — ang opisyal na pambato ng nakaupong pamahalaan.

Sa ilalim ng kasalukuyang administrasyon ni Bongbong Marcos, malinaw ang pagsisikap na ipakita ang continuity — pagpapatuloy ng mga proyektong pang-imprastruktura, economic reforms, at foreign policy recalibration.

Ang pagiging administration candidate ay may dalawang mukha. Una, ito ay simbolo ng stability. Sa teorya, ang kandidatong suportado ng administrasyon ay may malinaw na access sa resources at policy coordination.

Ikalawa, ito rin ay simbolo ng responsibilidad. Ang sinumang tatakpong may basbas ng administrasyon ay hindi maiiwasang madikit sa mga tagumpay at pagkukulang ng kasalukuyang pamahalaan — mula sa presyo ng bilihin hanggang sa estado ng trabaho, mula sa national security hanggang sa transparency.

Ang tunay na pamantayan ng administration standard candidate ay hindi lamang loyalty. Hindi sapat ang pagiging malapit sa kapangyarihan; dapat malinaw ang sariling track record, kakayahang maglatag ng konkretong solusyon, at lakas ng loob na magsabi ng katotohanan kahit hindi ito popular.

Sa isang demokratikong bansa, ang eleksyon ay hindi simpleng referendums sa administrasyon. Ito ay pagkakataon upang sukatin kung ang kandidatong inihahain ay may sariling paninindigan o isa lamang tagapagdala ng pangalan at impluwensiya.

Sa huli, hindi kulay o kampo ang dapat manaig, kundi kredibilidad. Ang "standard" ay hindi dapat sukatin sa basbas ng kapangyarihan, kundi sa kalidad ng pamumuno. Kung nais ng administrasyon na maglatag ng pambato, dapat nitong patunayan na ang kandidatong iyon ay hindi lamang extension ng poder—kundi tunay na lingkod ng bayan.

"PhilHealth, Ipinagdiriwang....."

Kaya naman sa ika-31 taon nito, pinatitibay ng PhilHealth ang pangako nitong maghatid ng mas pinalawak at tumutugong benepisyo sa pamamagitan ng pagpapahusay ng mga benefit package, lalo na para sa mga pinaka-mabigat na sakit at karaniwang ina-avail na kaso, upang mabawasan ang gastos ng mga miyembro sa pagpapagamot.

Ngayong taon, nakatuon ang PhilHealth sa pag-aayos ng iba pang benepisyo upang mas tumugon sa aktwal na pangangailangan ng mga miyembro.

Sentro ng mga repormang ito ang PhilHealth YAKAP (Yaman ng Kalusugan Program)—isang proaktibong programa na naglalayong ilipat ang pokus mula sa reaktibong gamutan patungo sa preventive care.

Layunin ng PhilHealth YAKAP na panatilihin "malayo sa sakit" ang bawat Pilipino sa pamamagitan ng maagang pagtukoy ng karamdaman at tuloy-tuloy na pagbabantay ng kalusugan.

Sa ilalim ng PhilHealth YAKAP Program, magkakaroon ang lahat ng Pilipino ng access sa isang komprehensibong primary care benefit package sa pamamagitan ng mga

Laguna's FAES Deploys ...

nology. It is equipped with radar that can sense obstacles 5–10 meters away and includes RTK (Real-Time Kinematics) technology, allowing precise planting accuracy up to 1–2 centimeters.

The drone can only be used for seed and fertilizer application unless all necessary licenses are secured.

This drone assisted method represents a significant step in modernizing

accredited YAKAP Clinics. Kabilang sa mga benepisyonang ito ang primary care consultations, laboratory at diagnostic tests, PhilHealth GAMOT, at cancer screening services. Bilang bahagi ng mga aktibidad sa pagdiriwang ng ika-31 anibersaryo, ilulunsad ng PhilHealth ang GAMOT App ngayong Pebrero na gaganapin sa apat na probinsiya nationwide. Sa region 4A, gaganapin ang launching sa Quezon Convention Center, Lucena City.

Ang GAMOT app ay isang digital platform na magpapadali sa access ng mga miyembro sa importasyon at serbisyonang may kaugnayan sa PhilHealth GAMOT at iba pang benepisyo.

Isasagawa ang ika-31 anibersaryo sa pamamagitan ng mga makabuluhang aktibidad na nakatuon sa pagpapalalim ng kaalaman sa mga miyembro sa pamamagitan ng mga serye ng oryentasyon, thanksgiving mass at day of prayer. May Food Bazaar at Flea Market din bilang suporta sa mga maliit na negosyante at lokal na produkto at client "treats" sa mga Local Health Insurance Offices upang higit na maipakita ang diwa ng serbisyo para sa kalusugan ng bawat Pilipino. ### (SMOC)

rice farming in Laguna. It reduces manual labor, speeds up planting processes, and ensures a higher level of precision in seed and fertilizer placement, which can lead to better crop yields and more sustainable farming practices. The deployment of this technology highlights Laguna's commitment to integrating innovative agricultural solutions. By using drones in rice cultivation, the province sets a model for efficient, safe, and precise farming that can serve as an example for other regions in the Philippines.

Dahil sa mahusay na implementasyon, tumanggap ang NUPAP ng mga parangal para sa highest combined rate of physical and financial accomplishments, 100% physical accomplishment, at ikatlong



GUHIT NG KAPALARAN

PISCES: (Peb. 19-Mar. 20) – Tanggapin ang katotohanan dahil ito ang magpapalaya sa'yo. Magkakaroon ng manifestation na makamit ang matagal nang inaasam kung kikilos ka. Kung hanggang pangarap ka lang, nganga! Lucky numbers at color for the day ang 23, 56, 39, 12, 45, at scarlet red.

ARIES: (Mar. 21-Abr. 19) – Makokontrol ang emosyon, kung pagsisikapin. Piliin ang good vibes para maging happy ka. Lucky numbers at color for the day ang 23, 36, 59, 15, 42, at cobalt blue.

TAURUS: (Abr. 20-May. 20) – Magtiwala ka sa kalooban mo dahil darating ang ninanais. Magiging good ang bad mood mo. Lucky numbers at color for the day ang 53, 36, 29, 43, 13, at dollar green.

GEMINI: (May. 21-Hun. 21) – Gawin ang lahat ng magagawa para makita ang resulta. Huwag damputin ang "basura" ng iba. Lucky numbers at color for the day ang 33, 46, 29, 15, 51, at snow white.

CANCER: (Hun. 22-Hul. 22) – Pagkatapos ng meditation, mabubuo ang thought forms. Mapapasaya ka nito. Lucky numbers at color for the day ang 43, 26, 59, 33, 11, at fuchsia pink.

LEO: (Hul. 23-Ago. 22) – Ang pagdedesinyun ay magkakaroon ng positibong resulta kung hindi hahaluan ng hokus-pokus. Lucky numbers at color for the day ang 43, 36, 29, 51, 11, at cinnamon brown.

VIRGO: (Ago. 23-Set.23) – Alamin ang katotohanan na hindi sabi-sabi lang. Tandaan, ang niniwala rito ay walang sari-ling bait. Lucky numbers at color for the day ang 43, 26, 39, 15, 53, at carrot orange.

LIBRA: (Set. 24-Okt. 23) – Mag-focus ka sa best good feelings. Kung pagtutuunan ang happy moments, maaakit ang masaganang buhay. Lucky numbers at color for the day ang 53, 37, 29, 15, 47, at ruby red.

SCORPIO: (Okt. 24-Nob. 22) – Ang komunikasyon sa mga kaibigan ang magpapasaya sa'yo. Klaruhin ang mga gusto mo. Lucky numbers at color for the day ang 33, 26, 49, 11, 55, at mocha brown.

SAGITTARIUS: (Nob. 23-Dis. 21) – Hanapin ang salita na magbibigay ng saya at magandang pakiramdam sa'yo. Lucky numbers at color for the day ang 43, 26, 39, 15, 55, at tangerine.

CAPRICORN: (Dis. 22-Ene. 19) – Lahat ng kasama ay naghahangad ng tagumpay, makamamit ito sa pagsisikap n'yo. Lucky numbers at color for the day ang 33, 26, 59, 13, 42, at lilac violet.

AQUARIUS: (Ene. 20-Peb. 18) – Tanggapin na ikaw ang dagdag ng samahan. Kaya naman tuloy-tuloy ang daloy ng biyaya. Lucky numbers at color for the day ang 53, 27, 39, 11, 43, at brandy yellow.

Expanded Healthcare Services in Laguna:..... participants understand the regulatory aspects of innovation.

A pitching competition on the second day served as the culminating activity of the workshop. Seventeen student groups presented proposed solutions to identified community concerns, demonstrating their ability to apply design thinking principles and entrepreneurial strategies in crafting practical and socially responsive innovations. The two-day activity highlighted the role of technopreneurship in promoting innovation within academic institutions and strengthening the capacity of students and faculty to develop solutions that contribute to community development.

Health Center sa bawat barangay, isinusulong ni Cayetano

Para mailapit ang serbisyonang medikal sa bawat Pilipino, muling inihain ni Senador Alan Peter Cayetano ang panukalang "Health Centers in All Barangays Act" (Senate Bill No. 421) nitong Huwebes, July 10, 2025, sa Senado.

Sa ilalim ng panukala, layunin ni Cayetano na magpatayo ng mga kumpletong health center sa bawat barangay sa buong bansa, lalo na sa mga malalayong lugar na hirap maabot ng serbisyonang medikal.

"It is a must for the government to be able to provide efficient access to health services starting at the base level of the community, the barangay," saad ng senador sa panukala.

Ipinaliwanag ni Cay-

etano na ang panukalang ito ay makatutulong upang mabawasan ang siksikan sa mga ospital, matugunan ang matagal nang pangangailangan sa kalusugan ng mga komunidad, at gawing abot-kamay ang serbisyonang medikal.

Ayon sa panukala, bawat barangay ay dapat magkaroon ng sariling Barangay Health Center na may pangunahing serbisyonang medikal. Dapat may minimum na isang doktor, isang nurse, isang dentista, at sapat na medical assistants ang itatayong health center.

Inaatasan din ang mga lalawigan, lungsod, at munisipalidad na maglaan ng pondo para sa pagpatayo, pag-operate, at

maintenance ng mga health center.

Maaaring maki-pag-ugnayan ang mga opisyal ng barangay sa mga doktor mula sa gobyerno at pribadong sektor para palakasin ang serbisyo.

Itatalaga rin ang Department of Health (DOH) para pangunahan ang isang Primary Healthcare Program sa bawat barangay. Kabilang dito ang pagpili at pagsasanay ng mga barangay health workers, at pakikipag-ugnayan sa mga LGU, ahensya ng gobyerno, at NGOs para sa mas malamang

wak na serbisyo.

Ayon sa panukala, maaaring magsagawa ng home visits ang mga Barangay Health Center personnel upang regular na i-monitor ang mga pasyente at alamin ang mga problema sa kalusugan ng lugar.

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.

Angel's BURGER Ang Burger ng Bayan!

FUNNSIDE Ningnangan WE ACCEPT RESERVATIONS: BIRTHDAY REUNIONS WEDDING BAPTISMAL ANNIVERSARIES CORPORATE EVENTS Free Venue! It's more fun at Funnside Ningnangan STORE HOURS: 10AM - 11PM DAILY FOR INQUIRIES BACOR: 0918-9146-860 PLEASE CALL: TREC: 0918-9026-860

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

**BANK OF THE PHILIPPINE ISLANDS**  
Petitioner-Mortgagee,  
-versus-

**SPOUSES JENNETTE JUGAL HERNANDEZ and AMADO SANTOS HERNADEZ,**  
Respondents-Mortgagors-Borrowers  
**File No. FC-DC-2041-26**  
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, **BANK OF THE PHILIPPINE ISLANDS** with postal address at BPI Buendia Center 27th Flr., BPI Buendia Center Bldg., 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati 1209 against the mortgagors **SPOUSES JENNETTE JUGAL HERNANDEZ AND AMADO SANTOS HERNANDEZ** with postal address at (1) Lot 26 Blk 12, Crystal Street, Diamond Village, Brgy. Salawag City, Dasmariñas City, Cavite; (2) Block 22 Lot 8, Phase 3, Jane Street Avida, Sta. Catalina, Brgy. Salawag, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of JANUARY 16, 2026 amounts to **THREE HUNDRED SIXTY NINE THOUSAND EIGHT HUNDRED TEN PESOS AND 79/100 (Php 369,810.79)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on **MARCH 18, 2026 10:00 o'clock** in the morning or soon there-

after in the lobby of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buroil II, 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. 057-2018036108**

IT IS HEREBY CERTIFIED that certain land situated in BRGY. SALAWAG, MUN. OF DASMARINAS, PROV. OF CAVITE, bounded and follows: described as

A PARCEL OF LAND LOT 26 BLK. 12 OF THE CONS-SUBD. PLAN, PCS-042106-008016, BEING A PORTION OF THE CONS. OF LOT 5777-C-2 PSD-04-02106-059052, & LOTS 577-C-3-C & 5777-C-3-D PSD-04216-066093, L.R.C REC. NO. ) SITUATED IN THE BRGY. SALAWAG, MUN. OF DASMARINAS, PROV. OF CAVITE. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 24, BLK. 12; ON THE SE., ALONG LINE 2-3 BY ROAD LOT 9; ON THE SW., ALONG LINE 3-4 BY LOT 28; & ON THE NW., ALONG LINE 4-1 BY LOT 27 BOTH BLK. 12 ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S. 35 DEG. 07' E., 483.56 M. FROM MON. 171, IMUS ESTATE, THENCE S. 53 DEG. 49' E., 11.00 M. TO PT. 2; THENCE S. 36 DEG. 11' W., 8.00 M. TO PT. 3; THENCE N. 53 DEG. 49' W., 11.00 M. TO PT. 4; THENCE N. 36 DEG. 11' E., 8.00 M. TO THE PT. OF BEGINNING, **CONTAINING AN AREA OF EIGHTY EIGHT (88) SQ. METERS.** ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15X60 CM.; BEARINGS TRUE; DATE OF ORIG. SURVEY, JULY 27, 1905-JUNE 11, 1908 AND WAS APPROVED ON JAN. 6, 1994.

in registered in accordance with the provision of the Property Registration. Decree in the name of

Owner **JENNETTE JUGAL HERNANDEZ, MARRIED TO AMADO SANTOS HERNANDEZ, BOTH OF LEGAL AGE, FILIPINOS** Address; B 22, L 8, PH. 3, JANE ST. AVIDA, STA. CATALINA,

BRGY. SALAWAG, DASMARINAS, CAVITE

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 that the public auction should not take place on the said date and time, it shall be held on MARCH 31, 2026, at the same time and place without further notice.

Dasmariñas City, Cavite, February 5, 2026.

**ARLYN BARCELON**  
Sheriff IV

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

PUBLICATION: **PAHAYAGAN NG KABITENYO**  
DATES: **February 16, 23 & March 2, 2026**  
Raffle Date of Judicial Notices: February 10, 2026

Copy furnished:  
**BANK OF THE PHILIPPINE ISLANDS**  
BPI Buendia Center 27th Flr., BPI Buendia Center Bldg., 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati 1209

**SPOUSES JENNETTE JUGAL HERNANDEZ AND AMADO SANTOS HERNANDEZ**  
(1) Lot 26 Blk 12, Crystal Street, Diamond Village, Brgy. Salawag City, Dasmariñas City, Cavite;  
(2) Block 22 Lot 8, Phase 3, Jane Street Avida, Sta. Catalina, Brgy. Salawag, 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

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

**PHILIPPINE NATIONAL BANK,**  
In its capacity as assignee-mortgagee of PNB Savings Bank,  
Mortgagee,  
-versus-  
**SPS. TERESITA V. CASTOLO AND EDWIN R. CASTOLO,**  
Debtors/Mortgagors.

EXTRA-JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135 AS AMENDED BY ACT 4118  
**F.C. No. 19664-26**  
X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by PHILIPPINE NATIONAL BANK, mortgagee, with principal place of business at PNB Financial Center, Pres. Diosdado Macapagal Boulevard, Pasay City, in its capacity as assignee-mortgagee of PNB Savings Bank, against **SPS. TERESITA V. CASTOLO AND EDWIN R. CASTOLO,** mortgagors, with residence and postal addresses at (a) No. 7 Beans St., Block 38 Brgy. Addition Hills, Mandaluyong City; (b) Lot 10 Block 10 Sunflower St., Park Infina Subdivision Phase 2, Alapan II, Imus, Cavite; and (c) Lot 10 Block 10 Sunflower St., Park Infina Subdivision Phase 2, Alapan II-A, Imus, Cavite, to satisfy the mortgage indebtedness which as of December 30, 2025 amounts to **NINE MILLION SIX HUNDRED SEVENTY-EIGHT THOUSAND THREE HUNDRED EIGHTY-SEVEN PESOS AND 34/100 (P9,678,387.34)**, 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 un-

dersigned will sell at public auction on **March 3, 2026 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. 057-2019031380**

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF ALAPAN II MUNICIPALITY OF IMUS PROVINCE OF CAVITE ISLAND OF LUZON, bounded and described as follows:

**LOT NO: 10 BLOCK NO: 10 PLAN NO: PCS-04-029697**  
**PORTION OF: THE CONS/SUBD OF LOT 1646, FRS-04-005476 & LOT 1647, FRS-04-005477, IMUS ESTATE; LRC RECORD NO. 8843**  
**LOCATION: BARANGAY OF ALAPAN II MUNICIPALITY OF IMUS PROVINCE OF CAVITE, ISLAND OF LUZON.**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 12, BLOCK 10, PCS-04-029697
2-3	NE	ROAD LOT 3 (8.00 M. WIDE), PCS-04-029697
3-4	SE	LOT 8, BLOCK 10, PCS-04-029697
4-1	SW	LOT 9, BLOCK 10, PCS-04-029697

**TIE POINT: MON. NO. 4, IMUS ESTATE**

LINE	BEARING	DISTANCE
TO CORNER 1	N. 56 13' W	357.49 M.
1-2	N. 54 30'E	11.00 M.
2-3	S. 35 30' E	9.00 M.
3-4	S. 54° 30' W	11.00 M.
4-1	N. 35 35' W	9.00 M.

**AREA: NINETY NINE SQUARE METERS (99), MORE OR LESS**

is registered in accordance with the provision of the Property Registration Decree in the name of  
Owner: **SPS. EDWIN R. CASTOLO AND TERESITA V. CASTOLO, BOTH OF LEGAL AGE, PHILIPPINE CITIZENS**

**Address: 7 BEANS ST. BLOCK 38 BRGY. ADDITION HILLS MANDALUYONG, CITY**

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

In the event the public auction should not take place on the said date, it shall be held on March 10, 2026 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 properties and encumbrance therein if any there be.

Imus, Cavite, Philippines, February 3, 2026.

**ROSVIDA C. NOCUM**  
Sheriff IV

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

COPY FURNISHED:  
**PHILIPPINE NATIONAL BANK**  
PNB Financial Center,  
Pres. Diosdado Macapagal Boulevard, Pasay City

**SPS. TERESITA V. CASTOLO AND EDWIN R. CASTOLO**  
No. 7 Beans St., Block 38 Brgy. Addition Hills, Mandaluyong City Lot 10 Block 10 Sunflower St., Park Infina Subdivision Phase 2. Alapan II, Imus, Cavite  
and Lot 10 Block 10 Sunflower St., Park Infina Subdivision Phase 2, Alapan II-A, Ionas, Cavite

**ATTY. SIMEON P. MADRID**  
17 Floor Chatham House Condominium  
Valero St. cor. V.A. Rufino St., Makati City

PUBLICATION: **PAHAYAGAN NG KABITENYO**  
DATES: **February 16, 23 & March 2, 2026**



**36th Civil Registration Month Celebrat-**

The Philippine Statistics Authority – Regional Statistical Services Office IV-A (PSA RSSO IV-A) hosted the 2026 Information Dissemination, Poster and Slogan Making, and Essay Writing Contest on February 19, 2026, at the University of Batangas Lipa Campus, in celebration of the 36th Civil Registration Month.

service delivery and policy development.

The activity likewise featured an information dissemination session wch aimed to educate partici-



Anchored on this year's theme, "Navigating the Future Together: Advancing CRVS in Shaping the Global and Regional Data Ecosystem," the event aims to strengthen public awareness on the importance of Civil Registration and Vital Statistics (CRVS) in nation-building and evidence-based governance. The celebration underscores the critical role of accurate, timely, and complete civil registration in supporting effective public

pants on the significance of registering vital events such as birth, marriage, and death. Though the contests, students showcased their talents and insights through poster and slogan making as well as essay writing, reflecting their understanding of civil registration's role in shaping a reliable and inclusive data ecosystem.

By engaging the youth sector, PSA RSSO IV-A reaffirms its commitment to promoting the value of civil registration and fostering partnerships with

academic institutions to advance statistical awareness and civic responsibility. A total of 23 faculty members and 475 high school students participated in and supported this meaningful celebration, including 232 male and 243 female students.

CHARITO C. ARMONIA  
Regional Director

**Free healthcare service reach Brgy. Severino Delas Alas, GMA**



A successful Medical and Dental Mission was conducted by the Provincial Government of Cavite on February 13, in Brgy. Severino Delas Alas, General Mariano Alvarez, benefiting a total of 715 residents. Through the collective efforts of dedicated healthcare professionals and volunteers, the activity provided free consultations, diagnostic services, and medicines, promoting healthier lives within the community. The mission delivered 555 medical consultations, 106 FBS tests, 28 ECG procedures, and 26 X-ray services, ensuring accessible and preventive healthcare for residents. Present during the activity were Board Members Aidel Belamide and Ivey Jayne Reyes, reaffirming the local government's strong support for community health initiatives and sustained public service. — R. Tanael



**Remulla Inspects Illegal Cigarette Warehouse.....**

tensified monitoring and intelligence operations conducted by authorities. According to Remulla, the facility contained cigarette-making machines, packaging materials, and large quantities of finished products suspected to have been distributed across various parts of Luzon. "This is already the fourth warehouse linked to this group. They are clearly organized and well-funded," Remulla said during the inspection. The Interior Secretary further alleged that the group is being protected by two congressmen from Central Luzon, though he stopped short of publicly naming them pending further investigation. He emphasized that the Department of the Interior and Local Government (DILG) will coordinate with law enforcement agencies to pursue charges not only against those directly involved in the illegal operations but also against individuals who may be providing protection. Authorities noted

**SM Carmona Central Itatayo:.....**

mga opisyal, inaasahang magbibigay ito ng mas maayos at mas mabilis na transaksyon para sa mga residente, gayundin ng mas maraming oportunidad sa trabaho at kabuhayan. Ang SM Carmona Central ay itinatakdang maging modernong mixed-use development na magtatampok ng maaliwalas na



government center, retail establishments, at posibleng residential components na magpapalakas sa urban landscape ng lungsod. Sa pamamagitan ng pakikipagtulungan ng lokal na pamahalaan at pribadong sektor, inaasahang mapapabilis ang pag-us-

bong ng Carmona bilang isa sa mga pangunahing sentro ng komersyo sa Cavite.

Bukod sa pagpapaganda ng imprastruktura, inaasahan ding madaragdagan ang mga mamumuhunan at maliiliit na negosyante sa lugar, na makatutulong sa pagtaas ng lokal na kita at paglikha ng trabaho para sa mga Carmoneño.

Sa pag-usbong ng SM Carmona Central, mas lalo pang pinagtitibay ang posisyon ng Carmona City bilang isang progresibo at handang-harapin ang hina-harap na lungsod sa Timog Luzon.

**DTI Laguna and CLDD Calamba Empower Aspiring Entrepreneurs Through Business Start-Up Seminar**

The Department of Trade and Industry (DTI) Laguna Provincial Office, through Negosyo Center Calamba City, in partnership with the Cooperatives and Livelihood Development Department (CLDD) Calamba, successfully conducted a comprehensive seminar titled "How to Start a Business & Business Plan Preparation" at the CLDD Training Center, Mercado de Calamba, Barangay 5, Calamba City.

The activity brought together aspiring entrepreneurs, start-up owners, and existing micro, small, and medium enterprises (MSMEs) who are eager to establish, expand, and sustain their respective businesses. The seminar served as a valuable learning platform designed to strengthen entrepreneurial capacity by equipping participants with practical knowledge, strategic insights, and essential tools needed to navigate the business landscape with confidence.

Throughout the session, participants gained in-depth understanding of how to identify profitable and viable business ideas anchored on market demand, customer needs, and available resources. Resource speakers discussed crucial entrepreneurial fundamentals, including determining capital requirements, computing operational costs, developing effective pricing strategies, and identifying target markets. Equally emphasized were the importance of business registration, compliance with legal requirements, and understanding regulatory processes to ensure legitimate and sustainable operations.

One of the key highlights of the seminar was the step-by-step discussion on preparing a practical and realistic business plan. Participants were

guided on how to structure their plans, covering core areas such as business objectives, operations, marketing strategies, financial projections, and long-term growth plans. This segment provided attendees with a clear roadmap that can serve as a foundation when launching or improving their businesses, as well as when seeking financing or institutional support.

Beyond technical knowledge, the seminar also helped boost the confidence and readiness of participants to take the next step in their entrepreneurial journey. Interactive discussions and real-world examples encouraged active participation, allowing attendees to clarify concerns and apply lessons to their own business ideas.

Through continuous collaboration, DTI Laguna and CLDD Calamba reaffirm their strong commitment to delivering accessible, relevant, and inclusive business development services to the community. By empowering more Calambeños with the right skills and entrepreneurial mindset, this initiative supports the creation of sustainable enterprises and contributes to local economic growth and development.

DTI Laguna, through its Negosyo Centers across the province, continues to offer business advisory services, capacity-building programs, and assistance in business registration and compliance to further strengthen the growth and resilience of MSMEs.



guided on how to structure their plans, covering core areas such as business objectives, operations, marketing strategies, financial projections, and long-term growth plans. This segment provided attendees with a clear roadmap that can serve as a foundation when launching or improving their businesses, as well as when seeking financing or institutional support.

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

**BANK OF THE PHILIPPINE ISLANDS  
(SUCCESSOR-IN-INTEREST OF  
BPI FAMILY SAVINGS BANK, INC.)**  
Petitioner-Mortgagee,  
-versus-  
**SPOUSES LOVELYN GAVIOLA CALE  
A.K.A. LOVELYN G. CALE  
A.K.A. LOVELYN CALE SASIDEVI  
and PRADEEP ALBERT SASIDEVI  
A.K.A. PRADEEP A. SASIDEVI**  
Respondent/s-Mortgagor/s-Borrower/s.

**FORECLOSURE CASE NO. F-810-25**  
X-----X  
**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner-Mortgagee-Creditor, BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF BPI FAMILY SAVINGS BANK, INC.), with business address at Bank of the Philippine Islands, 28/F, Ayala Triangle Gardens Tower 2, Paseo de Roxas cor Makati Avenue, Bel-Air, Makati City, against the Respondents-Mortgagors-Borrowers, SPS. LOVELYN GAVIOLA CALE A.K.A. LOVELYN G. CALE A.K.A. LOVELYN CALE SASIDEVI married to PRADEEP ALBERT SASIDEVI A.K.A. PRADEEP A. SASIDEVI, with residence and postal addresses at (1) Blk. 69, Lot 40 & 42, Ph4, Makati Drive, City Homes Sampaloc II, Dasmariñas, Cavite; (2) Lot 32, Blk. 19 Ph-01, The Gentry Heights, Brgy. Manggahan, General Trias, Cavite and (3) Blk. 69, Lot 40 & 42 Ph-4, Makati Drive, Cityhomes, Sampaloc IV, Dasmariñas, Cavite, to satisfy the mortgage indebtedness which as of November 11, 2025 amounts to FOUR MILLION ONE HUNDRED FIFTY NINE THOUSAND THREE HUNDRED TWENTY ONE PESOS and 74/100 (P4,159,321.74), Philippine Currency, inclusive of interest, penalties and other charges as of said date but exclusive of other charges incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on MARCH 04, 2026 at 10:00 o'clock in the morning until 12:00 o'clock 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 057-2021030260**  
A parcel of land (Lot 32, Blk. 19 of the cons. and subd. plan, Pcs-04-011470, being a portion of the cons of Lot 2843-A, 1-A, Psd-04-079043 and Lots 2839 and 3189, S.F.M. Estate (RS-042108-001891), LRC Rec. No.), situated in the Brgy. of Manggahan, Municipality of Gen. Trias, Prov. of Cavite. Bounded on the SE., along line 1-2 by Lot 30, Blk. 19; on the SW., along line 2-3 by Rd. Lot 20; on the NW., along line 3-4 by Lot 34; & on the NE., along line 4-1 by Lot 33, both Blk. 19, all of the cons-subd. plan. Beginning at a point marked "1" on plan xxx containing an area of ONE HUNDRED TWENTY (120) SQ. METERS, x x x  
All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said time and date, it shall be held on MARCH 18, 2026 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, 04 FEB 2026  
RICARDO A. TOLEDO  
Sheriff IV

Copy furnished:

BPI LEGAL DIVISION  
Counsel for the Petitioner- Mortgagee  
BPI BUENDIA CENTER  
27th Floor, BPI Buendia Center Bldg.  
372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati City

SPS. LOVELYN GAVIOLA CALE SASIDEVI & PRADEEP ALBERT SASIDEVI  
(1) Blk. 69, Lot 40 & 42, Ph4, Makati Drive, City Homes Sampaloc II, Dasmariñas, Cavite  
(2) Lot 32, Blk. 19 Ph-01, The Gentry Heights, Brgy. Manggahan, General Trias, Cavite  
(3) Blk. 69, Lot 40 & 42 Ph-4, Makati Drive Cityhomes, Sampaloc IV, Dasmariñas, Cavite

**PAHAYAGAN NG KABITENYO  
FEBRUARY 9, 16 & 23, 2026**

**Bringing Healthcare Closer to the People**

Demonstrating strong commitment to accessible and community-based healthcare, Mayor Jojo Domingo personally joined a medical mission conducted in Barangay Buho, which also served residents from Barangay Maitim and Barangay Talon. The activity aimed to bring essential health services directly to the grassroots, particularly benefiting residents who have limited access to regular medical care.

The medical mission provided a range of essential healthcare services, including medical consultations, basic health assessments, and the distribution of medicines. These services addressed common health concerns within the community while promoting preventive care and early detection of illnesses.

The initiative reinforced the local government's commitment to ensuring that healthcare services remain accessible, responsive, and inclusive for all constituents.

This health outreach activity was made possible through the support of the Provincial Government of Cavite under the leadership of Governor Abeng Remulla. Also extending support to the initiative was Aldrin Anacan, whose continued advocacy for community health programs has contributed to the delivery of medical services at the local level.

Mayor Domingo expressed his gratitude to the provincial government and its partners for their unwavering support, emphasizing the importance of intergovernmental collaboration in strengthening public health systems. He highlighted that initiatives such as medical missions play a vital role in promoting health awareness, addressing immediate medical needs, and improving the overall quality of life of Amadeo residents.



Local Government Unit of Amadeo, the medical mission stands as a testament to the shared goal of safeguarding the health and well-being of the community. The activity reflects the government's continuing efforts to bring healthcare services closer to the people, ensuring that no resident is left behind in the pursuit of a healthier and more resilient Amadeo.

Through joint efforts between the provincial government and the

**DSWD Extends Cash Assistance to Additional Nonagenarians in Amadeo**



The Department of Social Welfare and Development (DSWD) has extended cash assistance to an additional ten (10) nonagenarians in the Municipality of Amadeo, further strengthening the national government's commitment to recognizing, honoring, and supporting senior citizens who have reached advanced age.

The assistance distribution was conducted in close coordination with the local government unit of Amadeo under the leadership of Mayor Jojo Domingo. The activity underscores the importance of collaboration between national agencies and local governments in ensuring that social protection programs effectively reach their intended beneficiaries, especially vulnerable sectors such as the elderly.

According to the DSWD, the cash assistance forms part of its continuing initiatives aimed at providing financial support to senior citizens, particularly nonagenarians, to help address their daily needs, medical expenses, and overall well-being. The program also serves as a gesture of recognition for their contributions to their families and communities throughout their lifetime.

Local officials expressed their appreciation to the DSWD for its sustained support to senior citizens in the municipality. They emphasized that such initiatives not only provide

material assistance but also affirm the value and dignity of older persons, ensuring that they remain a priority in government programs and services.

The local government of Amadeo, through its Municipal Social Welfare and Development Office (MSWDO), played a key role in identifying eligible beneficiaries, facilitating coordination, and ensuring the orderly and efficient distribution of assistance. The MSWDO continues to work closely with barangay officials to monitor the needs of senior citizens and to connect them with available government programs.

Eligible nonagenarians, as well as their families or caregivers, are encouraged to coordinate directly with the MSWDO for verification of eligibility and additional information regarding the assistance. Inquiries may be made through the MSWDO's official Facebook page or via landline at (046) 430-9841.

The DSWD reiterated its commitment to strengthening social protection programs for senior citizens and other vulnerable sectors, in line with the government's thrust of delivering inclusive, responsive, and people-centered public service. The agency also called on local government units to continue their partnership efforts to ensure that no eligible beneficiary is left behind.

**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-  
**SPOUSES MA. EVA C. SANO A.K.A. MA. EVA CANETE SANO AND HISAYUKI SANO,**  
Respondent/s-Mortgagor/s-Borrower/s.

**EJF NO. TG-25-129**  
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 Bank of the Philippine Islands, 28/F Ayala Triangle Gardens Tower 2, Paseo de Roxas cor. Makati Avenue, Bel-Air, Makati City, pursuant to the terms and conditions of the Mortgage Loan Agreement ("MORTGAGE") executed and notarized July 12, 2016 by Respondent/s-Mortgagor/s-Borrower/s, **SPOUSES MA. EVA C. SANO A.K.A. MA. EVA CANETE SANO AND HISAYUKI SANO**, both of legal age, Filipino and Japanese citizens, married, with residence and postal addresses at (1) Block 8 Lot 32 Phase 6, Brgy. Biclatan, Governor Hills, General Trias, Cavite; (2) Lot 6 Blk 6 Tagaytay Fontaine Villas, Brgy. Kaytitinga, Alfonso, Cavite; and (3) 402 Lions Mansion, Makuharihongo 7-22-22, Hanamigawa-Ku, Chiba City, Japan 262-0033, represented by ANGELITA P. CANETE as per Special Power of Attorney executed and notarized on October 09, 2015, in favor of the Petitioner-Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 076-2017009323** 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 **SIX HUNDRED SEVENTY THOUSAND SIX HUNDRED TWENTY-TWO PESOS AND 05/100 (Php670,622.05)** inclusive of interests, penalties and other charges, as of October 08, 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 **March 19, 2026 at 10:00 o'clock in the morning** or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE  
NO. 076-2017009323  
Registry of Deeds for Tagaytay City**

"IT IS HEREBY CERTIFIED that certain land situated in THE BRGY. OF KAYTITINGA, MUN. OF ALFONSO, PROV. OF CAVITE, IS. OF LUZON, bounded and described as follows:  
**LOT NO: 6, BLK, 6 OF THE SUBD. PLAN PSD-04-217167, BEING A PORTION OF LOT D-1, (LRC) PSD-172056, LRC REC. NO  
PLAN NO: PSD-04-217167  
PORTION OF: LOT D-1, (LRC) PSD-172056  
LOCATION: THE BRGY. OF KAYTITINGA, MUN, OF ALFONSO, PROV. OF CAVITE, IS, OF LUZON**

**BOUNDARIES:**  
LINE DIRECTION ADJOINING LOT(S)  
1-2 SW LOT 5, BLK. 6 OF THE SUBD. PLAN;  
2-3 NW C, PSD-11007;  
3-4 NE LOT 7, BLK. 6 AND

4-1 SE ROAD LOT 2 (8.00 M. WIDE) BOTH OF THE SUBD. PLAN.  
**TIE POINT: BLBM NO. 2, BO. OF CAYTITINGA, MUNICIPALITY OF ALFONSO, PROVINCE OF CAVITE**

TO CORNER	LINE	BEARING	DISTANCE
	1	N. 05°54' E	1506.18 M.
	1-2	N. 17° 22' W	11.00 M
	2-3	N. 72°38' E	8.00 M
	3-4	S. 17° 22' E	11.00 M
	4-1	S. 72° 38' W	8.00 PM

**AREA: EIGHTY EIGHT SQUARE METERS (88), MORE OR LESS**

**DESCRIPTION OF CORNERS:  
BEARINGS:  
DECLINATION:  
DATE OF ORIGINAL SURVEY: NOV. 19 & 20 & DEC. 18-20, 1934**

**DATE OF SUBD/CONS SURVEY: JULY 19-30, 2010  
DATE OF APPROVED SURVEY: NOV. 9, 2010  
GEODETIC ENGINEER:**

**NOTES:**  
is registered in accordance with the provision of the Property Registration Decree in the name of  
**Owner: MA. EVA C. SANO, FILIPINO, MARRIED TO HISAYUKI SANO, JAPANESE  
Address: 402 LIONS MANSION MAKUHARIHONGO 7-22-22 HANAMIGAWA-KU CHIBA CITY JAPAN 262-0033"**

In the event the public auction should not take place on the said date, it shall be held on **March 26, 2026** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 076-2017009323**, 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, January 26, 2026.

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

RYAN M. GENOVA  
Sheriff-in-charge

**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  
Note:  
Publication was awarded to: **PAHAYAGAN NG KABITENYO**  
Date of Publication: **FEBRUARY 2, 9 & 16, 2026**

**Copy Furnished:**  
**BANK OF THE PHILIPPINE ISLANDS  
(SUCCESSOR-IN-INTEREST OF BPI FAMILY SAVINGS BANK, INC.)**  
Petitioner-Mortgagee  
Bank of the Philippines, 28/F Ayala Triangle Gardens Tower 2, Paseo de Roxas cor. Makati Avenue, Bel-Air, Makati City

**Spouses Ma. Eva C. Sano, A.K.A. Ma. Eva Canete Sano and Hisayuki Sano**  
Respondent/s-Mortgagor/s-Borrower/s  
(1) Block 8 Lot 32 Phase 6, Brgy. Biclatan, Governor Hills, General Trias, Cavite  
(2) Lot 6 Blk 6 Tagaytay Fontaine Villas, Brgy. Kaytitinga, Alfonso, Cavite  
(3) 402 Lions Mansion, Makuharihongo 7-22-22, Hanamigawa-Ku, Chiba City, Japan 262-0033  
**ANGELITA P. CANETE**  
Attorney-in-Fact of the Respondent/s-Mortgagor/s-Borrower/s  
Phase 6 Block 8 Lot 32, Biclatan, Governor Hills, General Trias, Cavite, Philippines

