

Bacoor and SM Prime Discuss Collaborations

Bacoor City, February 12, 2025 - The City Government of Bacoor, led by Mayor Strike B. Revilla, today welcomed representatives from SM Prime Holdings, Inc. for a courtesy visit and meeting at the SBR Conference Room. The meeting, organized by the Office of the Mayor, aimed to discuss potential future projects, collaborations, and partnerships between the local government unit (LGU) and SM

>> P2

With education on the front lines, lasting peace is possible

By Patricia Bermudez

Adults' wars have irreversibly altered the lives of over 473 million children worldwide living in conflict zones where the increasing violence severely disrupted access to basic human needs, such as nutritious food and quality education.

In the Philippines, the United Nations International Children's Emergency Fund (UNICEF) reported that around 50,000 children were displaced during the 2017 Marawi siege. Former UNICEF Philippines representative Lotta Sylwander even expressed concerns

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DILG urges LGUs to promote open governance

By Ruth Abbey Gita-Carlos

Department of the Interior and Local Government (DILG) Secretary Jonvic Remulla called on local government units (LGUs) to join the Open Government Partnership (OGP), a global multi-stakeholder initiative that promotes transparency and improved governance.

Remulla expressed support for the OGP to sustain the Marcos administration's efforts in building a "more responsive, inclusive, and transparent government."

"We are in the pursuit of

>> P2

Cavite Honors Aguinaldo's 61st Death Anniversary



The province of Cavite paid tribute to the First President of the Republic of the Philippines, Gen. Emilio Aguinaldo, on the occasion of his 61st death anniversary on February 6, 2025. A solemn commemoration ceremony was held at the Museo ni Emilio Aguinaldo in Kawit, Cavite, to honor the legacy of the revolutionary leader who played a crucial role in the country's independence.

On behalf of Cavite Governor Athena Bryana D. Tolentino, Provincial Tourism Officer Elinia Imelda Rozelle S. Sangalang

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Remulla warns BFP personnel vs. selling fire extinguishers

By Christopher Lloyd Caliwan



Interior Secretary Juanito Victor "Jonvic" Remulla (PNA File photo)

Department of the Interior and Local Government (DILG) Secretary Jonvic Remulla warned fire personnel from peddling fire extinguishers to business owners who are securing fire safety clearances for their respective businesses.

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Purchase motorcycles for fast police response, DILG asks governors

By Ruth Abbey Gita-Carlos

Provincial governors must acquire motorcycles for local police to ensure immediate response to reports through the country's 911 emergency hotline, the Department of the Interior and Local Government (DILG) said.

In a news release on Saturday, DILG Secretary Jonvic Remulla said the purchase of new motorcycles would allow the police to quickly verify the legitimacy of reported incidents, considering that 60 percent of total reports to 911 were prank calls.

"Ito lang ang hihilingin ko sa inyo: Bumili na kayo

>> P5

DA to sell NFA rice stock at P33/kg under food security emergency



NFA RICE STOCK. The National Food Authority reaches more than 100 percent of its target palay (unhusked rice) procurement for the first half of the year on June 13, 2024. The NFA rice stock will be sold at PHP33 per kilogram to local government units, other government agencies, and government-owned and controlled corporations. (PNA photo by Joan Bondoc)

By Stephanie Sevallano

The Department of Agriculture (DA) will start selling well-milled rice stocks from the National Food Authority (NFA) at PHP33 per kilogram following the declaration of a food security emergency for rice.

In a press briefing Tuesday, NFA acting

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Cavite honors Aguinaldo’s << P1

joined the wreath-laying ceremony, together with District Board Member Ram Guest of Honor, Ms. Cynthia G. Aguinaldo, 2nd District Board Member Ram Revilla, and representatives

from various government agencies, historical organizations, and civic groups. The event was graced by officials from the National Historical Commission of the

Philippines, the Philippine National Police, the Bureau of Fire Protection, the Local Government Unit of Kawit, the Department of Education-Kawit District, and the Veterans Federation of the Philippines-Region IV. Various Masonic organizations, including Emilio Aguinaldo Lodge No. 31, Gran Logia Nacional de Filipinas, Supremo Consejo del Grado 33 para Filipinas, Gran Logia del Lejano Oriente-Islas Filipinas, and PEAM-Lodge No.5, also participated in the tribute, along with the Aguinaldo

Family. The ceremony served as a reminder of Gen. Aguinaldo’s invaluable contributions to Philippine history, particularly his leadership in the fight for independence. The attendees reaffirmed their commitment to preserving and promoting his legacy for future generations. The provincial government of Cavite continues to uphold its role in keeping the memory of its esteemed hero alive, ensuring that his patriotism and dedication to the nation remain an inspiration to all Filipinos.



DILG urges LGUs to promote << P1

having it institutionalized all over the country,” Remulla said, as quoted by the DILG in a news release on Saturday.

A former Cavite governor, Remulla acknowledged the need for LGUs to take part in open governance, citing their crucial role in strengthening the government’s partnerships with the civil society organizations.

“I believe in open conversations, dapat laging nag-uusap at lagi natututo (we should always communicate and learn),” he said.

Co-founded by the Philippines in 2011, the OGP is a multilateral organization of reformers from government, civil society networks, businesses, and non-profits reflective of the values of access to information, public accountability, citizen participation, and leveraging technology and innovation to strengthen governance.

Since 2016, the OGP Local Program has opened membership to local governments for initiatives promoting the OGP’s values.

South Cotabato province became part of the OGP in 2018, followed by Borongan, Samar in 2020.

Tagbilaran City in Bohol, Larena town in

Siquijor, Quezon City in Metro Manila and Baguio City in the Cordillera also joined the OGP in 2024.

The Philippines hosted the OGP Asia and the Pacific Regional Meeting (APRM) in Taguig City on Feb. 5 to 7.

At the end of the OGP-APRM Friday, around 800 participants from over 40 participating countries joined the call to work towards making communities “stronger, more open, transparent, participatory, inclusive, and accountable.”

Department of Budget and Management (DBM) Secretary Amenah Pangandaman, who also serves as chair of the Philippine OGP, said more needs to be done in promoting open governance.

“As you know, while much has been accomplished, our work is far from over. With renewed commitment and stronger partnerships, this is just the beginning of a brighter future,” Pangandaman said during the Open Government Workshop on Open Contracting, one of the sessions during the last day of the event.

The OGP-APRM involved 35 side events, three plenaries, three high-level roundtables and more than 20 breakout sessions.

The discussions revolved around the open

governance challenge areas, including the developments and issues on access to information, anti-corruption, civic space, climate and environment, digital governance, fiscal openness, gender and inclusion, justice, media freedom, and public participation.

Speaking at the closing plenary, DBM Undersecretary Rolando Toledo encouraged leaders and participants to apply best practices, commitments, and new partnerships forged during the regional meeting to advance the open government agenda in their areas of influence.

Bacoor and SM Prime discuss << P1

Prime. The SM delegation was led by Mr. Gabriel Emmanuelle Laurel, Vice President Head for Landbank Strategy, and Mr. Lorenz Calingasan, Assistant Vice President of SM Super Malls. The City Government was represented by Mayor Revilla, Ms. Carmelita Gawaran, City Livelihood Head, and Atty. Kim Nyca Lofranco, City Legal Office Head.

The meeting focused on exploring potential areas of collaboration, particularly in the areas of economic development, infrastructure improvement, and community development. Both parties expressed their commitment to working together to create mutually beneficial projects that will benefit the residents of Bacoor.

Mayor Revilla opened the meeting by expressing his gratitude for the visit from SM Prime and highlighted the importance of public-

“As we return to our respective fields, may we take this as a challenge to carry forward the knowledge we have gained and find innovative ways to imbed the principles of open government partnership in our daily lives,” Toledo said.

“Let us continue to collaborate, innovate, and strive for excellence in advancing our shared advocacy for a transparent, accountable, and thriving government in all nations,” he added.

The next OGP Global Summit will be held in Vitoria-Gasteiz, Spain on Oct. 7 to 9. (PNA)

private partnerships in driving the city's progress. He emphasized that Bacoor is eager to collaborate on projects that will enhance the city's infrastructure, provide employment opportunities, and improve the quality of life for its residents. Mayor Revilla also mentioned ongoing and upcoming city initiatives that could benefit from such partnerships.

Mr. Laurel from SM Prime responded by commending the city's proactive approach to development and expressed SM Prime's interest in contributing to Bacoor's growth. He outlined some of the potential projects, including the development of mixed-use complexes that combine residential, commercial, and recreational spaces, as well as sustainable infrastructure initiatives that align with both parties' goals.

Ms. Gawaran, the City Livelihood Head, discussed the opportunities

for supporting local small businesses and entrepreneurs through these collaborations. She highlighted the need for programs that can provide training, resources, and market access to local businesses, thereby boosting the local economy.

Atty. Lofranco, the City Legal Office Head, addressed the legal and regulatory aspects of the potential collaborations. She assured SM Prime of the city's commitment to ensuring smooth and efficient processes, including necessary permits and compliance with relevant laws and regulations.

The meeting concluded with both parties expressing optimism about the potential collaborations and agreeing to establish a task force to further explore and develop specific project proposals. This task force will include representatives from both the City Government of Bacoor and SM Prime, and it will

meet regularly to ensure the timely progress of identified projects.

The City Government of Bacoor is actively seeking partnerships with private sector entities like SM Prime to further enhance the city's economic growth and improve the quality of life for its residents. This meeting serves as a crucial step in establishing a strong foundation for future collaborations between the LGU and SM Prime, paving the way for impactful projects that will benefit the Bacoor community.

This collaboration highlights Bacoor's commitment to fostering a supportive environment for business and investment, ultimately contributing to the city's vision of sustainable and inclusive development. The residents of Bacoor can look forward to seeing the positive impact of these partnerships in the near future.

Southern Tagalog

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Inlalathala tuwing araw ng Linggo at may sirkulasyon sa Lalawigan ng Cavite.

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EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH ABSOLUTE SALE

Notice is hereby given that the estate of the late **FIDEL JOSON MADLANGBAYAN** married to Perfecta Dela Cruz Valenzuela, who died intestate, without leaving any Will or Testament on January 24, 2006 consisting of one parcel of land under TRANSFER CERTIFICATE OF TITLE NO. T-233193 registered in his name as the owner, containing an area of 84 square meters in Imus, Cavite, had been the subject of an EXTRA-JUDICIAL SETTLEMENT WITH ABSOLUTE SALE by and among the HEIRS, the sale of said parcel of land with all the improvements existing thereon is in favor of the buyer JOANA JANE M. SANTOS as per Document No. 236, Page No. 49, Book No. 7, Series of 2025 of Notary Public Atty. Antonio G. Malonzo dated February 10, 2025.

Southern Tagalog Herald Cavite
February 16, 23 and March 2, 2025

EXTRA-JUDICIAL SETTLEMENT OF ESTATE WITH ABSOLUTE SALE

Notice is hereby given that the estate left by the late **MELVIN C. DUNGO** who died intestate, without any Will or Testament on September 27, 2014 in Tejero, General Trias, Cavite consisting of one parcel of land under TRANSFER CERTIFICATE OF TITLE NO. T-1225958 of which the registered owner is the said deceased and his widow ROSELLE MARIE S. DUNGO, containing an area of 84 square meters in Imus, Cavite, had been the subject of an EXTRA-JUDICIAL SETTLEMENT WITH ABSOLUTE SALE by and among the HEIRS, the sale of said parcel of land with all the improvements existing thereon is in favor of the buyer ROWENA S. MANALAYSAY as per Document No. 86, Page No. 19, Book No. 1 Series of 2025 of Notary Public Atty. Ryuel G. Pestrana dated February 7, 2025.

Southern Tagalog Herald Cavite
February 16, 23 and March 2, 2025

EXTRA-JUDICIAL SETTLEMENT OF BANK DEPOSIT OF A DECEASED PERSON

Notice is hereby given that the bank deposit at METROBANK in Bacoor City, Cavite under Savings Account No. 392-3392304925 left by the late FREDERICK E. CAASI who died in Molino IV, Bacoor City, Cavite on May 12, 2024 without any will, had been the subject of an EXTRA-JUDICIAL SETTLEMENT by an among the LEGAL/COMPULSORY HEIRS of said deceased as per Document No. 190, Page No. 39, Book No. 3 Series of 2025 of Notary public Atty. Agatha Faye G. Castillejo dated January 25, 2025.

Southern Tagalog Herald Cavite
February 9, 16 and 23, 2025

EXTRA-JUDICIAL SETTLEMENT WITH WAIVER OF RIGHTS

Notice is hereby given that the estate left by the late **MA. CHRISTINA D. DAVID BALINGIT** who died intestate without any last will or testament on August 9, 2005 in Manila, consisting of one parcel of land of which she is the registered owner under TRANSFER CERTIFICATE OF TITLE NO. T-461489 containing an area of 38 square meters in Imus, Cavite, had been the subject of an EXTRA-JUDICIAL SETTLEMENT WITH WAIVER OF RIGHTS by and among the HEIRS, the waiver is in favor of co-heir KATRINA DAVID BALINGIT as per Document No. 26, Page No. 7, Book No. 1 Series of 2025 of Notary Public Atty. Antonio Antonio L. Santos dated February 11, 2025.

Southern Tagalog Herald Cavite
February 16, 23 and March 2, 2025

With education on the front lines << P1

that some Marawi City children may have been used as combatants, camp accessories, informants, or human shields against government forces.

The Heavenly Culture, World Peace, Restoration of Light (HWPL), a Seoul-based Non-Government Organization (NGO) affiliated with the United Nations Department of Global Communications (DGC) and the UN Economic Social Council (ECOSOC) urged the Philippines to support the Declaration of Peace and Cessation of War (DPCW), a proposed roadmap towards global sustainable peace.

To strengthen its advocacy, the NGO partnered with the Department of Education (DepEd)’s Kawit Sub-office to make education a cornerstone of peacebuilding by establishing Peace Clubs that are composed of students trained to become active peace advocates.

With DepEd’s support, over 8,000 children, along with teachers, parents, and local officials, joined the HWPL Philippines’s 11th anniversary of the January 24th Peace Day in Kawit, Cavite aimed at ending wars and armed conflict. Among them was Jercelle Garcia, a student of Emiliano Tirona National Integrated Memorial High School.

“This activity is very [crucial] because it highlights the importance of communication, not only among us Filipinos, but for the whole world.

Through the Peace Walk, we become united in helping efforts to promote world peace.”

Despite her age, Jercelle understood the power of social media in advocating for peace. A simple click

of a button can amplify the message of Peace Walk in promoting education as a pathway towards lasting peace.

“Since we are now in the modern age, we can share these [activities] through social media. I can even share this with my classmates, my friends, and my family to help promote lasting world peace because this is what we need now.”

In an interview with the Philippine Information Agency-Calabarzon, Chief Brand Manager John Rommel Gaces emphasized HWPL Philippines’ focus on education as a key step toward peacebuilding.

“One of the approaches of HWPL in peacemaking is peace education. Education knows no boundaries – regardless of your religion, political views, and economic background—we all need education.

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

MANILA CREDIT CORPORATION,
Petitioner-Mortgagee,

-versus-

SPS. ISAGANI C. TENGCO AND
MIRIAM T. TENGCO
Mortgagors.
X-----X

FORECLOSURE CASE NO. F-1498-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **MANILA CREDIT CORPORATION** with business address at 7th Floor, Trans-Phil House, 1177 Don Chino Roces Avenue (formerly Pasong Tamo Street) corner Bagtikan Street, Makati City, Metro Manila, against the Mortgagor/s, **SPS. ISAGANI C. TENGCO AND MIRIAM T. TENGCO**, with residence and postal address at Brgy. Navarro, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 20 November 2024 amounts to THREE MILLION EIGHT HUNDRED FORTY SIX THOUSAND SIXTY TWO PESOS AND 94/100 (P3,846,062.94) inclusive of interest and actual expenses of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2019047176

LOT NO: 2469-B PLAN NO: PSD-04-233225
PORTION OF: LOT 2469, SAN FRANCISCO DE MALABON ESTATE (FRS-04-005324); LRC RECORD NO.5964
LOCATION: BRGY. NAVARRO, MUN.OF GEN. TRIAS, PROVINCE OF CAVITE
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NW LOT 2469-C, PSD-04-233225
2-3 NE LOT 2470, SAN FRANCISCO DE MALABON ESTATE
3-4 SE LOT 2457, SAN FRANCISCO DE MALABON ESTATE
4-5-6-7-8-9-10-11-1 SW LOT 2469-A, PSD-04-233225

AREA: ONE THOUSAND (1,000) SQUARE METERS

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

In the event the public auction should not take place on the said date and time, it shall be held on **March 13, 2025** without further notice.

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

Trece Martires City January 30, 2025.

JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:
MANILA CREDIT CORPORATION
7th Floor, Trans-Phil House, 1177 Don Chino Roces Avenue (formerly Pasong Tamo Street) corner Bagtikan Street, Makati City, Metro Manila

TAN LEYNES TOLENTINO CORDERO & ASSOCIATES LAW OFFICES
Counsel for Petitioner-Mortgagee Manila Credit Corporation
Unit III-C, FGT Bldg., No. 282 Aguado Street, San Miguel, City of Manila, 1005
titclawinfo@gmail.com

SPS. ISAGANI C. TENGCO AND MIRIAM T. TENGCO,
Brgy. Navarro, Gen. Trias, Cavite

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

Publication: Southern Tagalog Herald Cavite
Dates: February 2, 9 and 16, 2025

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

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

-versus-

ROMMEL O. BALBA married to GRACE R. BALBA
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1672-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ROMMEL O. BALBA married to GRACE R. BALBA** with residence and postal address at LOT 3 BLOCK 52 ACM WOODSTOCK HOMES, NAVARRO, GEN. TRIAS, CAVITE and LOT 3 BLOCK 52 ACM WOODSTOCK HOMES, NAVARRO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of December 6, 2024 amounts to TWO HUNDRED SIXTY EIGHT THOUSAND TWO HUNDRED NINETY SEVEN PESOS & 50/100 (P268,297.50) inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-872716

A parcel of land (Lot 3, Blk. 52 of the subd. plan, Psd-04-104526, being a portion of Lot 1742, San Francisco de Malabon Estate, Rs-04-002673, LRC Rec. No. 5964), situated in the Brgy. of Navarro, Mun. of Gen. Trias, Prov. of Cavite, Island of Luzon. Bounded on the SW., along line 1-2 by Lot 1, Blk. 52; on the NW., along line 2-3 by Alley Lot 42 (4.50 m. wide); on the NE., along line 3-4 by Lot 5, Blk. 52; and on the SE., along line 4-1 by Lot 6, Blk. 52; all of the subd. plan. Beginning at a pt. marked “1” on plan X X X containing an area of THIRTY SIX (36) 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 date and time, it shall be held on March 13, 2025 without further notice.

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

Trece Martires City, January 30, 2025

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
c/o ATTY. MELANIO A. BADENAS JR.
Attorney-in-Fact, GCCS & Associates Corp.
RM. 209 Megastate Bldg., No. 737
G. Araneta Ave., Tatalon, Quezon City

ROMMEL O. BALBA married to GRACE R. BALBA
LOT 3 BLOCK 52 ACM WOODSTOCK HOMES, NAVARRO, GEN. TRIAS, CAVITE and
LOT 3 BLOCK 52 ACM WOODSTOCK HOMES, NAVARRO, GEN. TRIAS, CAVITE

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

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

-versus-

ANALYN C. ASOTIGUE, married to
ROMEL G. ASOTIGUE,
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1532-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen Gil. Puyat Avenue, Makati City, against the Mortgagor/s, **ANALYN C. ASOTIGUE, married to ROMEL G. ASOTIGUE**, with residence and postal address at LOT 32, BLOCK 68, BEL ALDEA SUBDIVISION, SAN FRANCISCO, GENERAL TRIAS, CAVITE and LOT 32, BLOCK 68, BEL ALDEA SUBDIVISION, DE FUEGO, GENERAL TRIAS, CAVITE, to satisfy the mortgage indebtedness as of NOVEMBER 19, 2024 amounts to SEVEN HUNDRED SIXTY SIX THOUSAND THIRTY FOUR PESOS & 66/100 (P766,034.66) inclusive of interest and other charges, attorney’s fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2018042611

A PARCEL OF LAND (LOT 32, BLK. 68 OF THE CONS. SUBD. PLAN, PCS-04-011869, BEING A PORTION OF THE CONS. OF LOTS 2680-G-3 TO 8, ALL OF (LRC) PSD-222174, LOT 2680-J-2, (LRC) PSD-101732, LOTS 2680-H, I & K, ALL OF PSD-33619, L.R.C. REC. NO.), SITUATED IN THE BRGY. OF DE FUEGO, MUN. OF GEN. TRIAS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 30, BLK. 68; ON THE NE., ALONG LINE 2-3 BY RD. LOT 67; ON THE SE., ALONG LINE 3-4 BY LOT 34, BLK. 68; ON THE SW., ALONG LINE 4-1 BY LOT 35, BLK. 68, ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED “1” ON PLAN X X X CONTAINING AN AREA OF FORTY ONE SQ. METERS AND FORTY EIGHT SQ. DECIMETERS (41.48). XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on March 13, 2025 without further notice.

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

Trece Martires City, January 30, 2025

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)
c/o ATTY. MAYBELLE JOY E. BERNALES
ANCHOR COLLECTION SERVICES INC.
Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan Quezon City.

ANALYN C. ASOTIGUE, married to ROMEL G. ASOTIGUE
LOT 32, BLOCK 68, BEL ALDEA SUBDIVISION, SAN FRANCISCO, GENERAL TRIAS, CAVITE and
LOT 32, BLOCK 68, BEL ALDEA SUBDIVISION, DE FUEGO, GENERAL TRIAS, CAVITE

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Remulla warns BFP personnel << P1

“Bawal magbenta ng fire (Fire marshals are prohibited extinguisher ang mga fire from selling fire extinguishers marshal at kung may ganon and if you see someone doing i-report n’yo kaagad sa akin at that report it immediately to me tatanggalin ko ‘yan on the spot and I will fire that person on the

spot),” he said in a statement on Friday.

The DILG chief said when he was Cavite governor, he reprimanded fire personnel who engaged in illegal practices, including endorsing contractors for fire sprinklers.

Bureau of Fire Protection (BFP) Memorandum Circular 2016-016 strictly prohibits personnel from selling fire extinguishers and endorsing manufacturers, dealers, or

suppliers of firefighting equipment.

During an event in Cebu on Wednesday, Remulla asked local chief executives (LCEs) to urge business owners to file a complaint against erring BFP personnel who dabble in such illegal activities and delay the issuance of fire clearances.

Under Republic Act 11032 or the Ease of Doing Business (EODB) Law, the BFP shall issue the Fire Safety Evaluation

Clearance (FSEC) and Fire Safety Inspection Certificate (FSIC) to businesses within seven working days.

Also during the Cebu event, Remulla told the local officials that he is aiming to streamline paperwork in local government units (LGUs) to reduce the number of hours spent by mayors and governors in signing documents.

He noted that an LCE usually devotes three hours a day or 15 hours a week just to sign numerous documents such as contracts, notice of salary adjustment, and notice of award, among others.

“We are going in that

direction,” Remulla told the LCEs, referring to the digitalization of documents.

According to him, the DILG is now meeting with the Commission on Audit and the Civil Service Commission to devise a program to simplify the processing of documents for LGUs.

“We would come up with a program. By June 30, 2025, ang pirmahin n’yo na (what you’re signing for) 15 hours a week, ire-reduce natin (we’ll reduce) to one hour a week, by digitalization, simplifying the forms, lahat yan (all that) simplified into one hour a week,” Remulla said. (PNA)

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HOME DEVELOPMENT MUTUAL FUND
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Mortgagee,

-versus-

DAGDAG, CHRISTINA D. married
to DAGDAG, DANILO R.;
CHRISTINA D. DAGDAG is herein represented
by ERNESTO C. LATAUAN JR. as her
Attorney-In-Fact
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1556-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **DAGDAG, CHRISTINA D. married to DAGDAG, DANILO R.; CHRISTINA D. DAGDAG is herein represented by ERNESTO C. LATAUAN JR.** as her Attorney-In-Fact with residence and postal addresses at PH 2 BLK 25 LOT 6 WELLINGTON TANZA RESIDENCES BRGY TRES CRUSES TANZA CAVITE and LOT 43 BLK. 61 PH. 4 WELLINGTON TANZA RESIDENCES, TRES CRUSES TANZA CAVITE 4108 to satisfy the mortgage indebtedness as of NOVEMBER 19, 2024 amounts to THREE HUNDRED EIGHTY SEVEN THOUSAND EIGHT HUNDRED TWELVE PESOS & 70/100 (P387,812.70) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2018042474

LOT NO: 43 **BLOCK NO:** 61 **PLAN NO:** PCS-04-028445
PORTION OF: LOTS 1,2,3, & 4 (LRA) PCS- 31859 & LOTS 3731, 3732, & 3733, FLS-2424;
LOCATION: BARANGAY OF TRES CRUSES, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 33, BLOCK 61, PCS-04-028445
2-3	SW	LOT 42, BLOCK 61, PCS-04-028445
3-4	NW	ROAD LOT 64, PCS-04-028445
4-1	NE	LOT 44, BLOCK 61, PCS-04-028445

AREA: THIRTY ONE SQUARE METERS AND FIFTY SQUARE DECIMETERS (31.50), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on March 13, 2025 without further notice.

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

Trece Martires City, January 30, 2025

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
**HOME DEVELOPMENT MUTUAL FUND
(otherwise known1 as PAG-IBIG Fund)**
The Petron Mega Plaza Building,
No.358 Sen. Gil Puyat Avenue, Makati City

ATTY. CAESAR S. EUROPA
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

DAGDAG, CHRISTINA D. married to DAGDAG, DANILO R.; CHRISTINA D. DAGDAG is herein represented by ERNESTO C. LATAUAN JR. as her Attorney-In-Fact
PH 2 BLK 25 LOT 6 WELLINGTON TANZA RESIDENCES BRGY TRES CRUSES TANZA CAVITE and
LOT 43 BLK.61 PH.4 WELLINGTON TANZA RESIDENCES, TRES CRUSES TANZA CAVITE 4108

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

Publication: Southern Tagalog Herald Cavite
Dates: February 2, 9 and 16, 2025

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

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

-versus-

LEOVIGILDO JUAN A. LABUGUEN married to
NANCITA LABUGUEN
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1597-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **LEOVIGILDO JUAN A. LABUGUEN married to NANCITA LABUGUEN** with residence and postal addresses at BLK 88 LOT 9 12-29TH ST. VILLAMOR AIR BASE, PASAY CITY and LOT 13 BLK 8 FIDGIE SUBDIVISION SAN AGUSTIN TRECE MARTIRES CITY, CAVITE 4109 to satisfy the mortgage indebtedness as of NOVEMBER 27, 2024 amounts to ONE HUNDRED TWO THOUSAND TWO HUNDRED SEVENTY THREE PESOS & 29/100 (P102,273.29) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-328479

A parcel of land (lot 13, Blk. 8 of the subd. plan, Psd-04-045051, being a portion of Lot 2178-Now, S.C.M. Estate, LRC Rec. No. situated in the Bo. of San Agustin, City of Trece Martires, Is. of Luzon. Bounded on the SE., along lines 1-2-3 by Lot 2845, S.C.M. Estate, on the SW., along line 3-4 by Lot 12, Blk. 8, on the NW., along lines 4-5-6 by Road Lot 5 (8.00 m. wide); on the NE., along lines 6-1 by Lot 14, Blk. 8, all of the subd. plan, Beginning at a pt. marked “1” on plan X X X containing an area of ONE HUNDRED (100) SQ. METERS. XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on March 13, 2025 without further notice.

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

Trece Martires City, January 30, 2025

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
**HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)**
The Petron Mega Plaza Building,
No. 358 Sen. Gil Puyat Avenue, Makati City

ATTY J.V. ROMMEL C. CUBELO
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No.11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

LEOVIGILDO JUAN A. LABUGUEN married to NANCITA LABUGUEN
BLK 88 LOT 9 12-29TH ST. VILLAMOR AIR BASE, PASAY CITY and
LOT 13 BLK 8 FIDGIE SUBDIVISION SAN AGUSTIN TRECE MARTIRES CITY, CAVITE 4109

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

Publication: Southern Tagalog Herald Cavite
Dates: February 2, 9 and 16, 2025

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

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

-versus-

DARRELL BACULADO ALABADO,
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1634-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **DARRELL BACULADO ALABADO**, with residence and postal addresses at PHASE 24 11TH, 2ND STREET BRGY. 183, PASAY CITY and LOT 6 BLK 26 THE ROYAL PARKS AT GROSVENOR PLACE TAMBOL TANZA, CAVITE 4108 to satisfy the mortgage indebtedness as of DECEMBER 6, 2024 amounts to FOUR HUNDRED FORTY EIGHT THOUSAND FOUR HUNDRED NINETY TWO PESOS & 23/100 (P448,492.23) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2021010303

A PARCEL OF LAND (LOT 6 BLK.26 OF THE SUBD. PLAN PCS-04-015560, BEING A PORTION OF LOTS 2812-B, 2813-A, PSD-04-005467, LOTS 2814-2816, 2819, 2821, 2822, 2826, FLS-1821, STA.CRUZ DE MALABON ESTATE, LOTS 2820, 2823, 2825, STA. CRUZ DE MALABON ESTATE, L.R.C REC. NO.), SITUATED IN THE BO. OF TAMBOL, MUN. OF TANZA PROV. OF CAVITE. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 5 BLK. 26; ON THE SW., ALONG LINE 2-3 BY LOT 4 BLK.26; ON THE NW., ALONG LINE 3-4 BY ALLEY 5; ON THE NE., ALONG LINE 4-1 BY LOT 8 BLK.26, ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED “1” ON PLAN X X X CONTAINING AN AREA OF THIRTY TWO (32) SQ. M. MORE OR LESS. X X X

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

In the event the public auction should not take place on the said date and time, it shall be held on March 13, 2025 without further notice.

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

Trece Martires City, January 30, 2025

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
**HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)**
c/o **ATTY. J. V. ROMMEL C. CUBELO**
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

DARRELL BACULADO ALABADO
PHASE 24 11TH, 2ND STREET BRGY. 183, PASAY CITY and
LOT 6 BLK 26 THE ROYAL PARKS AT GROSVENOR PLACE TAMBOL TANZA, CAVITE 4108

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

Publication: Southern Tagalog Herald Cavite
Dates: February 2, 9 and 16, 2025

Purchase motorcycles for fast << P1

ng motorsiklo. Bigay n’yo sa mga pulis para sila lang muna ang magve-verify kung legitimate ang tawag o hindi (I ask you for only one thing: Buy motorcycles. Give that to the police and let them verify if the call is legitimate or nor),” he was quoted as saying during the 7th General Assembly of the League of Provinces

of the Philippines in Pasig City on Friday. Remulla said it is a small investment for the governors to ensure that government resources will not be wasted. During his four terms as Cavite governor, he acquired 800 police cars as logistical support to respond quickly to calls for assistance.

He said the national government would shoulder all expenses for the launching of the nationwide integrated 911 system, adding that President Ferdinand R. Marcos Jr. ordered adjustments to the national budget to support the initiative. “Ang investment lang ng (The only investment

of) LGUs is I ask you to give policemen access to motorcycles para (for) first response, laging pulis, para madetermine talaga ang nangyayari (it’s always the police, to determine what’s really happening),” Remulla said. He said towns will be provided with firetrucks and ambulances for

quick response during emergencies. "Ang 911 kasi balewala 'yan kung tatawag ka lang tapos ang response wala rin. Parang nagsusumbong ka lang. So kailangan ma-capacitate natin ang mga LGUs na may kakayanan silang mag-respond (The 911 is worthless if you only call but there is no response. It’s just like you’re only complaining. So, we have to capacitate LGUs to be able to respond),” Remulla said. The DILG is eyeing the launch of the integrated 911 emergency response system by June in the Greater Manila area, Cebu and Mindanao. The 911 replaced the old Philippine emergency hotline117 in 2016. Calls coursed through 911 include those that require police assistance, fire reports, emergency medical assistance, search and rescue, and even those that concern chemical, biological, radiological, nuclear, and explosive materials. (PNA)

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

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

-versus-

RIO WALTER A. CASTRO, married to CHRISTIAN MARIE B. CASTRO
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1658-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **RIO WALTER A. CASTRO, married to CHRISTIAN MARIE B. CASTRO** with residence and postal address at BLOCK 12, LOT 9, KARISMA VILLE, PANGHULO, MALABON and LOT 2, BLOCK 13, PHASE 1, LUMINA TANZA, BARANGAY BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of November 27, 2024 amounts to FOUR HUNDRED SEVENTY SIX THOUSAND EIGHT HUNDRED TWENTY ONE PESOS AND 28/100 (P476,821.28) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2021029061

LOT NO: 2 BLOCK NO: 13 PLAN NO: PSD-04-239022
PORTION OF: LOT 2-A, PSD-04-239718;
LOCATION: BARANGAY OF BAGTAS, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NW LOT 13, BLOCK 12, PSD-04-239022
2-3 NE LOT 1, BLOCK 13, PSD-04-239022
3-4 SE LOT 11, BLOCK 13, PSD-04-239022
4-1 SW LOT 3, BLOCK 13, PSD-04-239022
AREA: THIRTY SIX SQUARE METERS (36), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on March 13, 2025 without further notice.

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

Trece Martires City, January 30, 2025.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
c/o PAULINO E. CASES, JR.
CASES COLLECTION MANAGEMENT, INC.
Attorney-In-Fact c/o Cases Chun & Associates Law Offices
6TH Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

RIO WALTER A. CASTRO, married to CHRISTIAN MARIE B. CASTRO
BLOCK 12, LOT 9, KARISMA VILLE, PANGHULO, MALABON and
LOT 2, BLOCK 13, PHASE 1, LUMINA TANZA, BARANGAY BAGTAS, TANZA, CAVITE

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

Publication: Southern Tagalog Herald Cavite
Dates: February 2, 9 and 16, 2025

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

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

-versus-

ARMEL A. CREENCIA
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1656-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ARMEL A. CREENCIA** with residence and postal address at 020 BARANGAY LUCIANO, TRECE MARTIRES CITY, CAVITE and LOT 5, BLOCK 17, PHASE 2, WEST GOVERNOR HEIGHTS, BARANGAY CABUCO, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of November 27, 2024 amounts to FIVE HUNDRED SIXTY THOUSAND EIGHT HUNDRED NINETY SIX PESOS AND 63/100 (P560,896.63) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 077-2014001319

A PARCEL OF LAND (LOT 5, BLK. 17 OF THE CONS./ SUBD. PLAN PCS-04-023167, BEING A PORTION OF LOTS 2455-N, 3615 & 3619-B, FLS-1839 STA. CRUZ DE MALABON ESTATE) SITUATED IN THE BRGY. OF CABUCO, CITY OF TRECE MARTIRES, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 7, BLK.17; ON THE NE., ALONG LINE 2-3 BY ROAD LOT 29; ON THE SE., ALONG LINE 3-4 BY LOT 3, BLK. 17 AND ON THE SW., ALONG LINE 4-1 BY LOT 12, BLK. 17 ALL OF THE CONS./SUBD.PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN X X X CONTAINING AN AREA OF FIFTY (50) 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 date and time, it shall be held on March 13, 2025 without further notice.

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

Trece Martires City, January 30, 2025

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
c/o PAULINO E. CASES, JR.
CASES COLLECTION MANAGEMENT, INC.
Attorney-In-Fact c/o Cases Chun & Associates Law Offices
6TH Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

ARMEL A. CREENCIA
020 BARANGAY LUCIANO, TRECE MARTIRES CITY, CAVITE and
LOT 5, BLOCK 17, PHASE 2, WEST GOVERNOR HEIGHTS, BARANGAY CABUCO, TRECE MARTIRES CITY, CAVITE

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

Publication: Southern Tagalog Herald Cavite
Dates: February 2, 9 and 16, 2025

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

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

-versus-

MARY JANE B. DE LOS REYES,
Mortgagor.
X-----X

FC Case No. 19244-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund)**, mortgagee, with office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **MARY JANE B. DE LOS REYES**, mortgagor, with residence and postal address at Lot 27 Block 3, Greenvale Homes, Malagasang II-G, Imus City and/or Lot 12 Block 1 Phase 1, Greenvale Homes, Brgy. Malagasang II-G, Imus, Cavite, to satisfy the mortgage indebtedness which as of October 28, 2024 amounts to SIX HUNDRED THIRTY SIX THOUSAND FOUR HUNDRED SEVENTY SEVEN PESOS & 33/100 (P636,477.33), Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **February 25, 2025 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 City 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. 057-2015050027

"A PARCEL OF LAND (LOT 12, BLOCK 1 OF THE CONSOLIDATION-SUBDIVISION PLAN, PCS-04-025694, BEING A PORTION OF THE CONSOLIDATION OF LOT 3261-B & 3261-C, PSD-04-105281 7 LOT 3280-B (LRC) PSD-226911, LRC RECORD NO.), SITUATED IN THE BARANGAY OF MALAGASANG II-G, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 13; ON THE NE., ALONG LINE 2-3 BY LOT 15; ON THE SE., ALONG LINE 3-4 BY LOT 11, ALL OF THE ALL OF BLOCK 1; AND ON THE SW., ALONG LINE 4-1 BY ROAD LOT 2, ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. X X X CONTAINING AN AREA OF THIRTY SIX (36) SQ. X X X

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

In the event the public auction should not take place on the said date, it shall be held on **March 4, 2025 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, January 13, 2025.

DWIGHT ALDWIN S. GERONIMO, JD
Sheriff IV, RTC Branch 121

COPY FURNISHED
HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund)
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

MARY JANE B. DE LOS REYES
Lot 27 Block 3, Greenvale Homes, Malagasang II-G, Imus City and/or
Lot 12 Block 1 Phase 1, Greenvale Homes, Brgy. Malagasang II-G, Imus, Cavite

ATTY. POMPEYO P. MAYNIGO
Vision Credit & Collection Services Inc.,
JRDC Building 117 Sen. Gil J. Puyat Ave. Pasay City

Southern Tagalog Herald Cavite
February 2, 9 and 16, 2025

Southern Tagalog email: herald_group@yahoo.com

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FEBRUARY 16-22, 2025

P20.00

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PGC Leads Women's Welfare Program Across Cavite

Strengthening her commitment to women's empowerment, Governor Athena Bryana D. Tolentino spearheaded a province-wide Women's Welfare Program (WWP) on February 3, 2025, delivering financial aid to 2,000 women in various Cavite towns.

The initiative, backed by 7th District BM Abeng Remulla, commenced in Brgy. Gregorio, Trece Martires City, where local officials assisted the distribution of financial assistance, equipping women with resources for economic resilience. The program continued in Punta, Tanza, reinforcing the government's dedication to inclusive social programs.

In Maragondon, 8th District Congresswoman Aniela Tolentino underscored the need for sustained women's welfare initiatives. Meanwhile, in Naic, she graced the event and distributed ₱2,000 in financial aid to 2,000 women, marking a significant step in economic empowerment.--- OPIO



Tulong Pinansyal para sa mga Senior Citizens ng Bacoor



Bacoor City, February 4, 2025 – The City Government of Bacoor, through the Office of Senior Citizens Affairs (OSCA) headed by Atty. Venus De Castro and the City Social Welfare and Development (CSWD) headed by Mrs. Emiliana Ugalde, distributed financial aid to over 1,900 senior citizens from Barangays San Nicolas 2 and Bayanan this morning at the Strike Gymnasium.

The event was graced by Mayor Strike B. Revilla, Vice Mayor Rowena B. Mendiola, Ex Kap Horacio Brillantes, Kuya Noly Galvez, and Pastor Mike Bautista. Senior citizen presidents and barangay officials from both barangays were also present.

The "Kalinga sa Matanda" program provided much-needed financial assistance to senior citizens, serving as an additional source of support for their daily expenses. A total of 925 senior citizens from San Nicolas 2 and 993 from Bayanan received financial assistance, demonstrating the City Government's commitment to supporting the well-being of its elderly residents. The event was a heartwarming display of compassion and care, bringing smiles and relief to the senior citizens of Bacoor. The City Government continues to prioritize the well-being of its senior citizens, ensuring their needs are met and their contributions to the community are recognized and appreciated.

Medical and Dental Mission at Barangay Bucana Ternate, Cavite

The Provincial Government of Cavite, through the Office of Provincial Governor(OPG), in partnership with the Office of the Provincial Health Officer (OPHO), conducted a medical and dental mission at Brgy. Bucana, Ternate on February 6, 2025.

Health professionals from General Emilio Aguinaldo Memorial Hospital and the Tagaytay City Health Office provided medical consultations and treatments, catering to 177 individuals in need of professional healthcare assistance. In addition to medical services, the outreach program also offered free haircuts and denture fitting, promoting not only physical well-being but also personal confidence and hygiene among the beneficiaries.

Ternate Municipal Vice Mayor Jun Gubio expressed his gratitude to the mission team for providing much needed health services to the community.--- OPIO



Bacoor Recognized by OWWA for OFW Support

Bacoor City, February 12, 2025 - The City Government of Bacoor received a Plaque of Appreciation from the Overseas Workers Welfare Administration (OWWA) Regional Office CALABARZON, recognizing



DA to sell NFA rice stock << P1

department manager Roy Untiveros said it is lower by two pesos than the initial target price for local government units (LGUs), other government agencies, and government-owned and -controlled corporations, which can sell at PHP35/kg.

Untiveros said the selling price was tweaked to fast-track the release of NFA rice stocks.

"We really have to release the stocks of NFA so we can create more space to accommodate naman

iyong (the) incoming palay deliveries from the farmers," he said, despite around PHP12/kg to PHP15/kg or around PHP1.8 billion to PHP2.2 billion estimated NFA losses due to the lower pricing.

The NFA needs to release at least 150,000 metric tons or 150 million kg of well-milled rice stocks in the next six months.

Untiveros likewise clarified that DA, through the Food Terminal Incorporated, will be the one to sell and get

the PHP33/kg profit from LGUs. "Malinaw po doon sa (It's clear in the) Republic Act 12078 na ang NFA po ay hindi (that the NFA is not) authorized to sell its stocks. So malinaw po doon na sinabi na (it's clearly indicated there that) the DA may sell the NFA stocks," he said, citing the DA's role to replenish stocks in return.

Moreover, the NFA's cooperation with LGUs for the rice stock release allocation is underway.

"Fifty-three letters na

po ang na-send natin. And we are waiting for the reply of the LGUs so we can ascertain sino po iyong mga (who are those) interested to participate," Untiveros said.

To date, LGUs in Metro Manila and Cavite have already signified their intents to secure NFA rice stock allocation.

NFA rice stocks will be available in Kadiwa ng Pangulo centers and kiosks in Metro Manila until the second week of February. (PNA)

ing its valuable support and outstanding contribution to the successful implementation of OWWA programs and services for Overseas Filipino Workers (OFWs) and their families.

The plaque was presented yesterday, February 11, 2025, at Holiday Inn & Suites, Batangas Limapark, Lipa-Malvar Batangas, to PESO Bacoor Head Doc Abraham "BOB" De Castro, on behalf of Mayor Strike B. Revilla. The award was presented by Ms. Cha Lobrin-Satumba, a retired

DOLE official. Today, Doc Bob, accompanied by Ms. Salumba, formally presented the plaque to Mayor Strike B. Revilla at the Office of the Mayor.

The meeting served as an opportunity to discuss the City Government's ongoing efforts to support its constituents, particularly OFWs and their families. The City Government remains committed to working closely with OWWA and other relevant agencies to ensure the well-being of OFWs and their families.