

## Bacoor Backs Denise Tolentino for Miss World Cavite



Sa ulat ng Office of the Mayor ng Bacoor, pormal na bumisita kay City Mayor Strike B. Revilla si Denise Carol Tolentino, na kakatawan sa Bacoor sa nalalapit na Miss World Cavite pageant.

- See Page 2

## CALABARZON Police Launches B.E.S.T. School Alert App

By Charmaine Odong-Pangan

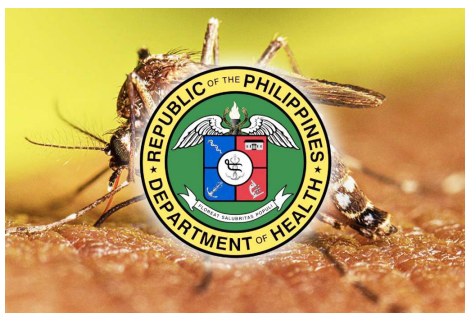


CALAMBA CITY, Laguna (PIA) — Aiming to strengthen emergency response and enhance the safety of learners and school personnel, the Philippine National Police Regional Office Calabarzon has

- See Page 4

## DOH Warns of Rising Leptospirosis, Dengue in CALABARZON

By Patricia Bermudez



CALAMBA CITY, Laguna (PIA)— The Department of Health (DOH) is pushing for tighter disease prevention and response measures following a spike in water-borne, food-borne, and influenza-like diseases across the CALABARZON region.

Dr. Eva Marie Torio of DOH Center for Health Development in CALABARZON, in a meeting with

- See Page 3

# Bacoor Prepares Traffic Plan for LRT Extension Works



By Patricia Bermudez

BACOOOR CITY, Cavite (PIA) — Touted to improve connectivity, ease traffic congestion and cut travel time from CALABARZON to Metro Manila, the City Government of Bacoor assured that proper measures will be put in place to minimize inconvenience to the public as the construction of the LRT Cavite Extension Project continues.

In a September 17 meeting with the Light Rail Transit Authority

- See Page 2

## Gen. Mariano Alvarez Builds Public Spaces for Community

By Patricia Bermudez

Many cities and municipalities are maximizing their land areas by building residential, commercial and even industrial centers. But in a town where open, community spaces are rare, almost nonexistent, the municipality of General Mariano Alvarez in Cavite built a public park where residents can unwind and explore new hobbies.

In an interview with the Philippine Information Agency, Dr. Medardo Custodio, municipal mayor, noted that public parks are few and far between,

- See Page 3



## Cavite PDC Reviews Key Development Plans



In a new report published by the Cavite Provincial Information Office (OPIO), the Provincial Development Council (PDC) of Cavite reviewed various development plans, projects, and investment programs during its 2026 2nd Semester Full Council Meeting held on September 21, 2026, at the 2nd Floor Function Hall of the New Provincial Government Center in Trece Martires City. Presiding over the meeting was Governor

- See Page 3

## Cavite Honors Migrant Workers, Families

Sa ulat ng Office of the Provincial Information Officer (OPIO) ng Cavite, isinagawa ng Provincial Government of Cavite (PGC), sa pamamagitan ng Office of the Provincial Social Welfare and Development Officer (OPSWDO), ang

- See Page 2

## Bacoor Prepares Traffic Plan for LRT

Continued from Page 1

and JGHM, Mayor Strike Revilla assured that authorities will ensure that areas surrounding the construction project will not be significantly affected.

Revilla underscored that the city government will carefully plan routes and will be in close coordination with authorities to minimize inconvenience to the riding

public. “[While] the Niog Station is being constructed, proper measures will be put in place to ensure traffic flow in Niog and neighboring areas will not be significantly affected. Careful planning and close coordination will be observed to minimize inconvenience to residents and commuters.”

“The City Government remains fully committed

to delivering these vital infrastructure projects.”

Once completed, the Niog Station Intermodal Facility and the LRT Line South Extension will improve connectivity, ease traffic congestion, and provide modern, efficient public transportation for thousands of Bacooreños.

Expected to be completed between 2028 to 2031, the LRT Line

South Extension Project will significantly improve connectivity, ease traffic congestion and provide modern, efficient public transportation.

Known as a “bedroom” city along with its neighbor Cavite City, Bacoor is home to thousands of commuters and employees who commute to Metro Manila and other neighboring areas daily. (PB-PIA CALABARZON, with reports from City Government of Bacoor)

## Bacoor Backs Denise

Continued from Page 1

Isinagawa ang courtesy visit noong Setyembre 27 sa Office of the Mayor, kung saan ipinakilala ni Tolentino ang kanyang sarili bilang opisyal na kinatawan ng lungsod. Kasama niya si Jeffrey Campaña, Barangay Captain ng Molino 4. Bukod sa kanyang paghahanda para sa pageant, nagsisilbi rin si Tolentino bilang SK Kagawad ng Barangay Molino 4. Sa kanyang pakikipagpulong kay

Revilla, binigyang-diin ang kanyang tungkulin bilang kabataang lingkod-bayan at kinatawan ng Bacoor sa kompetisyon.

Ipinahayag naman ng alkalde ang suporta at pagbati kay Tolentino habang dala nito ang pangalan ng Bacoor sa Miss World Cavite. Ayon sa tanggapan ng alkalde, layunin ng pagbisita na ipakita ang suporta ng lungsod sa kinatawan nito sa nalalapit na kompetisyon.

## Cavite Honors Migrant Workers,

Continued from Page 1

Migrants Day Celebration 2026 noong Setyembre 7 sa New Provincial Government Center sa Trece Martires City. Dinaluhan ang pagdiriwang ng mga migrant workers at kanilang pamilya, partner agencies, at iba pang stakeholders. Nakatuon ang aktibidad sa pagkilala sa ambag ng migrant workers at pagpapalakas ng suporta para sa kanilang kapakanan at proteksyon, alinsunod sa temang “Empowered Migrant Workers, Stronger Families.” Sa kanyang welcome remarks, binigyang-diin ni OPSWDO Head Felipa G. Servañez ang layunin ng programa, habang ibinahagi ni 1st District Board Member Romel R. Enriquez ang mensaheng kumikilala sa sakripisyo at kontribusyon ng migrant workers sa kanilang pamilya at komunidad. Nagbigay naman si Provincial Health Officer I Dr. Nelson Soriano ng mga paalala tungkol sa pagpapanatili ng malusog

na pamumuhay. Samantala, tinalakay ni Maricynne L. Peniero ng OWWA IV ang tema ng pagdiriwang, kabilang ang kahalagahan ng paghahanda, tamang pagpapasya, at suporta ng pamilya sa migration journey.

Bahagi rin ng programa ang Service Caravan, na isinagawa katuwang ang Cavite Office for Workers Concern (COFWC) at iba’t ibang national government agencies. Nagkaroon din ng Anti-Illegal Recruitment Information Campaign upang magbigay ng kaalaman tungkol sa mga panganib ng illegal recruitment.

Naging tampok din ang Talent Contest kung saan nagpakitang-gilas ang mga kalahok mula sa iba’t ibang bayan at lungsod. Nagwagi ang Naic bilang Champion, sinundan ng Trece Martires City sa 1st Place, General Emilio Aguinaldo sa 2nd Place, at Tanza sa 3rd Place. Ipinagpatuloy ang

programa sa pamamagitan ng Zumba, attendance

raffles, at pagbabahagi ng success story ni Kathleen Margaret Espinol. Nagtapos ang pagdiriwang sa awarding ceremony, closing activities, at photo opportunities.



WE SPECIALIZE IN:

NEWS PAPER • NEWS LETTER  
MAGAZINE • SCHOOL & OFFICE FORMS  
YEAR BOOK • SOUVENIR PROGRAM  
BROCHURES • FLYERS • PAMPHLETS  
CAMPAIGN MATERIALS AND OTHER  
PRINTING NEEDS

FREE DELIVERY WITHIN SAN PABLO CITY AREA  
OR NEARBY PLACES!!!

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  
Email Address: rtc1tgtocc@judiciary.gov.ph Contact  
Nos. 09676699985/(046)419-0464

PHILIPPINE NATIONAL BANK  
in its capacity as assignee-mortgagee  
of PNB Savings Bank,  
Mortgagee,

-versus-

CHEYDRICH D. ARELLANO, rep.  
By his ATTORNEY-IN-FACT,  
CRESENCIANO P. ARELLANO  
Mortgagor.  
X-----X

EJF NO. TG-26-096  
FOR: Application for Extra-Judicial  
Foreclosure of Real Estate Mortgage  
(Under Act No. 3135, as amended)

### NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act No. 4118, filed by mortgagee-assignee **PHILIPPINE NATIONAL BANK**, a banking corporation duly organized and existing under the law of Republic of the Philippines, with principal office address at the PNB Financial Center, Pres. Diosdado P. Macapagal Boulevard, Pasay City, Metro Manila, pursuant to the terms and conditions of the loan and Mortgage Agreement executed and notarized on December 22, 2015, by mortgagor **CHEYDRICH D. ARELLANO**, single, of legal age and Filipino citizen, with addresses at (1) Block 5 Lot 42 Villa Remedios, Salitran II, Dasmariñas, Cavite: and (2) Block 9 Lot 7, Phase 1B RCD Royal Homes, Brgy. Kalubkob, Silang, Cavite, represented by his attorney-in-fact, **CRESENCIANO P. ARELLANO**, with residence and postal address at (1) Block 5 Lot 42 Villa Remedios, Salitran II, Dasmariñas, Cavite and (2) Block 9 Lot 7, Phase 1B RCD Royal Homes, Brgy. Kalubkob, Silang, Cavite, as per Special Power of Attorney, executed on August 5, 2015, in favor of the Mortgagee-assignor **PNB SAVINGS BANK**, which has assigned its loan by virtue of a deed of Assignment, executed and notarized on August 28, 2020 in favor of mortgagee-assignee Philippine National Bank, over a real property including improvements thereon, described and covered by **TRANSFER CERTIFICATE OF TITLE No. 076-2018001020** of the Registry of Deeds for the Tagaytay City, to satisfy the outstanding loan obligation of the mortgagor, in the amount of **THREE MILLION NINE HUNDRED ONE THOUSAND SIX HUNDRED SIXTY-FIVE PESOS AND 61/100 (Php 3,901,665.61) As of May 31, 2026**, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Baby Leem B. Maristela, will sell at public auction on **NOVEMBER 16, 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 Check in Philippine Currency, the following property with all its improvements thereon, to wit:

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE  
Land Registration Authority  
QUEZON CITY  
Registry of Deeds for Tagaytay City

Transfer Certificate of Title No. 076-2018001020

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF KALUBKOB, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, ISLAND OF LUZON, more particularly bounded and described as follows:

LOT No. 7 BLOCK NO: 9 PLAN NO: PCS-04-028823  
PORTION OF: LOT 401-A & 401-B, PSD-04-180293  
LOCATION: BARANGAY OF KALUBKOB, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, ISLAND OF LUZON  
Is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of  
**Owner: CHEYDRICH D. ARELLANO, SINGLE, OF LEGAL AGE, FILIPINO**  
**Address: BLOCK 5 LOT 42 BRGY. SALITRAN II, REMEDIOS VILLAGE, DASMARINAS CAVITE**

### TECHNICAL DESCRIPTION

#### BOUNDARIES:

| LINE | DIRECTION | ADJOINING LOT(S)                         |
|------|-----------|------------------------------------------|
| 1-2  | NE        | ROAD LOT 8 (6.50 M. WIDE), PCS-04-028823 |
| 2-3  | SE        | LOT 6, BLOCK 9, PCS-04-028823            |
| 3-4  | SW        | LOT400, CAD. 452-D, SILANG CADASTRE      |
| 4-1  | NW        | LOT 9, BLOCK 9, PCS-04-028823            |

#### TIE POINT: BLLM NO. 1, CAD 452-D, SILANG CADASTRE

| LINE        | BEARING      | DISTANCE   |
|-------------|--------------|------------|
| TO CORNER 1 | S. 53° 59' W | 3124.36 M. |
| 1-2         | S. 12° 02' E | 6.00 M.    |
| 2-3         | S. 77° 58' W | 12.50 M.   |
| 3-4         | N. 12° 02' W | 6.00 M.    |
| 4-1         | N. 77° 58' E | 12.50 M.   |

**AREA:** SEVENTY FIVE SQUARE METERS (75), MORE OR LESS  
**DESCRIPTION OF CORNERS:** ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P. S.CYL, CONC. MONS 15X40 CMS;

**BEARINGS:** TRUE

**DECLINATION:**

**DATE OF ORIGINAL SURVEY:** JUNE 09, 1981

**DATE OF SUBD/CONS SURVEY:** OCTOBER 21-25, 2013

**DATE OF APPROVED SURVEY:** APRIL 08, 2014

**GEODETIC ENGINEER:** HERBERT S. TABERNILLA JR.

In the event the public auction should not take place on the said date, it shall be held on **NOVEMBER 23, 2026** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE No. 076-2018001020 the encumbrance thereon, if any there be.

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

Tagaytay City, Philippines, September 24, 2026.

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

**BABY LEEM B. MARISTELA**  
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 LAW

Copy Furnished:

**PHILIPPINE NATIONAL BANK**  
Remedial Management Division IV  
RAMG 5th flr, PNB Financial Center,  
Pres. Diosdado P. Macapagal Boulevard,  
Pasay City, Metro Manila

**CHEYDRICH D. ARELLANO**  
**AIF. CRESENCIANO P. ARELLANO**

1. Block 5 Lot 4 Villa Remedios, Salitran II, Dasmariñas, Cavite  
2. Block 9 Lot 7, Phase 1B, RCD Royal Homes, Brgy. Kalubkob, Silang,

Note:

Publication was awarded to: Southern Tagalog Herald Cavite

Date of Publication: October 4, 11 and 18, 2026

Southern Tagalog

Email: herald\_group@yahoo.com

HERALD

www.facebook.com/stagalog.herald

CAVITE

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

**Office:** Block 12, Lot 13, Chrysler St., Green Point Homes Mambog 4, Bacoor, Cavite 4102.

**Contact Nos:** 0919-004 5192 & 0917-8983982

**ISSN NO. 2599-400X**

Email: herald\_group@yahoo.com

EDITORIAL BOARD

NENA E. MALLARI

Publisher

SHERWIN ERNANI E. MALLARI

Associate Publisher

JEFREY T. JURADO

Editor-in-Chief

VLADIMIR ASPREC

Associate Editor

ATTY. EVELYN R. DOMINGUEZ

ATTY. ELOISA M. ACERON-PAPA

Legal Counsel

NOEL ESPEDIDO ORBASE

FERDINAND A. LUMAS

Circulation-in-Charge

-----

SUBSCRIPTION RATES:

Six Months - P750.00

One Year - P1,500.00

ADVERTISING RATES:

Commercial - P200.00 / col.cm.

Extra-Judicial - P160.00 / col.cm.

DOH Warns of Rising Leptospirosis

Continued from Page 1

the Regional Disaster Risk Reduction and Management Council (RDRRMC) last September 23, warned that the wet condition during rainy seasons facilitate the widespread transmission of diseases such as leptospirosis, influenza, and dengue.

“All of these diseases usually re-emerge and have an increasing number of cases after the typhoon season... Our recommendation is to strengthen the

cholera prevention response efforts in the affected communities, particularly in Cavite and Laguna by promoting safe drinking water, sanitation, and good hygiene practices.”

Torio also raised particular concern over the increasing number of leptospirosis cases, which has reached 925 cases—up by 17 percent from 792 cases in 2025.

“Even if media coverage are focused in NCR, here in

CALABARZON there is a significant 17 percent increase in the total number of leptospirosis cases including 55 deaths, and we still have a lot of expected typhoons.”

In its data, the DOH CALABARZON cited flood-related exposure as the leading cause of leptospirosis infection which composes 72 percent or 666 reported cases in the region.

In addition to leptospirosis, the region is also seeing a rise in

dengue cases with 5,404 confirmed cases and cholera with five (5) cases.

With the El Niño phenomenon causing longer dry periods and above normal rainfall likely to be expected in December, the health department’s Emerging and Re-emerging Infectious Diseases (EREID) program has also launched a series of planning workshops as part of its preparations for the monsoon season later in the year. (PB-PIA CALABARZON)

Cavite PDC Reviews Key Development

Continued from Page 1

Francisco Gabriel “Abeng” D. Remulla, who serves as PDC Chairperson. The Office of the Provincial Planning and Development Coordinator (OPPDC), which functions as the Council’s Secretariat under the Local Government Code of 1991, facilitated the gathering.

The Council took up several major agenda items, including the ratification of PDC Resolutions Nos. 2026-11 to 2026-13, the Priority Infrastructure Projects of the City of Imus, and the Provincial Commodity Investment Plan for 2027–2029.

It also considered the realignment of the 2026 20% Development Fund, the

Third Supplementary List of Programs, Projects, and Activities for inclusion in the 2026 Annual Investment Program, the Updated Provincial Development Investment Program 2025–2028, and the Provincial Government of Cavite’s 2027 Annual Investment Program. Updates were likewise presented on the preparation and implementation of local development plans and monitoring activities involving the Comprehensive Land Use Plan (CLUP), C o m p r e h e n s i v e Development Plan (CDP), Annual Investment Program (AIP), and Gender and Development (GAD) Monitoring Report. These reports provided updates

on the progress of cities and municipalities in their planning and monitoring work.

The Cavite Provincial Project Monitoring Committee also reported on its accomplishments and monitoring activities covering various provincial projects and programs.

Among those who attended were 5th District Board Member Aidel Paul G. Belamide, Ternate Mayor and Cavite Mayors’ League President Lamberto Bambao, as well as representatives of various city and municipal governments.

During the meeting, Governor Remulla, Board Member Belamide, and Mayor Bambao also

presented awards to local government units recognized in the 2026 Search for Outstanding Local Project Monitoring Committee in the CALABARZON Region.

The City of General Trias was recognized as Most Outstanding Local Project Monitoring Committee in the City Category, while the Municipality of Amadeo received the award in the 1st and 3rd Class Municipality Category. Trece Martires City was named 2nd Runner-Up in the City Category for its efforts in project monitoring and implementation.

The meeting served as a venue for local government units and partner agencies to discuss development programs, review project implementation, and coordinate efforts related to Cavite’s local development initiatives.

Gen. Mariano Alvarez Builds Public

Continued from Page 1

especially for small towns like theirs. Without large-scale malls and well-known spots, the local government unit of Gen. Mariano Alvarez is setting its sights on building a public park where residents can unwind and explore new hobbies.

“Dito sa amin, kailangang-kailangan talaga [ng public park] dahil ang bayan ng Gen. Mariano Alvarez ay walang park at walang mapuntahan ‘yung mga gustong mamahinga, mga solo parent, senior citizen, mga PWD, ‘yung mga mamamayan dito sa amin kailangang-kailangan talaga.” The mayor cited national budget allocation programs, such as the Green, Green, Green Program, as vital to their bid to create spaces where their kababayans spend their free time away from screens and explore healthier hobbies and interests.

A key component of the Local Government Support Fund (LGSF), the Green, Green, Green Program provides funding support to

local government units to develop and improve public spaces and active mobility infrastructure.

“Importante kasi na may mapupuntahan ang ating mga kababayan para mag-relax na hindi mall, o nasa isang silid ka lang na tahimik. Ito kasi napakahalaga ng pasyalan ng taumbayan na may playground. Kasi ‘yung fresh air, may mapupuntahan ‘yung mga bata. Siguro magkakaroon na sila ng pagpi-picnic-an,” Custodio said. Based on its report, the Department of Budget and Management (DBM) earmarked P17,136,461.00 for the construction of the Gen. Mariano Alvarez Public Park. The public park, which was constructed at what used to be a garbage disposal area, was very much welcomed by residents who longed for open and free spaces to enjoy community activities.

“‘Yung dating nangangamoy na lugar, maraming natuwa dahil maayos na maayos na ‘yung lugar. Na-develop ‘yung lugar at napakabuting

proyekto ito para sa mga mamamayan kasi ito lagi ‘yung hinihiniling.”

After building their public park, Gen. Mariano Alvarez will also use its LGSF allocation to improve public services in their town, such as the Rural Health Units and Municipal Buildings, as well as improving mobility by buliding bridges and road widening projects.

“Marami kaming gusto pang mapaglaanan ng budget under LGSF. Napakahalagang bagay sa

amin na maitay at maayos ang aming munisipyo. Second, yung aming pagamutan, gusto kong maayos ang aming pagamutan dahil nangangarap ang aking mga kababayan. Pipilitin naming naging level two man lang ‘yung aming pagamutan,” Custodio noted.

Under the LGSF, municipalities and cities can choose from a menu of projects and programs that will best fit the needs of their constituents. And for the LGU of Gen. Mariano Alvarez, the Funding program lists endless possibilities for them to improve their growing town. (PB-PIA CALABARZON)

**EXTRA-JUDICIAL SETTLEMENT OF ESTATE (OF LATE NIEVES R. LAPIÑA) WITH WAIVER OF RIGHTS**

Notice is hereby given that the estate left by the late **NIEVES R. LAPIÑA** who died on February 20, 2011 in Bacoor, Cavite, without leaving any last will and testament, consisting of one parcel of land under **TRANSFER CERTIFICATE OF TITLE NO. T-296976 containing an area of 1,463 square meters in Bacoor, Cavite**, registered in the name of the deceased, had been the subject of an EXTRA-JUDICIAL SETTLEMENT WITH WAIVER OF RIGHTS by and among the heirs, namely TRINIDAD LAPIÑA KALAW and JUANITO R. LAPIÑA, the waiver made by them being in favor of LUCIA LAPIÑA KALAW, who accepted the same, as per Document No. 1, Page No. \_\_\_\_\_, Book No. \_\_\_\_\_, Series of 2025 of Notary Public Atty. Joebert D. Abibas dated May 16, 2025.

Southern Tagalog Herald Cavite  
September 20, 27 and October 4, 2026



Republic of the Philippines  
Fourth Judicial Region  
**REGIONAL TRIAL COURT**  
**OFFICE OF THE CLERK OF COURT**  
City of Bacoor  
Email: rtc1bcrocc@judiciary.gov.ph  
Telephone No. 09273707489

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

-versus-

**ANTONIO MARQUEZ married to LUZ MARQUEZ,**  
Mortgagors.  
X-----X

**Foreclosure No. 2002-342**  
**For: Extra-Judicial Foreclosure**  
**of Real Estate Mortgage**

**NOTICE OF EXTRA JUDICIAL FORECLOSURE**

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, at BDO Life Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City and against the mortgagors **ANTONIO MARQUEZ married to LUZ MARQUEZ, represented herein by LUZ MARQUEZ as Attorney-in-Fact** residing at Bautista Compound, Talon Uno, Las Pinas City and Blk. 9 Lot 7, Pcs-042103-007378, CH-Springville Heights, Bo. Molino, Bacoor, Cavite, to satisfy the mortgage indebtedness which as of May 11, 2001, amounts to **EIGHT HUNDRED EIGHTY NINE THOUSAND THREE HUNDRED THIRTY NINE PESOS & 73/100 (P889,339.73)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fees incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **October 20, 2026 at 10:00 o'clock in the morning** or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit;

**TRANSFER CERTIFICATE OF TITLE NO. T-562645**

“A parcel of Land (Lot 7, of the cons./subd. plan, Pcs-042103-007378, being a portion of the cons. of Lots 3,5,6,7,8,9,11,13,15,18 & 19 Blk. 9, Pcs-04-005285, L.R.C. Rec. No.), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite, Is. of Luzon. X x x, Containing an area of ONE HUNDRED (100) SQ. METERS.”

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

“In the event the public auction should not take place on the said date, it shall be held on **October 27, 2026**, without further notice.”

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

City of Bacoor, September 7, 2026.

**MELY C. HERMOSURA-VISTA**  
Clerk of Court VI

By:  
**ALLISON ROMAN D. LABIAGA**  
Sheriff IV

Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND**  
(otherwise known as Pag-IBIG fund)  
BDO Life Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City

**ANTONIO MARQUEZ married to LUZ MARQUEZ**  
Bautista Compound, Talon Uno, Las Pinas City  
Blk. 9 Lot 7, Pcs-042103-007378, CH-Springville Heights, Bo. Molino, Bacoor, Cavite

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

Publication: Southern Tagalog Herald, Email: herald\_group@yahoo.com, Contact # 09556643353

Southern Tagalog Herald Cavite  
September 20, 27 and October 4, 2026

## Kabataang Bacooreño Wins Gawad Pawid Honors

Sa ulat ng City Government of Bacoor, ilang youth groups at kinatawan mula sa Bacoor ang tumanggap ng pagkilala sa Gawad Pawid Awards 2026 ng Provincial Government of Cavite dahil sa kanilang mga programa at inisyatiba para sa youth development.

Kabilang sa mga pinarangalan ang Local Youth Development Office (LYDO) ng Bacoor, sa pangunguna ni Angie Cariaso, na kinilala bilang isa sa Outstanding Local Youth Development Offices sa lalawigan.

Nanguna naman bilang Top 1 – Best Innovative Program on Economic Empowerment ang Sangguniang Kabataan ng Barangay P.F. Espiritu 1



para sa “Pangkabuhayan Booths: SK Livelihood Support Program.” Naging finalist din ang SK Council sa katagoryang Outstanding SK Council.

Tumanggap din ng mga pagkilala ang ilang miyembro at kinatawan ng Bacoor City Youth Development Council (BCYDC). Kabilang dito ang YES-O ng Eastern Bacoor National High School, na nagkamit ng Top 1 – Best Innovative Program on Environment para sa “PROPEL: Pilot Program in Waste Circularity and Waste Management.”

Naging finalist naman

ang AVES Civil Society Organization, Inc. sa Best Innovative Program on Health, Education, and Social Inclusion and Equity para sa “TATAK NO: Kabataan Para sa Warning Labels.” Kinilala rin si Lurleen Cortez, isang miyembro ng Provincial Youth Development Council.

Ayon sa lungsod, ipinapakita ng mga pagkilalang ito ang aktibong partisipasyon ng kabataang Bacooreño sa mga programang nakatuon sa paaralan, barangay, komunidad, at youth development sa lungsod at lalawigan.

## CHIZ SAYS REFORMING 54-YEAR-OLD RA 6552 VITAL TO BRIDGING HOUSING, FINANCE GAPS

Senator Francis “Chiz” Escudero is pressing for amendments to Republic Act No. 6552 or the Realty Installment Buyer Act, saying the 54-year-old law must be updated to fit today’s housing and financial landscape.

Escudero, chair of the Senate Committee on Urban Planning, Housing and Resettlement, said families face unfair treatment under the current framework, and told colleagues that a single missed payment should not erase years of hard work and investment toward owning a home.

“In pushing this bill, we give Filipino homebuyers a better chance of making it to the finish line—and finally calling the home they have worked and paid for their own. One missed payment should be a setback, not the end of the road toward owning a home,” he said.

At Tuesday’s plenary, the veteran legislator sponsored Senate Bill No. 2504, which he said will expand protections for Filipino homebuyers who purchase real estate on installment.

RA 6552 was enacted in 1972 and authored by the late Senator Ernesto Maceda, earning it the popular name Maceda Law. The landmark measure established grace periods, refund entitlements, and safeguards against arbitrary cancellation of contracts.

While the law was groundbreaking in its time, “it must now be strengthened to reflect the realities faced by today’s homebuyers,” according to Escudero.

The proposed amendments expand grace periods and refund entitlements. Buyers who have paid at least two years will enjoy a month’s grace for every year of payments made, plus a cash surrender value starting at 50 percent and rising by 5 percent annually after five years, up to 90 percent. Those with less than two years of payments will be entitled to a 60-day grace period.

The senator explained that the bill also gives buyers more options before cancellation. During the grace period, they may transfer or assign their rights, settle installments in advance, or pay the balance in full without surcharges.

The proposal requires cancellations to be executed by notarial act, effective only after the 30-day period and refund payment. Delayed refunds will carry a penalty of 1.5 percent per month. Sellers must also transfer and register ownership within 120 days of full payment, with unjustified delays penalized at 0.05 percent of the contract price per month.

Escudero emphasized that ceilings on delinquency penalties will be set, and none may be imposed during the grace period.

## Imus Strengthens HIV, AIDS Policies and Programs

By Patricia Bermudez



IMUS CITY, Cavite (PIA) — The City Government of Imus is updating its local policies and programs, strengthening local mechanisms to protect its residents living with Human Immunodeficiency Virus (HIV) as the country continues to address the fast-spreading epidemic.

Last September 21, the Sangguniang Panlungsod passed its ordinance establishing a comprehensive STI, HIV and AIDS Prevention, Treatment, Care, Support, and Protection Program. Under the ordinance, the city government will establish local mechanisms that will provide a more comprehensive access to HIV and AIDS services including information, prevention programs, confidential HIV testing and counselling, treatment, care, support, and referral services.

Once passed, the city government will also ensure that patients living with HIV will be protected from stigma and discrimination by protecting their rights to privacy and confidentiality.

As one of its authors, Councilor Enzo Asistio said the ordinance will also provide updated policies on STI, HIV, and AIDS programs to meet the standards set by the Philippine HIV and AIDS Policy Act.

“Layunin nating mas mapalawak ang access ng ating mga kababayan sa tamang impormasyon, prevention programs, confidential HIV testing and counseling, treatment, care, support, at referral services, kasabay ng pagprotekta sa kanilang privacy at karapatan at pagtulong na maiwasan ang stigma at discrimination.”

In 2025, the Joint United Nations Programme on HIV/AIDS (UNAIDS) Philippines noted that the country is experiencing one of the fastest-growing HIV epidemic in Asia Pacific where at least 57 people are diagnosed with the disease each day. (PB-PIA CALABARZON)

## CALABARZON Police Launches B.E.S.T.

Continued from Page 1

rolled out a new school alert system that enables schools to quickly notify the nearest police personnel during emergencies and incidents through a simple swipe or tap on a mobile application.

During the initial installation of the application at Jose Rizal Memorial School in Calamba City, Laguna, on Monday, September 21, PRO Calabarzon Regional Director Police Brigadier General Dominic Baccay emphasized the importance of having a fast and reliable alert system to ensure the immediate deployment of police personnel to schools in need, particularly during incidents involving crime, disasters, violence, and other emergencies.

The mobile application, dubbed as the B.E.S.T. School Alert and Rapid Response System, which stands for Build Partnership, Early Detection, Swift Alert, and Tactical Response, was developed to promptly address safety and security concerns in schools and help

protect learners, teachers, and the wider school community.

“Nais nating maging mas handa, mabilis, at maayos ang ating pagtugon kapag may seryosong banta o emergency sa loob o paligid ng paaralan. Ngunit nais kong linawin: hindi ito sistema para tayo ay matakot. Ito ay sistema para tayo ay maging handa at kumilos ng mabilis,” Baccay said.

As part of the program, PRO Calabarzon demonstrated the B.E.S.T. alert system, highlighting how the application can swiftly transmit emergency alerts to the nearest police personnel and station with just a single swipe on their phones, enabling them to promptly respond to incidents and situations within the school premises and its surrounding areas.

Baccay said, “Sa ating mga estudyante, huwag kayong mangamba sa presensya ng mga pulis. Narito kami hindi lamang kapag may krimen, kundi

upang tumulong, makinig, gumabay, at kayo ay protektahan. Kapag may emergency, manatiling kalmado, sundin ang inyong mga guro, at humingi agad ng tulong.”

To ensure that alerts are generated only by authorized and reliable sources, the application is accessible to teachers, school principals, security personnel, and other designated school staff.

The initiative will be expanded beyond Jose Rizal Memorial School, with the B.E.S.T. school alert system set to be installed in all schools across the region.

The wider rollout aims to strengthen schools’ capacity to promptly report incidents, enhance coordination with police authorities, and facilitate a more coordinated and rapid response to emergencies, including active shooting, illegal possession of firearms, armed riot, and other safety concerns.

The police director then emphasized that maintaining

a safe and secure learning environment is not the sole responsibility of law enforcement authorities but a shared responsibility among local government units, barangay officials, school authorities, parents, and the community.

He stressed that their collective vigilance, cooperation, and timely action are essential in protecting learners and ensuring that schools remain safe and conducive spaces for learning and development.

“Hindi kayo nag-iisa. Kasama ninyo ang paaralan, ang barangay, ang LGU, ang komunidad, at ang Philippine National Police sapagkat ang kaligtasan ng ating mga anak ay responsibilidad nating lahat. Kailangan nating makinig, mag-report, at kumilos bilang isang komunidad.”

Meanwhile, the Unified 911 emergency hotline remains a key channel for immediate assistance, while the B.E.S.T. alert system provides schools with a direct link to police authorities, enabling verified alerts to reach the nearest police personnel for faster response. (COP/PIA CALABARZON)