

DOLE leads family welfare program initiative for Cavite workplaces

Cavite Training Empowers Parents of Child Laborers

The Office of the Provincial Public Employment Service Manager, in partnership with the Technical Education and Skills Development Authority (TESDA) and the Department of Labor and Employment (DOLE) Cavite, conducted a community-based training on November 28, 2024, at the SP Session Hall, Trece Martires City. The initiative aimed to provide sustainable livelihood opportunities for 20 parents of child laborers from Tanza,

>> P2



FAMILY WELFARE PROGRAM. Representatives from 36 companies in Cavite gather for the creation of the Family Welfare Committee Federation on Tuesday (Dec. 3, 2024), at the First Cavite Industrial Estate (FCIE) Administration Hall in Dasmariñas City, Cavite. DOLE Cavite Provincial Director Marivic Martinez highlighted the importance of integrating the Family Welfare Program into organizational policies to ensure its sustainability and success. (Photo courtesy of DOLE Cavite Provincial Office)

By Zen Trinidad

The Department of Labor and Employment (DOLE) Cavite Provincial Office, in partnership with 36 companies, has launched an initiative to establish Family Welfare Committees (FWCs) in workplaces across the province.

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DOLE-Cavite Director Marivic Martinez said in a phone interview Wednesday that the program, mandated for companies with at least 200 employees, aims to integrate family welfare into workplace

Calabarzon Co-ops Unite to Boost Social Enterprises

By Ruel Francisco

TAGAYTAY CITY, Cavite (PIA) — Around 100 cooperatives from across the Calabarzon region gathered last Monday, November 25, 2024, at the Center for Community Development in Tagaytay City to exchange insights and strategies for enhancing the cooperative sector. The event, which served as a platform for collaboration and innovation, brought together cooperative leaders, key

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Gov. Tolentino spearheads WWP in Rosario and Ternate



In a remarkable display of dedication to women's empowerment, Governor Athena Tolentino spearheaded the third leg of the Women's Welfare Program in the municipalities of Rosario and Ternate, Cavite on November 20, 2024. This impactful initiative provided

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PGC provides financial aid to typhoon and fire victims

On November 27, 2024, the Provincial Government of Cavite, under the leadership of Governor Athena Tolentino, extended crucial financial assistance to individuals severely affected by recent typhoons and fire incidents. Through the Office of the Provincial Social Welfare and Development Officer (OPSWDO), a total of 1,382 individuals received financial support to aid in their recovery efforts. In Cavite City, 831 residents each received P5,000, while

>> P2



Cavite 2024: Students Champion Digital Transformation

Hundreds of students and faculty members from 32 universities and colleges gathered virtually on November 27, 2024, for the 2024 Cavite Entrepreneurship Students Conference. Conducted via Zoom and Facebook Live, the conference was organized by the Provincial Government of Cavite (PGC) through the

>> P2



Cavite Youth Leaders Unite for Environmental Awareness

In observance of the Cavite Environmental Awareness Month, the Provincial Government of Cavite through the Office of the Provincial Environment and Natural Resources Officer (OPENRO), conducted a comprehensive seminar for the Youth for Environment in Schools Organization (YES-O) presidents and advisers of secondary schools. The event, held on November 28 at Tanza Trade School, brought together participants from 18 cities and municipalities, underscoring the province's commitment to fostering environmental stewardship among the youth. The program commenced with a warm welcome from Ms. Lovely Recosalem, Officer-

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Cavite 2024: Students << P1

Entrepreneurial Division of the Office of the Provincial Cooperatives Development Officer, led by Ms. Rizalie Pinpin-Enero, Officer-in-Charge. With the theme “Future Ready: Digitalization and Innovation for Tomorrow’s Leaders,” the conference aimed to equip aspiring entrepreneurs with critical knowledge and tools to excel in the digital era.

The event opened with an overview of the conference and its goals provided by Ms. Liza C. Gabatan, OPCDO Entrepreneurial Division Head. Mr. Ronilo M. Balbieran, an economics professor and President of the

REID Foundation, shed light on the Philippines' position as a top AI and internet user globally. He emphasized the transformative role of digital technologies in education, entrepreneurship, and economic growth.

Mr. Jeremiah Balan, a digital marketing expert and owner of Rippletrend Digital Marketing Firm, provided actionable strategies on leveraging social media for business success.

Mr. Joel C. Caalaman, Intellectual Property Specialist at IPOPHL Calabarzon, underscored the importance of intellectual property protection in

fostering innovation.

Adding a personal touch to the program, Mr. Kaiser Roleen R. Mendoza, co-owner of 3 Cousin's Digman Halo-halo, shared his entrepreneurial journey, inspiring participants to pursue their dreams with resilience and creativity.

Provincial Director Gilda S. De Jesus of DOST-Cavite expressed heartfelt thanks to the OPCDO team, the event sponsors, and the attendees reflecting the collective commitment to fostering entrepreneurial excellence for economic development. She assured

continued support for initiatives promoting education, science, technology, and innovation.

Exciting raffle prizes, sponsored by Vice Governor Shernan Jaro and Cavite Board Members Kerby Salazar, Jun Dela Cuesta, Chelsea Sarno, Raymundo Del Rosario, and Reinier Ambion, added a touch of fun and appreciation for the participants' engagement.

The 2024 Cavite Entrepreneurship Students Conference served as a powerful platform for nurturing future-ready leaders. By integrating digital transformation and innovation into its core agenda, the event reinforced Cavite's dedication to shaping a vibrant entrepreneurial landscape.

Gov. Tolentino spearheads << P1

Php 2,000 in cash assistance to 2,000 women in each municipality, underscoring the governor's unwavering commitment to uplifting women and fostering progress across the province.

The program which exemplifies inclusivity and support, brought together key local leaders. In Rosario, Governor Tolentino was joined by Vice Mayor Bam Gonzales, members of the Sangguniang Bayan, and 1st District Board Member Rommel Enriquez, the Chairman of the Sangguniang Panlalawigan Committee on Social Services, Family, Women, Children, and Elderly. In Ternate, Vice Mayor Salvador C. Gubio Jr. lent his support, reflecting a

unified effort to prioritize the welfare and rights of women in Cavite.

Governor Tolentino's initiative is more than just financial assistance; it symbolizes a broader mission to empower women as active contributors to their communities. Her leadership and the collaboration of local officials demonstrate a shared vision of creating a society where women are supported, valued, and empowered to thrive.

The program continues to be a shining example of governance driven by compassion and the drive to promote equity and inclusivity, inspiring hope and progress throughout Cavite.

Cavite Youth Leaders unite << P1

in-Charge and Assistant School Head of Tanza Trade School, followed by an inspiring opening message delivered by Ms. Gregoria S. Atas, Education Program Supervisor - SGOD of the Department of Education Cavite. The seminar covered critical environmental topics, featuring sessions by key experts from the OPENRO: Ms. Erycka Jean T. Ruiz, Environmental Management Researcher, provided an in-depth discussion on the Ecological Solid Waste Management Act of 2000

and the Toxic Substances, Hazardous, and Nuclear Waste Control Act of 1990; Mr. John Louie R. Mallari, Environmental Management Researcher, explored Cavite's Anti-Littering Ordinance, the Selective Plastic Ban, and the Eco-Bag Ordinance, aiming to promote sustainable practices across communities; and, Mr. Mark Gil I. Sango, Environmental Management Specialist I, emphasized the importance of Science-Based Policy Making in achieving environmental goals. Mr.

Lito M. Camo Jr., Division YES-O Coordinator, guided participants on writing effective project proposals, encouraging actionable plans to address local environmental challenges. An interactive forum led by experts from OPENRO and DepEd Cavite allowed participants to clarify concerns, share insights,



PGC provides financial << P1

551 beneficiaries from the City of Bacoor were granted the same amount. The total distribution highlights the government's commitment

to providing immediate relief to its constituents during challenging times. The beneficiaries expressed gratitude for the assistance,

which many described as vital for addressing immediate needs such as shelter repairs, food, and medical expenses. This program reflects

Calabarzon Co-ops Unite << P1

officials, and stakeholders to discuss the evolving role of cooperatives as drivers of social enterprise development.

By integrating economic objectives with social impact, cooperatives play a vital role in fostering sustainable progress.

Senator Imee Marcos, chairperson of the Senate Committee on Cooperatives, commended the significant contributions of cooperatives to economic empowerment and community building.

“Your advocacy is vital, as you provide essential support to coop members and help them succeed. What

Cooperative Development Officers at all levels of government. Establishing these roles is essential to ensure our cooperatives' long-term success and accomplishments.”

She further underscored the importance of creating sustainable frameworks to bolster the resilience of cooperatives nationwide.

During a media interview, Senator Marcos stressed the need to amend the “Coop Act” to better serve the current social and economic needs of cooperatives.

She also noted that the current tax exemption, set at

Cavite's proactive approach in addressing the needs of its citizens, ensuring that no one is left behind in the face of adversity.--- OPIO

Php 10 million in the 1990s, is no longer appropriate given the present economic conditions.

The event highlighted the collective strength of cooperatives in advancing their shared goals while addressing social and economic challenges.

It encouraged cooperative leaders and stakeholders to build on their successes by fostering dialogue and innovation, ensuring these organizations continue to thrive and deliver meaningful benefits to their communities. (RBF/with a full report from Reyland Lopez)

Cavite training empowers << P1

General Mariano Alvarez, Trece Martires City, and the City of Dasmariñas.

Chef Mary Grace Dela Cruz of Divine Mercy International Institute, Inc. led a comprehensive workshop on Bread and Pastry Production, equipping the participants with

practical skills to start small-scale baking businesses. The hands-on training provided attendees with the confidence and knowledge to explore entrepreneurial ventures in the food industry.

In addition to technical skills, the participants also attended a seminar-

workshop on Financial Literacy delivered by Ms. Sheryll Loyola and Ms. Mary Joie Lutero of the Office of the Provincial Cooperatives Development Officer.

The session focused on effective budgeting, saving strategies, and financial management to

help participants maximize the income they could potentially earn from their new skills.

The initiatives highlight the importance of partnerships in fostering inclusive growth and community development across the province.--- OPIO

DOLE leads family welfare << P1

policies to improve employee well-being and productivity.

Smaller companies are also encouraged to adopt the program. “The Family Welfare Program (FWP) is a key advocacy of DOLE, designed to enhance workers' quality of life through a family-centered approach,” Martinez said. “It integrates family welfare into workplace practices, fostering better productivity and strengthening labor-

management relationships.”

The initiative emphasizes family planning, mental health, and relationship management as part of workplace practices to create supportive and sustainable environments. More than 70 representatives from 36 companies attended an orientation session held Tuesday at the First Cavite Industrial Estate (FCIE) Administration Hall in Dasmariñas City. During the

event, participants formed a federation to draft by-laws and policies aimed at sustaining the program's objectives.

Martinez stressed the importance of integrating the Family Welfare Program into organizational policies to ensure long-term success.

“DOLE remains steadfast in its mandate to embed family-centric programs into workplace policies,” she said. “This

commitment ensures the development of workplaces that prioritize the well-being of employees and their families, contributing to overall productivity and sustainability.”

The initiative reflects DOLE's ongoing efforts to promote balanced and family-friendly work environments, underscoring its dedication to improving the quality of life for Filipino workers. (PNA)

Southern Tagalog

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OCHS spearheads board meeting in Bacoor City

The Office of the City Health Services (OCHS), headed by Dra. Ivy Marie Yrastorza, convened the City Health Board meeting last November 19, 2024, at the SBR Conference Room. Mayor Strike B. Revilla led the meeting, which brought together key stakeholders, including Councilor Rey Palabrica, Dra. Armida Camposagrado from the Department of Health (DOH), Ms. Rosalie Santos, President of the Barangay Health Workers, and OCHS employees.

The meeting agenda focused on reviewing and strengthening healthcare services in Bacoor. Key topics discussed included the reporting of 3rd quarter programs and accomplishments, licensing of primary care facilities, the implementation of PhilHealth E-Konsulta and Electronic Medical



Records (EMR), and the annual medical checkup program for city employees. The board also addressed crucial initiatives like the follow-up on an electronic database for health facility reporting, the LGU Scorecard for Health 2023, the 2026-2028 Local Investment Plan for Health, and the adapta-

tion of Republic Act 10152, which mandates basic immunization. The meeting served as a platform for collaboration and strategic planning, ensuring that Bacoor continues to provide high-quality healthcare services to its residents.

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

IN RE: PETITION FOR ISSUANCE OF
LOST OWNER’S DUPLICATE COPY OF
TRANSFER CERTIFICATE OF TITLE
NO. (T-1342405) 057-2023016508 THE
REGISTRY OF DEEDS FOR PROVINCE
OF CAVITE

TERESITA S. ALMENDRAS
REPRESENTED BY HER ATTORNEY-
IN-FACT MA. VICTORIA LIM DIJOS,
Petitioner,

-versus-

REGISTRY OF DEEDS, PROVINCE OF
CAVITE AND ALL PERSONS/
ENTITIES WHOM/WHICH MAY BE
AFFECTED THEREBY,
Respondents.
X-----X

LRC CASE NO. 5964-059-24

NOTICE OF HEARING

Filed before this Court is a verified Petition for Issuance of Lost Owner’s Duplicate Copy of Transfer Certificate of Tile No. (T-1342405) 057-2023016508 issued by the Registry of Deeds for the province of Cavite, in the name of **TERESITA S. ALMENDRAS**, the registered owner.

After being satisfied that the Petition is sufficient in form and substance, the same is hereby set for initial hearing on **March 6, 2025 and May 15, 2025, both at 8:30 o’clock in the morning**, at which date, hour, and place any and all interested persons are required to appear and show cause why the Petition should not be granted.

Let a copy of this Notice of Hearing be published for three (3) consecutive weeks, at the expense of the petitioner, in a newspaper of general circulation and be posted at the General Trias City Public Market, the City and the Barangay Halls where the property is situated, as well as on the land itself located at Tierra Nevada Subdivision, Barangay San Francisco, General Trias City, Cavite, and other copies be furnished to the Registry of Deeds for the Province of Cavite, Office of the Solicitor General, petitioner, and her counsel.

The Sheriff of this Court is hereby directed to post copies of this Notice accordingly. The petitioner is likewise directed to submit a copy of the Petition with its annexes to the Registry of Deeds for the Province of Cavite, and the Office of the Solicitor General.

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

SO ORDERED.

Trece Martires City, Cavite, September 18, 2024.

GAYSOL C. LUNA
Presiding Judge

Copy Furnished:
TERESITA S. ALMENDRAS represented by
MARIA VICTORIA LIM DIJOS
Petitioner/Attorney-in-Fact
Blk 8, Lot 18, Phase 6-A, Lumina Home
Barangay Bagtas, Tanza, Cavite

GARCIA QUIZA LAW OFFICE
ATTY. JUSTINIANO G. QUIZA, JR.
Counsel for Petitioner
Digma’s Commercial Center (Satellite Office)
Barangay Luciano, Trece Martires City, Cavite
atty.justine.quiza@gmail.com
ljim.ruiz@gmail.com

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

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

OFFICE OF THE CLERK OF COURT
Trece Martires City, Cavite

Southern Tagalog Herald Cavite
December 8, 15 and 22, 2024

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

MAYBANK PHILIPPINES, INC.
Mortgagee,

-versus-

**SPS. VHENER ESTEBAN MERCADO AND
MICHELLE MACALALAD MERCADO,**
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1288-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **MAYBANK PHILIPPINES, INC.**, with business address at Maybank Corporate Center, 7th Avenue corner 28th Street, Bonifacio Global City, Taguig City, against the Mortgagor/s **SPS. VHENER ESTEBAN MERCADO AND MICHELLE MACALALAD MERCADO**, with residence and postal address at Blk. 3 Lot 5 Camachile Subd., Brgy. Pasong Camachile I, Gen. Trias, Cavite; and Block 5 Lot 16, Brighton Phase 4, Brgy. Tapia, General Trias, Cavite, to satisfy the mortgage indebtedness as of September 23, 2024, amounts to **TWO MILLION NINE HUNDRED FORTY FIVE THOUSAND SIX HUNDRED THIRTY TWO PESOS AND 03/100 (Php 2,945,632.03)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **December 19, 2024 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. 057-2023041742

LOT NO: 16, BLOCK NO: 5, PLAN NO: PCS-04-032024
PORTION OF: LOT 1830, 1831, 1840, 1841, FRS-04-005699,
LOT 1839 FRS-04-006068 ALL OF SFDM ESTATE, LOT 1843-S, BSD-04-002119 (OLT) & BLOCK 25, PCS-04-031781; LRC
RECORD NO.: 5964 DECREE NO. 4270
LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NW	ROAD LOT 3, PCS-04-032024
2-3	NE	LOT 15, BLOCK 5, PCS-04-032024
3-4	SE	LOT 22, BLOCK 5, PCS-04-032024
4-1	SW	LOT 17, BLOCK 5, PCS-04-032024

AREA: SIXTY (60) SQUARE METERS, MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on January 9, 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, November 20, 2024

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
MAYBANK PHILIPPINES, INC.
Maybank Corporate Center, 7th Avenue corner 28th Street,
Bonifacio Global City, Taguig City

**SPS. VHENER ESTEBAN MERCADO AND
MICHELLE MACALALAD MERCADO**
Blk. 3 Lot 5 Camachile Subd., Brgy. Pasong Camachile I, Gen. Trias, Cavite; and
Block 5, Lot 16, Brighton Phase 4, Brgy. Tapia, General Trias, Cavite

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

Publication: Southern Tagalog Herald Cavite
Dates: November 24, December 1 and 8, 2024

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
BRANCH 114
City of Bacoor, Cavite
Email: rtc1bcr114@judiciary.gov.ph
Phone No: 0908-499-0181

IN THE MATTER OF PETITION FOR THE
RECOGNITION OF FOREIGN DECREE OF
DIVORCE AND CORRECTION OF ENTRY UNDER
RULE 108 LYNNETTE DAPLAS SZABO
Petitioner,

SB PRO No. BSP 2024-74

-VERSUS-

PHILIPPINE STATISTICS AUTHORITY
REPRESENTED BY THE CIVIL REGISTRAR
GENERAL, CIVIL REGISTRY OFFICE OF BACOR CITY,
CAVITE, AND ATTILA JOZSEF SZABO,
Respondents.
X-----X

ORDER

On October 8, 2024, petitioner through counsel filed this instant petition alleging among others that: (a) petitioner and private respondent met in November 2006 in London, United Kingdom; (b) on April 25, 2008, petitioner and private respondent got married at the Regional Trial Court Branch 19 in Bacoor City, Cavite; (c) in June 2013, the petitioner and private respondent separated and went to live their separate lives; (d) petitioner was naturalized as a British Citizen on November 4, 2014; (e) on July 15, 2019, petitioner filed a Petition for Divorce; and (f) the court issued a Decree of Absolute Divorce on September 26, 2019. Petitioner is praying that the court, after due notice and hearing, render judgment recognizing the Absolute Decree of Divorce obtained in United Kingdom and order the Local Civil Registrar of the City of Bacoor, Cavite to cancel from the records the Certificate of Marriage of the parties.

Finding the petition to be sufficient in form and substance, the same is set for initial hearing on **March 7, 2025 at 10:30 in the morning** at 2nd floor, Main Square Mall, Bacoor Boulevard (formerly Molino Boulevard) Barangay Bayanan, City of Bacoor, Cavite at which date, place and hour, any interested person may appear and show cause why the said petition should not be granted.

Petitioner is directed to cause the publication of the copies of this Order and the Petition at her expense once a week for three (3) consecutive weeks in a newspaper of general circulation in the Philippines upon coordination with the Office of the Clerk of Court, Regional Trial Court, Bacoor City.

Considering that this court has no appointed sheriff, the sheriff of the Office of the Clerk of Court RTC Bacoor City, Cavite, is ordered to post this Order in three (3) conspicuous places, at least one (1) month prior to the aforesaid date of hearing, particularly at the bulletin boards of the following: (1) the main entrance of the City Hall Building of Bacoor; (2) the Hall of Justice of Bacoor City; and (3) the Barangay Hall where the petitioner resides.

Likewise, petitioner through counsel is directed to furnish with copy of this Order the Office of the Local Civil Registrar of Bacoor City, the Office of the Solicitor General, the Office of the City Prosecutor of Bacoor, the Civil Registrar General, the Philippines Statistics Authority (PSA), the Department of Foreign Affairs (DFA), and the Embassy of United Kingdom and to submit proof of compliance thereto.

Petitioner through counsel is further directed to furnish Respondent Attila Jozsef Szabo with copy of this Order and Petition with its annexes at his given address and to show proof of compliance thereto before the hearing date.

SO ORDERED.

IN CHAMBERS, this 22nd day of October, 2024 in the City of Bacoor, Cavite.

NIKKI ROSE DELA PEÑA ESPERANZA
Presiding Judge

Copy Furnished:
1. Lynnette Daplas Szabo (Petitioner) – E. Aguinaldo Highway, Amutan Compound, Lalaan 1, Silang, Cavite
2. Atty. Jeanne Luz Anarna (Counsel for Petitioner) – 327 Aguinaldo Highway, Lalaan 1st, Silang, Cavite / info@anarnalaw.com / anarnalaw@gmail.com
3. Attila Jozsef Szabo – 4 Uplands Road, Romford RM6 5PD, United Kingdom
4. Local Civil Registrar of Bacoor City – Ground Floor, Bacoor Government Center, Bacoor Boulevard, Bacoor City
5. Office of the Solicitor General – 134 Amorsolo Street, Legazpi Village, Makati City
6. Office of the City Prosecutor of Bacoor – 3/F Old City Hall, DOJ, Bacoor City, Cavite 4102
7. Department of Foreign Affairs – 2330 Roxas Boulevard, Pasay City
8. Philippine Statistics Authority – PSA Complex, East Avenue, Diliman, Quezon City
9. OCC Bacoor City, Cavite
10. OCC Sheriff (3 copies)

Southern Tagalog Herald Cavite
December 1, 8 and 15, 2024

Enjoy Free Rides on LRT-1 Cavite Extension from Ayala

Starting 18 Nov 2024, a Libreng Sakay service connects Ayala Malls Manila Bay to two of the newly opened LRT-1 stations: MIA Road Station and Redemptorist-Aseana Station. These modern jeepney rides operate every 30 minutes from 9am to 9pm, providing a hassle-free way to reach the new stations or return to the mall. The route takes you along D. Macapagal Boulevard and Seaside Drive in Pasay City, making it a scenic and efficient option for travellers.

It's worth noting that this free ride service operates as a point-to-point (P2P) transit, so you'll need to board and alight only at the designated stops. Whether you're headed to shop, dine, or explore the area, this service ensures a quick and direct commute. The LRT-1 Cavite Extension, which officially opened on 16 Nov 2024, adds 6.2 kilometres of new railway to the southern part of Metro Manila. The first phase includes five new stations: Redemptorist-Aseana, MIA Road, Asia World, Ninoy Aquino, and Dr. Santos. With trains run-

ning until 10pm on weekdays and 9.30pm on weekends and holidays, the extension promises a more reliable option for daily commuters and weekend explorers alike. Conveniently located at the heart of Parañaque, Ayala Malls Manila Bay serves as a key starting point for these free rides. This modern shopping destination is open from 10 a.m. to 9 p.m. on weekdays and until 10 p.m. on weekends, making it a perfect spot for last-minute shopping or dinner before heading home. This initiative is not only a boon for commuters but also a fantastic way to enjoy holiday shopping and activities without the stress of traffic. Whether you're a local or a tourist, this free ride service is a game-changer for exploring the south of Metro Manila. So why not take advantage of this convenient service? The holidays are here, and there's no better time to explore, shop, and commute in style.



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-

ARTHUR JOEY B. GILANA
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1097-24

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, **ARTHUR JOEY B. GILANA** with residence and postal address at P132-D 17TH 2nd STREET VILLAMOR AIR BASE, PASAY CITY and LOT 47 BLK 40 CARISSA HOMES TANZA PH-7, PUNTA, TANZA, CAVITE to satisfy the mortgage indebtedness as of 12 August 2024, amounts to **TWO HUNDRED TWENTY ONE THOUSAND SIX HUNDRED FOURTEEN PESOS & 83/100 (P 221,614.83)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **DECEMBER 19, 2024 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-740593

A PARCEL OF LAND (lot-47, blk-40, of the subd. Plan, PSD-04-099961, being a portion of lot-3100, Sta Cruz de Malabon Estate (Rs-04-002222) GLRO Record No. 6832) situated in Brgy. of Punta, Prov. Of Cavite, Island of Luzon Bounded on the NW., along line 1-2, by lot-45, blk-40; on the NE., along line 2-3, by lot-49, blk-40; and on the SW., along line 4-1, by lot-48, blk-40, all of the subd. Plan. Beginning at a point marked "1" on plan, x x x containing an area of THIRTY THREE (33) SQUARE METERS 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 **JANUARY 09, 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, NOVEMBER 20, 2024

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
% **ATTY. CAESAR S. EUROPA**
Attorney-In-Fact, Legal Counsel,
24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

ARTHUR JOEY B. GILANA
P132-D 17TH 2nd STREET VILLAMOR AIR BASE,
PASAY CITY and
LOT 47 BLK 40 CARISSA HOMES TANZA PH-7,
PUNTA, 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: November 24, December 1 and 8, 2024

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-

OFELIA INFANTE CANLAS
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1120-24

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, **OFELIA INFANTE CANLAS** with residence and postal address at 253 INT. D. ALDANA ST., LAS PIÑAS METRO MANILA and LOT 11 BLK. 3 SEC. 15 PH. 3 BELVEDERE TOWNHOMES BRGY. PASONG KAWAYAN GEN. TRIAS CAVITE to satisfy the mortgage indebtedness as of August 12, 2024, amounts to **ONE HUNDRED FIFTY EIGHT THOUSAND EIGHT HUNDRED SEVENTY FIVE PESOS & 59/100 (P 158,875.59)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **DECEMBER 19, 2024 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-790303-

A PARCEL OF LAND LOT 11 BLOCK 3 SECTION 15 of the consolidation subdivision plan PCS-04-012289, being a portion of Lots 2673 & 2674, San Francisco de Malabon Estate, L.R.C. Record No.), situated in Barangay PASONG KAWAYAN, Municipality of GEN TRIAS, Province of CAVITE, Island of LUZON. Bounded on the NW along line 1-2 by LOT 9 BLOCK 3 SECTION 15; on the NE along line 2-3 by ALLEY 49) on the SE along line 3-4 by LOT 13 BLOCK 3, SECTION 15; and on the SW along line 4-1 by LOT 12 BLOCK 3 SECTION 15, all of the consolidation subdivision plan. Beginning at a point marked "1" on plan X X X CONTAINING AN AREA OF THIRTY SIX (36) SQUARE 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 **JANUARY 09, 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, NOVEMBER 20, 2024

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
% **ATTY. CAESAR S. EUROPA**
Attorney-In-Fact, Legal Counsel,
24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

OFELIA INFANTE CANLAS
253 INT. D. ALDANA ST., LAS PIÑAS METRO MANILA and
LOT 11 BLK. 3 SEC. 15 PH. 3 BELVEDERE TOWNHOMES
BRGY. PASONG KAWAYAN 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: November 24, December 1 and 8, 2024

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-

MAGDALENA D. SEDA married to
ANGELITO B. SEDA
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1235-24

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, **MAGDALENA D. SEDA married to ANGELITO B. SEDA** with residence and postal address at LMC SUBD., ANABU I-C, IMUS, CAVITE and LOT 5 BLK 22 SAMPAGUITA VILLAGE BO. INOCENCIO, TRECE MARTIRES CITY, CAVITE, to satisfy the mortgage indebtedness as of August 12, 2024, amounts to **ONE HUNDRED EIGHTEEN THOUSAND TWENTY NINE PESOS & 66/100 (P118,029.66)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **DECEMBER 20, 2024, 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-80824

A parcel of land (Lot 5, blk. 22 of the cons/subd. plan, Pcs-04-011578, being a portion of the cons. of Lots 3521, 3524, 3526 & 3528, All of Fls-1839, Sta Cruz de Malabon Estate, LRC Rec. No.), situated in the Brgy. of Inocencio, Trece Martires City, Is. of Luzon. Bounded on the S., along Line 1-2 by Lot 6; on the W., along line 2-3 by Lot 3, both of blk. 22; on the N., along line 3-4 by Rd. Lot 23 (6.50 m.w.); & on the E., along line 4-1 by Lot 7, blk. 22, all of the cons. subd. plan. Beginning at a pt. marked "1" on plan, X X X containing an area of FORTY (40) SQ. METERS. M 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 **JANUARY 10, 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, NOVEMBER 20, 2024

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
% **ATTY. CAESAR S. EUROPA**
Attorney-In-Fact, Legal Counsel,
24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

MAGDALENA D. SEDA married to ANGELITO B. SEDA
LMC SUBD., ANABU I-C, IMUS, CAVITE and LOT 5 BLK 22
SAMPAGUITA VILLAGE BO. INOCENCIO, 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: November 24, December 1 and 8, 2024

PGC advocates women’s welfare program

In the continuing thrust of promoting a more progressive community of women, the Provincial Government of Cavite marked the second day of the Women’s Welfare Program on November 18, 2024, at Alfonso Municipal Covered Court.

This remarkable event brought together 2,000 Alfonseño women, each receiving two thousand pesos in cash assistance.

Governor Athena Bryana Tolentino was joined

by Alfonso Mayor Randy Salamat, Vice Mayor Ma-donna Pel, and the Sangguniang Bayan members, affirming their unceasing commitment to help empower women and elevate their welfare. "Ito ay paraan ng gobyerno na masuportanhan kahit na sinoman basta babae. Ang serbisyong ito ay para sa inyong lahat", Governor Athena emphasized. The WWP is an initiative of the Governor endeavoring to visit every locality in the province to reach and engage with Caviteñas.---

OPIO



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-

JOE MAR RAY A. TRIUMFANTE married to
LEANA MARIE M. TRIUMFANTE
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1214-24

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, **JOE MAR RAY A. TRIUMFANTE married to LEANA MARIE M. TRIUMFANTE** with residence and postal address at SITIO FATIMA KAWAYANAN BRGY. MARCELO GREEN PARAÑAQUE CITY and LOT 27 BLK. 3 PH. 2 KAIA HOMES HUGO PEREZ TRECE MARTIRES CITY CAVITE 4109 to satisfy the mortgage indebtedness as of August 12, 2024 amounts to **THREE HUNDRED SEVENTY-FIVE THOUSAND TWENTY-EIGHT PESOS & 94/100 (P375,028.94)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **DECEMBER 20, 2024 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. 077-2023000187

LOT NO: 27 BLOCK NO: 3 PLAN NO: PSD-04-240925
PORTION OF: LOT 3307, FLS-167 (SAN FRANCISCO DE MALABON ESTATE)
(FRS-04-005607); LRC RECORD NO: 5964
LOCATION: BARANGAY OF HUGO PEREZ, CITY OF TRECE MARTIRES, PROVINCE OF CAVITE
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SE ROAD LOT 2 (6.50 m. WIDE), PSD-04-240925
2-3 SW LOT 26, BLOCK 3, PSD-04-240925
3-4 NW LOT 38, BLOCK 3, PSD-04-240925
4-1 NE LOT 28, BLOCK 3, PSD-04-240925
AREA: THIRTY SIX (36) 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 **JANUARY 10, 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, NOVEMBER 20, 2024

JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
% **ATTY. CAESAR S. EUROPA**
Attorney-In-Fact, Legal Counsel,
24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

JOE MAR RAY A. TRIUMFANTE married to
LEANA MARIE M. TRIUMFANTE
SITIO FATIMA KAWAYANAN BRGY. MARCELO GREEN PARANAQUE CITY and LOT 27 BLK. 3 PH. 2 KAIA HOMES HUGO PEREZ 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: November 24, December 1 and 8, 2024

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-

EMILY F. PERANTE,
Mortgagor/s,
X-----X

FORECLOSURE CASE NO. F-1334-24

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, **EMILY F. PERANTE**, with residence and postal addresses at 45 11 GRACE PARK COR., ILANG ILANG ST., CALOOCAN CITY, and LOT 15 BLK. 21 PH. 1 KAIA HOMES, PASONG KAWAYAN II, GEN. TRIAS, CAVITE 4107 to satisfy the mortgage indebtedness as of 27 August 2024 amounting to **FOUR HUNDRED TWENTY THREE THOUSAND THREE HUNDRED FORTY SIX PESOS & 25/100 (P423,346.25)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **DECEMBER 20, 2024 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. 057-2021033836

LOT NO: 15 BLOCK NO: 21 PLAN NO: PCS-04-029795
PORTION OF: CONSOLIDATION-SUBDIVISION OF LOTS 3300, 3371 & 3372, SAN FRANCISCO DE MALABON ESTATE (ALL COVERED BY RS-04-005070), LRC RECORD NO. 5964
LOCATION: BARANGAY OF PASONG KAWAYAN II, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NW ROAD LOT 11, PCS-04-029795
2-3 NE LOT 14, BLOCK 21, PCS-04-029795
3-4 SE LOT 3306 SAN FRANCISCO DE MALABON ESTATE
4-1 SW LOT 16, BLOCK 21, PCS-04-029795
AREA: THIRTY SIX (36) 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 **JANUARY 10, 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, NOVEMBER 20, 2024

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
% **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

EMILY F. PERANTE
4511 GRACE PARK COR., ILANG ILANG ST., CALOOCAN CITY and LOT 15 BLK. 21 PH. 1 KAIA HOMES, PASONG KAWAYAN II GEN. TRIAS CAVITE 4107

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
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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-

VIRGINIA S. BRIONES
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1124-24

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, **VIRGINIA S. BRIONES** with residence and postal address at BLK 12 LOT 7 ASTER ST., T.S. CRUZ SUBD., ALMANZA II, LAS PIÑAS, METRO MANILA and LOT 37 BLK 72 PH. 7 CARISSA HOMES-TANZA BRGY. PUNTA, TANZA, CAVITE to satisfy the mortgage indebtedness as of August 12, 2024, amounts to **THREE HUNDRED THIRTY SIX THOUSAND ONE HUNDRED THIRTEEN PESOS & 86/100 (P 336,113.86)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **DECEMBER 19, 2024 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-742564

A parcel of Land (Lot 37, Block 72 of the subdivision plan, Psd-04-099961, being a portion of Lot-3100, Sta. Cruz de Malabon Estate (Rs-04-002222) GLRO Record No. 6832) situated in Barangay of Punta, Municipality of Tanza, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by lot 39, block 72, on the SW., along line 2-3 by alley 57, on the NW., along line 3-4 by lot 35, block 72 and on the NE., along line 4-1 by lot 38, block 72, all of the subdivision plan. Beginning at a point marked "1" on plan X X X containing an area of THIRTY THREE SQUARE METERS and FIFTY SQAURE DECIMETERS (33.50) 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 **JANUARY 09, 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, NOVEMBER 20, 2024

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
% **ATTY. CAESAR S. EUROPA**
Attorney-In-Fact, Legal Counsel,
24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

VIRGINIA S. BRIONES
BLK 12 LOT 7 ASTER ST., T.S. CRUZ SUBD., ALMANZA II, LAS PIÑAS, METRO MANILA and LOT 37 BLK 72 PH. 7 CARISSA HOMES-TANZA BRGY. PUNTA, 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: November 24, December 1 and 8, 2024

WWP extended in Bailen and Mendez



Governor Athena Tolentino extended the Women's Welfare Program to the municipalities of Mendez-Nuñez and General Emilio Aguinaldo (Bailen) on November 26, 2024, providing financial aid to empower 2,000 women in each area with Php 2,000. The initiative underscores the Governor's dedication to improving the lives of Caviteño women and advancing community development.

The program saw strong support from local leaders, including Mayor Cocoy Mendoza of Mendez-Nuñez, Mayor Dennis M. Glean of Bailen, and members of the Sangguniang Bayan, who emphasized the importance of fostering women's empowerment to strengthen local communities.

With thousands of beneficiaries across Cavite, the initiative reflects the Provincial Government's unwavering commitment to prioritizing women's welfare. Together, Cavite continues to pave the way for a more inclusive and progressive future, ensuring every Caviteña has access to the support and opportunities they need to thrive.----OPIO

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-

FACTOR, CRIS A.,
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1253-24

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, FACTOR, CRIS A., with residence and postal addresses at 301 A QUINTINA ST., STA MESA MANILA and LOT 66 BLK 101 WELLINGTON PLACE (MARY CRIS COMPLEX PHASE 12-B) SANTIAGO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of 12 August 2024 amounts to **FIVE HUNDRED EIGHTEEN THOUSAND SEVEN HUNDRED NINETY ONE PESOS & 41/100 (P518,791.41)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **DECEMBER 20 2024 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. 057-2018010306

A PARCEL OF LAND (LOT 66, BLK 101 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-04-026496, BEING A PORTION OF THE CONSOLIDATION OF LOT 2532-A-13, PSD-04-041373 (AR); LOT 2535-B, PSD-04-124458; LOT 2637-B, PSD-04-140399; LOTS 21 & 30, BLOCK 21; BLOCKS 22 & 43 AND ROAD LOT 21, PCS-04-024827; LOT 2534 (RS-04-004834); LOT 2536 (RS-04-004717) & LOT 2540 (RS-04-002857) ALL OF SAN FRANCISCO DE MALABON ESTATE, L.R.C. RECORD NO. 5964) SITUATED IN THE BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 65, BLK 101; ON THE NW., ALONG LINE 2-3 BY LOT 5, BLK 101; ON THE NW., ALONG LINE 3-4 BY LOT 4, BLK 101; ON THE NE., ALONG LINE 4-5 BY LOT 67, BLK 101 AND ON THE SE., ALONG LINE 5-1 BY ROAD LOT 51 ALL OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, XXX CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS, 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 JANUARY 10, 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, NOVEMBER 20, 2024

JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
% 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

FACTOR, CRIS A.
301 A QUINTINA ST., STA MESA MANILA and LOT 66 BLK 101 WELLINGTON PLACE (MARY CRIS COMPLEX PHASE-12-B) SANTIAGO, 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: November 24, December 1 and 8, 2024

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-

MELINDA ARCEO,
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1327-24

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, **MELINDA ARCEO**, with residence and postal addresses at U 305 B CLUSTER 3 MAKATI PRIME ST. PAUL RD., SAN ANTONIO VILL. MAKATI CITY and LOT 16 BLK. 11 PH. 2 WINTER BREEZE HOMES ALINGARO GEN. TRIAS CAVITE 4102 to satisfy the mortgage indebtedness as of 27 August 2024 amounts to **FIVE HUNDRED THIRTY THOUSAND THREE HUNDRED FIFTY TWO PESOS & 05/100 (P 530,352.05)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **DECEMBER 20, 2024 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. 057-2018026731

A PARCEL OF LAND (LOT 16, BLOCK 11 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-025313, BEING A PORTION OF THE CONSOLIDATION OF ROAD LOTS 1, 11 TO 21, LOTS 1 TO 10, BLK. 11, BLK. 12 (OPEN SPACE), LOTS 1 TO 14, BLK. 13, LOTS 1 TO 16, BLK. 14, LOTS 1 TO 30, BLK. 15, LOTS 1 TO 9, BLK. 16, LOTS 1 TO 20, BLK. 17, LOTS 1 TO 38, BLK. 18, LOTS 1 TO 10, BLK. 19, LOTS 1 TO 9, BLK. 20, LOTS 1 TO 8, BLK. 21, BLKS 22 TO 24, LOTS 1 (OPEN SPACE) & 2, BLK. 25, ALL OF PSD-04-101633, LRC REC. NO.), SITUATED IN BARANGAY OF ALINGARO, MUNICIPALITY OF GEN. TRIAS PROVINCE OF CAVITE,, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY ROAD LOT 12; ON THE SE., ALONG LINE 2-3 BY LOT 18; ON THE SW., ALONG LINE 3-4 BY LOT 17; ALONG LINE 4-5 BY LOT 15; AND ON THE NW., ALONG LINE 5-1 BY LOT 14, ALL OF THE CONSO-SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF FORTY (40) SQUARE METERS, 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 **JANUARY 10 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, NOVEMBER 20, 2024

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
% 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

MELINDA ARCEO
U 305 B CLUSTER 3 MAKATI PRIME ST. PAUL RD., SAN ANTONIO VILL. MAKATI CITY and LOT 16 BLK. 11 PH. 2 WINTER BREEZE HOMES ALINGARO GEN. TRIAS CAVITE 4102

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: November 24, December 1 and 8, 2024

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-

ANDREW CURAN JR.,
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1164-24

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, **ANDREW CURAN JR.**, with residence and postal addresses at B-24 L-29 AREA I.S.P. SAN JOSE DEL MONTE, BULACAN and LOT 38 BLK 16, CARISSA HOMES LA TRINIDAD, PHASE 2-A, BRGY. QUINTANA, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of 12 August 2024 amounts to **TWO HUNDRED SEVENTY TWO THOUSAND SEVEN HUNDRED SEVENTY FOUR PESOS AND 85/100 (P272,774.85)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **DECEMBER 19, 2024 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-24126

A parcel of land (Lot 38, Blk. 16, of the cons. subd. plan. Pcs-04-011061, being a portion of the cons. of Lots 13-19, 21-28,59, Blk. 34, Lots 12-26, Blk.. 35, Lots 1-17, Blk. 36, Lots 1-10, 12-26, 32-35, Blk. 37, Lots 1-26, Blk. 36, Lots 1-8, Blk. 39, Lots 1-9, Blk. 49, Rd. Lots 28,29,30, all of (LRC) Psd-45360 Lot 2, Blk. 14, Blk. 48,49 all of Pcs-04-010640, LRC Rec. No.), situated in the Brgy. Quintana, City of Trece Martires, Is. of Luzon. Bounded on the Ne., along line 1-2 by Lot 41; on the SE., along line 2-3 by Lot 40, both Blk. 16; on the SW., along line 3-4 by Rd Lot 19; & on the NW., along line 4-1 by Lot 36, Blk. 16, 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 JANUARY 09, 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, NOVEMBER 20, 2024

JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
% ATTY. KEVIN T. TANINGCO
Attorney-In-Fact, Summit Collection & Allied Services, Inc.
Suites 301-303 Summit One Tower, 530 Shaw Boulevard, Mandaluyong City

ANDREW CURAN JR.
B-24 L-29 AREA I.S.P SAN JOSE DEL MONTE, BULACAN and LOT 38 BLK 16, CARISSA HOMES LA TRINIDAD, PHASE 2-A, BRGY. QUINTANA, 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: November 24, December 1 and 8, 2024

Cavite Career Caravan Empowers Grade 10 at De Guia Academy

The Cavite Career Education Caravan visited De Guia Academy in the municipality of Magallanes on November 26, 2024, providing Grade 10 students with valuable guidance on career opportunities and educational pathways.

Spearheaded by the Provincial Government of Cavite, through the Office of the Provincial Public Employment Service Manager (OPPESM), the caravan aims to guide young learners in making informed decisions about their academic and career aspirations. The event was held in partnership with De Guia Academy to ensure that students are equipped with the knowledge and resources necessary for their journey

towards higher education and professional success. Speakers from OPPESM shared their expertise on various topics, including emerging career trends, skills needed for the modern workforce, and the importance of aligning interests and talents with career goals. The interactive discussions and activities fostered enthusiasm and engagement among the students, helping them explore potential career paths that align with their passions and strengths.

Teachers and students expressed their gratitude for the caravan, emphasizing how the event broadened their perspectives and motivated them to dream bigger.---

OPIO



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-

BELLA E. DIMAALA, married to
RAFAEL B. DIMAALA,
Mortgagor/s
X-----X

FORECLOSURE CASE NO. F-1183-24

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, **BELLA E. DIMAALA, married to RAFAEL B. DIMAALA**, with residence and postal addresses at 242 NR TEJEROS, BRGY. TEJERO, GEN. TRIAS CAVITE and LOT 25, BLOCK 27, SPRINGTOWN VILLAS PHASE 1&2 BARANGAY BUCAL, TANZA CAVITE to satisfy the mortgage indebtedness as of 12 August 2024 amounts to **FOUR HUNDRED EIGHTY SEVEN THOUSAND NINE HUNDRED THIRTY FIVE PESOS & 56/100 (P 487,935.56)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **DECEMBER 19, 2024 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. 057-2021005011

LOT NO: 25 BLOCK NO: 27 PLAN NO: PCS-04-028575
PORTION OF: LOT 1023, (FRS-04-005381), LOT 1021, (FRS-04-005379), LOT 872 AND LOT 1020 ALL OF STA. CRUZ DE MALABON ESTATE AND LOT 1022-A, PSD-04-188044: L.R.C RECORD NO. 6832
LOCATION: BARANGAY OF BUCAL, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 26, BLOCK 27, PCS-04-028575
2-3	NW	LOT 23, BLOCK 27, PCS-04-028575
3-4	NE	ROAD LOT 110 (6.50 M.) PCS-04-028575
4-1	SE	LOT 27, BLOCK 27, PCS-04-028575

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 **JANUARY 09, 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, NOVEMBER 20, 2024

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
% **ATTY. JEFFREY A. RAMIENTAS, C.P.A., GREATSOURCE CORPORATION**
2546 A. Bonifacio St., Bangkal, Makati City

BELLA E. DIMAALA, married to RAFAEL B. DIMAALA
242 NR TEJEROS, BRGY. TEJERO, GEN. TRIAS CAVITE and LOT 25, BLOCK 27, SPRINGTOWN VILLAS PHASE 1&2 BARANGAY BUCAL, 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: November 24, December 1 and 8, 2024

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-

ROMEO BOLANO TORSAR married to
ANALYN MERIOLES TORSAR
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1280-24

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, **ROMEO BOLANO TORSAR married to ANALYN MERIOLES TORSAR** with residence and postal address at 138 J. LUNA ST., LIGTONG 2, ROSARIO, CAVITE and LOT 40 BLOCK 7 PHASE 1 LAVANYA SUBDIVISION, BACAO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of August 20, 2024, amounts to **FIVE HUNDRED FIFTY SEVEN THOUSAND FOUR HUNDRED EIGHTY FIVE PESOS & 66/100 (P 557,485.66)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **DECEMBER 20, 2024 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. 057-2011014961

A PARCEL OF LAND (LOT 40 BLOCK 7 OF THE SUBDIVISION PLAN PSD-04-192648, BEING A PORTION OF LOT 1, PCS-04-023484 (LRC); RECORD NO. 5964), SITUATED IN BARANGAY OF BACAO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 39, BLOCK 7; ON THE SE., ALONG LINE 2-3 BY LOT 42, BLOCK 7; ON THE SW., ALONG LINE 3-4 BY ROAD LOT 7; AND ON THE NW., ALONG LINE 4-1 BY LOT 38, BLOCK 7, ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN X X X CONTAINING AN AREA OF THIRTY SIX (36) SQUARE 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 **JANUARY 10, 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, NOVEMBER 20, 2024

JOANNAH AVIGAIL C. TIKMANG
Sheriff IV

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

ROMEO BOLANO TORSAR married to ANALYN MERIOLES TORSAR
138 J. LUNA ST., LIGTONG 2, ROSARIO, CAVITE and LOT 40 BLOCK 7 PHASE 1 LAVANYA SUBDIVISION, BACAO, GEN. TRIAS, CAVITE

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

Publication: Southern Tagalog Herald Cavite
Dates: November 24, December 1 and 8, 2024

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-

LLUPAR, NOEL G.,
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1322-24

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 Mortgagors, **LLUPAR, NOEL G.**, with residence and postal address at BLK 4 LOT 54 RUBY ST. CITIHOMES SUBD., BRGY. MOLINO 4 BACoor, CAVITE 4102 and LOT 20 BLK 39 WELLINGTON TANZA RESIDENCES PHASE 3 BRGY. TRES CRUSES, TANZA, CAVITE 4108 to satisfy the mortgage indebtedness as of August 20, 2024 amounts to **SEVEN HUNDRED FORTY THREE THOUSAND SIX HUNDRED TWELVE PESOS & 86/100 (743,612.86)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **DECEMBER 20, 2024 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. 057-2017037307

LOT NO: 20 BLOCK NO: 39 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	NW	LOT 21, BLOCK 39, PCS-04-028445
2-3	NE	ROAD LOT 40, BLOCK 39, PCS-04-028445
3-4	SE	LOT 19, BLOCK 39, PCS-04-028445
4-1	SW	LOT 23, BLOCK 39, PCS-04-028445

AREA: FORTY SIX SQUARE METERS (46), 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 **JANUARY 10, 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, NOVEMBER 20, 2024

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)
% **ATTY. CLARENCE LEE B. EVANGELISTA**
Legal Counsel, PCCS (Panilio's Credit and Collections Services)
3rd Floor, Z-Executives Suites Bldg., 1132 Quezon Ave, Quezon City

LLUPAR, NOEL G.
BLK 4 LOT 54 RUBY ST. CITIHOMES SUBD., BRGY. MOLINO 4 BACoor, CAVITE 4102 and
LOT 20 BLK 39 WELLINGTON TANZA RESIDENCES PHASE 3 BRGY. 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: November 24, December 1 and 8, 2024


PAPER.Ph, Inc. marks National Press Congress in Baguio City

By virtue of Presidential Proclamation No. 944 declaring December as National Press Congress Month, the Prime Alliance of Publishers, Editors, and Reporters (Ph), Inc. (PAPER.Ph, Inc.) will host this significant event in Hotel Henrico Kisad, Baguio City on December 6, 7 and 8, 2024.

PAPER.Ph, Inc. has invited Senator Pia Cayetano as the keynote speaker. Joining her is Baguio City Mayor Benjamin B. Magalong, who will also deliver his message to journalists from various regions across the country.

The Baguio City Press Club is also expected to participate in the event, showcasing the strength of the local media in the host city.

With the theme "Empowering the Voices that Shape the Nation," PAPER.Ph, Inc. will celebrate this special occasion, aligning with Proclamation No. 944



Prime Alliance of Publishers, Editors, and Reporters (Ph) Inc.

5th Founding Anniversary

5th National Press Congress

Guest of Honor: **Senator Pia Cayetano**

In coordination with the City Government of Baguio through **Mayor Benjamin B. Magalong**

with special guest: **Vice Admiral Caesar Bernard N. Valencia PN**

Henrico Hotel Kisad, Baguio City December 7, 2024

signed during the administration of the late President Ferdinand E. Marcos. The event will also feature lawyers from the Commission on Human Rights as resource speakers on Libel Cases during the morning session of December 7. Colonel Marlon A. Parugrug, Commander of Tactical Operations Group 3 of the Philippine Air Force (GSC), along with his

staff, will also participate in the session.

Philippine Military Academy (PMA) Superintendent Vice Admiral Caesar Bernard N. Valencia and other PMA officials will also grace the event.

PAPER.Ph, Inc. President Luisito C. Angeles assured that this year's National Press Congress will be vibrant and meaningful,

continuing the organization's mission to amplify the voices of journalists across the nation. Nena E. Mallari, Chairman Emeritus and Senior Adviser of the group, is providing her unwavering support for the upcoming event. Her guidance and dedication had been instrumental in ensuring the success of this annual gathering of PAPER.Ph, Inc.

Mayor Strike receives equipment from PNP

On Monday, the Philippine National Police led by Police Major General Mario A. Reyes – Directorate for Logistics PNP provided equipment that will help the City Government of Bacoor especially the Bacoor PNP.

The City Government led by Mayor Strike B. Revilla accepted the 28 9MM PISTOL, Communication Equipment, Mobile Command Center Equipment, Truck that can be used by the Bacoor PNP to maintain the security and safety of the City. The City Government of Bacoor thanks PMGEN. Mario A. Reyes and the entire leadership of the Philippine National Police for their assistance to the City of Bacoor.

The City Government of Bacoor will continue to cooperate with the Philippine National Police to provide service and care to the Bacooreño people.



FITS Bacoor, Nagkamit ng awards



Muling napabilang ang #FITSBacoor sa mga nagkamit ng awards nitong naganap na TGP Summit 2024 sa Lucena City, Quezon nong ika-21 hanggang 23 ng Nobyembre.

Ang mga parangal na natanggap ng FITS Bacoor ay ang sumusunod:
One in Top 5 with Outstanding Performance in Disseminating Knowledge Products
3rd Place in Best Accomplishment Poster
3rd Place in Best Reels

Congrats sa atin mga ka-FITS! Makakaasa kayo na patuloy pa naming paiigtingin ang pagpapalaganap ng ng mga importasyon at makabagong teknolohiya patungkol sa pagsasaka at pangisdaan.

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

NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC),
Petitioner/Mortgagee,

-versus-

MARILOU DELA PEÑA married to RENATO DELA PEÑA,
Respondents/Mortgagors.
X-----X

File No. FC-DC-1526-24
For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135 as amended by Act No. 4118

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, **NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)**, a government owned and controlled corporation created under P.D. No. 1267, with postal address at 104 Amorsolo Street, Legaspi Village, Makati City, in favor of the SAN MARINO INC., a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines with principal place of business at Unit 1 and 2 Doña Generosa Bldg., Edsa Extension, Pasay City, against respondents/mortgagors, **MARILOU DELA PEÑA married to RENATO DELA PEÑA**, with postal address at 45 Ilocos Norte St., Bago Bantay, Quezon City, Lot 4, Block 5, San Marino Central, Bo. Salawag, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 30 September 2024 amounts to **ONE MILLION THREE HUNDRED SIXTY SIX THOUSAND TWO HUNDRED THIRTY THREE PESOS & 37/100 (Php 1,366,233.37)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **January 17, 2025 at 10:00 o'clock in the morning** or soon thereafter at the Ground Floor Lobby, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro 1, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit;

TRANSFER CERTIFICATE OF TITLE NO. T-449290

IT IS HEREBY CERTIFIED that certain land situated in Municipality of Dasmariñas, Province of Cavite, bounded and described as follows:
A parcel of land (Lot 4 Blk. 5 of the plan PSD-042106-061813, being a portion of Lot 3, PCS-042106-007023, LRC Rec. No.), situated in the Bo. of Salawag, Mun. of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 2 Blk. 5; on the SW., along line 2-3 by Alley 3 (4.00 m. wide); on the NW., along line 3-4 by Lot 6; on the NE., along line 4-1 by Lot 3, both of Blk. 5, all of the subd. plan. Beginning at point marked "1" on plan being N.55 Deg. 09'W., 366.23 m. from MON. No. 164, Imus Estate, Thence S.39 Deg. 45'W., 10.00 m. to point 2; Thence N.30 Deg 12'W., 5.04 m. to point 3; Thence N.59 Deg. 45'E., 10.00 m. to point 2; Thence N.30 Deg 15'E., 5.04 m. to the point of beginning, containing an area of FIFTY (50) SQUARE METERS.

All points referred to are indicated on the plan and are marked on the ground by P.S. CYL. CONC. MONS. 15x60 cm; Bearings true; Date of original survey July 27, 1905 to June 11, 1908 and that of the subd. survey, Jan. 8-Feb 5, 1993 and was approved March 23, 1993.

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

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

In the event the publication should not take place on the said date and time, it shall be held on January 31, 2025 at the same time and place without further notice.

Dasmariñas City, Province of Cavite, December 4, 2024.

GERALD A. FARGAS
Sheriff IV

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

Copy Furnished:
National Home Mortgage Finance Corp. (NHMFC)
104 Amorsolo Street, Legaspi Village, Makati City

MARILOU DELA PEÑA married to RENATO DELA PEÑA
45 Ilocos Norte St., Bago Bantay, Quezon City

Lot 4, Block 5, San Marino Central
Bo. 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

Publication: Southern Tagalog Herald Cavite
Dates: December 8, 15 and 22, 2024
Raffle Date of Judicial Notices: November 29, 2024