

# Cavite gov't pushes for enhancement of programs, services for elderly

TRECE MARTIRES CITY, Cavite (PIA) — The provincial government of Cavite is recalibrating its programs and services for senior citizens as it continues to improve the welfare and development of the country's elderly sector. >> P2

Through the Provincial Social Welfare and Development Office (PSWDO), the provincial government gathered heads and representatives of the Of-



## Medical services for Imus City Cluster 2 residents held

On April 20, 2023, a medical mission program was held at Pag-asa 2 Covered Court for residents of Cluster 2 in the City of Imus, Cavite composed of fifteen Barangays including Carsadang Bago I & II, Pag-asa I to III, Medicion I-A to II-F. The event which was in response to the request of the Barangay Captains was attended >> P2

## Cavite residents get free medical services

TRECE MARTIRES CITY, Cavite (PIA) — More than 400 residents from Mendez town and Dasmariñas City availed themselves of free healthcare services in a medical mission organized by the provincial government of Cavite from April 14 to 15.

The medical mission conducted by the Cavite Provincial Health Office (PHO) in partnership with the Office of the Provincial Governor (OPG), provided free consultations, medical >> P2



## Mega job fair caravan continues in Indang

On April 19, 2023, Indang Municipal Covered Court was bustling with activity as job seekers from this town and from the municipality of Mendez gathered for the mega job fair caravan dubbed as "Trabaho sa Kabataang Kabitenyo". The job fair was organized by the Sangguniang Kabataan Provincial Federation in partnership with the Provincial Public Employment Service Office, Provincial Youth and Sports Development Office and various companies and organizations, with the aim of providing employment opportunities to the local populace.

The job fair caravan was a resounding success, with hundreds of job seekers in attendance and seventeen (17) companies and industries participating. The event start- >> P2

## Free health services for Cluster 3 residents of Imus successful

On April 25, 2023 a medical mission program was successfully held at Liwayway Subdivision covered court in Anabu I for residents of Cluster 3 of the City of Imus, Cavite, composed of seven barangays including Anabu IA - Anabu IG. The mission was a priority project of 3rd District Congressman Adrian Jay C. Advincula and was made possible through the collaboration of the Provincial Health Office and Office of the Provincial Governor-Extension headed by Ms. Charlene Ann P. Samala.

Consultations were performed by the medical team from General Emilio Aguinaldo Memorial Hospital composed of Dr. Marie Nicole P. Bayas, Dr. Mary Jane C. Baculi, and midwives Ma. Teresa D. Cabaña and Teresa A. Tamio, together with Imus Rural Health Unit physicians led by Dr. Noralyn Del Mundo, Dr. Ma. Rossini De Ausen, Dr. Jennifer A. Roamor and Rhina Rea A. Padura, Mary Laine S. Martinez, Michelle Remulla and Elizabeth Aludo. >> P3

## More Cavite LGUs join DOH's 'Chikiting Ligtas' vax campaign

TRECE MARTIRES CITY — More children aged 0 to 5 years old in Cavite received vaccines against measles, rubella, and polio, as the Department of Health Center for Health Development (DOH-CHD) Calabarzon expanded its 'Chikiting Ligtas' immunization campaign across the province.

Following the successful launch in Bacoor City last April 12, the DOH-CHD Calabarzon also rolled out the routine immunization campaign in two cities and two towns, in its effort to increase the cover- >> P2





## More Cavite LGUs join << P1

age against vaccine-preventable diseases.

The ceremonial vaccination targets to encourage parents to have their children vaccinated against measles, rubella, and polio ahead of the nationwide supplemental immunization drive next month.

In Cavite City, Mayor Denver Chua together with DOH-CHD Calabarzon Assistant Regional Director Dr. Leda M. Hernandez, City

Health Officer Dr. Lino Antonio Barron, and other members of the City Health Office led the ceremonial vaccination held at the Cavite City meD-Care Center on Monday, April 24, 2023.

Dasmariñas City Mayor Jenny Austria-Barzaga also joined the DOH-CHD 4A Health Education and Promotion Unit, Cavite Provincial DOH Office, Cavite Provincial Health Office, and the United

States Agency for International Development (USAID) in launching the 'Chikiting Lig-tas sa Dagdag Bakuna Kontra Polio, Rubella, at Tigdas'.

In Naic town, hundreds of children together with their parents and guardians flocked to the kick-off launch of the immunization program organized by the DOH Calabarzon and the Naic Municipal Health Office.

Amadeo

The Municipality of Amadeo also joined the 'Chikiting Lig-tas' immunization campaign on April 24 with municipal health, DOH-CHD, and local officials spearheading the ceremonial launch.

DOH CHD Calabarzon Regional Director Ariel I. Valencia earlier urged parents to have their children immunized against measles, rubella, and polio stressing that it is important for children to have

access to routine immunization to protect them against these diseases.

The health department in the region said it will focus on catch-up and community-based immunization

starting May 2 in partnership with various local government units, national government agencies, non-government organizations, and other stakeholders. (Ruel Francisco, PIA-Cavite)

## Mega job fair caravan << P1

ed early in the morning and continued throughout the day, with job seekers streaming in and out of the venue in search of employment opportunities.

The caravan also included NBI processing and provision of Community Tax Certificate, which are important

pre-requisites for securing employment.

Local officials from Indang and Mendez expressed their heartfelt appreciation to the event organizers and the companies who participated, for the remarkable job opportunity they have provided to their constitu-

ents. In attendance during the event were SKPF President Tom Carlo M. Ardemer, PPESO head Ms. Rizalie P. Enero, PYSDO head Mr. Vincent Bae and Provincial Information Officer Denesse S. Cajulis. Overall, the mega job fair caravan was a huge success, with many job

seekers finding employment opportunities that matched their skills and experience. The event was a testament to the commitment of the provincial government and the participating companies and organizations to the development of the local community.---PICAD

## Cavite residents get free << P1

check-ups, and health counseling to residents who had difficulty accessing basic health care facilities.

In Mendez, a total of 260 residents benefitted from the medical mission conducted in coordination with the Solo Parents Association of Mendez.

Dr. Idgee Gabriel B. Bondoc and Dr. Bryan Ross F. Villa led the medical team

in providing free medical services. Apart from the basic medical check-up, residents also received free prescribed medicines and supplements from the provincial government. For her part, SPAM President Charity A. Pereña thanked the provincial government and concerned offices for helping the association's members and families to get free medical services.

Meanwhile, more than 200 residents in Dasmariñas City received the same services in a separate medical mission organized in partnership with volunteer doctors from the General Emilio Aguinaldo Memorial Hospital and other private hospitals.

Barangay Chairperson George Del Rosario who requested the outreach pro-

gram thanked the provincial government for the free medical services given to his community. Citing the importance of volunteerism, the Cavite Provincial Information Office said the medical missions proved that communities can work together to address healthcare problems and improve the lives of those in need. (Ruel Francisco, PIA Cavite)

## Medical services for Imus << P1

by Congressman Adrian Jay Advincula, Mayor Alex Advincula and council, who showed their support for the program.

The medical mission was made possible through the help of volunteers and staff from various hospitals

including the General Emilio Aguinaldo Memorial Hospital. These medical professionals offered their expertise and services to provide free consultations and medicines to those who needed them.

The Office of the Provincial Governor - Medical

Mission Team played a crucial role in making the event a success. They provided assistance in terms of logistics and organization, ensuring that everything ran smoothly. In total, 216 patients were checked up and received free consultation and medicine from the medical mission

team. The patients expressed their gratitude for the opportunity to receive medical attention without having to worry about the cost. Overall, the medical mission program was a success, and its impact on the community will undoubtedly be felt for a long time to come.

## Cavite gov't pushes for << P1

vice of Senior Citizens Affairs (OSCA) from 23 towns and cities for a one-day consultation dialogue.

The PSWDO has partnered with the National Commission of Senior Citizens in facilitating the dialogue and aligning the programs and services for the elderly sector. Recognizing the senior citizens' integral role in society, Vice Governor Athena Bryana D. Tolentino, in a statement, stressed the importance of pushing for the enhancement and alignment of various programs that will cater to their needs and further improve their welfare.

During the dialogue, NCSC Commissioner Ricardo Rainier S. Cruz III discussed the gains and challenges of the existing programs, particularly the social pension for indigent senior citizens, carried out by the Department of Social Welfare and Development (DSWD).

Cruz stressed that more senior citizens would soon enjoy the social pension as they push to rationalize the selection of the beneficiaries.

Meanwhile, Commissioner Reynmar R. Mansilungan presented Republic Act 11350, or the National Commission for Senior Citizens Act, along with other legislations implemented by the national government to ensure the welfare of senior citizens.

Ms. Jhoana M. Nodora of DSWD-Region IVA provided an update on the programs and services for senior citizens offered by their agency, including social pensions for indigent SCs, centenarians, and assistance to elderly persons. bThe PSWDO hoped that the dialogue would help the OSCA of various towns and cities and other agencies involved in formulating appropriate programs for the elderly sector of society. (Ruel Francisco, PIA-Cavite with reports from PICAD)

### Republic of the Philippines Fourth Judicial Region Regional Trial Court Branch 90 Dasmariñas City, Cavite

**HOME DEVELOPMENT MUTUAL FUND  
(Otherwise known as PAG-IBIG Fund),  
Petitioner/Mortgagee,**

-versus-

**NOEMI R. POBLETE MARRIED TO  
ORLANDO G. POBLETE,  
Respondent/Mortgagor.**

X-----X

**File No. FC-DC-0605-23  
EXTRA JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE  
UNDER ACT 3135, AS AMENDED  
BY ACT 4118**

#### NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, **HOME DEVELOPMENT MUTUAL FUND (Otherwise known as PAG-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against respondents/mortgagors, **NOEMI R. POBLETE MARRIED TO ORLANDO G. POBLETE** with postal address at (1) Paredes St, San Vicente 1, Silang, Cavite ; (2) Lot 18 Block 34, University Hills Estate Subd., Buroil, Dasmariñas, Cavite and for the satisfaction of the mortgage debt which as of MARCH 14, 2023 amounts to SEVEN HUNDRED TWELVE THOUSAND SEVEN HUNDRED THIRTY PESOS AND 61/100 (Php 712,730.61), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **MAY 23, 2023 at 10:00 o'clock in the morning** or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buroil II, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following describe real property together with all the buildings and other improvements existing thereon, wit:

#### Transfer Certificate of Title No. 057-2012014345

It is hereby certified that certain land situated in Brgy. of Buroil, Mun. of Dasmariñas, Prov. of Cavite bounded and described as follows:

A parcel of land (Lot 18 Blk 34 of the Cons. Subd. Plan Pcs-04-011208 being a portion of the cons. of lots 3592-B-3-A, 3592-B-3-B & 3592-B-3-C, Psd-042106-071004 L.R.C. Rec. No.) situated in the Brgy. of Buroil, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the NE., along line 1-2 by Lot 12, Blk. 34, on the SE., along line 2-3 by road lot 27; on the SW along line 3-4 by lot 19, Blk. 34; on the NW., along line 4-1 by lot 34, Blk. 14, all of the cons./subd. plan beginning at a pt. marked "1" on plan being..

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

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

In the event that the public auction should not take place on the said date and time, it shall be held on June 6, 2023, at the same time and place without further notice.

Dasmariñas City, Province of Cavite, April 17, 2023.

**ARLYN P. BAYBAY**  
Clerk of Court VI & Ex-Officio Sheriff

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

MARIA VICTORIA D. CAPIRAL  
C/O MICHAEL YANCY P. YNGSON  
Unit C, 10th Floor, Strata 2000 Bldg., F. Ortigas Jr. Rd.,  
Ortigas Center, Pasig City

NOEMI R. POBLETE MARRIED TO  
ORLANDO G. POBLETE  
(1) Paredes St., San Vicente 1, Silang, Cavite;  
(2) Lot 18 Block 34, University Hills Estate Subd., Buroil, Dasmariñas, Cavite

Notice posted at:  
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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

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# Romualdez vows timely passage of laws to bolster PH progress

House Speaker Ferdinand Martin Romualdez on Thursday vowed to push for the timely passage of laws that are crucial in the economic progress and development of the country.

Romualdez made this statement as he thanked the public for their continued support and trust in his leadership as shown in the latest OCTA Research survey results.

"I would like to assure the public that under my leadership, we will redouble our efforts to prioritize the needs and concerns of the Filipino people. We will press on for the timely passage of laws for progress and development and those meant to address the serious challenges that our nation face," he said in a statement.

Based on Octa Research's Tugon ng Masa (TNM) first quarter 2023 survey conducted on March 24-28, Romualdez obtained 55 percent trust and 59 percent approval ratings, or 15 and 17 percent higher compared to TNM October 2022 polls.

Romualdez said while the House has delivered on its commitment to pass laws advancing the eight-point socioeconomic agenda of President Ferdinand R. Marcos Jr., he and his colleagues will not rest on their laurels.

"This is not just a personal achievement but also a tacit recognition of the tireless efforts of the entire House and the dedication of my fellow lawmakers to pass laws and policies that benefit our country and our people," he said.

House Majority Leader Manuel Jose "Mannix" Dalipe said the increasing public trust and approval ratings of Romualdez have motivated the chamber to work even harder for the expeditious passage of pending bills and other issues affecting the lives of ordinary Filipinos.

"We are proud to have a leader like Speaker Martin. His leadership has restored faith that the House of Representatives truly reflects the will of the people and acts in the best interest of the nation," Dalipe said.

Before going into Lenten break last March 23, Dalipe said the House of Representatives succeeded in approving on third and final reading 23 of 31 bills identified by the Legislative-Executive Development Advisory Council (LEDAC) as priority measures of the Marcos administration.

These 23 approved measures are meant to further stimulate economic activities, create job opportunities, reduce poverty and provide better healthcare services for Filipinos.

Cavite 4th District Rep. Elpidio "Pidi" Barzaga Jr. said Romualdez's high trust and performance ratings are a "genuine reflection" of the hard work of the House of Representatives and its members.

Barzaga said this will certainly inspire the lawmakers to do more, strive better and work harder to serve the Filipino people.

"Survey after survey, we see high ratings for Pres. Ferdinand Marcos Jr. and key officials of the government including our dear House Speaker. Be it satisfaction, approval or trust ratings, the Marcos administration consistently earns high marks!" he added.

The pollster said Marcos gained a high 83 percent trust and 80 percent approval ratings while Vice President Sara Duterte earned 87 percent trust and 84 percent approval ratings based on interviews with 1,200 male and female respondents aged 18 years old and above from Class AB, C, D and E.

The TNM survey also showed that Senate President Juan Miguel Zubiri got 50 percent trust and 53 percent approval ratings, followed by Supreme Court Chief Justice Alexander Gesmundo with 39 percent trust and 41 percent approval ratings.

Among the officials covered by the survey, Romualdez scored the biggest increase in trust rating, or +17 percent compared to the TNM October 2022 survey. He also earned the highest gain in approval rating, or +15 percent, for the two survey periods.

The SWS survey in December also saw the House of Representatives under Romualdez's leadership garnering a high satisfaction rating of +56 percent, ranked as "very good."

"So this is a confirmation. If you consistently score very high in successive surveys that deal with public approval, trust or satisfaction, it confirms you are doing a good job. So I congratulate all the officials who scored high in these surveys," Barzaga said. (PNA)

## Free health services for cluster << P1

The outreach project was not limited to providing check-ups and diagnoses of illnesses but also included administering pneumococcal vaccine to 81 senior citizens, which is essential in preventing pneumonia. Additionally, this mission provided 69 free laboratory referrals to constituents of Cluster 3, allowing them to receive further testing and proper diagnosis for their ailments. The team also distributed free medicine and vitamins supplements to three hundred ten (310) patients.

Prior to consultation, health screening and antigen swab testing to selected patients were done for the safe-

ty of everyone. Barangay Anabu IA Chairman Warren M. Ochoa expressed his sincere gratitude for the support given by the provincial government. He noted that the medical mission was a significant help to their community, particularly to those who do not have access to medical services due to financial constraints. The event was a success with the initiative of Congressman AJ Advincula, and support of Mayor Alex "AA" Advincula, Vice Mayor Homer Saquilayan, together with the council, Punong Barangays, barangay health workers and staff of Cluster 3 of the City of Imus.



Republic of the Philippines  
Fourth Judicial Region  
Regional Trial Court  
Office of the Clerk of Court  
City of Bacoor  
Email: [rtbcrocc@judiciary.gov.ph](mailto:rtbcrocc@judiciary.gov.ph)  
Telephone No. 09273707489

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

-versus-

**VIVIAN MARIE L. LAPIRA,**  
Mortgagor.

X-----X

**Foreclosure No. 2023-59**  
**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)**, The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, and against the mortgagor, **VIVIAN MARIE L. LAPIRA**, at 62 Don Carlos Revilla, Pasay City, **VIVIAN MARIE L. LAPIRA** is herein represented by **NERY ROSE LAPIRA** as her Attorney-in-Fact to satisfy the mortgagee indebtedness which as of March 15, 2023, amounts to **FIVE HUNDRED FORTY ONE THOUSAND TWO HUNDRED SEVENTY FIVE PESOS & 10/100 (541,275.10)**, Philippine Currency, inclusive of inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undesignated or her duly authorized representative will sell at the public auction on **May 10, 2023 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-1356411

"A Parcel of Land (Lot 24 Block 4, of the subd., Plan, Psd-04-182665, being a portion of LOT 4845-C-2, (LRC) Psd-359772, L.R.C. Record No. 8843), situated in the Barrio of Panapaan, Municipality of Bacoor, Province of CAVITE, Island of LUZON. X X X, Containing an area of **FORTY SIX (46) SQ. METERS**, more or less."

"All sealed id 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 **May 16, 2023**, 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, April 4, 2023.

**MELY C. HERMOSURA-VISTA**  
OIC- Clerk of Court V

By:  
**DANILO B. BERLON**  
Sheriff IV

Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND**  
(otherwise known as Pag-IBIG Fund)  
14th Floor JELF Business Solutions Center, No. 409 Shaw Boulevard, Mandaluyong City

**POMPEYO MAYNIGO**  
JRDC Bldg., 117 Sen Gil J Puyat Ave., Pasay City

Ms. **VIVIAN MARIE L. LAPIRA**  
362 Don Carlos Revilla, Pasay City  
Lot 24 Blk. 4 Kimberton Ville. Bo. Panapaan, (now Niog II) Bacoor, 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.

Publisher: Southern Tagalog Herald email: [herald\\_group@yahoo.com](mailto:herald_group@yahoo.com)/ 09556643353

The Southern Tagalog Herald Cavite  
April 16, 23 and 30, 2023

Republic of the Philippines  
Fourth Judicial Region  
Regional Trial Court  
And Ex-Officio Sheriff  
Dasmariñas City, Cavite

**HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND),**  
Petitioner/Mortgagee,

-versus-

**MYRNA B. PRETENCIO married to NICHOLAS BENEDICT N. PRETENCIO,**  
Respondents/Mortgagors,  
X-----X

**File No. FC-DC-0611-23**  
**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 No.3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, a government financial institution duly organized and existing under and by virtue of Republic Act. No. 9679, with postal address at The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue, Makati City against the respondent/mortgagor, **MYRNA B. PRETENCIO married to NICHOLAS BENEDICT N. PRETENCIO** with postal address at Blk 7 Lot 27, Amethyst St., Executive Village, Brgy. San Agustin III, Dasmariñas City, Cavite and Lot 27 Block 7, Dasmariñas Executive Village, Zone 3, Bo. Veloso, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 28 February 2023 amounts to **NINE HUNDRED SIX THOUSAND ONE HUNDRED EIGHT PESOS & 76/100 (Php 906,108.76)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **June 2, 2023 at 10:00 o'clock in the morning** or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro 1, Dasmariñas City, Province of Cavite to the highest bidder and for **CASH** or **CERTIFIED CHECK**, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit :

### TRANSFER CERTIFICATE OF TITLE No. 057-2018012670

IT IS HEREBY CERTIFIED that certain land situated in Bo. of Veloso, Municipality of Dasmariñas, Province of Cavite, Island of Luzon, bounded and described as follows:

A parcel of land (Lot 27 Blk 7 of the cons. subd. plan, PCS-04-017233 a portion of Blk 1; Lots 1-4 B 2; Lots 1-4 Blk 3; Lots 1-12 Blk 4; Lots 1-18131k 5; Lots 1-11 Blk 6; Lots 1-7 Blk 7; Lots 1-20131k 8; Lo 1-26 Blk 9 (open space) and Road Lot 166 all of (LRC) PSD-124274 LRC Rec. No. 8843), situated in Bo. of Veloso, Municipality of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the N along line 1-2 by Lot 28 Blk. 7; of the cons. subd. plan; on the NEW., along line 2-3-4 by Lot 5946- FLS-2109-D (Now) Villa Luisa IV; on the SE., along line 4-5 by Lot 26 Blk 7; on the SW., along 5 by Road Lot 2, both of the cons. subd. plan.. Beginning at a point marked "1" on plan being S. 76 43'W., 378.17 m. from MON. 146, Imus Estate; Thence N. 70 Deg. 56'E., 12.00 m. to point 2; th S. 19 Deg. 04'E., 0.23 m. to point 3; thence S. 19 Deg. 04'E., 4.27 m. to point 4; thence S. 70 Deg. 56' 12.00 m. to the point 5; N. 19 Deg. 04'W., 4.50 in. to the point of beginning; containing an area **Fin FOUR (55) Sq. 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-June 1, 1908 and that of cons. subd. survey August 5-29, 2001 and was approved on March 13, 2002.

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on **June 16, 2023** at the same time and place without further notice.

Dasmariñas City, Province of Cavite, April 19, 2023.

**GERALD A. FARGAS**  
Sheriff IV

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

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

Atty. Nicolina C. Madrid  
Attorney-in-Fact, S.P. Madrid & Associates  
Unit 2010 20th/FIrr Herrera Tower, V.A. Rufino cor Valero Streets, Makati City

**MYRNA B. PRETENCIO/NICHOLAS BENEDICT N. PRETENCIO**  
Blk. 7 Lot 27, Amethyst St., Executive Village,  
Brgy. San Agustin III, Dasmariñas City, Cavite

Lot 27 Block 7, Dasmariñas Executive Village, Zone 3, Bo. Veloso, 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  
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## Cavite conducts Learning Visit at NCDA, RBI

In its continuous thrust to capacitate persons with disability officers and focal persons in Cavite, the provincial government, thru the Office of the Provincial Governor – Office of the Provincial Persons with Disability Affairs Officer headed by PDAO Officer IV Marie Shie-la Antenor-Haloc, initiated an Orientation of Disability Programs and Services and Agency Visits at the National Council on Disability Affairs (NCDA) and Resources for the Blind, Inc. (RBI) in Quezon City last April 20, 2023.

The learning visit aimed to familiarize participants with the selected agencies' programs and services and gain new insights into the delivery of effective programs and services for the disability sector.

The event was joined by almost 50 PWD advocates consisting of some of the members of the Provincial Council on Disability Affairs, headed by 1st District Board Member Romel R. Enriquez, PDAOs, and Persons with Disability focal persons from the different cities and municipalities in Cavite.

The team was warmly welcomed by NCDA Executive Director Joniro F. Fradejas. His message emphasized that individuals with disabilities themselves or social workers are the most suitable



candidates to head the disability affairs office, as they possess a deep understanding of the needs and desires of people with special needs.

Mr. Randy Calseña, the Regional Programs Coordinator, discussed the programs and services including the policy formulation and program development coordination framework of the NCDA. Atty. Walter Jason Alava provided updates on disability laws such as RA 7277 or the Magna Carta for Disabled Persons, RA 11228, an Act Providing for the Mandatory PhilHealth Coverage for All PWDs, RA 10747, or the Rare Disease Act of the Philippines, and RA 10754, An Act Expanding the Benefits and Privileges of PWDs. The highlight of the activity

was a tour of the NCDA and Disability Resource and Development Center (DRDC) which was facilitated by Ms. Delfina Baquir and Atty. Walter Jason Alava, Regional Programs Coordinators, where the participants had a glimpse of some of their facilities and offices which include the Information, Education, and Communication Division, Office of the Executive Director, Broadcast Studio Room, Prayer Room, E-Library, and their ramp with breathtaking views that connects from the 7th floor to the ground.

After the visit to NCDA, the group then proceeded to the RBI where they were welcomed by the team headed by Ms. Lily Torrente, RBI Executive Director. Ms. Lorinda

Ang, Resource Development Department Head shared the history of the RBI. Some of the RBI programs and services were also tackled such as the Going Beyond Reading and Nivea Project, Bookshare and E-Library, Higher Education and Employment, Siloam-RBI Mobile Library Demo, and the Eye Care/Low Vision Services.

Ms. Torrente encouraged the attendees to refer individuals with visual impairment to RBI for assistance so that they can support them to achieve their fullest potential in life.

Following the discussion, a tour of the RBI facility commenced which included visits to the Braille production room, low vision center, and Gabay Project area.

## OCD chief cites need to harmonize El Niño interventions



There is a need to harmonize interventions planned by the government to address the ill effects of the El Niño phenomenon, Office of Civil Defense (OCD) Administrator Ariel Nepomuceno said Monday.

"There are several points that we need to address. We need to prepare for the possible worst case scenario and identify and harmonize short term solutions, medium term, and long term solutions," he added in a statement.

Earlier, President Ferdinand R. Marcos Jr. issued a directive calling for a whole-of-government and a whole-of-nation approach to prepare for El Niño's impact, which is expected to affect the country from the last quarter of 2023 to the first quarter of 2024.

In line with this, Nepomuceno, who is also the National Disaster Risk Reduction and Management Council (NDRRMC) executive director, said the agency had already formed a team that will help address impacts of the phenomenon following an inter-agency meeting last April 24.

The proposed El Niño team will be led by the Department of the Interior and Local Government (DILG) with the OCD as co-chair; Department of Agriculture (DA), Department of Environment and Natural Resources (DENR), Department of Energy (DOE), Department of Health (DOH), Department of Science and Technology (DOST), Office of Civil Defense (OCD), National Economic and Development Authority (NEDA), National Irrigation Administration (NIA) and Metropolitan Waterworks and Sewerage System (MWSS) as members.

A support team has also been formed composed of the Presidential Communications Office (PCO), Department of Trade and Industry (DTI), National Water Resources Board (NWRB), and Armed Forces of the Philippines (AFP).

The Philippine Atmospheric, Geophysical and Astronomical Services Administration (PAGASA) during the meeting reported that the El Niño phenomenon can be felt as early as June to August 2023 with chances of increasing severity towards the first quarter of 2024.

According to the El Niño forecast, provinces including Abra, Benguet, Ifugao, Kalinga, Metro Manila, Apayao, Mountain Province, Ilocos Sur, La Union, Batanes, Cagayan, Isabela, Quirino, Nueva Ecija, Occidental Mindoro, Oriental Mindoro, Pampanga, Tarlac, Zambales, Laguna, Rizal, Quezon, Albay, and Guimaras may start experiencing below normal rainfall conditions.

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
BRANCH 121  
CITY OF IMUS, CAVITE

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

-versus-

FC Case No. 17685-22  
APRIL N. VILLAGRACIA,  
Mortgagor.

X-----X

EXTRA-JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER  
ACT 3135 AS AMENDED BY ACT 4118

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund), mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against APRIL N. VILLAGRACIA, mortgagor, with residence and postal address at #82 Silia St., Brgy. Anabu 1-C, Imus, Cavite and/or Lot 32 Blk 4A, Green Estate Phase 2, Malagasang 1-F, Imus, Cavite, to satisfy the mortgage indebtedness which as of September 26, 2022 amounts to SIX HUNDRED THIRTY THOUSAND THREE HUNDRED TWENTY THREE PESOS & 43/100 (P630,323.43), Philippine Currency including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on May 2, 2023 at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC – Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2018042730

" X X X

LOT NO: 32 BLOCK NO: 4-A PLAN NO: PCS-04-028200  
PORTION OF: LOT 25, BLOCK 10, ALL OF PCS-04-027334 AND LOT 23, BLOCK 11, ALL OF PCS-04-027334 AND LOT 25, BLOCK 12, ALL OF PCS-04-027334 AND LOT 25, BLOCK 13, ALL OF PCS-04-027334 AND LOT 16, BLOCK 14, ALL OF PCS-04-027334 AND LOT 15, 17, 24, ALL OF BLOCK 15, PCS-04-027334 AND LOT 13, BLOCK 17, ALL OF PCS-04-027334 AND LOT 12, BLOCK 18, ALL OF PCS-04-027334 AND LOT 21, 22, 23, ALL OF BLOCK 20, PCS-04-027334 AND LOT 21, BLOCK 21, ALL OF PCS-04-027334 AND LOT 1, BLOCK 22, ALL OF PCS-04-027334 AND LOT 29, BLOCK 5, ALL OF PCS-04-027334 AND LOT 29, BLOCK 6, ALL OF PCS-04-027334 AND LOT 27, BLOCK 7, ALL OF PCS-04-027334 AND LOT 27, BLOCK 8, ALL OF PCS-04-027334 AND LOT 25, BLOCK 9, ALL OF PCS-04-027334 AND LOT 1882 OF THE IMUS ESTATE, BLOCK NA, RS-04-004847, LRC RECORD NO. 8843

LOCATION: BARANGAY OF MALAGASANG, MUN. OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SE	LOT 30, BLOCK 4-A, PCS-04-028200
2-3	SW	ROAD LOT 7, PCS-04-028200
3-4	NW	LOT 34, BLOCK 4-A, PCS-04-028200
4-1	NE	LOT 31, BLOCK 4-A, PCS-04-028200

X X X

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, it shall be held on May 9, 2023 at 10:00 o'clock in the morning without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said properties and encumbrance therein if any there be.

Imus, Cavite, Philippines, February 1, 2023

DWIGHT ALDWIN S. GERONIMO, JD  
Sheriff IV

APPROVED  
ARMIE A. FRANCISCO  
Clerk of Court VI

COPY FURNISHED:  
HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund)

The Petron Mega Plaza Building,  
No. 358 Sen. Gil Puyat Avenue, Makati City

APRIL N. VILLAGRACIA  
#82 Silia St., Brgy. Anabu 1-C, Imus,  
Cavite and/or Lot 32 Blk4A, Green Estate Phase 2,  
Malagasang 1-F, Imus, Cavite

ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO  
24K ACCOUNTS CONSULTANT, INC  
3F Fass Intelli College Bldg., No. 11 Pittsburgh St.  
Brgy. Silangan, Cubao, Quezon City

The Southern Tagalog Herald Cavite  
April 16, 23 and 30, 2023

The provinces of Ilocos Norte, Bataan and Cavite are now experiencing way below normal rainfall conditions.

The projected impacts of El Niño on other areas including health, energy, environment, and water reservoirs were also tackled in the meeting. (PNA)