

Galing Pook Onsite Validation conducted in Cavite

PGC extends health services in Silang

The dedicated team from the Provincial Government of Cavite (PGC) extended health services to residents of Brgy. Lalaan 1, Silang during the conduct of a medical and dental mission on August 18, 2023 to meet the healthcare needs of the community.

GEAMH medical and dental practitioners shared their expertise and knowledge providing free medical consultation, check-ups,

>> P2



On August 17, 2023, validators of the Galing Pook Foundation visited the Province of Cavite for the onsite validation of the Provincial Government's program entry for this year's Galing Pook Awards – the LINKod Beyond Bars: A Social Inclusion Program of Cavite Provincial Jail (CPJ) Using E-Tech-

>> P2

DOTr: Private sector 'efficiency' boosts big transport projects

The Department of Transportation (DOTr) sees large-scale infrastructure projects thriving under the "efficiency and flexibility" of its partners in the private sector.

In his message during the contract signing of four of the DOTr's Infrastructure Flagship Projects' (IFP) consultancy services, DOTr Secretary Jaime Bautista said

>> P2

New CAVITEX toll rates starts August 21



TRECE MARTIRES CITY, CAVITE (PIA) – Motorists traversing the 14-kilometer Manila-Cavite Expressway (CAVITEX) will be charged with higher toll rates starting midnight of August 21, 2023 as the Toll Regulatory Board (TRB) approves the 2017 periodic toll petition of joint venture partners Cavite Infrastructure Corporation (CIC) and Philippine Reclamation Authority (PRA). In a statement released by Metro Pacific Tollways South

>> P2

Organizing of Parents Support Group for Children with Disabilities

In a pioneering endeavor towards inclusivity and active support for children with disabilities, the Provincial Government of Cavite (PGC), through the Office of the Provincial Persons with Disability Affairs Officer (OPDAO) and the Provincial Council for the Protection of Children (PCPC), in partnership with Mendez Federation of Persons with Disability, embarked on Organizing of Parents Support Group for Children with Disabilities at FTM People's Center in Mendez, Cavite on August 17-19, 2023. With

>> P5



Kawit tourism presents local history and culture through heritage tour



TRECE MARTIRES CITY, CAVITE (PIA) - The local government of Kawit, through its Tourism Office, offers a free heritage tour, done every Thursday of August, as part of the month-long celebration of Kawit Day.

Municipal Tourism head Rhouz Camposanto,

>> P3

Robbery Hold-Up suspects in Imus City, nabbed

Camp BGen Pantaleon Garcia, Imus City, Cavite — Cavite PNP is actively investigating a robbery hold-up incident that occurred on the evening of August 21, 2023 in Brgy. Anabu, Imus City, Cavite, involving six suspects

According to the initial investigation, the suspects armed with firearms suddenly entered the restaurant and declared a hold-up, forcibly took the personal stuff of the victims and immediately fled after the incident.

In a manhunt operations conducted by the Imus City Police Station together with the Provincial Intelligence Unit - Cavite PPO, one of the suspect was arrested in a follow up operation in Pasay City, through continuous investigation and

>> P2

Robbery hold-up suspects in << P1

review of CCTV footage. Recovered from the suspect was a motorcycle that was used during the commission of the crime.

Further, one other suspect was positively identified by the arrested suspect. An ongoing follow-up investigation was un-

dertaken by the Cavite PNP for the possible arrest of the five remaining suspects.

A case of Art. 293 of RPC

"Robbery" against the arrested suspect was being prepared by Imus City Police Station for filing before the City Prosecu-

tor's Office. Brig Gen Carlito Gaces, Regional Director, PRO CALABARZON commends the operating unit under the leadership of Col Christopher Olazo, Provincial Director together with Lt Col Jqck Angog, Officer-In-Charge, Imus CPS for the immediate arrest of one of the suspect in the Robbery Hold-up incident.

Olazo assures the public that Cavite PPO will continue our investigations and operations on this case, to put all remaining suspects behind bars and we appeal to the public with information related to this incident to come forward and anyone who witnessed any suspicious activity around the time

of the incident or have any information about the suspects are encouraged to contact the Imus City Police Station. We remind the public to remain cautious and aware of their surroundings. Taking precautions such as safeguarding personal belongings, maintaining situational awareness, and promptly reporting any suspicious activity can contribute to the overall safety of our community.

The Cavite Police Provincial Office will continue to provide updates on this case as they become available. We appreciate the cooperation and assistance of the community in helping us maintain a safe and secure environment for all residents.

New CAVITEX toll rates << P1

Corporation, CAVITEX motorists traveling in the R1 Section or Seaside to Zapote, would be charged Php 35.00 from Php33.00 for Class 1, Php 70.00 from Php67.00 for Class 2, and Php 104.00 from Php100.00 for Class 3.

Meanwhile, motorists traversing the R1 Extension Segment 4 or Zapote to Kawit would be charged Php 73.00 from Php64.00 for Class 1, Php 146.00 from Php129.00 for Class 2, and Php 219.00 from Php194.00 for Class 3.

According to the Toll Regulatory Board, the last toll increase for R1 Section was implemented on May 12, 2022 for their 2011 and

2014 Petitions and Phase 2 Enhancement Works, while it will be the first toll adjustment for the R1 Expressway Extension, Segment 4 since May 1, 2011.

The toll increase is part of the Toll Operation Agreement between the TRB, CIC, and PRA which allows the CAVITEX toll rates to be periodically adjusted every three years.

With these toll fee adjustments, CIC and PRA are expected to continue performing their operations and maintenance obligations and to complete their ongoing expansion and improvement projects such as the C5 Link,

and enhancements on their Electronic Toll Collection System, among others, and other future expansion projects. MPTC President and CEO Rogelio Singson said that they recognize the impact of the toll increase, especially to Class 1 and Class 2 PUV drivers, thus they will re-activate the Abante Card Program to alleviate the situation during the transition.

"With the Abante Card, PUV drivers will have the opportunity to adjust and enjoy the old toll rates for a period of about three months. We believe this program will help alleviate the financial burden on our valued PUV

drivers and provide them with a smoother transition during this time. We remain committed to supporting the PUV community and ensuring their continued success on the road," Singson said.

The toll reprieve program has been designed to be user-friendly and convenient for PUV operators and drivers, MPTC said.

Once enrolled, the program will automatically apply the reprieve for a duration of 90 days, starting from the first day of the implementation of the new toll rates. (RF/PIA-Cavite; with reports from MPTS Corporate Communication)

PGC extends health services << P1

tooth extraction and dental examination to the patients.

One hundred ninety-five locals benefitted from various health and medical

services provided. Of the 195 patients catered, 145 availed the free medical services, while 50 received free dental extractions and preventive

oral health care. They also received prescription medicines, multivitamins, and mosquito repellent-lotion.

The mission was success-

ful through the collaborative effort of Barangay Chairman Romeo B. Toledo, barangay officials, health professionals and barangay health workers.

DOTr: Private Sector efficiency << P1

the private sector's expertise in transportation planning, architecture, landscape architecture, civil engineering, and other aspects will be relied upon by the government.

"Pursuant to (President Ferdinand R. Marcos Jr.'s) directive, the DOTr is working full speed and is commencing the feasibility studies of four IFPs," Bautista said.

The four contracts signed involve consultancy services with the Public-Private Partnership Center, Deloitte Touche Tohmatsu,

Isla Lipana & Co (PwC Philippines), and SyCip Gorres Velayo & Company (SGV) for the Cebu Bus Rapid Transit (BRT) operations and maintenance, and feasibility studies for the NCR EDSA Busway, Manila Bay-Pasig River-Laguna Lake Ferry System (MAPALLA) and North Long Haul Inter-Regional Railway (North Railway).

The North Railway is a planned 800-kilometer railway that will revive the legacy railway to Ilocos and

Cagayan Valley, linking the economic centers in Luzon's northern and northeastern parts.

The MAPALLA, meanwhile, is a ferry system that will rehabilitate and expand the Pasig River Ferry to allow for improved and higher frequency services that will serve the National Capital Region (NCR) and neighboring provinces including Bulacan, Cavite, Laguna, and Rizal.

"The ferry system will feature low-carbon ferries servicing tens of thousands of passengers daily," Bautista said.

Meanwhile, the EDSA

Busway plans to improve the existing EDSA Carousel by addressing the high demand for transportation through increasing capacity and service reliability.

"The project may also involve the introduction of electric buses, reducing the carbon emissions along heavily trafficked corridors of Metro Manila," the DOTr chief said.

On the other hand, the Cebu BRT is a 13.18-kilometer bus lane in Cebu stretching from Mambaling to Cebu IT Park.

Once completed, it is expected to serve up to 160,000 passengers per day. (PNA)

Galing pook onsite validation << P1

nologies. The validators were Former Bulacan Governor Josefina M. Dela Cruz and Bantay Kita National Coordinator Vincent Lazatin, joined by Ms. Monette Montemayor, Program Staff from Galing Pook Foundation.

Governor Juanito Victor C. Remulla led the Project Management Team of the Provincial Government of Cavite during the course of the validation, together with Provincial Administrator for Community Affairs, Mr. Alvin S. Mojica and PCOL Gil T. Torralba (Ret.) who provided guidance in the inception and implementation of the program during his tenure as Provincial Warden of the Cavite Provincial Jail.

The different offices of the Provincial Government of Cavite (PGC) composing the project management team were also represented by the department heads who

provided vital inputs during the discussions at the Sangguniang Panlalawigan Session Hall, Legislative Building in Trece Martires City. Likewise, the CPJ team and the Galing Pook PGC Technical Working Group headed by Ms. Anne Minnette M. Dastas were present and ready for the inquiries and clarifications from the validators. The validation team also visited the provincial jail to personally have a glimpse of the various components of the LINKod Beyond Bars and how they are being implemented. They also had the opportunity to interact with the other stakeholders and beneficiaries of the program.

LINKod Beyond Bars is one of the 33 programs shortlisted out of the 166 entries from the different LGUs across the country vying for the Galing Pook Awards.--- OPIO

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

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,

-versus-

GELENE F. IBARDOLAZA
MARRIED TO RONALD G. IBARDOLAZA
Mortgagor/s.

X-----X

FORECLOSURE CASE NO. F-309-23

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**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **GELENE F. IBARDOLAZA, MARRIED TO RONALD G. IBARDOLAZA** with residence and postal address at 262 Sampaloc 1, Palapala, Dasmariñas, Cavite and Lot 33 Block 22 Tierra Solana (Tarragona), Buenavista III, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 31 March 2023 amounts to TWO HUNDRED FIFTY SEVEN THOUSAND TWO HUNDRED FIFTY TWO PESOS AND 08/100 (P257,252.08), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **SEPTEMBER 13, 2023 at 10:00 o'clock in the morning until 12 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 its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2013038053

A PARCEL OF LAND (LOT 33 BLK. 22 OF THE SUBD. PLAN PSD-04-184080, BEING A PORTION OF LOT 2823-A; PSD-04-116461, L.R.C. REC. NO.) SITUATED IN THE BARRIO OF BUENAVISTA III, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 32, BLK. 22; ON THE SW., ALONG LINE 2-3 BY ROAD LOT 21; ON THE SW., ALONG LINE 3-4 BY LOT 34; ON THE NW., ALONG LINE 4-1 BY LOT 8; BOTH OF BLK. 22 & ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on OCTOBER 4, 2023 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, AUGUST 10, 2023.

ANDRES B. ESPINA
Sheriff IV

Copy furnished:

HOME DEVELOPMENT MUTUAL FUND
c/o **ATTY. MELANIO A. BADENAS JR.**
Attorney-in-Fact, GCCS & Associates Corp.
RM. 209 Megastate Bldg., No. 737 G. Araneta Ave.,
Tatalon, Quezon City

GELENE F. IBARDOLAZA, MARRIED TO RONALD G. IBARDOLAZA
262 Sampaloc 1, Palapala, Dasmariñas, Cavite
Lot 33 Block 22 Tierra Solana (Tarragona),
Buenavista III, 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.

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Southern Tagalog email: herald_group@yahoo.com

HERALD
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Kawit tourism presents local << P1

in an interview on Tuesday, said the tour is a regular activity every August and is being done to make its town folks, especially the youth and various sectors, realize the municipality's significance and the various roles it has played in history and the country's independence.

"Mahalagang makilala ng bagong henerasyon ang

ating Kawit at ang ambag natin sa kasaysayan pati na sa kalayaan ng ating bansa," (it is important for the new generation to have an in-depth knowledge about our town and its contribution to history and independence), said Camposanto.

Through this understanding, it is the LGU's hope that it will forge appreciation and love for the

historical town. Done in partnership with the National Historical Commission of the Philippines (NHCP), the tour itinerary includes the town's historical landmarks like Museo

ni Baldomero Aguinaldo, Diocesan Shrine and Parish of St. Mary Magdalene, the Battle of Binakayan Monument and the Aguinaldo museum and freedom park. Guests will be touring

around on board Cavite's very own baby bus. Tour guides, including water on board and some light snacks, are also provided.

To date, local tourism has catered to youth groups, the LGBTQIA+ community, religious organizations, tour operators, and persons

with disability (PWD) sector.

There are two remaining Thursdays left to join the tour - on the 24th and 31st of August - and non-Kawit residents are welcome to join. (RF/PIA-Cavite; with reports from Gladys Pino)

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

**HOME DEVELOPMENT MUTUAL FUND
Mortgagee,**

-versus-

**EDJOY V. ENRIQUEZ
MARRIED TO ANNABELLE L. ENRIQUEZ
Mortgagor/s.**
X-----X

**FORECLOSURE CASE NO. F-321-23
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**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **EDJOY V. ENRIQUEZ, MARRIED TO ANNABELLE L. ENRIQUEZ** with residence and postal address at Lot 7 Block 17 Villa Elena Subdivision, Langkaan, Dasmariñas, Cavite and Lot 32 Block 24 Green Forbes City Subdivision, Brgy. Hugo Perez, Trece Martires, Cavite to satisfy the mortgage indebtedness which as of 13 April 2023 amounts to FOUR HUNDRED TWELVE THOUSAND ONE HUNDRED THIRTEEN PESOS AND 76/100 (412,113.76), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **SEPTEMBER 13, 2023 at 10:00 o'clock in the morning until 12 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 its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 007-2014011016

A PARCEL OF LAND (LOT 32, BLK. 24 OF THE CONS. / SUBD. PLAN, PCS-04-025381, BEING A PORTION OF LOTS 3641 & 3694, FLS-2234, S.F. DE MALABON ESTATE (GLRO) REC. NO. 5964 & 5960), SITUATED IN THE BRGY. OF PALAWIT, MUN. OF TRECE MARTIRES, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY RD. LOT 25; ON THE NW., ALONG LINE 2-3 BY LOT 33; ON THE NE., ALONG LINE 3-4 BY LOT 3640, SAN FRANCISCO DE MALABON ESTATE; AND ON THE SE., ALONG LINE 4-1 BY LOT 31, BLK. 24, ALL OF THE CONS. /SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF FORTY (40) SQ. METERS XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on OCTOBER 4, 2023 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, AUGUST 10, 2023.

ANDRES B. ESPINA
Sheriff IV

Copy furnished:
HOME DEVELOPMENT MUTUAL FUND
c/o **PAULINO E. CASES, JR.**
Attorney-in-Fact,
CASES COLLECTION MANAGEMENT, INC.
Cases Chun & Associates Law Offices
Unit 408 Cityland Condominium 10 Tower II
154 H.V dela Costa Street, Salcedo Village, Makati City

EDJOY V. ENRIQUEZ, MARRIED TO ANNABELLE L. ENRIQUEZ
Lot 7 Block 17 Villa Elena Subdivision, Langkaan, Dasmariñas, Cavite
Lot 32 Block 24 Green Forbes City Subdivision, Brgy. Hugo Perez, Trece Martires, 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: August 13, 20 & 27, 2023

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

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

-versus-

**MARILYN R. GUEVARRA married to
RONALD F. GUEVARRA,
Mortgagors.**
X-----X

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

**FC CASE No. 18113-23
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 **MARILYN R. GUEVARRA married to RONALD F. GUEVARRA**, mortgagors, with residential and postal address at Block 1, Lot 35, ACM Woodstock Homes, Phase 6, Alapan I, Imus Cavite and/or Lot 35, Block 1, Phase 6, ACM Woodstock Homes, Calsadang Bago, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 21, 2023 amounts to TWO HUNDRED EIGHTEEN THOUSAND SIX HUNDRED ELEVEN PESOS AND 23/100 (Php218,611.23), 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 **October 3, 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. T-857096

"A parcel of land (Lot 35, Blk. 1 of the cons./subd. plan, Pcs-04-012219, being a portion of the cons. of lots 1287-A, 1287-B, 1287-C & 1287-D (LRC) Pcd-123938, L.R.C. Rec. no. 8843), situated in the Bo. of Calsadang Bago, Mun. of Imus, Prov. of Cavite, Island Luzon. Bounded on the SE., along line 1-2 by Rd. Lot 3; on the SW., along line 2-3 by Lot 34, Blk. 1; on the NW., along line 3-4 by Lot 43, Blk. 1; and on the NE., along line 4-1 by Lot 36, Blk. 1; all of the cons./subd. plan. x x x containing an area of THIRTY SIX (36) SQ. METERS. xxx"

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

In the event the public auction should not take place on the said date, it shall be held on October 10, 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 property and encumbrances therein if any there be.

City of Imus, Cavite, Philippines, July 10, 2023

EMMANUELLE H. FRANCISCO
Sheriff IV
Branch 4-FC

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

ATTY MICHAEL YANCY P. YNGSON
Attorney-in-Fact, Receivers and Liquidators Inc
Unit C, 10th floor, Strata 2000 Bldg., F. Ortigas Jr. Rd Ortigas Center, Pasig City

MARILYN R. GUEVARRA married to RONALD F. GUEVARRA
Block 1, Lot 35, ACM Woodstock Homes, Phase 6, Alapan I, Imus Cavite
Lot 35, Block 1, Phase 6, ACM Woodstock Homes, Calsadang Bago, Imus, Cavite

Southern Tagalog Herald Cavite
August 20, 27 & September 3, 2023

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

**HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG FUND),
Mortgagor,**

-versus-

**RIO ANGELA C. PASENIO married to
ERIC CARLO F. PASENIO
Mortgagors.**
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 (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue, Makati City, against **RIO ANGELA C. PASENIO married to ERIC CARLO F. PASENIO**, mortgagors, with residential and postal address at 2190 P. Binay St. Bangka, Makati City AND/OR Lot 37 Blk. 25, The Legian South Subd. Brgy. Carsadang Bago, Imus, Cavite to satisfy the mortgage indebtedness which as of March 15, 2023 amounts to SEVEN HUNDRED TWENTY NINE THOUSAND EIGHT HUNDRED SIXTY SIX PESOS & 15/100 (Php729,866.15), 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 **September 5, 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. 057-2017060466

"A PARCEL OF LAND (LOT 37, BLK. 25 OF THE CONS.-SUBD. PLAN PCS-04-027645, BEING A PORTYION OF LOT 1310-C-1, (LRA), PSD-403628, LOT 1311, (NOW RS-04-004658), LOTS 1317-A TO 1317-I, PSD-04-043289) SITUATED IN CAR-SADANG BAGO, IMUS, CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE ALONG LIONE 1-2 BY ROAD LOT 5, ON THE SE ALONG LINE 2-3 BY LOT 39, BLK. 25, ON THE SW ALONG LINE 3-4 BY LOT 38 BLK. 25, A ND ON THE NW ALONG LINE 4-1 BY LOT 35 BLK. 25, ALL OF THE CONS. SUBD. PLAN. X X X CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS. XXX"

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

In the event the public auction should not take place on the said date, it shall be held on September 12, 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 property and encumbrances therein if any there be.

City of Imus, Cavite, Philippines, July 5, 2023.

MHINARD SANTOS
Sheriff IV
BRANCH 122

APPROVED BY:
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

ATTY. RIZALDY F. DE LEON
Attorney-in-Fact, Bernales & Associates Suites 6, Third Floor, A. Francisco Gold
Condominium I, 784 EDSA West Kamias District, Quezon City

RIO ANGELA C. PASENIO married to ERIC CARLO F. PASENIO
2190 P. Binay St., Bangkal, Makati City
Lot 37 Blk. 25, The Legian South Subd. Brgy. Carsadang Bago, Imus, Cavite

Southern Tagalog Herald Cavite
August 13, 20 and 27, 2023

IMPOSSIBLE

only means that you haven't found the solution yet
Anonymous

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

RIZAL COMMERCIAL BANKING CORPORATION,
(in its capacity as successor-in interest of RCBC Savings Bank, Inc.) rep. by Atty. Maria Cielito R. Santos,
Petitioner/Mortgagee,

-versus-

AARON CARZON DE GUZMAN & MAVICE FAJARDO DE VERA as rep. by attorney-in-fact **BERNARDINO ARCE DE GUZMAN JR.,**
Respondents/Mortgagors.

X-----X

File No. FC-DC-0937-23
**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, **RIZAL COMMERCIAL BANKING CORPORATION**, with postal address at 28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City against the respondents/mortgagors **AARON CARZON DE GUZMAN & MAVICE FAJARDO DE VERA** as rep. by attorney-in-fact **BERNARDINO ARCE DE GUZMAN JR.** with postal addresses at 381 N M. L. Quezon St. Purok 6 Lower Bicutan, Taguig City and Block 3 Lot 30 Camella Dasma 3 At The Islands, Brgy. Paliparan 3, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 25 July 2023 amounts to ONE MILLION FOUR HUNDRED FIFTEEN THOUSAND FOUR HUNDRED ELEVEN PESOS & 58/100 (Php1,415,411.58), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on **September 21, 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 I, 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. 057-2021022111

IT IS HEREBY CERTIFIED THAT certain land situated in BARANGAY OF PALIPARAN 3, CITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO: 30, BLOCK NO: 3, PLAN NO: PCS-04-030935
PORTION OF: LOTS 6968-A & 6968-B, (LRC) PSD-319750 LRC
RECORD NO. 8843

LOCATION: BARANGAY OF PALIPARAN 3, CITY OF DASMARIÑAS, PROVINCE

Is registered in accordance with the provision of the Property Registration Decree in the name of
Owner: AARON CARZON DE GUZMAN, SINGLE, OF LEGAL AGE, FILIPINO

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

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 October 05, 2023, at the same time and place without further notice.

14 August 2023, Dasmariñas City, Province of Cavite.

RODRIGO C. ESTROGERO, JR.
Sheriff IV

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

Copy furnished:
RIZAL COMMERCIAL BANKING CORPORATION
28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City

AARON CARZON DE GUZMAN & MAVICE FAJARDO DE VERA As rep. by attorney-in-fact **BERNARDINO ARCE DE GUZMAN JR.** 381 N M. L. Quezon St. Purok 6 Lower Bicutan, Taguig City and Block 3 Lot 30 Camella Dasma 3 At The Islands, Brgy. Paliparan 3, Dasmariñas City, Cavite.

PUBLICATION: "Southern Tagalog Herald"

DATES: August 20, 27 & September 03, 2023
Date of Raffle of Judicial Notices: 11 August 2023

MDM in Gregoria De Jesus, GMA



Cavite Provincial Government through the Office of the Provincial Governor and the Office of the Provincial Health Officer, organized a Medical Mission in Brgy. Gregoria De Je-



sus, General Mariano Alvarez on August 16, 2023. Throughout this mission, medical practitioners from OPHO provided primary healthcare to 199 patients, conducting consultations and offering valuable health guidance. Following this, personnel from OPG distributed medicines and vitamin

supplements. The success of the medical mission program was made possible through the committed cooperation of Barangay officials, healthcare professionals, and dedicated volunteers.---OPIO

REPUBLIC OF THE PHILIPPINES
Fourth Judicial Region
Regional Trial Court
Office of the Clerk of Court
Imus, Cavite

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

-versus-

GARRY E. GARFIN married to
ARLENE M. GARFIN,
Mortgagors,

X-----X

**Extra-Judicial Foreclosure of Real
Estate Mortgage Under Act No.
3135, as Amended, Republic Act. No. 4118**

FC CASE NO. 18078-23

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 office at The Petron Mega Plaza Bldg. No. 358 Sen. Gil Puyat Ave., Makati City, against **GARRY E. GARFIN** married to **ARLENE M. GARFIN**, mortgagors, with residence address at No. 2010 F. Muñoz Street, Paco, Manila/Lot 29, Block 19, Phase 1, Greengate Homes, Brgy. Malagasang II, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 31, 2023 amounts to SIX HUNDRED FORTY FIVE THOUSAND NINE HUNDRED SIXTY PESOS & 71/100 (P 645,960.71) Philippine Currency, including interest and penalty charges, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at Public Auction on **September 5, 2023 at 10:00 a.m.** or soon thereafter at the main entrance of the Office of the Clerk of Court, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder for cash and in Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-1328178

A PARCEL OF LAND (Lot 29, Block 19 of the cons.-subd. Pcs-04-023656, being a portion of the consolidation of Lots 1852 and 1853 Port, Imus Estate, L.R.C. Record No. 8843), situated in the Brgy. of Malagasang 2, Municipality of Imus, Province of CAVITE, Island of LUZON. Bounded of the NW., along line 1-2 by Lot 31, Blk 19; on the NE., along line 2-3, by Road Lot 20 (6.50 m. wide); on the SE., along line 3-4 by Lot 27; on the SW., along line 4-1 by Lot 30, both of Blk. 19, all of the cons.-subd. plan. xxxx containing an area of THIRTY SIX (36) SQ. METERS. xxx"

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

In the event the public auction should not take place on the said date, it shall be held on September 12, 2023 at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, July 31, 2023

ANSELMO P. PAGUNSAN, JR
Sheriff IV
RTC, Br. 20

Approved:
ARMIE A. FRANCISCO
Clerk of Court VI

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG FUND)
The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Ave., Makati City

ATTY. MAYBELLE JOY E. BERNALES
ANCHOR COLLECTION SERVICES, INC.
Bldg. #2 Malakas cor. Mapagmahal St.,
Brgy. Pinyahan, Quezon City

SPS. GARRY E. GARFIN & ARLENE M. GARFIN
No. 2010 F. Muñoz Street, Paco, Manila
Lot 29, Block 19, Phase 1, Greengate Homes, Brgy. Malagasang II, Imus, Cavite

Southern Tagalog Herald Cavite
August 13, 20 and 27, 2023

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,

-versus-

MAGDALENA L. LABATETE married to
LEONARDO M. LABATETE; LEONARDO
M. LABATETE is herein represented by his
wife **MAGDALENA L. LABATETE**
Mortgagor/s,

X-----X

Foreclosure Case No. F- 312-23

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**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil. Puyat Avenue, Makati City against the Mortgagor/s, **MAGDALENA L. LABATETE** married to **LEONARDO L. LABATETE; LEONARDO L. LABATETE** is herein represented by his wife **MAGDALENA L. LABATETE** with residence and postal address at: Lot 25 Block 60 ACM Woodstock Homes, Brgy. Navarro, General Trias, Cavite to satisfy the mortgage indebtedness which as of 10 April 2023 amounts to TWO HUNDRED FIFTY SEVEN THOUSAND NINE HUNDRED SEVENTY THREE PESOS and 99/100 (P257,973.99), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **13 SEPTEMBER 2023 at 10:00 o'clock in the morning until 12 noon** at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-932749

A parcel of land (lot 25, Blk. 60, of the subd.plan, Psd-04-104526, being a portion of Lot 17 42, SanFrancisco de Malabon Estate, LRC Rec.No. 5964) sit. In the Brgy. Navarro, Mun.of Gen. Trias,Prov.of Cavite,Island of Luzon. Bounded on the SE., along line 1-2 by Lot 26, Blk.60; on the SW.,along line 2-3 by Lot 23, Blk 60; on the NW., along line 3-4 by Alley Lot 48 (4.50 m. wide) on the Ne., along line 4-1 by Lot 23, Blk.60; all of the subd. Plan.Beginning at point marked "1" on plan XXX CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS, XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on OCTOBER 4, 2023 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, AUGUST 10, 2023.

RICARDO A. TOLEDO
Sheriff IV

Copy furnished:
HOME DEVELOPMENT MUTUAL FUND
c/o **ATTY. MELANIO A. BADENAS JR.**
Attorney-in-Fact, GCCS & Associates Corp.
Rm. 209, Megastate Bldg., No. 737, G. Araneta Avenue
Tatalon, Quezon City

MAGDALENA L. LABATETE married to
LEONARDO M. LABATETE
Lot 25 Block 60 ACM Woodstock Homes, Brgy. Navarro,
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: August 13, 20 & 27, 2023

Organizing of parents support << P1

the tagline “Inclusion of Parent Groups in the Local Disability Affairs”, the three-day event aspired to capacitate parents of children with disabilities, enabling them to actively participate and strengthen their voices in the planning of programs and services that will help shape the future for their children. Mr. Ronald Perey, Mendez Municipal Chief of Staff, represented Mayor Francisco Mendoza and conveyed his message of inclusivity for all sectors, ensuring that no one will be neglected in the growing Municipality of Mendez.

Likewise, Hon. Irene Bencito, 8th District Board Member and Committee Chair on Human Rights, emphasized the mindset of not viewing the “dis” in disability, but instead, emphasizing the “ability”, thus, allowing PWDs to see their potential rather than their limitations. Ms. Marife Bautista, representative of 1st District Board Member Romel Enriquez, then wished a fruitful activity for all attendees. During the kick off, esteemed speakers explored on key topics, including the Mandates of the Law for Persons with Disabilities dis-

cussed by Ms. Marie Shiela Haloc; the Child’s Rights presented by Ms. Precyl Ramos; and Understanding Disabilities tackled by Ms. Adela Villa. Additionally, Mr. Denmark Dimapilis of ELAD School of Potentials gave a lecture on Early Intervention among Children with Disabilities, while Ms. Maria Heidi Alaine Tahir, Education Program Supervisor of SNEd General Trias City, talked about the Children with Disability and Educa-

tion. Through these interactive discussions, parents were equipped with necessary knowledge and skills that will help them navigate and calibrate initiatives for children with disabilities. A consultative dialogue was also facilitated with stakeholders from PGC offices, non-government agencies and the local government of Mendez, wherein current situations of children with disabilities and development of potential actions and solutions for

their improved governance were discussed. Also, some of the parents shared their emotional stories, which served as a beacon of hope for others to not give up and continue to strive harder for the welfare of their children. On the last day, culminating activity and socialization were organized, allowing the children with disabilities to

enjoy the jam-packed activities, including art workshop, talent showcase, magic show, face painting, photo booth and bubble show. The event marked a milestone for the Municipality of Mendez, as the first parent support group for children with disabilities funded by PCPC was organized and witnessed by around 100 participants.

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,

-versus-

RAMIE B. LOPE,
Mortgagor/s,
X-----X

Foreclosure Case No. F- 360-23

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**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against the Mortgagor/s, **RAMIE B. LOPE** with residence and postal address at: 1.) Purok 5 Tramo, Sucat, Muntinlupa City, Metro Manila; and 2.) Lot 31 Block 13 Phase 7 Carissa Homes Tanza, Brgy. Punta, Tanza, Cavite to satisfy the mortgage indebtedness which as of 13 April 2023 amounts to TWO HUNDRED NINETEEN THOUSAND SIX HUNDRED NINETY SIX PESOS and 56/100 (P219,696.56), excluding penalties, charges, attorney’s fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **13 SEPTEMBER 2023 at 10:00 o’clock in the morning until 12 noon** at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-759487

A parcel of land (Lot 31 Block 13, of the subdivision plan Psd-04-099961 being a portion of Lot 3100, Sta Cruz de Malabon Estate (PS-04-002222) GLRO Record No. 6832) situated in the Barangay of Punta, Municipality of Tanza, Prov. of Cavite, Is. of Luzon. Bounded on the NW., along line 1-2 by Lot 29 blk. 13, on the NE., along line 2-3-4 by alley 9, on the SE., along line 4-5 by Lot 35 blk. 13 and on SW., along line 5-1 lot 32 blk. 13, all of the subd. Plan. Beginning at a point marked “1” on plan XXX CONTAINING AN AREA OF THIRTY FIVE, (35) SQUARE METERS, XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on 4 OCTOBER 2023 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, 10 AUGUST 2023.

RICARDO A. TOLEDO
Sheriff IV

Copy furnished:
HOME DEVELOPMENT MUTUAL FUND
c/o **ATTY. PAULINO E. CASES, JR.**
Cases Collection Management, Inc.
Cases Chun & Associates Law Offices
Unit 408 Cityland Condominium 10 Tower II
154 H.V dela Costa Street, Salcedo Village, Makati City

RAMIE B. LOPE
Purok 5 Tramo, Sucat, Muntinlupa City, Metro Manila
Lot 31 Block 13 Phase 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: August 13, 20 & 27, 2023

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

CHINA BANK SAVINGS INC.,
Mortgagee,

-versus-

**SPS. RANDOLFH ROSS M. RAMOS AND
AILEEN A. RAMOS,**
Mortgagor/s,
X-----X

Foreclosure Case No. F-374-23

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **CHINA BANK SAVINGS, INC.**, with business address at CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City, against the Mortgagor/s, **SPS. RANDOLFH ROSS M. RAMOS AND AILEEN A. RAMOS**, with residence and postal address at (1) 3341-A Mag Arullo, Bacood Sta. Mesa Manila, and (2) Phase 1, Lot 5 Block 57B, Phirst Park Homes Batch 1, Governor’s Drive, Brgy. Tanauan, Tanza, Cavite, to satisfy the mortgage indebtedness which as of 31 January 2018 amounts to ONE MILLION FOUR HUNDRED EIGHTEEN THOUSAND SEVEN HUNDRED ELEVEN PESOS AND 91/100 (Php1,418,711.91) excluding penalties, charges, attorney’s fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **13 SEPTEMBER 2023 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. 057-2020010513

LOT NO. 5 BLOCK NO. 57B PLAN NO. PCS-04-030746
PORTION OF: LOT 2171-B-1, PSD-04-003866, LOT 2171-N-B, FLS-1479-D STACRUZ DE MALABON ESTATE, LOT 2171-B-2-1, PSD-04-025600 & LOT 2171-B-2-J, PSD-04-024600
LOCATION: BARRIO OF TANAUAN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	WEST	ROAD LOT 74, PCS-04-030746
2-3	NORTH	LOT 3, BLOCK 57B, PCS-04-030746
3-4	EAST	LOT 6, BLOCK 57B, PCS-04-030746
4-5	EAST	LOT 8, BLOCK 57B, PCS-04-030746
5-1	SOUTH	LOT 7, BLOCK 57B, PCS-04-030746

AREA: SEVENTY-TWO SQUARE METERS (72), 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 04 OCTOBER 2023 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, 10 AUGUST 2023.

REYNALDO L. SALOMA
Sheriff IV

Copy furnished:
CHINA BANK SAVINGS INC.
CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City

SPS. RANDOLFH ROSS M. RAMOS AND AILEEN A. RAMOS
(1) 3341-A Mag Arullo, Bacood Sta. Mesa Manila
(2) Phase 1, Lot 5 Block 57B, Phirst Park Homes Batch 1, Governor’s Drive
Brgy. Tanauan, Tanza, Cavite

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

Publication: Southern Tagalog Herald Cavite
Dates: August 13, 20 & 27, 2023

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,

-versus-

**ANGELES, ROSEMELYN N. married to ANGELES,
RODEL DELA CRUZ,**
Mortgagor/s,
X-----X

Foreclosure Case No. F-392-23

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**, with business address at The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **SPOUSES ROSEMELYN N. ANGELES and RODEL D. ANGELES** are represented by **RENE M. PALMA** as their Attorney-in-Fact, with residence and postal addresses at (1) Blk 2 Lot 29, The Istana, Ph. B. Malagasang I-E, Imus, Cavite, and (2) Lot 45 Blk 74, Wellington Place (Mary Cris Complex), Phase 11-B, Brgy. Pasong Kawayan, Gen. Trias, Cavite, to satisfy the mortgage indebtedness which as of 13 April 2023 amounts to SEVEN HUNDRED TWENTY NINE THOUSAND ONE HUNDRED THREE PESOS AND 16/100 (Php729,103.16) excluding penalties, charges, attorney’s fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **13 SEPTEMBER 2023 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. 057-2016068260

A PARCEL OF LAND (LOT 45, BLK 74 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, LOT 21 & 30, BLOCK 21; BLOCKS 22 & 23 AND ROAD LOT 21, PCS-04-024827; LOT 2534 (RS-04004834); 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 ROAD LOT 25; ON THE NW., ALONG LINE 2-3 BY LOT 46, BLK 74; ON THE NE., ALONG LINE 3-4 BY LOT 3, BLK 74; ON THE SE., ALONG LINE 4-5 BY LOT 4, BLK 74 AND ON THE SE., ALONG LINE 5-1 BY LOT 44, BLK 74 ALL OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A POINT MARKED “1” ON PLAN xxx CONTAINING AN ARE OF THIRTY SIX (36) SQUARE METERS, MORE OR LESS. xxx

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

In the event the public auction should not take place on the said date and time, it shall be held on 04 OCTOBER 2023 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, 10 AUGUST 2023.

REYNALDO L. SALOMA
Sheriff IV

Copy furnished:
HOME DEVELOPMENT MUTUAL FUND
c/o **ATTY. RIZALDY F. DE LEON**
Attorney-in-Fact Bernales & Associates
Suite 6 Third Floor, A. Francisco Gold Condominium 1
784 EDSA West Kamias District, Quezon City

**SPOUSES ROSEMELYN N. ANGELES
RENE M. PALMA**
(1) Blk 2 Lot 29, The Istana, Ph. B. Malagasang I-E, Imus, Cavite
(2) Lot 45 Blk 74, Wellington Place (Mary Cris Complex), Phase 11-B, 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
Date: August 13, 20 & 27, 2023

PGC's Medical Mission program served locals of General Trias City



In line with the endeavour to enhance the health and wellness of the residents of General Trias City, free medical consultations and medicines were provided during the medical mission held on August 23, 2023 at Brgy. Tejero Covered court, spearheaded by the Office of the Provincial Governor and Office of the Provincial Health Officer, benefitting three hundred six patients. GEAMH medical practitioners comprised of Dr. Marc Milan M. Cortez, Dr. Hanz Marie D. Estrella, and midwives, rendered the free medical check-ups and thorough

examination to the constituents. Selected patients underwent screening and antigen swab testing as safety precaution before consultation and medicine distribution. The collaborative efforts of Barangay chairman Rodolfo T. Cruz Jr., the dedicated health professionals, Barangay Health Workers and barangay officials led to the success of the mission. ---OPIO

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

BDO UNIBANK, INC.,
Mortgagee.

-versus-

**SPS. ALVIN TOMANDA CASTILLO and
MICHELLE DE GUIA CASTILLO,**
Mortgagors.
X-----X

**Foreclosure No. 2023-235
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, **BDO UNIBANK, INC.**, at BDO Towers Valero, 8741 Paseo de Roxas, Salcedo Village, Makati City, and against the mortgagors, **SPS. ALVIN TOMANDA CASTILLO and MICHELLE DE GUIA CASTILLO** at Block 9 Lot 29, Phase 1, Cerritos Heights Molino, Bacoor, Cavite and MT Bulusan St., Palar Village, Nichols-McKinley, Taguig City, to satisfy the mortgagee indebtedness which as of July 14, 2023, amounts to ONE MILLION ONE HUNDRED SEVENTY ONE THOUSAND SEVEN HUNDRED THIRTEEN PESOS & 19/100 (P1,171,713.19), Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fees incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **September 19, 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. 167-2017002515

"A PARCEL OF LAND (LOT 29, BLOCK 9 OF THE CONS.-SUBD. PLAN, PCS-04-025867, BEING A PORTION OF THE CONS. OF LOTS 5809-A & 5809-B, PSD-04-001443, LOTS 5803-NEW, 7084, 7085, & 7086, FLS-2283, IMUS ESTATE, LOTS 7087-A, 7087-B & 7087-D, PSD-04-211031, L.R.C. RECORD NO. 8843), SITUATED IN THE BARANGAY OF MOLINO, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON. X X X, CONTAINING AN AREA OF ONE HUNDRED TEN (110) SQ. M."

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

"In the event the public auction should not take place on the said date, it shall be held on September 26, 2023, without further notice."

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

City of Bacoor, August 15, 2023.

MELY C. HERMOSURA-VISTA
Clerk of Court VI

By:
ROBERT JON A. DELA CRUZ
Sheriff IV

Copy furnished:
BDO UNIBANK, INC.
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
11th Floor, BDO Towers Valero, 8741 Paseo de Roxas, Makati City

**SPS. ALVIN TOMANDA CASTILLO and MICHELLE DE
GUIA CASTILLO**
Block 9 Lot 29, Phase 1, Cerritos Heights Molino, Bacoor, Cavite
MT Bulusan St., Palar Village, Nichols-McKinley, Taguig City

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/09556643353

Southern Tagalog Herald Cavite
August 27, September 3 & 10, 2023

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

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

-versus-

MARY HAZEL L. SANAO,
Mortgagor.
X-----X

**Extra-judicial Foreclosure of
Real Estate Mortgage Under
Act No. 3135, as Amended,
Republic Act No. 4118**

FC CASE NO. 18116-23

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 office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **MARY HAZEL L. SANAO**, mortgagor, with residence and postal address at 1675 De Guzman St., Parkview Homes Sunvalley, Paranaque City and Lot 8 Blk. 19, The Legian South Subdivision, Carsadang Bago, Imus, Cavite, to satisfy the mortgage indebtedness which as of April 17, 2023 amounts to SEVEN HUNDRED SIXTY NINE THOUSAND SEVEN PESOS & 28/100 (Php769,007.28) Philippine Currency, including interest but excluding penalties, attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at Public Auction on **October 03, 2023 at 10:00 a.m., or soon thereafter** at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder for cash and in Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017007731

"A PARCEL OF LAND (LOT 8 BLK. 19, OF THE CONS. SUBD. PLAN, PCS-04-027645, BEING A PORTION OF LOT 1310-C-1, (LRA) PSD-403628, LOT 1311, (NOW RS-04-004658), LOTS 1317-A TO 1317-I, PSD-04-043289) SITUATED IN CAR-SADANG BAGO, IMUS, CAVITE, ISLAND LUZON. BOUNDED ON THE SW ALONG LINE 1-2 BY ROAD LOT 6, ON THE NW ALONG LINE 2-3 BY LOT 6 BLK 19, ON THE NE ALONG LINE 3-4 BY LOT 7 BLK 19, ON THE SE ALONG LINE 4-1 BY LOT 10 BLK. 19 ALL OF THE CONS. SUBD. 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 stated time and date.

In the event the public auction should not take place on the said date, it shall be held on October 10, 2023 at 10:00 a.m. without prior notice.

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

Imus City, Cavite, June 15, 2023

BENITO A. CARRASCAL
Sheriff IV
RTC Branch 120

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

MARY HAZEL L. SANAO
1675 De Guzman St., Parkview Homes Sunvalley, Paranaque City
Lot 8 Block 19, The Legian South Subdivision, Carsadang Bago, Imus, Cavite

ATTY. MELANIO A. BADENAS, JR
GCCS & Associates Corp.
Rm. 209 Megastate Bldg., No. 737 G. Araneta., Tatalon, Quezon City

Southern Tagalog Herald Cavite
August 27, September 3 & 10, 2023

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

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

-versus-

ELEONOR D. NOFUENTE,
Mortgagor.
X-----X

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

FC Case No. 18193-23

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund)**, mortgagee, with office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **ELEONOR D. NOFUENTE**, mortgagor, with residence and postal address at Lot 31 Blk 8, Camella Springville Meadows, Molino, Bacoor, Cavite and/or Lot 19 Blk 6, The Legian Imus Two-C Subdivision, Carsadang Bago, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 31, 2023 amounts to SEVEN HUNDRED SIXTY EIGHT THOUSAND SEVEN HUNDRED SEVENTY EIGHT PESOS & 35/100 (P768,778.35), 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 **September 12, 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 City Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-20170287997

"X X X
LOT NO: 19 BLOCK NO: 6 PLAN NO: PCS-04-028753
PORTION OF LOT 1, BLK. 12, PCS-04-027047, LOT 1304-B-2, PSD-04-112598, LOTS 1297-B-1 TO 1297-B-5, PSD-04-034140 & LOT 1, BLK. 34, PCS-04-026819
LOCATION: CALSADANG BAGO, IMUS, CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	ROAD LOT 1, PCS-04-028753
2-3	NE	LOT 21, BLOCK 6, PCS-04-028753
3-4	SE	LOT 20, BLOCK 6, PCS-04-028753
4-1	SW	LOT 17, BLOCK 6, PCS-04-028753

X X X
AREA: 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, it shall be held on September 19, 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, June 26, 2023

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

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

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

ELEONOR D. NOFUENTE
Lot 31 Blk. 8, Camella Springville Meadows,
Molino, Bacoor, Cavite and/or
Lot 19 Blk 6, The Legian Imus Two-C Subdivision
Calsadang Bago, Imus, Cavite

Southern Tagalog Herald Cavite
August 20, 27 and September 3, 2023

Congress to fix problems besetting MUP pension system - Speaker

Speaker Martin Romualdez on Wednesday assured that Congress is working to fix the problems besetting the pension system for the military and uniformed personnel (MUP).

Romualdez gave the assurance in his message during the 51st Anniversary of Force Reconnaissance Group at the

Headquarters of the FRG, Marine Barracks, Camp Gregorio Lim in Ternate Cavite.

Romualdez reported how much reform has been made to make lives better for both active and retired military personnel, highlighting that pensions will be fully funded and that the accompanying salary hikes will be guaranteed yearly under the approved substitute bill.

"I am proud to announce that the efforts of the House



Ad Hoc Committee on the MUP Pension System have borne fruit," he said.

Among the key MUP reforms include: a 90 percent maximum retirement package based on base pay for all MUP; an increase from the previous package of 85 percent for the Armed Forces of the Philippines (AFP) personnel; an annual guaranteed salary increase of 3 percent for all MUP; and two separate pension management systems: one dedicated for AFP and another for civilian uniformed personnel.

The bill also proposes that MUPs would be required to contribute 5 percent for the first three years, 7 percent for the next three years and 9 percent thereafter for active personnel while new entrants would contribute 9 percent of their base and longevity pay for their pension.

As a counterpart, the government will chip in 16 percent for the pension of those in active service during the first three years, 14 percent during the fourth to sixth year and 12 percent for the seventh year and onwards.

The government will contribute 12 percent for new entrants.

"This revamped pension system underscores our unwavering commitment to the brave men and women in uniform. It not only provides financial security but also recognizes their boundless dedication and service to our nation," Romualdez said.

Romualdez particularly gave credit to the Philippine Marine Corps' Force Reconnaissance Group, whose 51-year presence has given Filipinos priceless peace of mind as security forces battle all kinds of terrorism.

"You have embodied the very spirit of dedication, skill, and unwavering commitment. It is not an exaggeration to say that the peace and security we enjoy today is largely due to your tireless efforts," Romualdez said.

He also commended the soldiers' "relentless pursuit of excellence, your mastery of both land and sea, and your commitment to preserving the core values of honor, duty, and loyalty set you apart."

"In this rapidly changing global landscape, where new threats emerge as swiftly as the old ones fade, it is units like the Force Reconnaissance Group that stand as our nation's shield," Romualdez said. (PNA)

Alfonso residents thanked the PGC for the health services extended



Residents of Alfonso expressed appreciation to the medical mission team of the Provincial Government of Cavite who drove to their town and catered to their health needs on August 22, 2023.

Despite the unpredictable weather conditions, 390 patients received access to basic medical consultations, while 131 beneficiaries availed tooth extraction. These free health services were rendered by the team of dedicated health practitioners from the Office of the Provincial Health Officer and Alfonso Rural Health Unit.

Subsequently, Office of the Provincial Governor provided medicines, vitamins, and insect repellent lotion to all beneficiaries.

In addition to these services, the Municipality of Alfonso extended their support by offering free circumcision for the young males.

Mayor Randy Salamat graced the event, interacting with the patients, technical team and volunteers, showing support and creating a sense of unity for all involved.---OPIO

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

HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG FUND),
Mortgagee,

-versus-

MIZLEY D. CANAYON,
Mortgagor.

X-----X

Extra-judicial Foreclosure of
Real Estate Mortgage Under
Act No. 3135, as Amended,
Republic Act No. 4118

FC CASE NO. 18335-23

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 office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against MIZLEY D. CANAYON, mortgagor, with residence and postal address at No. 63-D, Blue Street, 110-29 Tondo, Manila and Lot 17-B Block 6, Phase 1, Sunnydale The Garden Village, Brgy. Bucandala 5, Imus, Cavite, to satisfy the mortgage indebtedness which as of July 10, 2023 amounts to ONE MILLION EIGHT HUNDRED EIGHTY EIGHT THOUSAND THREE HUNDRED FORTY THREE PESOS & 11/100 (P1,888,343.11) Philippine Currency, including interest but excluding penalties, attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at Public Auction on **October 03, 2023 at 10:00 a.m.**, or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarrungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder for cash and in Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2018062380

"LOT NO: 17-B PLAN NO: (LRA) PSD-E2015004081
PORTION OF: LOT 17, BLOCK 6, PSD-04-146935;
L. R. A. (CLR) RECORD NO. 8843
LOCATION: BARRIO OF BUKANDALA, MUN. OF IMUS,
PROV. OF CAVITE

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NORTH	ROAD LOT 1 (10.00 M WIDE), PSD-04-146935
2-3	EAST	LOT 19, BLOCK 6, PSD-04-146935
3-4	SOUTH	LOT 18, BLOCK 6, PSD-04-146935
4-1	WEST	LOT 17-A, (LRA) PSD-E2015004081

X X X
AREA: FIFTY SQUARE METERS (50), MORE OR LESS"
X X X"

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

In the event the public auction should not take place on the said date, it shall be held on October 10, 2023 at 10:00 a.m. without prior notice.

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

Imus City, Cavite, July 18, 2023

BENITO A. CARRASCAL
Sheriff IV
RTC Branch 120

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

MIZLEY D. CANAYON

No. 63-D, Blue Street, 110-29 Tondo Manila
Lot 17-B Block 6, Phase 1, Sunnydale The Garden Village, Brgy. Bucandala 5, Imus, Cavite

ATTY. MAYBELLE JOY E. BERNALES
ANCHOR COLLECTION SERVICES, INC.

Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City

Southern Tagalog Herald Cavite
August 27, September 3 & 10, 2023

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

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

-versus-

GILBERT GUNIO LUMBERA married to
MARILOU ESMERIO LUMBERA,
Mortgagors.

X-----X

EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT NO. 3135, AS AMENDED BY ACT NO. 4118

FC Case No. 18142-23

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 GILBERT GUNIO LUMBERA married to MARILOU ESMERIO LUMBERA, mortgagors, with residence and postal address at 301 Villa Cristorey Subd., Molino III, Bacoor, Cavite and/or Lot 12 Block 4, Summer Pointe Country Homes, Ph 3, Daang Hari, Barangay Pasong Buaya II, Imus, Cavite, to satisfy the mortgage indebtedness which as of April 28, 2023 amounts to SIX HUNDRED EIGHTY ONE THOUSAND SIX HUNDRED NINETY FIVE PESOS AND 96/100 (Php681,695.96), 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 **October 17, 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. 057-2015015427

"A PARCEL OF LAND (LOT 12 BLOCK 4 OF THE SUBDIVISION PLAN PSD-04-214434, BEING A PORTION OF LOT 5625, IMUS ESTATE, (RS-04-003359), L.R.C. RECORD NO. 8843), SITUATED IN BARANGAY PASONG BUAYA II, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND LUZON. BOUNDED ON THE NE ALONG LINE 1-2 BY LOT 11 BLOCK 4; ON THE SE ALONG LINE 2-3 BY ROAD LOT 1; ON THE SW ALONG LINE 3-4 BY LOT 13 BLOCK 4; ON THE NW ALONG LINE 4-1 BY LOT 3 BLOCK 4, ALL OF THE SUBDIVISION PLAN. X X X CONTAINING AN AREA OF SEVENTY FIVE (75) SQUARE METERS. X X X"

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

In the event the public auction should not take place on the said date, it shall be held on October 24, 2023 at 10:00 o'clock in the morning without prior notice.

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

Imus City, Philippines, June 26, 2023, 2023

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

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

ATTY. RIZALDY F. DE LEON

Bernales & Associates
Suite 6 Third Floor, A. Francisco Gold Condominium 1,
784 EDSA West Kamias District, Quezon City

GILBERT GUNIO LUMBERA married to
MARILOU ESMERIO LUMBERA

301 Villa Cristorey Subd., Molino III, Bacoor, Cavite and/or
Lot 12 Block 4, Summer Pointe Country Homes, Ph 3, Daang Hari, Barangay Pasong Buaya II, Imus, Cavite

Southern Tagalog Herald Cavite
August 27, September 3 & 10, 2023

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TESDA Cavite to launch 2023 World Café of Opportunities

TRECE MARTIRES CITY, CAVITE (PIA) – The Technical Education and Skills Development Authority (TESDA) Cavite Provincial Office prepares for the conduct of a job facilitation activity dubbed “World Café of Opportunities (WCO) this August 22 to further operationalize the agency’s Job Linkaging and Networking Services (JoLiNS).

The program is in support of the TESDA’s three-pronged direction toward poverty alleviation as embodied in the JoLiNS which was institutionalized with the objective of helping TVET graduates/alumni in landing a job.

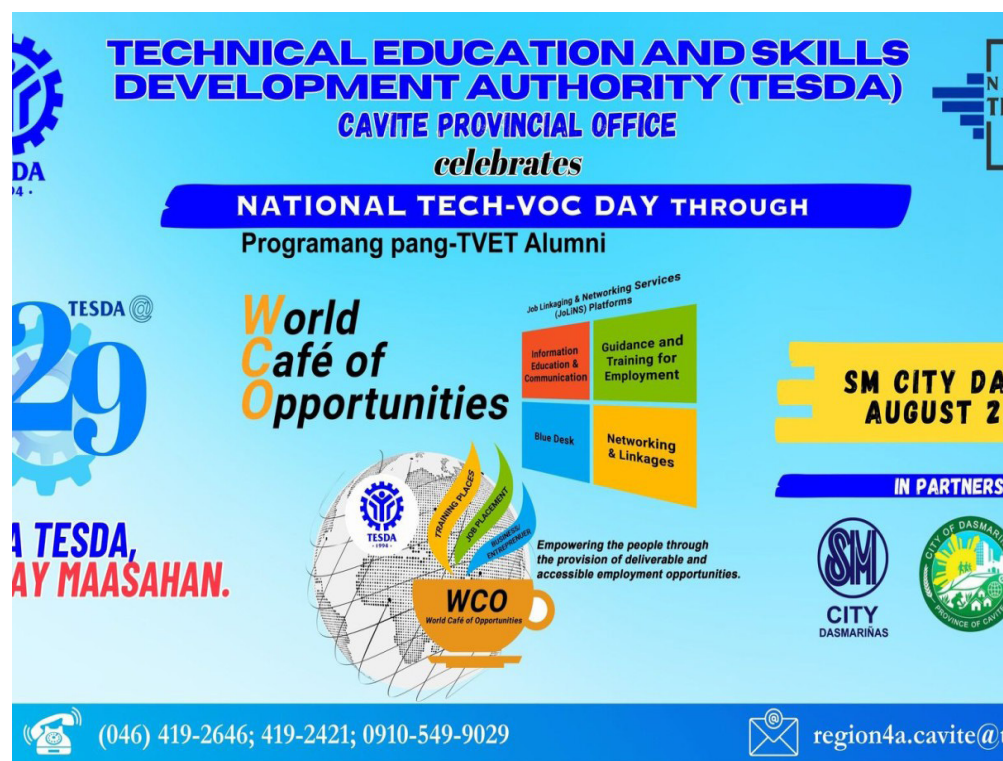
The activity will take place at SM City Dasmariñas,

in collaboration with the Local Government of Dasmariñas City, the Provincial Government of Cavite, the Provincial Public Employment Service (PPESO) of Cavite, and the Association of Cavite Training Institutions and Vocational Educators, Inc. (ACTIVE).

TESDA Provincial Director Rosalinda B. Talavera explained that the World Café of Opportunities (WCO) through the Job Linkaging and Networking Services (JoLiNS) of TESDA was institutionalized through TESDA Circular No. 38 series of 2016, with the sole purpose of increasing the latter’s employment opportunities and served as a venue to exhibit various products of

Dasmariñas through a trade fair.

Ms. Talavera added that with the support of the invited industry employers from various sectors such as construction, agriculture, manufacturing, and tourism, and national government agencies like the Department of Labor and Employment (DOLE), Department of Science and Technology (DOST), Department of Trade and Industry (DTI), National Bureau of Investigation (NBI), Social Security System (SSS), PAG-BIG, and Overseas Workers Welfare Administration (OWWA), the activity will act as a conduit between job seekers and employers. (RBF/PIA-Cavite)



Die, mold industry’s contribution to economy, employment cited

Philippine Economic Zone Authority (PEZA) Director General Tereso Panga has highlighted the contribution of the die and mold industry in the economy and employment.

In his keynote speech at the 10th Philippine Die and Mold Machineries and Equipment Exhibition (PDMEX) at the World Trade Center, Pasay City Wednesday, Panga said there are 285 registered projects in PEZA that are engaged in the die and mold activity.

These projects have generated a total of PHP23.49 billion in investments as of June 2023.

“These projects contribute to PEZA’s consistent positive performance with our investments this year already totaling PHP97.163 billion, three times larger as compared to the same period last year,” he added.

Panga said these investments also created 35,487 jobs inside economic zones.

He said that through government and private sector collaboration, the Mold and Die Technology Support Center (MTSC) was established at Cavite Economic Zone.

MTSC was funded by the Korean government with USD6.3 million in grants. It seeks to train thousands of Filipino workers on CNC machining, precision tooling, mold designing and production of various dies and molds.

“Through our program, we can help grow the metals, plastics and engineering sectors that serve the requirements of downstream manufacturing companies as well



as the local and export core-manufacturing industry,” Panga said.

Panga further said the die and mold industry is a backbone for small and medium enterprises, and a critical pillar in industrial development.

“It is said that the design and manufacture of dies and molds represent a significant link in the entire production chain because nearly all mass-produced discrete parts are formed using processes that employ dies and molds,” he added.

Meanwhile, PDMEX 2023 is being held until Aug. 26, showcasing cutting-edge technologies, innovations and advancements of 250 exhibitors from China, Singapore, Thailand, Hong Kong and South Korea.

“This exhibition is a platform for knowledge exchange and collaboration among industry professionals, experts, and enthusiasts. It is a gateway to explore groundbreaking solutions, establish partnerships, and stay updated with the industry’s progress,” Philippine Die and Mold Association, Inc. president George Ong said. (PNA)

VP Sara lauds special ops forces for bravery, heroism

Vice President Sara Duterte underscored on Wednesday the role of special operations forces as strong partners in securing the country’s sovereignty and protecting its democracy.

Duterte was invited as the guest of honor at the Philippine Naval Special Operations Command (Navsocom) Joint Graduation Ceremony of the Sea, Air, Land (SEAL) Qualification Training (SQT) Class 15 and Basic Naval Explosive Ordnance Disposal Course (BNEOD) Class 20 at Naval Base Heracleo Alano in Sangley Point, Cavite.

The Vice President described the 30 SQT Class 15 and 15 BNEOD Class 20 graduates as “the latest batch of warriors” who have undergone rigorous training that is considered as one of the toughest military selection programs in the world.

She also acknowledged the efforts of the special operations forces in advocating for national security over the past years, from rescuing hostages from terrorists and liquidating a high-ranking



terrorist leader in Mindanao to raiding a narcotics laboratory in Manila.

“Truly, you have played a significant role in the fight against terrorism, insurgency, and other national security challenges. These displays of bravery and heroism have confirmed our faith in your capacity in dealing with modern-day threats to our national security,” Duterte said. The importance of special operations, Duterte said, will increasingly grow as the country confronts greater threats to national security and the international geopolitical landscape continues to evolve.

“I am confident you will become invaluable assets to Navsocom and the Philippine Navy as

you dedicate your skills to safeguarding our country from all foreign and domestic threats,” she added.

Instructors and staff of Navsocom were also recognized by Duterte for their commitment and hard work in preparing the graduates for a life of selfless service for the greater good of the nation.

The Navsocom is a special operations unit of the Philippine Navy that specializes in sea, air, land operations ranging from reconnaissance, close combat, demolition, intelligence and underwater operations in support of overall naval operations.

Duterte was also invited as the guest of honor of Navsocom’s 66th founding anniversary last year. (PNA)