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# HERALD

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DECEMBER 24-30, 2023 P20.00 VOL. XXIX NO. 22

**BUSINESS BEFORE PLEASURE**

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# Bacoor City receives 2023 SGLG Award



It is a joyous day for the people of Bacoor as Mayor Strike B. Revilla, Vice Mayor Rowena Bautista Mendiola, and the members of the Sangguniang Panglungsod proudly received the SGLG Award for the year 2023. This esteemed event, organized by the Department of the Interior and Local Government (DILG), aims to recognize and honor local governments that have demonstrated excellence and good governance in their communities. The ceremony

## Health outreach program for the people of Alfonso

On December 12, 2023, the provincial government of Cavite, through the office of the Provincial Governor-Extension and Office of the Provincial Health Officer, conducted a successful health outreach program in Brgy. Poblacion 1, Alfonso, Cavite.

A total of 183 patients benefitted, with 161 receiving medical consultations and 32 undergoing dental extractions. The General Emilio Aguinaldo Memorial Hospi-

>> P2

## Sakuragawa City Mayor donates School Supplies to Bacoor City



The smiles say it all! The City of Bacoor was incredibly touched by the generous donation of school supplies from our friends in Sakuragawa City, Japan. These essential materials will equip countless students in our city with the tools they need to succeed in their education. This act of kindness strengthens the bond between our communities and underscores the importance of supporting one another. A special thank you to the representatives of Sakuragawa City who made this wonderful gesture possible. We are truly grateful for your commitment to education and collaboration. Let's celebrate this beautiful display of international friendship and continue to foster strong ties through education and understanding!

>> P2

## LRT-1 completes 1st test run on Cavite Extension Phase 1

The Light Rail Transit Line 1 (LRT-1) has completed the first test run on the tracks of Cavite Extension Phase 1.

In a news release Wednesday, the Light Rail Manila Corporation (LRMC) said the train test run is part of the preparations to ensure that the first phase of the extension project is completed by the last quarter of 2024.

"The first test run aimed to provide a compatibility check and assess the interface between vital infrastructure components such as train pantograph and the overhead catenary system train wheels and rail tracks train and plat-

>> P2



TEST RUN. The start of a series of test runs features a 2nd Generation train set that traversed the whole phase 1 of the LRT-1 Cavite Extension project on Tuesday (Dec. 19, 2023). The first test run aimed to provide a compatibility check and assess the interface between vital infrastructure components. (Photo courtesy of LRMC)

## DPWH opens Molino-Daang Hari Flyover in Cavite

Vehicles are now allowed at the 531-meter Molino-Daang Hari Flyover Project in the Province of Cavite, the Department of Public Works and Highways (DPWH) reported on Friday.

This, after DPWH and local officials of the province opened the PHP701 million-worth structure during the inauguration ceremony held on Dec. 12, 2023.

With the flyover's opening, Regional Director Jovel Mendoza said the travel time between Barangay Molino III



(Photo from DPWH)

## OPPESM Launches 3-day Basic Employment Services Training

The three-day Basic Employment Services Training facilitated by the Office of the Provincial Public Employment Service Manager (OPPESM) on December 13-15, 2023 at the Sangguniang Panlalawigan Session Hall in Trece Martires City successfully wrapped up with enhanced capabilities of local PESO managers and staff on employment-related services.

Ms. Rizalie Pinpin-Enero, Provincial PESO Manager opened the training with appreciation of the support of partner agencies and cooperation of local Public Employment Service Offices in continuously upscaling the delivery of employment services.

The training was graced by the Provincial Director Marivic B. Martinez of the Department of Labor and Employment (DOLE)-Cavite Provincial Office, along with

>> P2

# Medical mission held in Kawit



The medical and dental mission, held on December 19, 2023 in Barangay Aplaya, Kawit, showcased the proactive approach of the Provincial Government of Cavite in addressing the healthcare needs of its communities spearheaded by the OPG-Extension in coordination with Office of the Provincial Health Office.

Around 200 residents

flocked to the venue to receive free medical consultations from the dedicated medical team of OPHO. These consultations covered a range of health concerns, allowing individuals to gain insights into their health conditions and receive appropriate medical advice. Moreover, prescription medicines were also distributed free of charge. Local officials and volunteers, lauded the efforts of the PGC in consistently prioritizing the health of the people. The event not only provided immediate medical assistance but also underscored the value of preventive healthcare practices.--- OPIO

## OPPESM launches 3-day << P1

resource speakers from the DOLE-Region IV-A, Labor and Employment Officer III, Marie Iris A. Prieto-Perez, and Labor and Employment Officer III, Anne Marie Faye Marjes-Gloria. Their insights and expertise contributed to

the success of the program, enhancing the participant's knowledge and skills.

Furthermore, Labor and Employment Officer III, Marie Iris A. Prieto-Perez emphasized that Labor Market Information (LMI) serves as

the heart and soul of PESO. Without it, PESO wouldn't be able to perform effectively, she added.

There were also discussions on the use of the PESO website, the roles of DOLE and PESO, as well as

tricks that can be applied in Excel, calculations, and a question-and-answer session which provided participants with an in-depth understanding of concepts from the resource speakers.---OPIO

## DPWH opens Molino-Daang << P1

and Barangay Molino IV in Bacoor City and neighboring towns is reduced by 15 to 30 minutes. He added that the flyover is a multi-year project which has received PHP240 million as initial allocation in 2016, PHP311 million in 2018, and PHP150 million

in 2022. "The Molino-Daang Hari Flyover, though still in progress, marks a significant step toward enhancing transportation infrastructure and fostering economic growth in Bacoor and its surrounding areas," Mendoza said in a statement. Bacoor City

Mayor Strike Revilla noted the challenges faced during construction, including road right-of-way and financial releases, emphasizing the multi-sectoral commitment to overcoming obstacles for the remaining road works. The DPWH will be propos-

ing additional allocation of PHP765 million for the project, which is envisioned as a 4-lane flyover, with road widening component. This will cover road right-of-way acquisition, and remaining civil works for additional lanes. (PNA)

## LRT 1 completes 1st test run << P1

forms including other viaduct trackside structures," the LRMC said.

The start of a series of test runs featured a second generation train set and a running speed of up to 4.5 kilometers per hour only as part of safety precaution.

The Gen-2 train set is the widest in terms of car body, making it the most strategic option to check for initial compatibility with station platforms, walkways and cableways, according to the

LRMC. "It was a proud moment for us to see our train running along the extension line of LRT-1 from Redemptorist Station to Dr. Santos Station. As we near the completion of this much-awaited railway project, the general public will begin to see more trains undergoing test runs and trial runs," LRMC president and chief executive officer Juan Alfonso said.

More train tests are planned to include the other train generations of LRT-1

traveling at various speeds and load capacities. Along with the train test runs, the five new stations under the 6.7-kilometer phase 1 project are in various stages of devel-

opment. The LRT-1 Cavite Extension project has registered a 95 percent progress rate as of the end of October this year for the civil and system works. (PNA)

## Health outreach program << P1

tal medical and dental team, played a crucial role, guided by the Pamaskong Handog theme, "Kalusugan ay Kaya-manan, Ating Pag-ingatan". The mission's success was attributed to collaborative efforts between local leaders and health professionals, exemplifying the provincial government's commitment to grassroots healthcare. The team distributed medical

prescriptions, multivitamins, supplements, and mosquito-repellent lotion, contributing to community health and preventive care.

This initiative not only addressed immediate health concerns but also fostered a culture of health-conscious living, highlighting the effectiveness of community-driven healthcare efforts.---OPIO

## Bacoor City receives 2023 << P1

was led by Atty. Benjamin C. Abalos Jr., Secretary of the DILG and Chairman of the Commission on Good Local Governance (CGLG), together with Mr. Reginaldo Revilla, CLGO Officer of DILG Bacoor.

Representatives from various local governments across different provinces, cities, and municipalities, who also received the SGLG award, were present at the ceremony. The objective of the event was for Bacoor to receive its 7th consecutive award, spanning from the House Keeping category to the prestigious Seal of Good Local Governance. This remarkable achievement sets Bacoor apart as the sole recipient of such recognition in the entire province of Cavite

since the time of Secretary Jessie Robrero.

The ceremony took place at the Fiesta Pavilion of The Manila Hotel on December 14, 2023. We extend our heartfelt congratulations to the City of Bacoor, under the leadership of Mayor Strike B. Revilla and Vice Mayor Rowena Bautista-Mendiola, along with the Sangguniang Panglungsod and all the dedicated employees of the Bacoor City Government. Your success in receiving the 7th consecutive SGLG award is a testament to your unwavering commitment and effective governance in your community. Maraming salamat po sa Buong Team ng City Government of Bacoor!

Congratulations to all Bacooreños!

### 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-

**JONATHAN P. DALUSO** herein represented  
By his Atty.-in-Fact **REBECCA S. DE LEON**,  
Mortgagors.

X-----X

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

FC Case No. 18763-23

#### 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 **JONATHAN P. DALUSO** herein represented by his Atty.-in-Fact **REBECCA S. DE LEON**, mortgagors, with residence and postal address at Lot 11 Block 11, Istana C Malagasang, Imus, Cavite and/or Lot 24 Block 7, Phase C, The Istana Subdivision, Malagasang 1-F, Imus, Cavite, to satisfy the mortgage indebtedness which as of October 9, 2023 amounts to FIVE HUNDRED THIRTY SIX THOUSAND ONE HUNDRED THIRTY SIX PESOS AND 67/100 (Php536,136.67), 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 **January 23, 2024 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. 057-2018010251

"X X X  
LOT NO: 24 BLOCK NO: 7 PLAN NO: PCS-04-028678  
PORTION OF: LOTS 2384-B, PSD-04-198262 AND LOTS 58 & 62, BLOCK 1, PCS-04-024408

#### BOUNDARIES:

| LINE | DIRECTION | ADJOINING LOT(S)               |
|------|-----------|--------------------------------|
| 1-2  | NW        | ROAD LOT 1, PCS-04-028678      |
| 2-3  | NE        | LOT 22, BLOCK 7, PCS-04-028678 |
| 3-4  | SE        | LOT 23, BLOCK 7, PCS-04-028678 |
| 4-1  | SW        | LOT 26, BLOCK 7, PCS-04-028678 |

X X X

AREA: THIRTY SIX SQUARE METERS (36), MORE OR LESS  
X X X"

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

In the event the public auction should not take place on the said date, it shall be held on January 30, 2024 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, November 24, 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. MAYBELLE JOY E. BERNALES**  
**ANCHOR COLLECTION SERVICES**  
Bldg. #2 Malakas cor. Mapagmahal St.  
Brgy. Pinyahan, Quezon City

**JONATHAN P. DALUSO** represented by **REBECCA S. DE LEON**  
Lot 11 Block 11, Istana C Malagasang, Imus, Cavite and/or  
Lot 24 Block 7, Phase C, The Istana Subdivision,  
Malagasang 1-F, Imus, Cavite

Southern Tagalog Herald Cavite  
December 24 & 31, 2023 and January 7, 2024

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CAVITE

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# MDM in Pulong Saging, Silang

The Provincial Government of Cavite took the lead in organizing a health outreach event on December 18, 2023, in Brgy. Pulong Saging, Silang. The initiative, designed to tackle the community's healthcare challenges, proved beneficial to approximately 500 residents.

Medical professionals provided services like health check-ups and distribution of essential med-

ications. The team focused on common health issues prevalent in the community.

Simultaneously, the dental team provided much-needed oral health services. Basic dental check-ups and extractions were conducted to address dental issues that might have been neglected due to limited access to dental care.--- OPIO

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

PHILIPPINE NATIONAL BANK,  
Mortgagee,

-versus-

ANTONETTE G. TRINIDAD for herself  
and as Atty.-in-Fact of her husband IAN  
PAUL A. TRINIDAD,  
Mortgagors,  
X-----X

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

FC CASE NO. 18687-23

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by PHILIPPINE NATIONAL BANK, Mortgagee, with principal place of business at Philippine National Bank, 9<sup>th</sup> Floor, PNB Building, PNB Financial Center, Pres. Diosdado Macapagal Blvd., Pasay City, against ANTONETTE G. TRINIDAD for herself and as Atty.-in-Fact of her husband IAN PAUL A. TRINIDAD, mortgagors, with residential and postal address at (1) #66 A.V. Luna, Mabilis St., Brgy. Pinyahan, Quezon City; and (2) Block 5 Lot 15 Phase 01 Parksville, Brgy. Alapan II, Imus City, Cavite, to satisfy the mortgage indebtedness which as of August 31, 2023 amounts to TWO MILLION NINETY TWO THOUSAND THREE HUNDRED THIRTY EIGHT PESOS & 81/100 (P2,092,338.81), Philippine Currency, including interest and penalties, attorney's fees excluding sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **JANUARY 16, 2024 at 10:00 A.M.** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice Sala, Aguinaldo Highway, Imus, 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. 057-2018032886

"xxx  
LOT NO: 15, BLOCK NO: 5, PLAN NO: PCS-04-028413  
PORTION OF: THE CONSOLIDATION OF LOTS 1645 & 6043, IMUS ESTATE; LOT 1642-B, (LRC) PSD-165355; LOTS 1642-C-1 & 1642-C-2, (LRA) PSD-363872; LOTS 1656-A & 1656-B, PSD-04-017696; LOT 1656-C-1, PSD-04-224039 & LOT 1658-D-1, PSD-04-224038 ; LRC REC. NO. 8843

LOCATION: BARANGAY OF ALAPAN II, CITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON

xxx  
TECHNICAL DESCRIPTION:  
BOUNDARIES:  
LINE DIRECTION ADJOINING LOT (S)  
1-2 NW LOT 13, BLOCK 5, PCS-04-028413  
2-3 NE ROAD LOT 4 (8.00 M. WIDE), PCS-04-028413  
3-4 SE LOT 17, BLOCK 5, PCS-04-028413  
4-1 SW LOT 16, BLOCK 5, PCS-04-028413

xxx  
AREA: SIXTY-SEVEN SQUARE METERS AND FIFTY SQUARE DECIMETERS (67.50)  
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 January 23, 2024 without further notice.

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

Imus, Cavite, November 24, 2023.

WILMAR M. DE VILLA  
Sheriff IV

APPROVED  
ARMIE A. FRANCISCO  
Clerk of Court VI

COPY FURNISHED:  
PHILIPPINE NATIONAL BANK  
9/F PNB Building, PNB Financial Center,  
Pres. Diosdado Macapagal Blvd., Pasay City

ATTY. EDGARDO M. BANAAG  
Unit 2304, 23rd Flr. AIC Burgundy Empire Tower  
ADB Ave., cor. Sapphire and Garnet Roads, Ortigas  
Center, Pasig City 1605

SPOUSES IAN PAUL A. TRINIDAD AND  
ANTONETTE G. TRINIDAD  
(1) #66 A.V. Luna, Mabilis St., Brgy. Pinyahan,  
Quezon City and (2) Block 5 Lot 15 Phase 01  
Parksville, Brgy. Alapan II, Imus City, Cavite

Southern Tagalog Herald Cavite  
December 10, 17 and 24, 2023

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

NATIONAL HOME MORTGAGE FINANCE  
CORPORATION (NHMFC)  
Mortgagee,

-versus-

SPS. EDGAR B. ASIS & FELISA N. ASIS,  
Mortgagors.  
X-----X

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

FC CASE NO. 18568-23

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC), mortgagee, with principal place of business at 104 Amorsolo Street, Legaspi Village Makati City, against SPS. EDGAR B. ASIS & FELISA N. ASIS mortgagors, with residential and postal address at Lot 2Y, Opal Village Central Imus, Along Comsr. Marquez Ave. Anabu II, Imus, Cavite AND/OR 1379 Prudencio St., Sampaloc, Manila to satisfy the mortgage indebtedness which as of August 31, 2023 amounts to THREE MILLION FOUR HUNDRED NINETY TWO THOUSAND FOURTEEN PESOS AND 85/100 (Php3,492,014.85), Philippine Currency, excluding interest, penalties, attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **January 16, 2024 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-439946

"A parcel of land (Lot 2-Y of the subd. plan Psd-042109-060269, being a portion of lot 2, blk. 36, Pcs-04-006191, LRC Rec. No. ), situated in the Brgy. Anabu II, Mun. of Imus, Prov. of Cavite, Is. of Luzon. Bounded on the SE., along lines 1-2-3 by blk. 39; Pcs-04-006191, on the SW., along line 3-4 by Lot 2-Z of the subd. plan; on the NW., along line 4-5 by Rd. lot 29, Pcs-04-006191 (15.00 m. wide) & on the NE., along line 5-1 by Lot 2-X of the subd., plan. x x x containing an area of ONE HUNDRED SEVEN SQ. METERS & TWENTY SQ. DEC. (107.20). 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 January 23, 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 encumbrance therein if any there be.

City of Imus, Cavite, Philippines, October 16, 2023.

MHINARD SANTOS  
Sheriff IV  
BRANCH 122

APPROVED BY  
ARMIE A. FRANCISCO  
Clerk of Court VI

COPY FURNISHED:  
NATIONAL HOME MORTGAGE FINANCE  
CORPORATION (NHMFC)  
104 Amorsolo Street, Legaspi Village, Makati City

ATTY. JOANNE S. DIZON  
Counsel for NHMFC, NATIONAL HOME MORTGAGE  
FINANCE CORPORATION  
104 Amorsolo Street, Legaspi Village, Makati City

SPS. EDGAR B. ASIS & FELISA N. ASIS  
Lot 2Y, Opal Village central Imus, Along Comsr. Marquez Ave.  
Anabu II, Imus, Cavite  
and/or 1379 Prudencio St., Sampaloc, Manila

Southern Tagalog Herald Cavite  
December 17, 24 & 31, 2023

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

RURAL BANK SAN ANTONIO, INC.,  
Mortgagee,

-versus-

SPS. PIERRE D. DE DIOS AND  
JEANLYN N. DE DIOS,  
Mortgagors.  
X-----X

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

FC NO. 18592-23

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by RURAL BANK SAN ANTONIO, INC., mortgagee, with principal place of business/office at J.P. Rizal St., Brgy. 6, Lipa City, Batangas, against SPS. PIERRE D. DE DIOS AND JEANLYN N. DE DIOS, mortgagors, with residence and postal address at 55 Belarmino St., Bahayang Pag-asa, Phase 8B Brgy. Maharlika, Imus City, Cavite and No. 28 Aure St., Phase VII, Brgy. Magdalo, Bahayang Pag-asa Subd., Imus, Cavite, to satisfy the mortgage indebtedness which as of September 12, 2023 amounts to THREE MILLION FOUR HUNDRED FIFTY SIX THOUSAND AND THIRTEEN PESOS & 34/100 (Php3,456,013.34) 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 Sheriff IV will sell at Public Auction on **January 23, 2024 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. 057-2019050445

A PARCEL OF LAND (LOT 37, BLK. 14 OF THE CONS. SUBD. PLAN. PCS-04-003360, BEING A PORTION OF THE CONS. OF LOTS 5481, 5482 & 5483, IMUS ESTATE, L.R.C. REC. NO. ), SITUATED IN THE BO. OF PASONG BUAYA, & TANZANG LUMA, MUN. OF IMUS. PROV. OF CAVITE. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 38, BLK. 14; ON THE NW., ALONG LINE 2-3 BY LOT 35, BLK. 14; ON THE NE., ALONG LINE 3-4 BY ROAD LOT 13; ON THE SE., ALONG LINE 4-1 BY LOT 39, BLK. 14 ALL OF THE CONS. SUBD. PLAN. X X X CONTAINING AN AREA OF ONE HUNDRED THIRTY FOUR (134) SQUARE METERS. X X X"

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 January 30, 2024 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 encumbrance thereon if any there be.

Imus, Cavite, Philippines, September 25, 2023.

BENITO A. CARRASCAL  
Sheriff IV  
RTC Branch 120

Approved:  
ARMIE A. FRANCISCO  
Clerk of Court VI

Copy Furnished:  
RURAL BANK SAN ANTONIO, INC.  
J.P. Rizal St., Brgy. 6, Lipa City, Batangas

SPS. PIERRE D. DE DIOS AND JEANLYN N. DE DIOS  
55 Belarmino St., Nahayang Pag-asa, Phase 8B, Brgy. maharlika,  
Imus City, Cavite  
No. 28 Aure St., Phase VIII, Brgy. Magdalo, Bahayang Pag-asa  
Subd., Imus, Cavite

ATTY. GERALD BOWE M. RESUELLO  
Counsel for Petitioner  
125 san Sebastian (Balagbag), Lipa City, Batangas

Southern Tagalog Herald Cavite  
December 17, 24 & 31, 2023

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

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

-versus-

ELEONOR C. TANGCAAG,  
Respondent/Mortgagor.

X-----X

File No. FC-DC-1206-23  
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 respondent/mortgagor, **ELEONOR C. TANGCAAG** with postal addresses at Blk. 14-02, San Marino Classic, Dasmariñas City, Cavite and Lot 2 Blk. 14 San Marino Classic, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of October 9, 2023 amounts to FIVE HUNDRED EIGHTY THREE THOUSAND NINETY PESOS & 90/100 (Php583,090.90), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **January 18, 2024 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. 057-2012024966

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF SALAWAG, MUN. OF DASMARINAS, PROV. OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND (LOT 2 OF THE CONS.-SUBD. PLAN, PCS-04-026169, BEING A PORTION OF LOTS 2 TO 6, & 8 TO 12, BLK. 14, PSD-04-200727), SITUATED IN THE BRGY. OF SALAWAG, MUN. OF DASMARINAS, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 7 ALONG LINE 2-3 BY LOT 8; ON THE NE., ALONG LINE 3-4 BY LOT 3, ALL OF THE CONS. SUBD. PLAN; ON THE SE., ALONG LINE 4-5 BY ROAD 4 (6.50 M. WIDE) PSD-04-200727; AND ON THE SW., ALONG LINES 5-1 BY LOT 1 OF THE CONS.-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN BEING N. 58 DEG. 42 W., 3526.66 M. FROM MON. NO. 167, IMUS ESTATE. THENCE N. 77 DEG. 04'E., 1.60 M. TO PT. 2; THENCE N. 77 DEG. 04'E., 2.20 M. TO PT. 3; THENCE S. 12 DEG. 56'E., 10.00 M. TO PT. 4; THENCE S. 77 DEG. 04'W., 4.00 M. TO PT. 5; THENCE N. 12 DEG. 56'W., 10.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF FORTY (40) SQUARE METERS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40 CM; BEARINGS TRUE; DATE OF ORIG. SURVEY: JULY 27, 1905 TO JUNE 1, 1908 AND THAT OF THE CONS.-SUBD. SURVEY: MARCH 17, 2010 & WAS APPROVED ON AUG. 12, 2010.

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 February 01, 2024 at the same time and place without further notice.

06 December 2023, Dasmariñas City, Province of Cavite.

**RODRIGO C. ESTOGERO, JR.**  
Sheriff IV

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

Copy furnished:

**HOME DEVELOPMENT MUTUAL FUND**  
(Otherwise known as Pag-IBIG Fund)

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

**ATTY. MAYBELLE JOY E. BERNALES**

Anchor Collection Services Inc.,  
Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City.

**ELEONOR C. TANGCAAG**

Blk. 14-02, San Marino Classic, Dasmariñas City, Cavite and Lot 2 Blk. 14 San Marino Classic, 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"

DATES: December 17, 24, & 31, 2023

Raffle Date of Judicial Notices: 01 December 2023.

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

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

-versus-

CHAROBET B. LADAN (Principal Borrower)  
married to RONALD V. LADAN (Co-Borrower),  
Respondent/Mortgagor.

X-----X

File No. FC-DC-1219-23  
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 respondent/mortgagor, **CHAROBET B. LADAN (Principal Borrower) married to RONALD V. LADAN (Co-Borrower)** with postal addresses at #377 Coral St., Tondo, Manila and Lot 30 Blk. 9, Tierra Vista Ayana, Barangay Langkaan 1, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of October 30, 2023 amounts to EIGHT HUNDRED TWO THOUSAND FORTY SIX PESOS & 47/100 (Php802,046.47), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **January 18, 2024 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. 057-2019014323

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF LANGKAAN 1, CITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

**LOT NO: 30 BLOCK NO: 9 PLAN NO: PSD-04 228067**

**PORTION OF: LOT 3866-NEW-B-3, PSD-04-225000;**

**LRC REC. 8843**

**LOCATION: BARANGAY OF LANGKAAN 1, CITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

**LINE DIRECTION ADJOINING LOT(S)**

1-2 NE LOT 29, BLOCK 9, PSD-04-228067  
2-3 SE ROAD LOT 9 (8.00 M. WIDE), PSD-04-228067  
3-4 SW LOT 31, BLOCK 9, PSD-04-228067  
4-1 NW LOT 17, BLOCK 9, PSD-04-228067

**TIE POINT: MON. NO. 154, IMUS ESTATE**

| LINE        | BEARING      | DISTANCE  |
|-------------|--------------|-----------|
| TO CORNER 1 | N.71° 06' E  | 873.98 M. |
| 1-2         | S. 27° 26' E | 12.50 M.  |
| 2-3         | S. 62° 34' W | 4.00 M.   |
| 3-4         | N. 27° 26' W | 12.50 M.  |
| 4-1         | N. 62° 34' E | 4.00 M.   |

**AREA: FIFTY SQUARE METERS (50), 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 February 01, 2024 at the same time and place without further notice.

06 December 2023, Dasmariñas City, Province of Cavite.

**RODRIGO C. ESTOGERO, JR.**  
Sheriff IV

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

Copy furnished:

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

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

**ATTY. SIMEON P. MADRID**

S.P. Madrid & Associates,  
5th Floor Bedrock Building, Kayumanggi Center,  
Commonwealth Ave., Matandang Balara, Quezon City.

**CHAROBET B. LADAN (Principi Borrower) married to RONALD V. LADAN (Co-Borrower)**

#377 Coral St., Tondo, Manila and Lot 30 Blk. 9, Tierra Vista Ayana, Barangay Langkaan 1, Dasmariñas City, Cavite.

PUBLICATION: "Southern Tagalog Herald"

DATES: December 17, 24, & 31, 2023

Raffle Date of Judicial Notices: 01 December 2023.

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-

ROSALIE G. MANANSALA MARRIED TO  
ORLANDO Q. MANANSALA,  
Respondent/Mortgagor.

X-----X

File No. FC-DC-1186-23  
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, **ROSALIE G. MANANSALA MARRIED TO ORLANDO Q. MANANSALA** with postal addresses at (1) 2910-H E. Rodriguez Street, Malibay, Pasay; (2) Lot 13 Block 1, Solar Homes Subdivision, BO., Lancaan, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of SEPTEMBER 20, 2023 amounts to ONE MILLION FIVE HUNDRED TWENTY EIGHT THOUSAND NINE HUNDRED EIGHTY FOUR PESOS AND 39/100 (Php 1,528,984.39), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **January 16, 2024 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. T-653897

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Dasmariñas, Province of Cavite bounded and described as follows:

A parcel pf land (Lot 13 Blk. 1 of the cons.-subd. plan Pcs-042106-007775, being a portion of the cons. of Lots 6756-A, Psd-77337, 6157 New-A-12-D, Psd-04-003524, & Lot 6157 New-B, Psd-20286, L.R.C. Rec. No. ), situated in the Bo. of Lancaan, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the NE., along line 1-2 by Lot 12, Blk. 1 of the cons.-subd. plan; on the SE., along line 2-3 by Lot 7444, Imus Estate; on the SW., along line 3-4 by Lot 14 Blk. 1 & on the NW., along line 4-1 by Road Lot 1 (10.00 m. wide), both of the cons.-subd. plan. Beginning at a pt. marked "1" on plan, being S. 60 deg. 50'E., 779.77 m. from Mon. 144, Imus Estate, thence S. 20 deg. 58'E., 12.00 m. to pt. 2; thence S. 69 deg. 02'W., 7.00 m. to pt. 3; thence N.20 deg. 58'W., 12.00 m. to pt. 4; thence N. 69 deg. 02'E., 7.00 m. to the pt. of beginning containing an area of EIGHTY FOUR (84) SQ. METERS. All pts. Referred to are indicated on the plan are marked on the ground by P.S. cyl. conc. mons. 15x60 cm.; bearings true: date of orig. survey July 27, 1905-June 1, 1908 and that of the cons.-subd. survey, Jan. 15-18, Feb. 16-25, & March 12-18, 1993 and was approved on Aug. 5, 1993.

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on JANUARY 30, 2024 at the same time and place without further notice.

Dasmariñas City, Province of Cavite, December 11, 2023.

**ARLYN P. BARCELON**  
Sheriff IV

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

Copy furnished:

**HOME DEVELOPMENT MUTUAL FUND**  
(Otherwise known as Pag-IBIG Fund)

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

**MARIA VICTORIA D. CAPIRAL**

C/O PAULINO E. CASES, JR  
Cases Collection Management, Inc.,  
Cases Chun & Associates Law Offices  
6th Floor JELP Business Solutions Building,  
409 Addition Hills, Shaw Boulevard, Mandaluyong City

**ROSALIE G. MANANSALA MARRIED TO ORLANDO Q. MANANSALA**

(1) 2910-H E. Rodriguez Street, Malibay, Pasay;  
(2) Lot 13 Block 1, Solar Homes Subdivision, BO., Lancaan, Dasmariñas, 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"

DATES: December 17, 24, & 31, 2023

Raffle Date of Judicial Notices: 01 December 2023.

# VM Bautista, namahagi ng libreng salamin

Pinangunahan ni At-Your-SerVICE, Vice Mayor Rowena Bautista Mendiola ang pamamahagi ng libreng salamin at pustiso para sa mga Senior Citizens at Persons with Disabilities (PWD) sa Lungsod kahapon, December 18, 2023, kasama si City Councilor Alex Gutierrez at Dra. Annabelle Asuncion.

Ito ay bilang pagpapatuloy sa pagsasakatuparan sa pangako ng serbisyong pangkalusugan para sa mga mamamayan, na

buong puso na ipinagkaloob ng Pamahalaang Lungsod ng Baco-or, sa pangunguna ni Mayor Strike B. Revilla, katuwang ang City Health Office (CHO) sa pamumuno naman ni Dra. Ivy Yrastorza. Sa katunayan, nasa mahigit kumulang na 400 na benepisyaryo ang nakatanggap ng libreng salamin habang nasa 50 naman ang nabigyan ng libreng pustiso. Para sa mga hindi nakakuha ng kanilang libreng salamin kahapon, maaari po kayong magtungo

sa Asuncion Optical sa Zapote Center mula 10:00 AM hanggang 7:00 PM hanggang bukas, December 20. Ipakita lamang ang inyong resibo bilang patunay. Maraming salamat po.

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

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

-versus-

RODALYN M. AGATEP married to  
CHARLES IRVING A. AGATEP,  
Mortgagors.  
X-----X

Foreclosure No. 2023-448  
For: Extra-Judicial Foreclosure of  
Real Estate Mortgage

NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund), at The Petron Mega Plaza Building., No. 358 Sen Gil Puyat Avenue, Makati City and against the mortgagors RODALYN M. AGATEP married to CHARLES IRVING A. AGATEP at 534 Delgado St., Brgy. Sampaloc East, Manila and Lot 8 Blk. 7 Villa Lessandra Subd., Brgy. Salinar, Bacoor, Cavite, to satisfy the mortgage indebtedness which as October 11, 2023, amounts to SEVEN HUNDRED NINETY SIX THOUSAND TWO HUNDRED TWELVE PESOS & 51/100 (P796,212.51), Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incidental to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **January 25, 2024 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. 057-2011012219

" A PARCEL OF LAND (LOT 8 BLOCK 7 OF THE SUBD. PLAN, PSD-04-192754, BEING A PORTION OF LOT 2-A (LRC) PSD-295560, L.R.C. REC. NO. ), SITUATED IN THE BARANGAY OF SALINAS, MUNICIPALITY OF BACoor, PROVINCE OF CAVITE, ISLAND OF LUZON. X X X, CONTAINING AN AREA OF FORTY FOUR (44) SQUARE METERS."

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

"In the event the public auction should not take place on the said date, it shall be held on February 1, 2024, 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, December 5, 2023.

MELY C. HERMOSURA-VISTA  
Clerk of Court VI

By:  
ALLISON ROMAN D. LABIAGA  
Sheriff IV

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

ATTY. CAESAR S. EUROPA  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

RODALYN M. AGATEP married to  
CHARLES IRVING A. AGATEP  
534 Delgado St.,k Brgy. Sampaloc East, Manila  
Lot 8 Blk. 7 Villa Lessandra Subd., Brgy. Salinar, Bacoor, Cavite

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  
Contact #09556643353

Southern Tagalog Herald Cavite  
December 17, 24 & 31, 2023

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

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

-versus-

RODANTE T. HERNANDEZ married to  
CRISTINA Q. HERNANDEZ,  
Mortgagors.  
X-----X

Foreclosure No. 2023-437  
For: Extra-Judicial Foreclosure of  
Real Estate Mortgage

NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund), at The Petron Mega Plaza Building., No. 358 Sen Gil Puyat Avenue, Makati City and against the mortgagors RODANTE T. HERNANDEZ married to CRISTINA Q. HERNANDEZ at 129 F. Aniban, Bacoor, Cavite City and Lot 12 Block 3, Paula Homes, San Nicolas, Bacoor, Cavite, Assumed by MARGIE P. RAFAEL at No. 122 Maliksi 2, Bacoor, Cavite, to satisfy the mortgage indebtedness which as October 9, 2023, amounts to FIVE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED NINETY NINE PESOS & 20/100 (P537,599.20), Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incidental to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **January 25, 2024 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-294676

" A Parcel of Land (Lot 12 Blk. 3, of the cons.-subd. plan, Pcs-04-004125, being a portion of the cons. of Lots 4610-D-1, 4610-D-2, 4610-D-3, 4610-D-4, 4610-D-5, 4610-D-6, 4610-D-7 (LRC) PSD-339742 and Lot 4610-F, Psd-04-017714, L.R.C. Rec. No. ), situated in the Bo. of San Nicolas, Mun. of Bacoor, Prov. of Cavite. X x x, Containing an area of ONE HUNDRED TEN (110) SQUARE METERS."

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

"In the event the public auction should not take place on the said date, it shall be held on February 1, 2024, 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, December 5, 2023.

MELY C. HERMOSURA-VISTA  
Clerk of Court VI

By:  
ELIAS E. ESCALA  
Sheriff IV

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

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

RODANTE T. HERNANDEZ married to  
CRISTINA Q. HERNANDEZ  
129 F. Aniban, Bacoor, Cavite City  
Lot 12 Block 3, Paula Homes, San Nicolas, Bacoor, Cavite

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  
Contact #09556643353

Southern Tagalog Herald Cavite  
December 17, 24 & 31, 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-

MELONA M. BURGOS married to  
LOUIE L. BURGOS,  
Mortgagors.  
X-----X

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

FC Case No. 18736-23

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 MELONA M. BURGOS married to LOUIE L. BURGOS, mortgagors, with residence and postal address at 766-B San Jose St., Manuyo 1, Las Piñas City and/or Lot 29 Block 52 Phase A Jade Residences Subdivision, Malagasang 1G, Imus City, Cavite, to satisfy the mortgage indebtedness which as of October 18, 2023 amounts to SEVEN HUNDRED FIFTY SEVEN THOUSAND FOUR HUNDRED FORTY THREE PESOS and 59/100 (P 757,443.59), 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 **January 23, 2024 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 improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2022002774

"x x x  
LOT NO: 29 BLOCK NO: 52 PLAN NO: PCS-04-029897  
PORTION OF: THE CONS/SUBD OF LOTS 1906-B-1, 1906-B-2, BOTTH OF (LRC) PSD-351581, LOTS 1921, 1922, 1923 ALL OF IMUS ESTATE NOW FRS-04-005672, LOT 1905-O-3, (LRA) PSD-428973, LOT 1905-N, (LRC) PSD- 16755, LOT 1905-M-2, PSD-04-031484, LOT 1, (LRA) PCS-E2015000341, LOTS 1893-A, 1893-B, BOTH OF (LRC) PSD-21410, LOT 1894, IMUS ESTATE, LOT 1895-A, PSD-04-076960 AND LOT 1901, IMUS ESTATE)

LOCATION: BARANGAY OF MALAGASANG 1G, CITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

| LINE | DIRECTION | ADJOINING LOT (S)               |
|------|-----------|---------------------------------|
| 1-2  | NW        | ROAD LOT 14, PCS-04-029897      |
| 2-3  | NE        | LOT 27, BLOCK 52, PCS-04-029897 |
| 3-4  | SE        | LOT 30, BLOCK 52, PCS-04-029897 |
| 4-1  | SW        | LOT 31, BLOCK 52, PCS-04-029897 |

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 January 30, 2024 without prior 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, November 14, 2023.

ISRAEL S. MEDINA  
Sheriff IV

APPROVED  
ARMIE A. FRANCISCO  
Clerk of Court VI

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

MELONA M. BURGOS married to  
LOUIE L. BURGOS  
766-B san Jose St., Manuyo 1, Las Piñas City  
And/or Lot 29 Block 52 Phase A jade Residences Subdivision, Malagasang 1G, Imus City, Cavite

ATTY. MELANIO A. BADENAS JR.  
Attorney-in-Fact, GCCS & Associates Corp.  
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## Refresher Discussions on the 2021 Revised Implementing Rules and Regulations of Republic Act No. 9904 successful

On December 13, 2023, the Provincial Housing Development and Management Office organized a seminar entitled "Refresher Discussions on the 2021 Revised Implementing Rules and Regulations of Republic Act No. 9904 (Magna Carta for Homeowners and Homeowners' Associations)", at the Ceremonial Hall of the Provincial Capitol Building. Attended by 52 participants from Pinagbuklod Village, Pinagkaisa Village and Pinagkaloob Village in Kawit, and the LRTA Relocation Site in Barangay Santiago, City of Gen. Trias, the event provided updates on the legislation to guide officers and residents.

Ms. Mary Grace Nova, delivered the opening message on behalf of Provincial Administrator for Community Affairs, Mr. Alvin S. Mojica stressing the importance of staying updated on regulations governing homeowners' rights and responsibilities, underscoring community engagement and adherence to the Magna Carta for Homeowners and Homeowners' Associations. The seminar's highlight was a presentation by Ms. Nini G. Sanchez, Officer-in-Charge of the Community Development Section at the Department of Human Settlements and Urban Development (DHSUD), providing a comprehensive

overview of RA 9904. The informative session was followed by an open forum, allowing participants to engage with Ms. Sanchez directly, seeking clarifications and sharing experiences. The event concluded with a closing message from Ms. Ma. Karen B. Camañag-Tupas, expressing gratitude for the attendees' active participation and emphasizing the importance of applying gained knowledge to build stronger communities. In essence, the seminar served to empower participants to positively contribute to their neighborhoods in alignment with the goals of Republic Act No. 9904.---OPIO



## Medical and Dental Mission in Santiago, GTC



The Provincial Government of Cavite organized another medical and dental mission, underscoring its commitment to the well-being of its constituents. Collaborating with Bria Homes Homeowners' Association, the PGC medical mission team's outreach event was successfully conducted in Barangay Santiago, City of Gen. Trias on December 13, 2023.

More than 200 residents availed free medical and dental services provided by the Office of the Provincial Health Office's medical team and the dental team of the City Health Office of Gen. Trias, assisted by local officials, barangay health workers, and HOA officers. The consultations addressed various health concerns, empowering individuals with insights into their health conditions and furnishing them with pertinent medical advice. Furthermore, prescription medicines were distributed free of charge.---OPIO

## SC clarifies need to prove criminal intent in cases

The prosecution must still prove that an accused intentionally committed a prohibited act even if the offenses involved do not require criminal intent as an element. The Supreme Court (SC) stressed this in reversing a

Court of Appeals (CA) decision and acquitting a man convicted for violation of the law protecting buyers of subdivision and condominiums. In a statement Thursday, the court said "dispensing with proof of criminal intent for

crimes mala prohibita, where criminal intent is not an element, does not discharge the prosecution's burden of proving, beyond reasonable doubt, that the prohibited act was done by the accused intentionally." The SC ruling granted the petition for review filed by Felix Valenzona challenging the CA which had affirmed the Regional Trial Court's conviction for violation of Presidential Decree (PD) No. 957 or the Subdivision and Condominium Buyers' Protective Decree (PD 957). Valenzona was the president of ALSGRO Industrial and Development Corpora-



## Cavite rewards dedicated BHW, BNS



To give back to the laudable dedication and efforts of Barangay Health Workers (BHW) and Barangay Nutrition Scholars (BNS) across Cavite province, the provincial government of Cavite, with Governor Jonvic Remulla leading the team, distributed incentives allotted to the barangay health frontliners on December 11, 2023 at Cavite State University-Silang Campus. Two-thousand four hundred (2400) BHW and eight hundred thirty-eight (838) BNS received the incentives, amounting to a total of Php 27,695,400.

Gov. Remulla was accompanied by Hon. Aidel Paul Belamide, 5th District Board Member and Committee Chair on Finance, Budget and Appropriations; Silang Mayor Atty. Alston Kevin Anarna, Vice Mayor Edward Caranza, and Sangguniang Bayan Members during the program.---OPIO

tion, a real estate company.

In 2003, ALSGRO entered into two contracts to sell with Ricardo Porteo two lots in ALSGRO's Bayfair of Margana Subdivision (subject contracts) in Laguna.

However, upon verification with the Registry of Deeds of Muntinlupa City in 2006, Porteo discovered that the subject contracts were not registered in accordance with Section 17 of PD 957.

In reversing the conviction of the accused, the Court distinguished between "intent to commit the crime" and "in-

tent to perpetrate the act." "To hold Valenzona criminally liable, it must also be established that he had the volition or intent to not register or [to] cause the non-registration of the subject contracts, which the prosecution failed to do," the SC ruled. The SC added that it cannot simply rely on the bare findings of a violation of PD 957 committed by ALSGRO, and that Valenzona was the corporation's president.

"The Court must be satisfied that the nexus between Valenzona's position in the corporation, and the commis-

sion of the offense with which he was charged, has been shown. If such nexus is not required for purposes of conviction, and the mere pretext that a violation of PD 957 is malum prohibitum is deemed sufficient, then the President (or Manager or Administrator) of every corporation engaged in the real estate business covered by the law automatically becomes criminally liable for every violation of PD 957 committed by such corporation," the Court ruled, stressing that such is an absurd interpretation of the law. (PNA)