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# HERALD

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OCTOBER 22-28, 2023 P20.00 VOL. XXIX NO. 13

**BUSINESS  
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# 'LAB For All' caravan goes to Tagaytay



TAGAYTAY CITY, Cavite (PIA) -- The Libreng Laboratoryo, Konsulta, at Gamot Para sa Lahat or LAB for All caravan has made Tagaytay City its fourth stop in Cavite province on Tuesday, October 10.

A project of First Lady Liza Araneta-Marcos in partnership with the Department of Health and key government agencies, the LAB caravan provided more than 1,500 individuals from Tagaytay City and nearby towns in Cavite with medical assistance and

## LGUs rev up for PNVF Challenge Cup in November

Nearly three weeks of volleyball action are scheduled in November with the staging of the Philippine National Volleyball Federation (PNVF) Challenge Cup at Rizal Memorial Coliseum in Manila.

Nine men's teams and six women's squads -- all local government unit (LGU)-based -- have so far confirmed their participation in the PNVF's penultimate tournament for 2023. "The Challenge Cup

>> P2

## Groundbreaking ng Super Health Center sa Brgy. Maliksi 2, isinagawa



Sa layunin na palakasin ang serbisyo pangkalusugan at itaguyod ang mahusay na pangangalaga sa pangangatawan, isinagawa noong October 14, 2023, ang isang makasaysayang seremonya ng pagtatag para sa Super Health Center na itatayo sa Barangay Maliksi 2.

Dito ay nagtipon-tipon ang mga kinatawan ng lokal na Pamahalaan na pinangungunahan ni Mayor Strike B. Revilla, Cong. Lani Mercado Revilla, Councilor Rey Pa-

>> P6

## 2-day hearing on 2024 local expenditure program held

The Provincial Government of Cavite (PGC) through the Sangguniang Panlalawigan Committee on Finance, Budget and Appropriations chaired by Board Member Aidel Paul Belamide, spearheaded the two-day Hearing on The Proposed 2024 Local Expenditure Program on October 9, 2023, at the Sangguniang Panlalawigan Session Hall in Trece Martires City, and on October 12, 2023 at Anya Hotel, Tagaytay City.

The first leg of the hearing on October 9 was presided by Vice Governor Athena Tolentino with Board Member Maurito Sison who delivered the opening remarks.



Proposed expenditure programs of offices under the Social Services cluster of the PGC including the provincial hospital, Cavite Center for Mental Health and other satellite hospitals were presented and reviewed as well as those of the Office of the Provincial

>> P3

## Bacoor City LGU lauded for exemplary performance

Under the dynamic leadership of Mayor Strike B. Revilla, the City Government of Bacoor has been recognized as one of the 137 Local Government Units (LGUs) in CALABARZON, lauded for their exemplary performance as Functional Peace and Order Councils for the Fiscal Year 2022.

This recognition comes after a rigorous Peace and Order Functionality Audit, led by the Department of the Interior and Local Government (DILG) IV-A, in line with Memorandum Circular No. 2023-066. The audit evaluated the functionality and compliance of local Peace and Order Councils (POCs) with existing laws and policies. It also aimed to pinpoint inno-

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**CITY OF BACOOOR**  
PROVINCE OF CAVITE

**CONGRATULATIONS  
CITY OF BACOOOR**

FOR BEING RECOGNIZED AS ONE OF THE HIGHLY FUNCTIONAL ON LOCAL PEACE AND ORDER AUDIT (LPOC AUDIT) FOR PERFORMANCE YEAR 2022

## Mayor Strike, Cong. Lani, nanguna sa blessing ng covered court

Noong nakaraang October 14, 2023, pinangunahan ni Mayor Strike B. Revilla at Cong. Lani M. Revilla ang blessing ng bagong Multipurpose Hall, Covered Court sa Barangay Ligas 1. Ang proyektong ito ay matagal ng hinihintay ng mga residente ng Ligas 1 na ngayon ay binigyang tuldok na ng Pamahalaang Lungsod ng Bacoor katuwang ang opisina ni Cong. Lani M. Revilla, Agimat PartyList Cong. Bryan Revilla, Board Member Ram Revilla, Senator Ramon "Bong" Revilla Jr. at ng Department of Public Works and Highways (DPWH).

Sa mensahe ni Mayor Strike B. Revilla binigyan diin nito ang mga programa at proyekto na patuloy na ginaga-

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## LGUs rev up for PNVF challenge << P1

gives LGUs the opportunity to have their own volleyball programs and we're looking forward to discover unpolished talents through this tournament," PNVF president Ramon Suzara said in a news release on Sunday.

The target is 16 teams for each side with a total of 64 matches set to

be played Nov. 6 to 9 and Nov. 13 to 23. The teams will be divided into four pools during the eight-day elimination round.

Already confirmed for the men's tournament are Plaridel (Quezon), Davao City, Orion and Dinalupihan (Bataan), University of Batangas, VNS Volleyball Club (Quezon City),

Arellano University (Manila) and Alpha Omega Elite. In the women's side are Davao City, Parañaque City, De La Salle University – Dasmariñas (Cavite), University of Batangas, Arellano University (Manila) and City of San Pedro, Laguna. The Challenge Cup precedes the

culminating Volleyball World Beach Pro Tour Challenge which features the world's top beach volleyball teams set later in November in Santa Rosa, Laguna. The PNVF then kicks off its 2024 calendar with the Champions League in February. (PNA)

## LAB For All << P1

other health care services. "What my spouse and I want is to bring services to the people. These are just baby steps, and hopefully we will be able to make a difference all around the country," the First Lady said.

Francisca Villanueva, a 68-year-old resident of Tagaytay City, was among the recipients of medical assistance and maintenance medicine.

"We are grateful to the government because it is able to provide medical support to seniors like us," she added.

The LAB caravan had previously visited Carmona, Silang and Dasmariñas in Cavite and the provinces of Batangas and Laguna, where it also brought free medical consultations, laboratory testing, and medicine to communities.

Its ultimate goal is to achieve universal health care, ensuring that all Filipinos have equal access to high-quality and affordable healthcare products and services while being protected from financial risks.

Araneta-Marcos said the free healthcare services represent the Marcos administration's commitment to

providing accessible primary care services to the people.

"I just want to thank everyone for your hard work and support in coming here and helping those in need. Thank you very much to all of you, sama sama tayong babangon muli para sa Bagong Pilipinas," she added.

The Department of Health-Calabarzon said the LAB program is in keeping with the government's commitment to provide access to healthcare services to the people. "Like what the First Lady said, we are bringing services closer to the people. Our beloved First Lady, together with other agencies, will visit every province to provide services," said Dr. Leda Hernandez, DOH Calabarzon Assistant Regional Director. Other partner agencies involved in the program are the Department of Agriculture (DA), Food and Drug Administration (FDA), Philippine Health Insurance Corporation (PhilHealth), Commission on Higher Education (CHED), Technical Education and Skills Development Authority (TESDA), and the Armed Forces of the Philippines (AFP). (AM/PIA-4A)

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# HERALD

CAVITE

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### ERRATUM

In the notice of Extra-Judicial Sale filed by Home Development Mutual Fund (PAG-IBIG FUND) against Edison C. Magallanes married to Joe-An F. Magallanes published in Southern Tagalog Herald Cavite on October 1, 8 and 15, 2023, corrections are made in the technical description of the mortgaged property as follows, "A parcel of land...being a portion of the CONS OF LOT 5-E (LRC)..." and the correct area is 36 square meters. Please be guided accordingly.

Southern Tagalog Herald Cavite  
October 22-28, 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-

**EDISON C. MAGALLANES married to  
JOE-AN F. MAGALLANES,**  
Mortgagors.  
X-----X

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

**FC Case No. 18466-23**

#### 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 **EDISON C. MAGALLANES married to JOE-AN F. MAGALLANES**, mortgagors, with residence and postal address at Lot 31 Block 15 Phase 1, Manila St., Golden City, Anabu 11-F, Imus, Cavite and/or Lot 34 Block 28 Phase 3, Oak Valley St., ACM Woodstock Homes, Brgy. Carsadang Bago, Imus, Cavite, to satisfy the mortgage indebtedness which as of July 4, 2023 amounts to SEVEN HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED TWELVE PESOS & 79/100 (P718,512.79) 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 **November 7, 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 properties with all improvements therein, to wit:

#### TRANSFER CERTIFICATE OF TITLE No. 057-2020007682

"A PARCEL OF LAND (LOT 34, BLK. 28 OF THE CONS./SUBD. PLAN, PCS-04-011778, BEING A PORTION OF THE CONS OF LOT 5-E (LRC) PSD-282485, LOT 1580, RS-04-02149 LOT 1582, IMUS ESTATE; LOTS 1-14, BLK. 4; LOTS 1-14, BLK. 5; LOTS 1-6, BLK. 1; LOTS 1-6, BLK. 2; ROAD LOTS 1,2,3 AND 17; LOTS 1-13, BLK. 3, PSD-04-085471, L.R.C. REC. NO. ), SITUATED IN THE BRGY. OF CARSADANG BAGO, MUN. OF IMUS, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 33; ON THE SE., ALONG LINE 2-3 BY LOT 32, BOTH OF BLK. 28; ON THE SW., ALONG LINE 3-4 BY ROAD LOT 27 (6.50 M. WIDE); ON THE NW, ALONG LINE 4-1 BY LOT 36, BLK. 28; ALL OF THE CONS./SUBD. PLAN. X X X CONTAINING AN AREA OF THIRTY SIX (36) SQ. METERS. X X X"

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

In the event the public auction should not take place on the said date, it shall be held on November 14, 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.

Imus, Cavite, Philippines, August 22, 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. POMPEYO P. MAYNIGO**  
Vision Credit & Collection Services Inc.,  
JRDC Building 117 Sen. Gil J. Puyat Ave. Pasay City

**EDISON C. MAGALLANES and JOE-AN F. MAGALLANES**  
Lot 31 Block 15 Phase 1, Manila St., Golden City,  
Anabu 11-F, Imus, Cavite and/or  
Lot 34 Block 28 Phase 3, Oak Valley St., ACM Woodstock  
Homes, Brgy. Carsadang Bago, Imus, Cavite

Southern Tagalog Herald Cavite  
October 1, 8 & 15, 2023

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

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

-versus-

**NORALIZA C. AMISCOSA,**  
Mortgagor.  
X-----X

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

**FC Case No. 18482-23**

#### 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 (otherwise known as PAG-IBIG Fund)**, mortgagee, with branch office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **NORALIZA C. AMISCOSA**, mortgagor, with residence and postal address at Lot 8 Block 3 Camella Nueva, Bayan Luma, Imus, Cavite and/or Lot 25 Block 5 Phase 1 Greengate Homes, Malagasang 2, Imus, Cavite, to satisfy the mortgage indebtedness which as of May 30, 2023 amounts to THREE HUNDRED THIRTY THOUSAND THREE HUNDRED SIXTY TWO PESOS and 48/100 (P 330,362.48), 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 **November 7, 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 City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

#### TRANSFER CERTIFICATE OF TITLE NO. T-1309884

"A parcel of land (Lot 25 Blk. 5 of the cons.-subd. plan Pcs-04-023656, being a portion of the cons. of Lots 1852 & 1853 Port, Imus estate, L.R.C. Rec. No. 8843), situated in the Brgy. Malagasang 2, Mun. of Imus, Prov. of Cavite, Is. of Luzon. Bounded on the SW., along line 1-2 by Lot 27, Blk. 5; on the NW., along line 2-3 by Road Lot 5 (6.50 M.W.); on the NE., along line 3-4 by Lot 23; on the SE., along line 4-1 by Lot 26, both of Blk. 5. all of the cons.-subd. plan. x x x containing an area of THIRTY SIX (36) SQ. METERS. x x x"

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 NOVEMBER 14, 2023 at 10:00 a.m. without prior notice.

Prospective bidders/buyers are hereby enjoined to investigate the titles to the said properties and encumbrances thereon if any there be.

Imus, Cavite, Philippines, August 16, 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

**NORALIZA C. AMISCOSA**  
Lot 8 Block 3 Camella Nueva, Bayan Luma,  
Imus, Cavite and/or Lot 25 Block 5 Phase 1  
Greengate Homes, Malagasang 2, Imus, Cavite

**ATTY. MELANIO A. BADENAS JR.**  
Attorney-in-Fact, GCCS & Associates Corp.  
Rm. 209 Megastate Bldg., No. 737 G.  
Araneta Ave., Tatalon, Quezon City

Southern Tagalog Herald Cavite  
October 8, 15 & 22, 2023

# 2-day hearing on 2024 local << P1

Social Welfare and Development Officer, and the Office of the Provincial Population Officer.

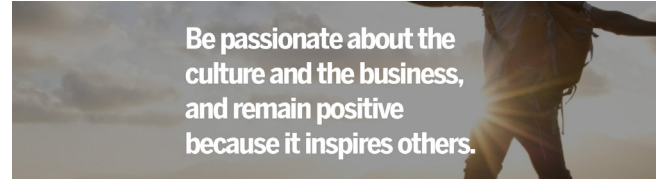
On the second day of the hearing, Governor Jonvic Remulla joined the provincial board and the heads of the different departments of the PGC in the review of

the proposed local expenditure program for the General Public Services and Economic Services sectors.

After thorough rounds of presentation of the accomplishments, plans and budget of all the offices, the program successfully concluded with a closing message delivered by

Board Member Reyniel Am-bion. The two-day hearing highlighted the transparent and prudent use of provin-

cial government's resources aimed at delivering effective and efficient public service for all Caviteños.--- OPIO



**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-

**MA. LEAH T. BUGANTE,  
Respondent/Mortgagor.**

X-----X

**File No. FC-DC-1073-23  
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 c/o Atty. Rizaldy F. De Leon, Bernales & Associates, Suite 6 Third Floor, A. Francisco Gold Condominium I, 784 EDSA West Kamias District, Quezon City against respondent/mortgagor, **MA. LEAH T. BUGANTE** with postal addresses at No. 5768 Kalayaan Avenue, Pinagkaisahan, Makati City and Lot 11, Blk. 18, Goldenville Subd., Brgy. Sabang, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of August 24, 2023 amounts to FOUR HUNDRED THIRTY THOUSAND SIX HUNDRED SIXTY SIX PESOS & 30/100 (Php430,666.30), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **November 09, 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. T-710766**

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

A parcel of land (Lot 11 of the cons.-subd.plan, Pcs-042106-008559, being a portion of the cons. of Lots 1 to 19, Blk. 18, Psd-042106-064739, LRC Rec. No. ), situated in the Brgy. of Sabang, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the SW., along line 1-2 by Lot 10 of the cons.-subd. plan; on the NW., along lines 2-4 by Alley 13, Psd-042106-064739; on the NE., along line 4-5 by Lot 12; on the SE., along line 5-1 by Lot 22, both of the cons.-subd. plan. Beginning at a pt. marked "1" on plan, being S. 13 deg. 29'E., 534.79 m. from Mon. 140, Imus Estate, thence N. 26 deg. 41'W., 10.00 m. to pt. 2; thence N. 63 deg. 19'E., 125 m. to pt. 4; thence S. 26 deg. 41'E., 10.00 m. to pt. 5; thence S. 63 deg. 19'W., 5.50 m. to the pt. of beginning, containing an area of FIFTY FIVE (55) SQ. METERS. All pts. Referred to are indicated on the plan and are marked on the ground by Ps. cyl. conc. mons. 15x60 cm.; bearings true; date of orig. survey, July 27, 1905-June 11, 1908 and that of the cons.-subd. survey, march 18, 1994 and was approved on May 27, 1994.

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said property and the encumbrances 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 November 23, 2023 at the same time and place without further notice.

25 September 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),**  
c/o Atty. Rizaldy F. De Leon, Bernales & Associates,  
Suite 6 Third Floor, A. Francisco Gold Condominium I,  
784 EDSA West Kamias District, Quezon City.

**MA. LEAH T. BUGANTE**  
No. 5768 Kalayaan Avenue, Pinagkaisahan, Makati City  
and Lot 11, Blk. 18, Goldenville Subd., Brgy. Sabang,  
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

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**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-

**CRISELDA T. ESPIRITU married to  
CHRISTOPHER GLENN E. ESPIRITU,  
Mortgagors.**

X-----X

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

**FC Case No. 18532-23**

**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 (otherwise known as PAG-IBIG Fund)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **CRISELDA T. ESPIRITU married to CHRISTOPHER GLENN E. ESPIRITU**, mortgagors, with residence and postal address at 984, Josefina, 3rd Street, Sampaloc, Manila and/or Lot 25 Block 23 Greengate Homes, Malagasang II-A, Imus, Cavite, to satisfy the mortgage indebtedness which as of August 23, 2023 amounts to THREE HUNDRED SEVENTY ONE THOUSAND ONE HUNDRED SEVENTEEN PESOS and 59/100 (Php 371,117.59), 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 **NOVEMBER 7, 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 City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. T-1328247**

"A parcel of land (Lot 25, Blk. 23 of the cons.-subd. plan Pcs-04-023656, being a portion of cons. of Lots 1852 & 1853 Port, Imus Estate, L.R.C. Rec. No. 8843), situated in the Brgy. Of Malagasang 2, Mun. of Imus, Prov. of Cavite, Is. of Luzon. Bounded on the SW., along line 1-2 by Lot 27, Blk. 23; on the NW., along line 2-3 by Road Lot 25 (6.50 m. wide); on the NE., along line 3-4 by Lot 23; and on the SE., along line 4-1 by Lot 26, both of Blk. 23, all of the cons.-subd. plan. x x x containing an area of THIRTY SIX (36) SQ. METERS. x x x"

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 NOVEMBER 14, 2023 at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, September 13, 2023.

**KATREENA MARIE L. POBLETE**  
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

**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

**CRISELDA T. ESPIRITU and CHRISTOPHER  
GLENN E. ESPIRITU**  
984, Josefina, 3rd Street, Sampaloc, Manila and/or  
Lot 25 Block 23 Greengate Homes, Malagasang II-A,  
Imus, Cavite

Southern Tagalog Herald Cavite  
October 8, 15 & 22, 2023

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

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

-versus-

**JOSEPH M. BALLENTOS is herein  
Represented by his Atty-in-fact  
LEON A. BALLENTOS,  
Mortgagors.**

X-----X

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

**FC Case No. 18505-23**

**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 (otherwise known as PAG-IBIG Fund)**, mortgagee, with branch office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **JOSEPH M. BALLENTOS is herein represented by his Atty-in-fact LEON A. BALLENTOS**, mortgagors, with residence and postal address at #355 Molave St., Andrea Vill., Bacoor, Cavite and/or Lot 27 Blk. 2 Parkdale Classic-1 Anabu-1, Imus, Cavite 4103, to satisfy the mortgage indebtedness which as of May 16, 2023 amounts to THREE HUNDRED FORTY ONE THOUSAND FOUR HUNDRED FIVE PESOS and 98/100 (P 341,405.98), 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 **November 7, 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 City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. T-586490**

"A parcel of land (Lot 27 Blk. 2 of the subd. plan. Psd-04-077370, being a portion of Lot 504, Imus state, LRC Rec. No. 8843), situated in the Bo. of Anabu 1, Mun. of Imus, Prov. of Cavite. Bounded on the SE., along line 1-2 by Lot 25, Blk. 2, on the SW & NW., along line 2-3-4-5 by Rd. Lot 2, & on the NE., along line 5-1 by Lot 25, Blk. 2, all of the subd. plan. x x x containing an area of EIGHTY NINE (89) SQ. M. x x x"

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 NOVEMBER 14, 2023 at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, September 4, 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

**JOSEPH M. BALLENTOS is herein represented  
By his Atty-in-fact LEON A. BALLENTOS**  
#355 Molave St., Andrea Vill., Bacoor, Cavite  
and/or Lot 27 Blk. 2 Parkdale Classic-1  
Anabu-1, Imus, Cavite 4103

**ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO**  
**Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.**  
3F Fass Inteli College Bldg. No. 11, Pittsburgh St.,  
Brgy. Silangan, Cubao, Quezon City

Southern Tagalog Herald Cavite  
October 8, 15 & 22, 2023

# SMC, gov't forge CSR collab to clean up & rehab Luzon rivers

Three years after it launched its landmark river cleanup and flood mitigation initiative--which has led to the removal of over 3 million metric tons of silt and solid wastes from the Pasig, Tullahan, and San Juan Rivers--San Miguel Corporation (SMC) is setting its sights on a more ambitious goal: cleaning up and rehabilitating three major river systems as well as other tributaries and waterways throughout Metro Manila, Pampanga, Cavite, and Bulacan.

Dubbed as "SMC's Adopt-A-River program", this initiative is possibly the country's biggest and most impactful corporate social responsibility (CSR) effort in collaboration with the national and local governments.

The initiative has gained broad-based support from various stakeholders, including national, provincial and city governments, whose localities stand to benefit from the massive undertaking.

Department of Environment and Natural Resources (DENR) Secretary Ma. Antonia Yulo-Loyzaga and Department of Public Works and Highways (DPWH) Secretary Manual Bonoan led national government support for the program at the formal signing of the memoranda of agreement. Also present at the signing and joining the effort were Cavite Gov. Juanito Victor Remulla, Pampanga Gov. Dennis Pineda, and Navotas City Mayor John Ray Tiangco.

"This initiative is unlike

anything we have seen before. It is perhaps the most extensive environmental effort involving both government and the private sector. In one decisive move, we are cleaning up many major rivers and waterways. We are doing this as a public service, at no cost to the government or taxpayers," SMC President and CEO Ramon S. Ang said.

He added that: "It is important to understand that cleaning up rivers is not a quick fix. It is a very important step in the river restoration process. It paves the way for polluted waterways to heal."

SMC began its river advocacy three years ago spending over P3 billion and removing over three million metric tons of oil and waste from Pasig River, Tullahan River and San Juan River.

The massive initiative covers the following rivers:

- River systems in Bulacan including the Meycauyan, Maycapiz-Talipitip, and Mailad Rivers, the Bambang Creek, Marilao River, Sta. Maria River, Guiguinto River, Pamarawan River, Labanog-Angat River, Malolos River, and Hagonoy River.

- Pampanga River
- Maragondon River and other related tributaries in Cavite

- Waterways in Navotas City, including Muzon River, Batasan River, and the Navotas River

- San Pedro River in Laguna
- San Juan River

DENR Secretary Yulo-Loyzaga lauded the com-

pany for its continuous efforts to clean up major river systems and the expansion of the program, aligned with government's environmental objectives.

"This partnership enables DENR to achieve three main mandates by investing and allowing water to flow and impound it correctly where it is needed. Most of all, we are able to fulfill a new role assigned to us by our President when he created the Water Resources Management Office... We are very grateful to San Miguel Corporation for its kind and generous support to our government activities," Loyzaga said.

For his part, DPWH Secretary Bonoan said: "We commend SMC for taking this noble initiative, for using your own resources and manpower to rehabilitate rivers that will benefit numerous communities and residents of various provinces. The initiative not only reflects commitment to environment stewardship, but also signifies dedication to preserving our rivers that have suffered the brunt of pollution and neglect and human activities."

The local government partners also extolled the efforts of SMC to clean up waterways in their areas.

"What they plan to do is solve the problem in Novleta, Rosario, General Trias, and Imus, which comprise maybe 10% of the land area, but 90% of flooding. With JICA and San Miguel, we expect to solve flooding in



Cavite 100%," said Cavite Governor Remulla.

"What affects Bulacan affects Navotas, affects Manila, affects Cavite," Remulla continued. "(Ramon Ang) brings us together to realize there is hope for this country if we act together."

For his part, Governor Pineda said: "Noong nakaraang kalamidad, talaga pong namorablema kami kung paano bibigyang solusyon ang baha sa probinsya. Kaya nagpapasalamat po ang mga Kapampangan kay boss Ramon Ang at sa SMC... Alam ko po na ang gagastusin ninyo dito bilyon, pero wala po kayong inaasahan na kapalit. Hindi po namin makakalimutan itong tulong na binigay niyo."

Navotas City Mayor Tiangco, who lauded SMC's cleanup of the Tullahan River in support of the rehabilitation of Manila Bay, said: Our ultimate goal is to restore the

waters surrounding Navotas to a classification fit for fishing, aquaculture, and other recreational water activities. Hence, we fully support San Miguel Corporation's Adopt-A-River program and its noble endeavor to clean up and rejuvenate bodies of water."

Ang said that while the expanded project already covers the major rivers and waterways that significantly contribute to flooding, the initiative may still be expanded as needed, should government request the coverage of more rivers.

He added that SMC has already started conducting bathymetric studies on the rivers, to determine problem areas that have become shallow due to decades of accumulated silt and garbage. DENR and the company will then develop the appropriate dredging plans.

Over the last three years, as it implemented its am-

bitious P3-billion cleanup effort for the Pasig River, Tullahan River, and San Juan River, SMC has acquired various specialized heavy equipment that enable it to conduct river cleanup efforts in various conditions more efficiently.

Ang said that its cleanup personnel have also gained significant experience and skill in conducting cleanups efficiently and according to government standards.

SMC's efforts have been credited with lesser incidences of flooding throughout Metro Manila, despite the yearly succession of typhoons, as the removal of millions of tons of solid wastes have deepened and widened once shallow and heavily polluted rivers.

This has complemented the government's continuing flood mitigation efforts, including the putting of pumping stations in critical areas.

## Job fair caravan held in Tagaytay City

The Office of the Provincial Public Employment Service Manager once again facilitated a job fair caravan in Tagaytay International Convention Center, Tagaytay City on October 10, 2023. This initiative brought together 60 eager job seekers and 13 dynamic companies, creating a promising platform for recruitment and growth and highlights the potential for economic development in the province.


Job seekers were able to submit their resumes, engage in on-the-spot interviews, and learn more about the companies and their available positions. This direct interaction allowed applicants to make a personal connection with

potential employers and gain a better understanding of the nature of work.

On the flip side, participating companies had the chance to meet and interact with an array of talented and motivated individuals. The job fair allowed them to identify job seekers whose skills and experience matched their organization's requirements.

In conclusion, job fairs continue to serve as vital connectors in the employment landscape, events like this are not only empowering individuals but also contributing to the overall progress of the province.---OPIO





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# DOH launches framework to combat mental health stigma

CALAMBA CITY, Laguna (PIA) -- The Department of Health (DOH) has launched its Mental Health Strategic Plan 2024-2028, as part of its bid to promote mental health literacy and address the stigma in seeking professional help.

The Mental Health Strategic Plan is a five-year framework in reducing premature mortality, prevent and treat substance abuse, and reduce the vulnerability of individuals and communities to mental, neurological, and substance use disorders.

According to DOH, the plan will deinstitutionalize mental health care by easing access to support services in the communities with its collaboration with the Quirino Memorial Medical Center.

"In Calabarzon, many have already adopted the community-based approach on mental health. Municipal and City Health Officers who were already trained are helping diagnose patients," Geneva Calanog, Mental Health Program Outcome Manager of DOH Calabarzon said.

Calanog further explains, "It's either sila mismo 'yung tumitingin sa pasyente or minsan bumababa kami na may kasamang psychiatrist from the Quirino Memorial Medical Center and the National Center for Mental Health para mag-supervise. Kasi minsan, kahit trained ka na mayroon pa ring mga agam-agam to diagnose whether this is really a mental health situation."

To further capacitate health workers in addressing the mental health gap in the region, the DOH said they will also conduct post training supervision in the community.

"[Starting] the first quarter next year, we will conduct post training supervision to see if the Municipal Health Officers are practicing the mental health gap. We also need the masterlist of patients for the allocation of psychotropic drugs."

Calanog believes that although mental, neurological, and substance abuse literacy among



the general public is improving, patients are still hesitant to seek professional health due to stigma. "They are ashamed to seek professional help, in fear that they will be judged. Although times have changed, and mental health is freely discussed, stigma [on the issue] still exists." Calanog said.

Health institutions have reported around 2,015 cases of mental health disorders in the region, with Laguna Province recording the highest number of reported cases with 764, followed by the provinces of Quezon (509), Cavite (278), Batangas (243), and Rizal (222). (PB)

## Graduates, employers very satisfied with tech-voc training - TESDA



According to surveys done by the Technical Education and Skills Development Authority (TESDA) for the last five years, tech-voc graduates are "very satisfied" with the training they received.

Likewise, employers who hired graduates of technical vocational education and training (TVET) programs found the performance of these workers to be "very satisfactory".

The results on the satisfaction of the TESDA graduates is based on TESDA's Study on Employment of TVET Graduates (SETG) in the last five years, which disclosed that the delivery of the training program has significantly influenced the employment rate in relation to the overall satisfaction of the graduates in their respective training programs.

"The SETG in the last five years have shown that an average 93% of tech-voc graduates are either 'very satisfied' or 'satisfied' with their training," said TESDA Secretary/Director General Suharto T. Mangudadatu.

Likewise, in the last five years, 52.33% of TVET graduates on average found that the skills they had acquired were very useful, while some 31% conveyed that they used some of the competencies they acquired from their tech-voc training.

"We regularly ask tech-voc graduates to their training based on entry requirements, trainers' methodologies, tools and equipment, knowledge expertise of the trainers, learning materials, training activities, training facilities, training duration, level of knowledge, skills and attitudes acquired, and assessment method," explained the TESDA head.

The SETG is conducted annually to measure the relevance and effectiveness of tech-voc training programs.

This information is further validated in TESDA's annual Employment Satisfaction Survey (ESS), which recorded employers to have rated their tech-voc graduates' performance to be "very satisfactory" on average in the last four survey rounds.

The ESS serves as one of the monitoring and feedback mechanisms to generate inputs and comments from the industry regarding their perspective on the performance of employed TVET graduates, TVET provisions, certification, and other TVET-related areas.

Meanwhile, according to Secretary Mangudadatu, many tech-voc graduates who have trained under TESDA have found success after finishing their respective training programs.

One of them is Joeminel Cutcharo, a holder of Automotive Servicing NC I to NC IV at TESDA's Auto-mechanic Training Center in Eastern Visayas. Joeminel, a victim of typhoon Yolanda, took up his tech-voc course as a way for his family to recover from the disaster. Joeminel went on to represent the Philippines and earned medals in the ASEAN Skills Competition in Thailand, and the WorldSkills Competition in Russia. He currently works as an automotive technician at the Laguna plant of a known Japanese car manufacturer.

Another TESDA graduate, Chef Roxanne Joy Magday-Ningala, took Bread and Pastry Production NC II training at the Provincial Training Center in Nueva Vizcaya after she quit her job as a domestic helper in the Middle East. Currently, she is now employed at a large dessert shop and wholesale bakery in Malé, Maldives, and has even assisted the world's top Master Chefs.

"These are just a few real-world examples of the impact that TESDA and tech-voc has made on the lives of its graduates," added the Secretary. (TESDA)

## COMELEC, PNP on alert for 2023 BSKE, Taal volcano activity



Authorities in the Calabarzon region are keeping a close watch on the conduct of the 2023 Barangay and Sanggunian Kabataan elections (BSKE) and the continuing activities of Taal Volcano as election day draws near.

Police Major Gerry Malipol said more than 9,000 personnel from the Philippine National Police Regional Office IV-A are ready to be deployed along with the Armed Forces of the Philippines, Philippine Coast Guard, Bureau of Fire Protection, and the Regional Maritime Unit to ensure safe and fair elections.

The Commission on Elections (Comelec) is also on alert on the activities of Taal Volcano, which may affect the conduct of elections in surrounding areas.

Lawyer Gretchen Dolarte, Batangas provincial election officer, said the poll body is prepared to declare a 'failure of election' if incidents such as fire, flood, earthquakes, or similar events occur on election day.

"Our top priority is the preservation of life, so our election board is required to evacuate polling places if necessary. However, they must report the situation to our election officers and secure all equipment and supplies. They must also inform the party representatives, citizen arms, and watchers about any transfer or suspension of voting," she said.

In past barangay elections, the PNP recorded a minimal number of election-related incidents involving candidates and their supporters. Incidents included two cases in 2010, three in 2013, and two in 2018.

"Despite these incidents, it is safe to assess that the BSKE in the region were generally peaceful. Nevertheless, we continue to monitor the presence of potential private armed groups that may be involved in activities related to the election period," Malipol said.

Under the Omnibus Election Code, an election may be postponed due to violence, terrorism, loss or destruction of election paraphernalia or records, force majeure, and other situations that would undermine the conduct of a free, orderly, and honest election.

Calabarzon comprising Cavite, Laguna, Batangas, Rizal and Quezon has 15,660,770 registered voters for the October 2023 polls, making it the most vote-rich region in the country. (PB)

## Bacoor City LGU provides med, financial aid to poor residents



The City Government of Bacoor, under the leadership of Mayor Strike B. Revilla, demonstrated its commitment to the welfare of its residents by organizing a Distribution of Medicines and Financial Assistance event. Held at the 3rd Floor of Revilla Hall, Bacoor Government Center, the initiative aimed to extend support to 287 beneficiaries facing various medical challenges.

The event, conducted in coordination with the City Social Welfare and Development Office headed by Ms. Liliang De Roxas Ugalde, was part of the City Government's Emergency Assistance Program. The program was designed to help Bacoor residents experiencing crisis situations, particularly those burdened by hospital bills, medication expenses, dialysis, chemotherapy, and other critical medical needs.

The process of identifying the recipients of financial assistance and medication was thorough and meticulous. Applicants were required to visit any of the 12 Strike Sa Serbisyo Action Centers, where they underwent an interview and assessment. The final approval for assistance was granted by none other than Mayor Strike himself, ensuring that the aid reached those who needed it the most.

## Mayor Strike, Cong. Lani << P1

wa ng Pamahalaang Lung-sod para sa tuloy-tuloy na serbisyo sa mga Bacoor. Sa mensahe naman ni Cong. Lani M. Revilla ibinahagi nito ang tulong na ibinibigay ng Southern Tagalog Regional Hospital kung saan mas tinututukan ng opisina ni Cong.

Lani ang mga pasilidad na maaring makatulong sa mga Bacoor. Sinaksihan naman ng mga residente ng Ligas 1 ang bagong covered court na ngayon ay maari nang paglaruan at pagdausan ng mga pagpupulong.

upholding peace, order, and public safety within the community—a pivotal endeavor towards achieving sustainable development. Congratulations to all the recognized LGUs!

## Bacoor City << P1

vative approaches and strategies initiated by the POCs and POC Secretariats.

The City Government of Bacoor, alongside other distinguished LGUs, has demonstrated yet another unwavering dedication to

upholding peace, order, and public safety within the community—a pivotal endeavor towards achieving sustainable development.

Congratulations to all the recognized LGUs!

## Groundbreaking ng super << P1

labrica, Councilor Levy Tela, Councilor Monching Bautista, at Mr. Patrick Tela mula sa opisina ni Senator Bong Go.

Kasama rin dito ang mga opisyal ng barangay sa

pangunguna ni Barangay Captain Nieto Toledo at ang mga kinatawan ng kalusugan sa pangunguna ni Dr. Ariel Valencia.

The Distribution of Medicines and Financial Assistance event was a significant step towards alleviating the burden faced by individuals and families grappling with medical challenges. By extending a helping hand to the community, the City Government of Bacoor demonstrated its unwavering commitment to the well-being of its residents.

Through initiatives like this, the City Government of Bacoor and Mayor Strike B. Revilla continue to make a positive impact on the lives of their constituents, providing support and assistance during times of need.

Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
BRANCH 89  
City of Bacoor  
rtc2bcr089@jud9iciary.gov.ph  
09084163855

IN THE MATTER OF THE  
PETITION TO APPROVE THE  
HOLOGRAPHIC WILL OF THE  
LATE HON. PROS. CATHERINE  
CECILIA R. DULAY

HILDA M. JACOBO  
Petitioner.  
X-----X

BSP-2023-81

ORDER

This is a petition instituted by Hilda M. Jacobo, assisted by the Public Attorney's Office for the approval of the Holographic Will of the late Prosecutor Catherina Cecilia R. Dulay.

NOTICE IS GIVEN that the petition is set for hearing on NOVEMBER 15, 2023 at 1:30 in the afternoon. All those interested are cited to appear and show cause why it should not be granted.

Let this Order be published once a week for three (3) consecutive weeks in a newspaper of general circulation in the Province of Cavite.

The Sheriff of this court is ordered to post copies of this Order in three conspicuous places in the City of Bacoor, Province of Cavite, where the subject properties are situated,

Furnish copies of this Order and petition the petitioner, Hilda M. Jacobo, Austria R. Dulay, Ralph Michael R. Dulay, Joan Pauline R. Dulay and Maria Caroline R. Dulay.

SO ORDERED.

GIVEN IN CHAMBERS this 31st day of August in Bacoor City.

ROSALINDA E. BELTRAN-KAWADA  
Presiding Judge

Southern Tagalog Herald Cavite  
October 8, 15 & 22, 2023

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

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

-versus-

JOSEFINA M. CONSTANTINO,  
Respondent/Mortgagor.  
X-----X

File No. FC-DC-1049-23  
For: Extra-Judicial Foreclosure of Real  
Estate Mortgage under Act No.  
3135 as amended by Act No. 4118

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act No. 3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND), a government financial institution duly organized and existing under and by virtue of Republic Act. No. 9679, with postal address at The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue, Makati City, in favor of the BANK OF COMMERCE., a corporation duly organized and existing under and by virtue of laws of the Republic of the Philippines with principal place of business at Banker's Centre Bldg., Ayala Avenue, Makati City against the respondent/mortgagor, JOSEFINA M. CONSTANTINO with postal address at B-53 Unit 9, New Era, Bucal, Dasmariñas City, Cavite; Lot 65 Blk 23, Goldenville Subd., Brgy. Sabang, Dasmariñas City, Cavite 4114, and for the satisfaction of the mortgage debt which as of May 16, 2023 amounts to ONE HUNDRED SEVENTY EIGHT THOUSAND THREE HUNDRED FORTY EIGHT PESOS & 96/100 (P178,348.96) exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **November 10, 2023 at 10:00 o'clock in the morning** or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro 1, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-642647

IT IS HEREBY CERTIFIED that certain land situated in Mun. of Dasmariñas, Prov. of Cavite, bounded and described as follows:

A parcel of land ( Lot 65, of the cons. subd. plan, Pcs-042106-008897, being a portion of the cons. of Lots 19-61 Blk.23, PSD-042106-064739, LRC. Rec. no. ), situated in the Brgy. of Sabang, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the NE., along line 1-2 by Lot 3454, Imus Estate; on the SE., along line 2-3 by Lot 64, of the cons. plan; on the SW., along line 3-4 by Rd. Lot 5, PSD-042106-064739; and on the NW., along line 4-1 by Lot 66 of the cons. subd. plan. Beginnings at a pt. marked "1" on plan being S. 14 deg. 55'E., 584.94 m. from Mon. 140, Imus Estate, thence S. 24 deg. 35'E., 3.50 m. to pt. 2; thence S. 65 deg. 25'W., 10.00 m. to pt. 3; thence N. 24 deg. 35'W., 3.50 m. to pt. 4; thence N. 65 deg., 10.00 m. to point of beginning, containing an area of THIRTY FIVE (35) Sq. Meters.

All points referred to are indicated on the plan and are marked on the ground by PS cyl. Conc. Mons. 15x60 cm., bearings true and date of orig survey, June 27, 1906 - June 11, 1908 & that of the subd. survey, June 25, 1994 and was approved on Aug 19, 1994.

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on November 24, 2023 at the same time and place without further notice.

Dasmariñas City, Province of Cavite, September 27, 2023.

GERALD A. FARGAS  
Sheriff IV

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

Copy furnished:

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

Atty. Julius Voltaire Rommel C. Cubelo  
Attorney-in-Fact, 24K Accounts Consultant, Inc.  
3F Fass Intelli College Bldg., No. 11 Pittsburgh St.  
Brgy. Silangan, Cubao, Quezon City

Josefina M. Constantino  
B-3 Unit-9 New era, Bucal, Dasmariñas Cavite  
Lot 65 Blk 23, Goldenville Subd.,  
Brgy. Sabang, 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

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Raffle Date of Judicial Notices: September 22, 2023

Southern Tagalog Herald Cavite  
October 8, 15 & 22, 2023