

LRT1 Cavite Extension Moves Forward with Funding Plans

By Jenniffer B. Austria

The completion of the LRT1 Cavite Extension is facing new delays. The Light Railway Manila Corp. (LRMC) announced that work on the project's next stages cannot proceed due to financial challenges and unresolved government claims.

LRMC President Enrico Benipayo stated that the company requires the government to settle its financial claims, rebalance debts, and approve a fare adjustment

- See Page 2

Cavite Grants Aid to 2,500 Scholars



CARMONA, Cavite – A total of 2,542 Iskolar ng Lalawigan from the Cavite State University Carmona Campus were granted educational assistance in a recent payout event. The activity was held at the CarSiGMA Gymnasium on November 12.

The Provincial Government of Cavite spearheaded the initiative, reinforcing its ongoing commitment to aiding students in their academic pursuits. Governor Abeng

- See Page 2

Cavite Career Caravan Connects Hundreds to Jobs in Silang



SILANG, Cavite – A wave of opportunity arrived at the Cavite State University Silang Campus as the Cavite Career Caravan returned on November 7, drawing 147 local jobseekers ready to explore new career paths. The event served as a direct hiring bridge, featuring 42 companies.

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SEC Approves Metro Pacific Tollways P20 Billion Bond Sale

By Joann Villanueva

The Securities and Exchange Commission (SEC) has granted its approval for Metro Pacific Tollways Corporation's (MPTC) planned bond offering, clearing the way for the company to raise up to 20 billion pesos.

According to a report from the SEC, the commission's en banc gave the green light for the fund raising activity during a meeting last Wednesday. The bond sale features a base amount of 15 billion pesos, with an option to sell an additional 5 billion pesos if investor demand is high. As detailed in the company's filing, the offer period is

- See Page 2



BOND OFFER. Vehicles lined up at the toll gate of the North Luzon Expressway in Quezon City on Dec. 24, 2024. The Securities and Exchange Commission on Friday (Nov. 14, 2025) said it approved on Nov. 12 the PHP20-billion bond offer of Metro Pacific Tollways Corporation. (PNA photo by Ben Briones)

Bacoor Boosts Barangay Drug Councils with New Training



BACOR CITY, Nov. 17 – The local government here has launched a new initiative to empower its community-based anti-drug units. The program, led by Mayor Strike B. Revilla, aims to strengthen the Barangay Anti-Drug Abuse

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Comelec Focuses on 2026 Barangay Polls

By Ferdinand Patinio

The Commission on Elections (Comelec) announced on Wednesday that it is now prioritizing preparations for the

- See Page 2

Cavite Extends Vital Health Services to GMA Community



MEDICAL AND DENTAL MISSION
7 NOVEMBER 2025 / BIRGY, EPIFANIO MALIA, GMA

GENERAL MARIANO ALVAREZ, Cavite – A recent health initiative in Barangay Epifanio Malia brought essential medical and dental care directly to local residents. The provincial government's outreach effort, held on November 7, provided complimentary consultations and treatments to hundreds in the community. The mission successfully served 466 individuals, offering

a range of services from standard medical and dental check-ups to diagnostic procedures like ECG tests and X-ray examinations. A team of dedicated healthcare professionals from the General Emilio Aguinaldo Memorial Hospital (GEAHM) was on-site to administer care. Following their consultations, all beneficiaries received free prescription medicines

and vitamins provided by the Office of the Provincial Governor's Medical Mission Team. The event was supported by 5th District Board Member Aidel Belamide and Board

Member Ivey Jayne Reyes. The officials reaffirmed their commitment to supporting programs that make quality healthcare more accessible for the people of Cavite. (Based on a report from R. Tanael.)

Comelec focuses on

Continued from Page 1

November 2026 Barangay and Sangguniang Kabataan Elections (BSKE). This comes after the Supreme Court upheld the legality of the law that postponed the polls.

Comelec Chairperson George Garcia stated that the ruling allows the poll body to concentrate on its timelines for next year's elections. He expressed hope that the decision would end ongoing speculation about the conduct of the village and youth polls.

"With the Supreme Court's decision, we can now fully focus on our preparations and timelines," Garcia said. The Supreme Court, in a ruling on Tuesday, affirmed the constitutionality of Republic Act 12232, which defines the term of office for barangay and SK officials. The court noted

that the rescheduling of the elections from December 2025 to November 2026 was only an incidental effect of the law.

In related updates, the Comelec reported that it is close to finishing the printing of official ballots for the Barangay elections. Data as of Tuesday shows that over 58.9 million ballots, or 85 percent of the total 69.2 million, have been printed. Only two regions, Central Luzon and the National Capital Region, have ballots remaining to be printed.

Printing for the Sangguniang Kabataan polls, which requires 23.4 million ballots, has not yet begun. The Comelec noted that the necessary paper materials are in storage, and hauling services are still being procured. The printing of all election ballots began last month.

Bacoor boost barangay drug councils

Continued from Page 1

Councils (BADACs) across the city's neighborhoods. According to a report from the City Information Office, the "Strengthening Institutional Capacities of Barangay Anti-Drug Abuse Council" session, or SICAP BADAC 3.0, was conducted in partnership with the Department of the Interior

and Local Government (DILG) and the Philippine Drug Enforcement Agency (PDEA). The event saw participation from key local officials, including Vice Mayor Rowena Bautista Mendiola and city councilors, alongside barangay captains, police,

and school representatives. The core objective is to enhance the councils' skills in combating illegal drugs. This includes cutting the supply of drugs, reducing demand through prevention, and supporting rehabilitation efforts. As part of their duties, the BADACs will develop

local action plans, lead community education, and gather data on drug-related incidents.

The city also plans to mobilize local volunteers to help monitor communities and assist in recovery programs. Regular monthly reporting to the city council is mandatory for all barangay councils. Source: Bacoor City Information Office

SEC approves metro pacific tollways

Continued from Page 1

scheduled for November 17 to 21. The bonds are then set to be listed on the Philippine Dealing & Exchange Corp. by December 2. The offering will consist of three bond series with different maturities: three year, five year, and ten year bonds, all offered at their face value. The SEC stated that if the oversubscription option is fully exercised, MPTC could net approximately 19.73 billion pesos. The company plans to use the proceeds

to help fund its toll road projects, refinance existing debts, and for other general corporate purposes. A group of leading financial institutions, including BPI Capital Corporation and First Metro Investment Corporation, will manage the bond sale. They will act as joint issue managers, lead underwriters, and bookrunners. MPTC, a company under the Manny V. Pangilinan group, is a

major player in the country's infrastructure sector. It operates key expressways such as the North Luzon

Expressway (NLEX), the Subic Clark Tarlac Expressway (SCTEX), and the Cavite Laguna Expressway (CALAX). (Source: Based on the original report by Joann Villanueva for the Philippine News Agency.)

Cavite career caravan connects

Continued from Page 1

Six overseas employers and 36 local businesses participated, presenting a vast selection of 6,309 job openings for applicants of various experience levels and qualifications.

Beyond the job fairs, the caravan also provided a one-stop shop

for government services. Key national agencies set up assistance desks, including the Philippine Statistics Authority, Social Security System, Pag-IBIG Fund, PhilHealth, and the Department of Trade and Industry. The Technical Education and Skills

Development Authority and the Bureau of Internal Revenue were also on hand to offer consultations and on-site processing.

Organized by the Office of the Provincial Public Employment Service Manager, the caravan is a core project of the Provincial

Government of Cavite. It aims to bring employment, livelihood support, and essential government services closer to Caviteños.

The successful event at CvSU Silang, supported by the academe, private sector, and government partners, marks another step in the province's mission to boost local employment and empower its residents. — OPIO

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Cavite grants aid to 2,500 scholars

Continued from Page 1

Remulla and Vice Governor Ram Revilla attended the event to personally show their support. They delivered inspirational messages to the scholars, reaffirming the provincial leadership's dedication to creating more educational opportunities for the youth

of Cavite.

The program also saw strong backing from local officials. Carmona City Mayor Dahlia Loyola, 5th District Representative Roy Loyola, along with Board Members Ivey Jane Reyes and Aidel Paul Belamide, and city council members

were present. Their unified participation underscored a common goal to advance education as a key driver for development.

Officials at the event shared their pride in the scholars' hard work and stressed how crucial accessible education is for

building a skilled future workforce. The financial aid is designed to help students manage their school-related costs, allowing them to concentrate better on their studies.

The distribution was successfully completed, leaving the scholars with increased inspiration to achieve their best and to help in the progress of Cavite.

LRT 1 Cavite extension moves forward

Continued from Page 1

before starting phases 2 and 3. "Before we can begin the physical build out of phase 2, the rebalancing and repayment of the claims must happen," Benipayo said.

The firm is currently in discussions with its lenders to refinance its debts.

These financial pressures were highlighted

after major shareholder Metro Pacific Investments Corp. indicated its intention to sell its stake in the railway project.

MPIC Chairman Manuel Pangilinan voiced his frustration over the long delayed fare adjustment. He emphasized the core principle of public private partnership arrangements.

"The basic tenet of PPP is you are asking for other people's money to build a project. When you borrow people's money, you have to pay for the use of that money. It is as simple as that," Pangilinan said.

Benipayo added that the government has a strong interest in ensuring LRMC's stability, especially with

other major infrastructure projects in the pipeline. "So obviously the government cannot afford for LRMC to fail. So that is what we are leveraging on," he noted.

Earlier this year, LRMC successfully opened the first phase of the extension, adding five new stations and six kilometers of track from Redemptorist to Dr. Santos. The upcoming phases are planned to add the Las Piñas, Zapote, and Niog stations.

Cavite Government Brings Ugnayan sa Barangay to Mendez

MENDEZ, Cavite – The Cavite Provincial Government, under the leadership of Governor Francisco Gabriel "Abeng" Remulla, connected directly with residents of Barangay Palocpoc II during the Ugnayan sa Barangay program last November 12.

Governor Remulla and Vice Governor Ram Revilla Bautista were present to personally discuss the latest

provincial development projects and initiatives. The event aims to keep Caviteños informed about programs designed for their benefit.

The activity demonstrated strong local support, with Mendez Vice Mayor Raygan Dimapilis, members of the municipal council, and 8th District Board Member Jasmin Maligaya Bautista in attendance.

Ugnayan sa Barangay acts as a direct bridge between the provincial government and local communities. This program ensures that services and updates are delivered right to the barangay level, fulfilling the administration's goal to make government assistance accessible to all.



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

IN RE: PETITION FOR THE
ISSUANCE OF NEW OWNER’S
DUPLICATE CERTIFICATE OF TITLE
NO. T-951493 THELMA L. SO,
REPRESENTED BY ATTORNEY-IN-
FACT DEBBIE A. FONCECA,
Petitioner.

-versus- **LRC CASE NO. 8843-2025-257**

**REGISTER OF DEEDS OF TRECE
MARTIRES CITY,**
Respondent.
X-----X

ORDER

On October 2, 2025, petitioner, through counsel, filed this instant petition alleging among other that: (a) petitioner is the registered owner of a parcel of land covered by TCT No. T-951493; (b) the property has been declared for taxation purposes; (c) sometime in December 2023, petitioner discovered that the title was missing; (d) the title cannot be recovered despite diligent efforts to recover the same; and (e) an Affidavit of Loss was executed on and annotated in the title on April 19, 2024. Petitioner is praying that the court, after due notice and hearing, render judgment directing the Register of Deeds for the Province of Cavite, Bacoor City Branch to issue another Owner's Duplicate Copy of Transfer Certificate of Title No. T-951493 with the same force and effect in lieu of the loss one.

Finding the petition to be sufficient in form and substance, the same is set for initial hearing on **February 10, 2026 (Tuesday) at 9:00 in the morning** at 2nd Floor, Main Square Mall, Bacoor Boulevard (formerly Molino Boulevard), Barangay Bayanan, City of Bacoor, Cavite, at which date, place, and hour, any interested person may appear and show cause why the said petition should not be granted.

Petitioner is directed to cause the publication of the copy of this Order at their expense once a week for three (3) consecutive weeks in a newspaper of general circulation in the Cities and Province of Cavite at least thirty (30) days prior to the scheduled date of hearing.

Considering that this court has no appointed sheriff, the sheriff of the Office of the Clerk of Court, RTC Bacoor City, Cavite, is ordered to post this Order in **six (6) conspicuous places** in the Province of Cavite, where the subject property is situated at least one (1) month prior to the aforesaid date of hearing, particularly at the bulletin boards of the following: (1) the main entrance of the Provincial Building of Cavite; (2) the main entrance of the City Hall Building of Bacoor City, Cavite; (3) the Hall of Justice of Bacoor City; (4) 2nd floor, Main Square Mall, Bacoor Boulevard (formerly Molino Boulevard), Barangay Bayanan, City of Bacoor, Cavite; (5) the Registry of Deeds, Bacoor City, Cavite; and (6) the Barangay Hall where the property is situated.

SO ORDERED.

IN CHAMBERS, this 20th day of October, 2025 in the City of Bacoor, Cavite.

NIKKI ROSE DELA PEÑA ESPERANZA
Presiding Judge

Copy Furnished:
THELMA L. SO
Petitioner
5851 Tramo Street, Kabihasanan, San Dionisio,
Parañaque City

ATTY. WENCESLAO GEORGIO U. LOZADA
Counsel for Petitioner
2nd Floor, Rotary Club of Cavite East Bldg., Hall of Justice
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REGISTRY OF DEEDS – CAVITE
Public Respondent
Provincial Capitol
Trece Martires City, Cavite

REGISTRY OF DEEDS – BACoor CITY
Public Respondent
Bacoor Government Center

SHERIFF – RTC OCC (6 copies)
RTC OCC (1 copy)
2/F Old City Hall, Bacoor City, Cavite

Southern Tagalog Herald Cavite
November 23, 30 and December 7, 2025

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

UTILITY BANK – A RURAL BANK, INC.,
Petitioner/Mortgagee,

-versus-

**SPS. JENELYN F. DE VEGA
AND MICHAEL VINCENT R. DE VEGA**
Respondents-Mortgagors.
X-----X

FORECLOSURE CASE NO. F-581-25

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner-Mortgagee, **UTILITY BANK – A RURAL BANK, INC.**, with business address at J.P. Rizal St., Bauan, Batangas and branch at J. Pastor St., Ibaan, Batangas, against the Respondents-Mortgagors, **SPS. JENELYN F. DE VEGA and MICHAEL VINCENT R. DE VEGA**, with residence at Blk. 2, Lot 19 Somerset 9, Brgy. Navarro, Gen. Trias City, Cavite, to satisfy the mortgage indebtedness which as of **July 28, 2025 amounts to TWO MILLION SIX HUNDRED SIXTY TWO THOUSAND TWO HUNDRED SEVENTY EIGHT PESOS and 81/100 (P2,662,278.81)**, Philippine Currency, inclusive of interest and penalty charges as of said date, but exclusive of all legal fees, and all other expenses incidental to this foreclosure sale, the undersigned Sheriff will sell at public auction on **December 10, 2025 at 10:00 o'clock in the morning until 12:00 o'clock noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit"

TRANSFER CERTIFICATE OF TITLE NO. 057-2021032615

Lot No. 13 Block: 33 Plan No. Pcs-04-030233

Portion of The Consolidation and Subdivision of Lots 1549, San Francisco de Malabon Estate (FRS-04-005508); Lots 2 & 27, Blk. 21; Lot 29, Blk. 29; Lot 8, Blk. 32; Lots 11 & 49, Blk. 33; Lots 5, 14, 17 & 25, Blk. 34; Lots 1-18, Blk. 35 and Lots 4 & 5, Blk. 39, all of Pcs-04-029031, LRC Rec. No. 5964

Location: Barangay of Bacao II, Municipality of Gen. Trias, Province of Cavite, Island of Luzon

Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	Lot 64, Block 33, Pcs-04-030233
2-3	SE	Lot 12, Block 33, Pcs-04-030233
3-4	SW	Road Lot 42-A (8.00 m. wide) Pcs-04-030233
4-1	NW	Lot 14, Block 33, Pcs-04-030233

Area: EIGHTY SQUARE METERS (80), more or less.

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

In the event the public auction should not take place on the said date and time, it shall be held on **December 23, 2025** without further notice.

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

Trece Martires City, November 11, 2025.

ANDRES B. ESPINA
Sheriff IV

Copy furnished:
UTILITY BANK – A RURAL BANK, INC.
J.P. Rizal St., Bauan, Batangas
And J. Pastor St., Ibaan, Batangas

**SPS. JENELYN F. DE VEGA &
MICHAEL VINCENT R. DE VEGA**
Blk. 2, Lot 19, Somerset 9, Brgy. Navarro,
Gen. Trias City, Cavite

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

Publication: Southern Tagalog Herald Cavite
Dates: November 16, 23 and 30, 2025

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Branch 15
Naic, Cavite
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rtcbranch15naiccavite@gmail.com

**PETITION FOR CORRECTION OF ENTRY
IN THE CERTIFICATE OF LIVE BIRTH
REGISTERED IN THE NAME OF ROJELYN
KATE GALARCE ZAMORA, WITH CIVIL
REGISTRY NO. 2006-3029, ISSUED BY
THE CONSULATE GENERAL OF THE
PHILIPPINES,**

ROJELYN KATE GALARCE ZAMORA,
Petitioner,

-versus-

SP. PROC. NO. NC-2025-19

**OFFICE OF THE CIVIL REGISTRAR
GENERAL OF THE PHILIPPINES,**
Respondent.
X-----X

ORDER

Before this Court is a petition filed by the petitioner Rojelyn Kate Galarce Zamora through her counsel, Atty. Juliette A. Espineli, praying that after publication, notice and hearing, a Decision be issued directing the Office of the Civil Registrar General of the Philippine Statistics Authority (PSA) to make the necessary correction in the entry in the PSA issued Report of Birth/PSA Certificate of Live Birth, issued to Rojelyn Kate Galarce Zamora, with Civil Registry No. 2006-3029, particularly:

I. Entry No. 1: Referring to the Birth Date of the Petitioner, from December 16, **2006** – be duly corrected to December 16, **2005**;

II. Entry No. 2: Referring to the Middle Initial of Petitioner's Father, Rommel Catipan Zamora, from Rommel **G.** Zamora – be duly corrected to Rommel **C.** Zamora;

III. Entry No. 3: Referring to the misspelled month, from **August** – be duly corrected to August in the following entries:

i. The date of birth of Petitioner's father, Rommel G. Zamora, indicated as **August** 05, 1973,

ii. The dates of the passport identification card of Petitioner's mother, Jenelyn Galarce Zamora, marked as dated **August** 23, 2002 and valid to **August** 23, 2007,

iii. The place and date of marriage of the Petitioner's parents, recorded as **August** 25, 2001.

IV. Entry No. 4: Referring to the issuing authority in the passport identification card of Rommel G. Zamora, from issued by **Philippiene** Consulate – be duly corrected to issued by **Philippine** Consulate'

V. Entry No. 5: Referring to the Place and Date of Marriage of the Petitioner's Parents, from Maragodon, **Cavity** – be duly corrected to Maragondon, **Cavite**.

Finding the petition to be sufficient in form and substance, the hearing on the instant petition is hereby set on **December 16, 2025 at 8:30 in the morning**.

Any interested person who wish to comment and/or oppose the petition may come to this Court on the date, time and place herein above indicated and show cause why the petition should not be granted.

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

Furnish copy of this Order together with copy of the petition to the Office of the Solicitor General.

Provide copy of this Order to petitioner and counsel as notice requiring their attendance of the above-mentioned date and time.

SO ORDERED.

Naic, Cavite, 21 October 2025.

RUBEN E. SEVILLANO JR.
Acting Presiding Judge

Southern Tagalog Herald Cavite
November 9, 16 and 23, 2025

Bacoor Continues Support for Relocated Families

By Ruel Francisco, PIA Cavite

CITY OF BACOR, Cavite – The Bacoor city government has reaffirmed its commitment to nearly 200 families who were recently relocated from high risk areas, providing them with financial aid and relief packs to support their transition.

Mayor Strike Revilla led the distribution for families now settled in Naic, Cavite. The effort was managed by the City Housing, Urban Development and Resettlement Department under Atty. Aimee T. Neri.

The relocation of these families from barangays including Kaingin Digman, Mabolo, and Zapote 1, among



others, is part of a larger initiative to clear danger zones like riverbanks. This move supports both community safety and the rehabilitation of major waterways as directed by a Supreme Court mandate.

Mayor Revilla assured the residents that their

move to a new city does not end Bacoor's responsibility to them.

"Even though you are now in Naic, you are still a part of Bacoor," Revilla stated during the event. He added that the local government plans to extend more programs, including

livelihood and social welfare services, to their new community.

City officials emphasized that this initiative is a core part of their mission to ensure the well being of all residents while building more disaster resilient communities.

Vida Sworn In as Acting Justice Secretary

By Darryl John Esguerra

Fredderick Vida was officially sworn in as the Acting Secretary of the

Department of Justice (DOJ) by President Ferdinand R. Marcos Jr. on Monday. This ceremony

confirms his full leadership of the department, moving beyond his initial role as officer in charge. He

steps into the position left vacant by former Justice Secretary Crispin Remulla, who was appointed as the Ombudsman in October.

Before his national appointment, Vida was a prominent local official, having served three consecutive terms as the mayor of Mendez, Cavite, from 2013 to 2022.

His appointment comes at a crucial time for the DOJ, which is actively working with the Independent Commission for Infrastructure and other agencies to investigate suspected irregularities in public works spending, including various flood control projects. (Source: Based on a report from the Philippine News Agency.)



NEW JUSTICE CHIEF. Department of Justice Acting Secretary Fredderick Vida (right) takes oath before President Ferdinand R. Marcos Jr. on Monday (Nov. 17, 2025). Initially named officer-in-charge, Vida formally takes over as acting secretary, succeeding Ombudsman Jesus Remulla. (Presidential Communications Office Photo)

Atty. Ramon S. Esguerra Counsel for Senator Francis “Chiz” G. Escudero

Bernardo's claims against Senator Chiz are not new. These allegations have been denied and refuted before. There is no direct evidence presented in the testimony of Bernardo linking Senator Chiz to any criminal act. Speculations and insinuations are not evidence. These are at best hearsay, lack basis, and are self-serving statements that will not stand in any court of law. We believe that these allegations are merely designed to besmirch and destroy Senator Chiz's reputation, as well as that of the Senate. We are confident that the facts and evidence will vindicate Senator Chiz, show that these allegations against him are malicious and baseless, and prove that he is innocent.

Yuletide Job Fair 2025 Draws Crowd in Bacoor



Residents of Bacoor filled the San Nicolas III Multi-purpose Covered Court last Friday for the successful "Strike a Yuletide Job Fair 2025." The event provided a significant boost to local job seekers, connecting them with numerous employers. The city's Public Employment Service Office (PESO) highlighted the collaborative effort behind the fair. They extended thanks to Barangay San Nicolas 3 Captain, Honorable Alfredo Arevalo, for hosting the event. Recognition was also given to Sangguniang Kabataan Chairman, Honorable Niña Cañete, for her focus on youth oriented programs.

The office also credited Bacoor City Mayor, Honorable Strike B. Revilla, for his continued support in linking residents with employment opportunities. In a message directed at the city's youth, PESO Bacoor stated, "This is a clear sign your city government is dedicated to your success." They encouraged all young Bacooreños to get involved in future government programs and job fairs to build a prosperous career path.

Republic of the Philippines
Fourth Judicial Region
Regional Trial Court
Office of the Clerk of Court & Ex-Officio Sheriff
New Justice Hall, J.P. Rizal Avenue, Kaybagal
South, Tagaytay City

BDO UNIBANK, INC.,
Mortgagee,

EJF NO. TG-25-122
FOR: Application
for Extra-Judicial
Foreclosure of
Mortgage (Under
Act No. 3135, As
Amended)

-versus-

SHERYL C. VILLANUEVA,
Debtor/Mortgagor,
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office and place of business at 33rd Floor BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, pursuant to the terms and conditions of the Uniform Loan and Mortgage Agreement (Real Estate) executed and notarized on September 30, 2020 / November 8, 2021 by Debtor/Mortgagor **SHERYL C. VILLANUEVA**, of legal age, Filipino with residence and postal address at (1) 18 A1 Saint Jude Townhouse, Ibaba, Malabon, Malabon; And (2) Unit 2138, Wind Residences, Tower 4, Brgy. Salaban, Maharlika West, Tagaytay City, over real estate property including improvements thereon, described in and covered by **Condominium Certificate of Title No. 076-2021001592** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Debtor/Mortgagor in the amount of **FOUR MILLION ONE HUNDRED EIGHT THOUSAND EIGHT HUNDRED FIFTEEN PESOS AND 50/100 (Php 4,108,815.50)**, as of August 29, 2025, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Rhiz Sañel C. Toledo, will sell at public auction on **January 20, 2026 at 10:00 o'clock in the morning** or soon thereafter, at the **New Hall of Justice of Tagaytay City**, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2021001592
Registry of Deeds for Tagaytay City

IT IS HEREBY CERTIFIED that the unit identified and described as:

WIND RESIDENCES TOWER 4
FLOOR LEVEL: TWENTY-FIRST FLOOR
UNIT NUMBER: UNIT-2138
UNIT TYPE: 1 BEDROOM UNIT
UNIT AREA: 31.97 SQUARE METERS

In the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2012004160 which embraces and describes the land located at BRGY. SALABAN, MAHARLIKA WEST (NOW), CITY OF TAGAYTAY with an area of FIVE THOUSAND FIVE HUNDRED FORTY-THREE (5,543) Square Meter, is registered in the name of:

Owner: SHERYL C. VILLANUEVA, FILIPINO CITIZEN, OF LEGAL AGE, SINGLE
Address: 18 A-1 SAINT JUDE TOWNHOUSE, BARANGAY IBABA, MALABON CITY, METRO MANILA 1470, PHILIPPINES

In the event the public auction should not take place on the said date, it shall be held on **January 27, 2026** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **Condominium Certificate of Title No. 076-2021001592** the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, November 7, 2025.

ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court VI & Ex-Officio Sheriff

RHIZ SANEL C. TOLEDO
Sheriff-In-Charge

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW

Copy Furnished:
BDO UNIBANK, INC.
Mortgagee
33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City

SHERYL C. VILLANUEVA
Debtor/Mortgagor
(1) 18 A1 Saint Jude Townhouse, Ibaba, Malabon, Malabon
(2) Unit 2138, Wind Residences, Tower 4, Brgy. Salaban, Maharlika West, Tagaytay City

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