

After 25 Years, Bacoor Families Get Home Titles



By Patricia Bermudez

BACOR CITY, Cavite (PIA) — After 25 years of waiting, residents of Salinas Bacoor, Inc. and Salinasville Phase II can finally call their government housing a home after receiving their Transfer Certificate of Title (TCT). Last September 10, the Department of Human Settlements and Development (DHSUD) and Social Housing Finance Corporation (SHFC)

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Carmona medical mission serves 351 residents



CARMONA CITY, Cavite — A medical and dental mission served 351 residents in Barangay Lantic, Carmona City on Aug. 18, providing essential healthcare services to the community. The beneficiaries received medical and dental consultations, fasting blood sugar (FBS) tests, and

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Handog ng Pangulo Brings Aid to 5,000 Caviteños

By Marita Moaje

The Philippine Amusement and Gaming Corp. (PAGCOR) joined the nationwide rollout of Handog ng Pangulo 2026 on Monday, supporting the government's effort to bring public services and assistance closer to communities in 94 cities and municipalities.

In a news release, PAGCOR said its Chairman and Chief Executive

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HANDOG NG PANGULO. PAGCOR Chairman and CEO Alejandro Tengco, Quezon City Mayor Joy Belmonte and NHA General Manager Joeben Tai join beneficiaries during the rollout of the Handog ng Pangulo 2026 caravan at the Quezon City MICE Center on Monday (Sept. 14, 2026). The nationwide initiative brought government assistance and frontline services to communities in 94 cities and municipalities. (Photo courtesy of PAGCOR)

DOTr to Fast Track LRT 1 Cavite Extension

By Jimmyley Guzman

PASIG CITY (PIA) — Department of Transportation (DOTr) Secretary Banoy Lopez said they are expediting the construction of the LRT-1 Las Piñas Station following the signing of a Memorandum of Agreement (MOA) between the Light Rail Transit Authority (LRTA) and the Villar Group.

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Recto leads funding rollout to 770 Cavite villages

By Darryl John Esguerra

Executive Secretary Ralph Recto led the distribution of financial assistance to 770 villages across Cavite's 22 cities and municipalities under the Marcos administration's "Bawat Barangay

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By Patricia Bermudez



INDANG, Cavite (PIA) — More than saving funds for student-centered programs, Cavite State University (CVSU) is shifting towards clean energy sources to supports the country's push towards renewable energy. Last September 7, CvSU commissioned its campus-wide Rooftop Photovoltaic

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led the distribution of TCTs to more than 200 individuals, as part of the government's bid to give informal settler families a permanent home.

DHSUD Secretary Jose Ramon Aliling and SHFC President Federico Laxa awarded the certificates to the families of Salinasville Homeowners Association Phase 2 and Bayanihan Homeowners Association. The program, which was part of the Enhanced Community Mortgage Program (ECMP) under the Expanded Pambansang Pabahay Para sa Pamilyang Pilipino (4PH) Program, aimed to help families secure ownership over their homes.

Representative Lani Mercado-Revilla of Cavite's Second

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Makikinaabang' program. Under the initiative, every barangay receives PHP200,000, with half going to the Bagong Pilipinas Barangay Scholars Program, providing Php20,000 each to five incoming fourth-year college students.

Addressing barangay officials during the turnover on Friday, Recto said President Ferdinand R. Marcos Jr. considers education key to helping families overcome poverty.

"Naniniwala po ang Pangulo na edukasyon ang pinaka susi para makaahon sa kahirapan ang isang pamilya, gayundin ang isang bansa. Kaya ang gusto niya, bawat barangay, may (The President believes that education is the key for a family, as well as a country, to rise from poverty. That is why he wants every barangay to have) college graduates," Recto said, as quoted in a news release Sunday.

The other PHP100,000 will support development priorities such as solar

streetlights, patrol and emergency equipment, disaster risk reduction equipment, and other public service needs.

Recto urged barangay officials to ensure transparency and accountability in using the funds.

"Direkta pong ipinagkatiwala sa inyo ng Pangulo ang pondong ito, dahil kayo ang araw-araw na nasa ground (The President directly entrusted these funds to you because you are the ones on the ground every day)," he said.

"Kayo ang pinaka nakakaalam kung ano ang totoong prayoridad at pangangailangan ng inyong mga komunidad (You know best the real priorities and needs of your communities)," he said.

The program is being implemented nationwide, with all 42,010 villages programmed to receive PHP200,000 each under the implementing guidelines. (PNA)

District, highlighted Baco City's housing challenges which was caused by relocation projects. Through the Enhanced Community Mortgage Program, the lawmaker underscored the government's commitment to provide decent and secure homes for every family. "Isang malaking suliranin sa lungsod ng Baco ang reloksyon

Continued from Page 1

Officer Alejandro Tengco represented President Ferdinand R. Marcos Jr. at the launch of the caravan at the Quezon City MICE Center.

“Isinasagawa natin ang nationwide na Handog ng Pangulo kung saan ang mga ahensya ng pamahalaan, pambansa at lokal, ay maghahatid mismo sa inyo ng kanilang mga serbisyo (We are conducting the nationwide Presidential Outreach where government agencies, both national and local, will deliver their services directly to you),” Tengco said, underscoring government efforts in bringing public services closer to the people.

QC Mayor Joy Belmonte and National Housing Authority (NHA) General Manager Joeben Tai also attended the launch.

The simultaneous caravan, which aims to make government services more accessible by bringing assistance and

at resettlement. How can we resettle and relocate if we do not have enough houses to build, at kung walang sapat na pondo and DHSUD?"

The lawmaker and thanked President Ferdinand Marcos Jr., whose flagship housing program paved the way for more Filipinos to claim ownership over their homes.

"Itong araw na ito ay patunay na matibay ang Samahang ng pabahay at ng local government unit ng lungsod ng Bacoor, and the

frontline services directly to communities, was held in 94 cities and municipalities nationwide in connection with President Marcos' 69th birthday on Sept. 13.

Tengco urged Filipinos to take advantage of the services offered through the caravan.

"Sapagkat para sa Pangulo, ang pinakamahalagang handog sa araw na ito ay ang pagkakataong makapaglingkod sa sambayanang Pilipino (Because for the President, the most important offering today is the opportunity to serve the Filipino people)," he said.

The caravan in QC also included the ceremonial awarding of housing titles from the NHA, distribution of assistance under the Department of Social Welfare and Development's Sustainable Livelihood Program, toolkits from the Technical Education and Skills Development

national government sa tulong ng ating mahal na Pangulong Bongbong Marcos.”

The awarding of the TCTs marked the beginning of a new chapter for the Bayanihan Homeowners’ Association Salinas after 25 years. For President Ruelito Garcia, they can finally call their houses their own. “Ito ‘yung bunga nang pinaghirapan namin ng 25 years., at ipinagkaloob na ito sa amin. Dumaan tayo sa mga pagsubok, bilang homeowners association tulad ng mga monthly dues.”

Authority and education assistance from the Commission on Higher Education (CHED).

In Cavite, more than 5,000 residents received government assistance and frontline services during the Handog ng Pangulo caravan led by Department of the Interior and Local Government Secretary Jonvic Remulla in Trece Martires City.

About PHP12.7 million in government assistance was distributed to beneficiaries, which included some PHP8.1 million for displaced overseas Filipino workers (OFWs) through the Department of Migrant Workers' Agarang Kalinga at Saklolo para sa mga OFWs na Nangangailangan Fund, and PHP1.86 million in student aid for Cavite State University grantees through CHED.

Other government agencies also joined the event and provided services during the event, including

Salinasville Homeowners Association Phase 2 and Bayanihan Homeowners Association are among the 47 approved ECMP project since the program was revived and expanded under the Expanded 4PH.

To date, the DHSUD has estimated 8,000 member-beneficiaries since the project's 2025 expansion. (PB-PIA CALABARZON, with reports from Department of Human Settlements and Urban Development, City Government of Bacoor)

the regional offices of the Bureau of Immigration, Department of Agrarian Reform, Overseas Workers Welfare Administration, Land Registration Authority - Registry of Deeds, Philippine Crop Insurance Corporation and Bureau of Fisheries and Aquatic Resources.

During the event, Remulla said the Philippine General Hospital in Carmona is expected to become operational this year, providing accessible, quality medical services for Caviteños.

He added that the construction of the Sangley International Airport is expected to move forward next year and generate more than 30,000 jobs for Filipinos.

Handog ng Pangulo was first launched by the Office of the President in 2024, bringing national government agencies and local governments together in one venue for easier access to government programs, assistance and frontline services. (With reports from Christopher Lloyd T. Caliwang/PNA)

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Inilalathala tuwing araw ng Linggo at may sirkulasyon sa
Lalawigan ng Cavite.

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ISSN NO. 2599-400X

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SUBSCRIPTION RATES:
Six Months - P750.00
One Year - P1,500.00

ADVERTISING RATES:
Commercial - P200.00 / col.cm.
Extra-Judicial - P160.00 / col.cm.

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(PV) System Program for its main campus and 13 branches across the province. Commissioned under a Public-Private Partnership (PPP) with PhilKo 18 Group of Companies, Inc. and the Office of the Presidential Adviser for Poverty Alleviation (OPAPA), the Rooftop PV system is part of country's initiative to expand the use of alternative energy sources in government institutions.

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electrocardiogram (ECG) examinations. The activity was conducted through the collaborative efforts of GEAMH, CARSIGMA, and the Carmona City Rural Health Unit (RHU), with assistance from barangay health workers (BHWs).

Also supporting the activity were Congressman Roy Loyola, Board Members

Driven by the Marcos administration's thrust towards renewable energy sources, Secretary Larry Gadon noted that the initiative forms part of the OPAPA's solarization efforts, which aims to reduce electricity costs without requiring government capital.

"Our [the OPAPA's] concerns is not about ayuda or giving aid to the poor. Our mandate is to uplift the lives

Aidel Belamide and Ivey Reyes, Mayor Dahlia Loyola, Vice Mayor Cesar Ines Jr., and city councilors. The medical mission reflects the continued efforts of the local government and its partners to bring accessible and quality healthcare services closer to residents.

of the Filipinos. Poverty doesn't mean you are poor in food, mayroon na kaming bagong measurement and standards on measuring poverty which is the Multi-dimensional poverty index.” Despite being a state university, the PV System Program comes with no cost to the government.

Moreover, the project also supports the government's commitment in achieving a 35 percent



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DOTr to Fast Track LRT 1 Cavite

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According to DOTr, the LRTA has secured with the Villar Group the donation of the right-of-way for the construction of the Las Piñas Station. President Ferdinand Marcos Jr. has directed the DOTr to clear right-of-way hurdles for the construction and to expedite big-ticket mass transport systems. “Kabilin-bilinan ni Pangulong Marcos, Jr., lahat

ng requirements sa right-of-way ay dapat ma-plantsa at maayos sa lalong madaling panahon para mapabilis ang construction ng mga railway systems at iba pang mass transport projects. Malaking bagay ito sa mga kababayan nating commuter sa Las Piñas at Cavite para maibsan ‘yung araw-araw nilang biyahe,” Secretary Lopez said. Lopez expressed gratitude to the

Villar Group and assured commuters that the DOTr will speed up the construction of the LRT-1 Cavite Extension project to ease the daily lives of commuters in the southern metropolis. Under the agreement, the Villar Group will hand over to the government approximately 4,465 square meters of land for the Las Piñas Station. LRTA Administrator Atty.

Hernando Cabrera emphasized the practical impact of the donation, particularly in reducing government expenditures and helping accelerate the completion of the project.

“This donation will allow the government to save a significant amount of public funds. More importantly, it will help us move the project forward and complete it much sooner,” Cabrera said.

Likewise, Villar Group and Golden Haven Memorial Park Corporate Secretary Ferdinand Sabillo said the

donation is intended to help make daily travel easier for commuters, particularly those in Las Piñas, Parañaque, and surrounding areas. “We will always be ready and willing to support the government in any way we can to help make the lives of our fellow Filipinos easier,” Sabillo said.

The DOTr explained that the agreement is expected to help facilitate the necessary activities for the remaining portions of the LRT Line 1 South (Cavite) Extension

Project, bringing rail service closer to communities in the southern part of Metro Manila and Cavite.

The completion of the LRT-1 Cavite Extension Project is expected to serve an additional 300,000 daily train commuters, which will also reduce travel time from Baclaran in Parañaque to Bacoor in Cavite from its original travel time of 1 hour and 10 minutes to just 25 minutes. (JEG/PIA-NCR)-Photos courtesy of DOTr

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

BDO UNIBANK, INC.,
Mortgagee,

-versus-

SPS. JOVILU G. ROMIAS and
MARY FRANCE A. ROMIAS,
Debtors/Mortgagors.
X-----X

FORECLOSURE CASE NO. F-508-26

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtors/Mortgagors, **SPS. JOVILU G. ROMIAS and MARY FRANCE A. ROMIAS**, with residence and postal addresses at (1) 1st Street, Greenstone Greenvalley, Molino II, Bacoor, Cavite (currently occupied by third party); and (2) Lot 20, Block 6 Phase 1, Savannah Fields, Brgy. San Francisco, General Trias, Cavite (vacant lot), to satisfy the mortgage indebtedness which as of May 22, 2026 amounts to **SIX HUNDRED EIGHTY SEVEN THOUSAND FOUR HUNDRED EIGHTY SEVEN PESOS and 48/100 (Php 687,487.48)**, Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **September 29, 2026 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. 057-2024023639

Lot No. 20 Block: 6 Plan No. Pcs-04-029377

Portion of: Lot 2608-C-2 to 2608-C-6 & 2608-C-8, Psd-04-029214 (OLT); and Lots 2608-D-4 & 2608-D-8, Psd-04-029216 (OLT)

Location: Barangay San Francisco, Municipality of Gen. Trias, Province of Cavite, Island of Luzon

Boundaries:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SE	Lot 18, Block 6, Pcs-04-029377
2-3	SW	Road Lot 7 (8.00 M wide R.O.W.), Pcs-04-029377
3-4	NW	Lot 22, Block 6, Pcs-04-029377
4-1	NE	Lot 19, Block 6, Pcs-04-029377

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 October 6, 2026 without further notice.

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

Trece Martires City, August 28, 2026.

Andres B. Espina
Sheriff IV

Copy furnished:
BDO UNIBANK, INC.
CONSUMER REMEDIAL MANAGEMENT
33rd Floor, BDO Corporate Center Ortigas
No. 12, ADB Avenue, Mandaluyong City

SPS. JOVILU G. ROMIAS & MARY FRANCE A. ROMIAS
(1) 1st Street, Greenstone Greenvalley, Molino II, Bacoor, Cavite
(2) Lot 20, Block 6 Phase 1, Savannah Fields, Brgy. San Francisco, General Trias, Cavite

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

Publication: Southern Tagalog Herald Cavite
Dates: September 6, 13 and 20, 2026

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

BDO UNIBANK, INC.,
Mortgagee,

-versus-

ANNA MARIE RUFINO GERMINO,
Debtor/Mortgagor.
X-----X

FORECLOSURE CASE NO. F-470-26

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtor/Mortgagors, **ANNA MARIE RUFINO GERMINO**, with postal addresses at (1) Unit 3C Miralen Building, No. 1 Ligaya Street, Plainview, Mandaluyong City (unoccupied); and (2) Lot 08, Block 11, Phase 23, Kensington, Brgy. Bacao I, General Trias, Cavite (abandoned property), to satisfy the mortgage indebtedness which as of **May 29, 2026** amounts to **ONE MILLION EIGHT HUNDNRED FIFTY SIX THOUSAND TWO HUNDRED FIFTY NINE PESOS and 15/100 (Php 1,856,259.15)**, Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **September 29, 2026 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 CERTIFICATER OF TITLE NO. 057-2024030483

Lot No. 8 Block: 11 Plan No. Pcs-04-031422

Portion of: Lot 1648-A; 1648-B; 1648-C, (LRC) Psd-303867 & 1649, San Francisco de Malabon Estate Decree No. 4270, LRC Record No. 5964

Location: Barangay of Bacao I, City of Gen. Trias, Province of Cavite, Island of Luzon

Boundaries:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SE	Lot 7, Block 11, Pcs-04-031422
2-3	SW	Lot 10, Block 11, Pcs-04-031422
3-4	NW	Road Lot 12, Pcs-04-031422
4-1	NE	Lot 6, Block 11, Pcs-04-031422

Area: **FORTY (40) SQUARE METERS, 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 October 6, 2026 without further notice.

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

Trece Martires City, August 28, 2026.

Andres B. Espina
Sheriff IV

Copy furnished:
BDO UNIBANK, INC.
CONSUMER REMEDIAL MANAGEMENT
33rd Floor, BDO Corporate Center Ortigas
No. 12, ADB Avenue, Mandaluyong City

MS. ANNA MARIE R. GERMINO
(1) Unit 3C Miralen Building, No. 1 Ligaya Street, Plainview, Mandaluyong City
(2) Lot 08, Block 11, Phase 23, Kensington, Brgy. Bacao I, General Trias, Cavite

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

Publication: Southern Tagalog Herald Cavite
Dates: September 6, 13 and 20, 2026

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

BDO UNIBANK, INC.,
Mortgagee,

-versus-

LUDIVINA H. GONZALES,
Debtor/Mortgagor.
X-----X

FORECLOSURE CASE NO. F-647-26

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtor/Mortgagor, **LUDIVINA H. GONZALES**, with postal addresses at (1) #821 Sen. Neptali Gonzales Street, Barangay Hulo, Mandaluyong City (currently occupied), (2) Lot 37 Block 1 Kensington 16, Brgy. Navarro, General Trias Cavite, (currently occupied) to satisfy the mortgage indebtedness which as of **June 19, 2026** amounts to **ONE MILLION SEVEN HUNDRED SEVEN THOUSAND THREE HUNDRED SIXTY SIX PESOS AND 83/100 (Php 1,707,366.83)** Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **September 29, 2026 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 improvement thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019016374

Lot No. 37 Block: 1 Plan No. PCS-04-029826

Portion of: THE CONS/SUBD OF LOTS 78 & 80 BLOCK 2, PCS-04-028598; BLOCK 11, PCS-04-028596 & LOT 1716 & 1717, SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270; LRC REC. NO. 5964

Location: BARANGAY OF NAVARRO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

Boundaries:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NW	LOT 38, BLOCK 1, PCS-04-029826
2-3	NE	LOT 113, BLOCK 1, PCS-04-029826
3-4	SE	LOT 114, BLOCK 1, PCS-04-029826
4-5	SE	LOT 35, BLOCK 1, PCS-04-029826
5-6	SW	LOT 36, BLOCK 1, PCS-04-029826
6-1	NW	ROAD LOT 9, PCS-04-029826

Area: **ONE HUNDRED FOURTEEN (114) SQUARE METERS, 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 October 6, 2026 without further notice.

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

Trece Martires City, August 28, 2026.

Reynaldo L. Saloma
Sheriff IV

Copy furnished:
BDO UNIBANK, INC.
CONSUMER REMEDIAL MANAGEMENT
33rd Floor, BDO Corporate Center Ortigas
No. 12, ADB Avenue, Mandaluyong City

LUDIVINA H. GONZALES
(1) #821 Sen. Neptali Gonzales Street, Barangay Hulo, Mandaluyong City (currently occupied)
(2) Lot 37 Block 1 Kensington 16, Brgy. Navarro, General Trias Cavite (currently occupied)

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: September 6, 13 and 20, 2026

Cavite Service Caravan Reaches Naic

NAIC, Cavite — Residents gained easier access to essential government assistance as the Cavite Service Caravan held its fifth leg on September 1, 2026, at the Naic Town Plaza.

Led by Governor Abeng Remulla, the caravan brought together provincial government offices, national government agencies, and partner organizations to deliver various frontline services directly to Caviteños, particularly those who have limited access to government programs. According to the Office of the Provincial Information Officer (OPIO), the one stop service caravan offered a wide range of assistance covering health, employment, livelihood, agriculture, social welfare, veterinary services, and digital inclusion.

Health services included free medical consultations, dental and oral health care, laboratory procedures such as electrocardiogram

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

UNITED COCONUT PLANTERS BANK
(Now LAND BANK OF THE PHILIPPINES),
Creditor-Mortgagee,

-versus-

BIRTHWIL JAN F. LARA
Borrower/Mortgagor.
X-----X

FORECLOSURE CASE NO. F-597-26

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner/Mortgagee, **UNITED COCONUT PLANTERS BANK (now LAND BANK OF THE PHILIPPINES)**, with business address at LANDBANK Plaza, No. 1598 M.H. del Pilar corner J. Quintos Streets, Malate, Manila, against the Borrowers/Mortgagors, **BIRTHWILL JAN F. LARA**, with postal addresses at #2095 A Juan Luna Street, Brgy. 149, Tondo, City of Manila and Block 13 Lot 84, Westwood Phase 7, Brgy. Pasong Camachile, General Trias, Cavite, to satisfy the mortgage indebtedness which as of **June 15, 2026**, amounts to **TWO MILLION TWENTY FIVE THOUSAND NINE HUNDRED TWELVE PESOS AND 16/100 (Php 2,025,912.16)**, Philippine Currency, inclusive of interest, penalties and other charges as of said date but exclusive of all other charges incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **September 29, 2026 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 Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2023000130

Lot No. 84 Block No. 13 Plan No. PCS-04-032614
Portion of: BLOCK 17, PCS-04-031691; BLK. 17, PCS-04-032534 & LOT 2091, RS-04-001955, LOT 2100, FRS-04-005685
Location: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
Boundaries:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SW	LOT 82, BLOCK 13, PCS-04-032614
2-3	NW	ROAD LOT 14, PCS-04-032614
3-4	NE	LOT 86, BLOCK 13, PCS-04-032614
4-1	SE	LOT 83, BLOCK 13, PCS-04-032614

Area: FIFTY (50) SQUARE METERS, 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 time and date, it shall be held on October 6, 2026 without further notice.

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

Trece Martires City, August 28, 2026.

Joannah Avigail C. Timkang
Sheriff IV

Copy furnished:
ASSET RECOVERY GROUP
Asset Recovery Support Department
Land Bank of the Philippines
Counsel for LBP
30th Floor, Landbank Plaza
1598 M.H. del Pilar cor. Dr. J. Quintos Sts., Malate, Manila

BIRTHWIL JAN F. LARA
#2095 A Juan Luna Street, Brgy. 149, Tondo, City of Manila
Block 13 Lot 84, Westwood Phase 7, Brgy. Pasong Camachile, General Trias, Cavite

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

Publication: Southern Tagalog Herald Cavite
Dates: September 6, 13 and 20, 2026

(ECG) and fasting blood sugar tests, pharmacy assistance, fluoride varnish application for children, and emergency medical support.

Employment and livelihood assistance was also made available through job matching and career coaching. Participating agencies included TESDA, PSA, DTI, SSS, OWWA, PNP, Pag IBIG, PhilHealth, and the Land Bank of the Philippines.

The caravan also featured entrepreneurship and cooperative assistance, along with a trade fair promoting locally made products.

Farmers and fisherfolk likewise received support through the distribution of vegetable seeds and seedlings, educational materials, and technical assistance aimed at strengthening local food production and promoting sustainable livelihoods.

Social services were also extended to residents, including social welfare assistance, family planning counseling, legal aid, and specialized services for persons with disabilities.

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

METROPOLITAN BANK & TRUST COMPANY,
Mortgagee,

-versus-

JAMES RUSSEL DELA CRUZ MORTEL,
Mortgagor-Debtor.
X-----X

FORECLOSURE CASE NO. F-539-26

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **METROPOLITAN BANK & TRUST COMPANY** with business address at G.T. Tower International, 6813 Ayala Ave. Corner H.V. dela Costa St., Brgy. Bel-Air, Makati City 1227 against the Mortgagor-Debtor, **JAMES RUSSEL DELA CRUZ MORTEL**, represented herein by his Attorney-in-Fact **Ma. Elaine Mortel Royo**, with addresses at (1) No. 16-C, D. Tuazon St., Brgy. Don Manuel, Quezon City and (2) Lot 14, Block 3, Road Lot 4, Kensington 7A, Brgy. Navarro, General Trias, Cavite, to satisfy the mortgage indebtedness which as of June 15, 2026 amounts to **SEVEN HUNDRED NINETY TWO THOUSAND TWENTY PESOS and 14/100 (Php 792,020.14)**, Philippine Currency, inclusive of interest and penalty charges as of said date, but exclusive of all other expenses incidental to this foreclosure sale, the undersigned Sheriff will sell at a public auction to be held on **September 29, 2026 at 10:00 o'clock in the morning until 12:00 o'clock noon** at the main entrance of the Government Center Building, 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. 057-2020002037

Lot No. 14 Block No. 3 Plan No. Pcs-04-031125
Portion of: Lots 52, Blk. 2, Pcs-04-028223; Lot 82, Blk. 1, Pcs-04-028596; Lot 1696 (FRS-04-005701) & Lot 1687, both of SFDM Estate, Decreed No. 4270, LRC Rec. No. 5964
Location: Barangay of Navarro, City of Gen. Trias, Province of Cavite, Island of Luzon
Boundaries:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NW	Lot 13, Block 3, Pcs-04-031125
2-3	NE	Road Lot 4, Pcs-04-031125
3-4	SE	Lot 15, Block 3, Pcs-04-031125
4-1	SW	Lot 18, Block 3, Pcs-04-031125

Area: FORTY (40) SQUARE METERS, 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 October 6, 2026 without further notice.

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

Trece Martires City, August 28, 2026.

Joannah Avigail C. Timkang
Sheriff IV

Copy furnished:
METROPOLITAN BANK & TRUST COMPANY
Legal & Remedial Services Group, Remedial Services Division
2nd Floor, The Shops at Grand Central Park
7th Ave. Corner 36th and 38th Streets, Bonifacio Global City, Taguig City

MR. JAMES RUSSEL DELA CRUZ MORTEL /
MS. MA. ELAINE MORTEL ROYO
(1) No. 16-C, D. Tuazon St., Brgy. Don Manuel, Quezon City
(2) Lot 14, Block 3, Road Lot 4, Kensington 7A, Brgy. Navarro, General Trias, Cavite

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

Publication: Southern Tagalog Herald Cavite
Dates: September 6, 13 and 20, 2026

EXTRA-JUDICIAL SETTLEMENT OF ESTATE (OF LATE NIEVES R. LAPIÑA) WITH WAIVER OF RIGHTS

Notice is hereby given that the estate left by the late **NIEVES R. LAPIÑA** who died on February 20, 2011 in Bacoor, Cavite, without leaving any last will and testament, consisting of one parcel of land under **TRANSFER CERTIFICATE OF TITLE NO. T-296976 containing an area of 1,463 square meters in Bacoor, Cavite**, registered in the name of the deceased, had been the subject of an EXTRA-JUDICIAL SETTLEMENT WITH WAIVER OF RIGHTS by and among the heirs, namely TRINIDAD LAPIÑA KALAW and JUANITO R. LAPIÑA, the waiver made by them being in favor of LUCIA LAPIÑA KALAW, who accepted the same, as per Document No. 1, Page No. _____, Book No. _____, Series of 2025 of Notary Public Atty. Joebert D. Abibas dated May 16, 2025.

Southern Tagalog Herald Cavite
September 20, 27 and October 4, 2026

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-

ANTONIO MARQUEZ married to LUZ MARQUEZ,
Mortgagors.
X-----X

Foreclosure No. 2002-342
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 BDO Life Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City and against the mortgagors **ANTONIO MARQUEZ married to LUZ MARQUEZ, represented herein by LUZ MARQUEZ as Attorney-in-Fact** residing at Bautista Compound, Talon Uno, Las Pinas City and Blk. 9 Lot 7, Pcs-042103-007378, CH-Springville Heights, Bo. Molino, Bacoor, Cavite, to satisfy the mortgage indebtedness which as of May 11, 2001, amounts to **EIGHT HUNDRED EIGHTY NINE THOUSAND THREE HUNDRED THIRTY NINE PESOS & 73/100 (P889,339.73)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fees incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **October 20, 2026 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-562645

“A parcel of Land (Lot 7, of the cons./subd. plan, Pcs-042103-007378, being a portion of the cons. of Lots 3,5,6,7,8,9,11,13,15,18 & 19 Blk. 9, Pcs-04-005285, L.R.C. Rec. No.), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite, Is. of Luzon. X x x, Containing an area of ONE HUNDRED (100) SQ. 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 **October 27, 2026**, 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, September 7, 2026.

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)
BDO Life Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City

ANTONIO MARQUEZ married to LUZ MARQUEZ
Bautista Compound, Talon Uno, Las Pinas City
Blk. 9 Lot 7, Pcs-042103-007378, CH-Springville Heights, Bo. Molino, Bacoor, Cavite

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

Publication: Southern Tagalog Herald, Email: herald_group@yahoo.com, Contact # 09556643353

Southern Tagalog Herald Cavite
September 20, 27 and October 4, 2026

YAKAP
HA HANDOG NG
PANGULO

YAKAP
HA HANDOG NG
PANGULO

Bahagi ng aktibidad ang pagbibigay ng mahalagang kaalaman tungkol sa PhilHealth YAKAP at Guaranteed and Accessible Medications for Outpatient Treatment (GAMOT) benefit. Kabilang dito ang impormasyon hinggil sa pag-access ng primary healthcare services, regular na pagpapakonsulta sa mga accredited primary care providers, at availability ng outpatient medicines para sa mas maagap at tuloy-tuloy na pangangalaga sa kalusugan.

Bilal Alonzo Sports Arena

Pedro Guevarra Memorial National High School

Greenbreeze Elementary School

New Provincial Government Center- Cavite

Kangkahan Elementary School-Cavite

Tagaytay City Velodrome-Cavite

Philippine Normal University South Luzon-Quezon

Quezon Convention Center

Lucena East 7 Elementary School-Quezon

YAKAP
NA **HANDOG** NG
PANGULO

24/7 (02) 8662-2588 www.philhealth.gov.ph actioncenter@philhealth.gov.ph [PhilHealthOfficial](#) [teamphilhealth](#)

YAKAP
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 (02) 8662-2588 www.philhealth.gov.ph actioncenter@philhealth.gov.ph [PhilHealthOfficial](https://www.facebook.com/PhilHealthOfficial) [teamphilhealth](https://twitter.com/teamphilhealth)

Silan AgriFarm: Cavite's Farm of Hope

By Patricia Bermudez

Over the years, agritourism in the Philippines has gained prominence by providing agriculture-related training for local farmers. But in Indang, Cavite, these spots are a necessity for survival during times of disaster.

Known for producing the famous red royal dragon fruit, Silan AgriFarm has become a saving grace for Caviteños when access to fresh and healthy produce was scarce.

Owned and managed by couple Edilberto and Shirley Silan of Indang, Silan AgriFarm was passed down from Edilberto's parents and was later developed to become a pioneer in producing red royal dragon fruit.

To ensure soil and produce quality, Silan AgriFarm practices mono-cropping, intercropping, multiple cropping and cash cropping, making their farmlands profitable and fertile for healthy agriproducts. Amplaya and tomatoes were alternated to ensure fertile soil for growing dragonfruits.

With different nutritional needs, intercropping them with dragon fruit maximizes

land productivity, improves soil health, and minimizes crop damage caused by bad weather, pests and diseases.

In 2018, Silan AgriFarm was among the local farmers, processors, and entrepreneurs in Indang that were part of the Science and Technology-based Convergence of Agriculture and Tourism (SciCAT) program of the Department of Science and Technology-Philippine Council for Agriculture, Aquatic and Natural Resources Research and Development (DOST-PCAARRD).

The partnership between Silan AgriFarm and DOST started two decades ago, when Edilberto was recognized as one of their Magsasaka Siyentista or farmer-scientists. Since then, they have collaborated with various research institutes such as the Cavite State University to transform it into a premier SciCAT site.

Through this project, Silan AgriFarm became the showcase for CvSU and DOST's sustainable farming technologies, agricultural innovation, and transitioning production farms into agritourism destinations.

The real groundwork for Silan started in April 2020 when the SciCAT



Project Team launched a series of distribution of fresh fruits harvested from the farm. During the Covid-19 pandemic, they provided fresh produce for frontliners from the Philippine National Police (PNP), Department of Social Welfare and Development (DSWD), Municipal Environment and Natural Resources Office (MENRO), Traffic Enforcers Unit, Interagency Task Force (IATF) operations, Engineering Office and the Rural Health Office, among many others.

In a press release, CvSU recognized the Silan couple's contribution in giving communities access to healthy produce despite the restraints of a pandemic. "The advantage of having a farm is not only that it can

supply a family's needs but it can also share the harvest to others especially during this time of crisis."

In her 2020 thesis, farm manager Shiela Elaine Silan wrote that the pandemic opened Silan Agri Farm for opportunities to help their community.

Aside from providing fresh produce for their townspeople, they also gave 700 kilograms of papaya for the people of Cagayan Province who were severely affected by typhoon Ulysses. Currently, Silan AgriFarm is expanding to become an integrated and zero-waste farm, and is venturing into vegetable production.

What started out as a bid to continue a family farm slowly became a keystone in the survival of

CHIZ PUSHES FOR DIGITIZED SEA TRAVEL RECORDS TO AVOID CRISIS INFO GAPS

Senator Francis "Chiz" Escudero is pushing for the rapid, nationwide rollout of the government's maritime digital passenger manifest system after the Philippine Coast Guard (PCG) raised the possibility that the ill-fated MV June Aster may have been carrying more passengers than its official manifest recorded. According to Escudero, the recent sea tragedy in Coron, Palawan once again exposes critical gaps in maritime safety protocols, underscoring the urgent need to real-time passenger data during emergencies. While the Maritime Industry Authority (MARINA) has already mandated the use of digital passenger manifests to curb overloading and strengthen sea safety, Escudero observed that implementation across regional ports remains inconsistent. "What happened to MV June Aster shows why we must accelerate and expand the rollout," he said. Last March, MARINA tapped Iloilo and Guimaras as pilot areas where it implemented tap and go cards that automatically generate manifests and QR based registration via a mobile app developed by the Department of Information and Communications Technology. These technologies provide port authorities and the PCG with accurate, real time data before any vessel leaves the pier, significantly strengthening emergency response capabilities. The veteran legislator pointed out that several ASEAN neighbors have already adopted stricter digital manifest protocols, and the Philippines must "catch up" to prevent tragedies from being compounded by information gaps. Among its regional neighbors, Escudero noted that Singapore and Malaysia require electronic submission of manifests before sailing, Indonesia uses QR based boarding systems, and Japan and South Korea mandate real time electronic manifests for all commercial passenger vessels. He said the Philippines must adopt similar standards to ensure maritime safety keeps pace with regional best practices. "Kung ang aviation ay may mahigpit na real time digital passenger manifest, dapat ganito rin ang pamantayan sa ating maritime sector. Sa panahon ng digital systems at real time reporting, hindi dapat nagkakaroon ng ganitong kalaking puwang sa impormasyon," he said, adding that millions of Filipinos rely on inter island travel and deserve the same level of protection. The senator likewise extended his condolences to the families of the victims and urged government agencies and the ship's owners to provide full assistance to relatives arriving in Palawan. He likewise called for support for survivors currently being treated in hospitals. According to the latest PCG report, there were 132 people on board the MV June Aster as per the manifest. Of these, 76 have been confirmed dead, 43 survivors have been accounted for, and 13 remain missing. Two passengers listed in the manifest did not board. The PCG urged relatives of those still missing to coordinate with the local government of Coron and the Coast Guard to help authorities establish the actual number of unaccounted passengers and crew. Escudero said the tragedy should lead to a comprehensive review of the country's maritime safety system, including fire suppression standards under the Philippine Ship Safety Rules and Regulations (PSSRR, 2021); crew training and certification under the Standards of Training; Certification and Watchkeeping (STCW, 1978, as adopted in RA 10635); vessel age limits under the Domestic Shipping Development Act (RA 9295); and regulatory oversight by the Philippine Coast Guard Law (RA 9993). "It has been almost five days since the incident, and the investigation must be expedited. As we grieve, we must also act. Hindi na dapat maulit ang ganitong trahedya na puwede namang maiwasan. Tiyakin natin ang ligtas na biyahe para sa bawat pasaherong tumatawid sa ating mga karagatan," he said.

the people of Indang. Silan AgriFarm was not only a source of livelihood for the Silan family—it also saved countless people during catastrophic typhoons and

worldwide health crises. (PB-PIA CALABARZON, with reports from Cavite State University and De La Salle University)

Century Properties Launches 25 Hectare Community in GenTrias

Century Properties Group (CPG) has expanded its residential footprint in Cavite with the launch of Cerulean Residences, a 25

hectare premium house and lot community in General Trias.

The developer officially opened the project's show

village this week, giving prospective buyers a first look at its two storey model homes and the resort inspired amenities planned for the

master planned community.

Located in Barangay San Francisco along Arnaldo Highway, Cerulean Residences marks CPG's move beyond its established portfolio of vertical condominium developments into a larger suburban residential community.

The project brings the water themed lifestyle associated with CPG developments such as Azure in Parañaque and Pampanga and Acqua in Mandaluyong into a house and lot setting.

Designed by Singapore based Pomeroy Studio, which also worked on Azure and Acqua, the community will feature three main zones focused on sports and fitness, green spaces and water attractions.

"Filipino families have always gravitated toward the water," CPG Managing Director Carlo Antonio said. "What we learned from Azure and Acqua is

that people do not just want to visit that feeling on a holiday, they want to come home to it."

The community is planned to have about 1,100 homes, with layouts designed to accommodate changing family needs. The model houses feature contemporary designs, asymmetrical roofs and minimalist interiors, with each model named after a beach.

Upon turnover, the homes will include a perimeter fence, gate and two car garage with provision for an electric vehicle charger.

Antonio said the homes were designed with flexibility in mind as families grow and work arrangements change. "A house should be able to keep up with the family living in it," he said.

Beyond the residential development, CPG is also planning Century Lifepark, a commercial strip outside the community that will

provide retail establishments and everyday necessities for residents and nearby communities.

Cerulean Residences is positioned near major road networks, including Governor's Drive, Aguinaldo Highway and the Cavite Laguna Expressway, providing access to key areas in Cavite and Metro Manila.

Despite its premium features, CPG said the development is intended to offer an attainable upgrade for growing families.

"Move Up, Live Better is what four decades of building has taught us families are actually asking for," Antonio said. "They want something better than what they have, in a community they can be proud of, without stretching beyond what makes sense for them. It is aspirational but attainable." The Cerulean Residences Show Village is now open to visitors in General Trias, Cavite. (By BMPlus)

