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# HERALD

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DECEMBER 1-7, 2024 P20.00 VOL. XXX NO. 19 ISSN NO. 2599-400X

**BUSINESS  
BEFORE  
PLEASURE**

Proverb  
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# Fiesta Haraya 2024: Celebrates the Creativity and Artistry of CALABARZON

General Trias City, Cavite, December 1, 2024 - Fiesta Haraya 2024: Likha at Husayng CALABARZON, a weeklong affair that highlighted the creativity, innovation, and heritage of CALABARZON ended its run today at Mall Atrium, Robinsons General Trias. Over the five vibrant days running November 27 to December 1, this one brought together art, culture, and entrepreneurship in a wonderful culmination. >> P8



## FIESTA HARAYA



November 27 - December 1, 2024  
Robinsons General Trias City, Cavite

## New LRT-1 Cavite Extension opens, seen to improve Metro Manila commuting


Story by Jessie Cruzat

The LRT-1 Cavite Extension Phase 1 was officially unveiled to the public early Saturday morning, marking a new chapter in Metro Manila's public transport.

Passengers at the Parañaque Integrated Terminal Exchange (PITX) LRT-1 Station were serenaded by a choir as they entered the station as a show of welcome.

One of the first passengers to alight at the PITX-LRT 1 station from Pasay City was 23-year-old Richard Garcia. According >> P4

**PAPER.Ph, Inc., magdaraos ng National Press Congress sa City of Pines**



Sa bisa ng Presidential Proclamation No. 944 na nagdedeklara sa buwan ng Disyembre bilang National Press Congress Month, idaraos ng Prime Alliance of Publishers, Editors, and Reporters (Ph), Inc. (PAPER.Ph, Inc.) ang mahalagang okasyong ito sa Baguio City sa darating na Disyembre 6, 7, at 8, 2024. Inimbitahan ng PAPER.Ph, >> P3

## First P2P bus service from Imus to NAIA launched

By Ruel Francisco

IMUS CITY, Cavite (PIA) — Cavite's first point-to-point (P2P) bus service from Imus to all terminals of the Ninoy Aquino International Airport was launched on Monday, November 18 marking a milestone for Cavite commuters and travelers. Cavite Third District Rep. Jay Advincula, Imus City Mayor >> P5



## Cavite Arbor Day: Tree-Planting in Tagaytay

The Provincial Government of Cavite successfully conducted the 4th Cavite Monthly Arbor Day on November 15, 2024, with a tree-planting activity in Barangay Tolentino West, Tagaytay City. The initiative, led by the Office of the Provincial Environment and Natural Resources Officer, demonstrates the province's commitment to environmental conservation and rehabilitation of the Taal Volcano Protected Landscape.

The event brought together 157 passionate volunteers from various sectors, including local government units, Cavite PNP through the Tagaytay City Component Police Station, ARESCOM, private companies, and other community organizations. A short but meaningful program kicked off the day. >> P4

### HIV Advocacy Writeshop: Bolstering the Fight in Cavite

In a concerted effort to strengthen the prevention, control, and treatment of HIV, AIDS, and sexually transmitted infections (STIs) in Cavite, the Office of the Provincial Health Officer (OPHO), in collaboration with Pilipinas Shell Foundation, Inc. and Initiatives for Dialogue and Empowerment Through Alternative Legal Services (IDEALS) Inc., spearheaded the HIV Advocacy Local Policy Dialogue and Ordinance Writeshop on November 21-22, 2024 at the Cavite Collaboration Center for Public Health, GEAMH Compound in Trece >> P2

### Financial Assistance distribution, Led by Congw. Lani Mercado Revilla



Bacoor City, November 21, 2024 - The "Ayuda para sa Kapos ang Kita" program, spearheaded by Congresswoman Lani Mercado Revilla, provided financial assistance to Bacoor residents in need today at the Strike Gymnasium. The program, organized by the Office of Cong. Lani Mercado >> P6



# HIV Advocacy Writeshop << P1

Martires City. The two-day writeshop gathered doctors and nurses from city and municipal health offices of the province, along with members of the Cavite Province Multi-sectoral STI, HIV, AIDS Council (CPAC). The primary objective was to identify practical action points and collaboration areas in finalizing and advocating for the enactment of proposed local legislation for HIV, AIDS and STI prevention, control and treatment. The

write shop commenced with a presentation on the HIV situation in Cavite delivered by Ms. Haydelisa Maderazo, Provincial HIV Program Coordinator. This set the stage for participants to better understand the local context and the pressing need for policy reform. The lecture proper began with an overview of Republic Act 11166, the Philippine HIV and AIDS Policy Act, designed to familiarize participants with its key provisions. To deepen their

knowledge of effective policy-making, the IDEALS team of legal experts facilitated discussions on critical topics such as, Policy Framework Building, Policy Development and Systems Thinking, Identifying Interventions, Addressing Delivery Challenges, and Exploring Opportunities Workshops and open forums were integrated throughout the sessions, ensuring a participative and thorough understanding of the concepts discussed. The

writeshop concluded with the creation of an action plan, in which participants identified strategies, key activities, and specific timelines to achieve the goal of endorsing the proposed legislation to the Sangguniang Panlalawigan and, ultimately, enacting the local HIV, AIDS-related ordinance. The event highlighted the importance of collaboration, equipping stakeholders with the tools and knowledge necessary to effectively address HIV challenges in Cavite.

# Carmona City Lights Up for Christmas & Sorteo 2025

BY CARLA BAUTO DEÑA

CAVITE – The city government of Carmona officially welcomed the holiday season with a Christmas lighting ceremony and the launch of the Sorteo Festival 2025 at Carmona City Park on Sunday, Nov. 24. The event was led by Cavite 5th District Rep. Roy M. Loyola, Mayor Dahlia A. Loyola, and other local officials. During her speech streamed live on Facebook, Mayor Loyola announced that the city government is set to receive its eighth Seal of Good Local Governance from the Department of the Interior and Local Government (DILG) in December. She emphasized that this achievement, along with other local, national, and international

awards, was made possible through the collective efforts and contributions of every resident. “Panatilihin natin ang pagmamahal hindi lang sa loob ng pamilya, kundi sa komunidad na ating ginagalawan (Let us uphold love not only within our families but also in the community where we belong),” the local chief executive said. Attendees enjoyed performances from local artists, including the Carmona Symphonic Band and the Carmona Performing Arts Group. During the event, the local government unit (LGU) announced the updated mechanics for the Sorteo Festival 2025. A long-running triennial event, Sorteo, a Spanish word that means raffle or draw, started in 1861 during the Spanish colonization as a way to raf-



Revelers at the Christmas lighting ceremony at Carmona City Park on Nov. 24 (Photo from the City Government of Carmona/MANILA BULLETIN)

fle off communal agricultural lands among bona fide residents.

For the upcoming festival, the LGU is raffling off tax-free cash prizes, with the following rewards up for grabs:

- 450 prizes of P50,000 each
- 50 prizes of P100,000 each
- 5 prizes of P200,000 each

5 prizes of P300,000 each. The city government said the community tax certificate or cedula will no longer be a registration requirement, making it more convenient for participants to join. A new Sorteo ID or QR code system will also be introduced. This system will serve as proof of registration and allow participants to easily check their raffle status.

Southern Tagalog

email:herald\_group@yahoo.com

HERALD

CAVITE

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

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LET'S UNDERSTAND THE UNUSUAL PEOPLE DO

FREQUENTLY in every human life there are events and experiences that are "unusual", but there is something good in a person's personality that can be strong on its own when the mind is matured.

Because there are people who have such a way of life that they know from the bottom of their mind that they are more comfortable in the situation that they have themselves.

So let's understand well those people who are doing unusual things in life that are not socializing with people who are clustered together because they have chosen the decision to be alone in life.

May it only be curiosity for us who have the capacity to study and accept their personal character as a person who is unique and unusual, who is not like you and other people.

It is difficult to blame extraordinary people so it is our responsibility to pray to God that they do not get distracted and deviate into useless ventures.

In short, there is no breaking of the trip regardless of what each person's heart wants and desires, because that is what is contained and planned for their good future.

According to Google's English dictionary provided by Oxford Languages, the meaning of 'unusual' means not habitually or commonly occurring or done.

So you will only be surprised when extraordinary people who do something that shouldn't be done maybe that is "self-transform" so that the lifestyle testimony of living is different. (Joseph Elias Bontogon)

PUBLIC TALKS

by Joseph Elias Bontogon

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 THE MATTER OF PETITION FOR THE RECOGNITION OF FOREIGN DECREE OF DIVORCE AND CORRECTION OF ENTRY UNDER RULE 108 LYNNETTE DAPLAS SZABO

Petitioner,

SB PRO No. BSP 2024-74

-VERSUS-

PHILIPPINE STATISTICS AUTHORITY

REPRESENTED BY THE CIVIL REGISTRAR GENERAL, CIVIL REGISTRY OFFICE OF BACoor CITY, CAVITE, AND ATILA JOZSEF SZABO,

Respondents.

X-----X

ORDER

On October 8, 2024, petitioner through counsel filed this instant petition alleging among others that: (a) petitioner and private respondent met in November 2006 in London, United Kingdom; (b) on April 25, 2008, petitioner and private respondent got married at the Regional Trial Court Branch 19 in Bacoor City, Cavite; (c) in June 2013, the petitioner and private respondent separated and went to live their separate lives; (d) petitioner was naturalized as a British Citizen on November 4, 2014; (e) on July 15, 2019, petitioner filed a Petition for Divorce; and (f) the court issued a Decree of Absolute Divorce on September 26, 2019. Petitioner is praying that the court, after due notice and hearing, render judgment recognizing the Absolute Decree of Divorce obtained in United Kingdom and order the Local Civil Registrar of the City of Bacoor, Cavite to cancel from the records the Certificate of Marriage of the parties.

Finding the petition to be sufficient in form and substance, the same is set for initial hearing on **March 7, 2025 at 10:30 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 copies of this Order and the Petition at her expense once a week for three (3) consecutive weeks in a newspaper of general circulation in the Philippines upon coordination with the Office of the Clerk of Court, Regional Trial Court, Bacoor City.

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 three (3) conspicuous places, 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 City Hall Building of Bacoor; (2) the Hall of Justice of Bacoor City; and (3) the Barangay Hall where the petitioner resides.

Likewise, petitioner through counsel is directed to furnish with copy of this Order the Office of the Local Civil Registrar of Bacoor City, the Office of the Solicitor General, the Office of the City Prosecutor of Bacoor, the Civil Registrar General, the Philippines Statistics Authority (PSA), the Department of Foreign Affairs (DFA), and the Embassy of United Kingdom and to submit proof of compliance thereto.

Petitioner through counsel is further directed to furnish Respondent Attila Jozsef Szabo with copy of this Order and Petition with its annexes at his given address and to show proof of compliance thereto before the hearing date.

**SO ORDERED.**

IN CHAMBERS, this 22nd day of October, 2024 in the City of Bacoor, Cavite.

NIKKI ROSE DELA PEÑA ESPERANZA

Presiding Judge

Copy Furnished:

1. Lynnette Daplas Szabo (Petitioner) – E. Aguinaldo Highway, Amutan Compound, Lalaan 1, Silang, Cavite

2. Atty. Jeanne Luz Anarna (Counsel for Petitioner) – 327 Aguinaldo Highway, Lalaan 1st, Silang, Cavite / info@anarnalaw.com / anarnalaw@gmail.com

3. Attila Jozsef Szabo – 4 Uplands Road, Romford RM6 5PD, United Kingdom

4. Local Civil Registrar of Bacoor City – Ground Floor, Bacoor Government Center, Bacoor Boulevard, Bacoor City

5. Office of the Solicitor General – 134 Amorsolo Street, Legazpi Village, Makati City

6. Office of the City Prosecutor of Bacoor – 3/F Old City Hall, DOJ, Bacoor City, Cavite 4102

7. Department of Foreign Affairs – 2330 Roxas Boulevard, Pasay City

8. Philippine Statistics Authority – PSA Complex, East Avenue, Diliman, Quezon City

9. OCC Bacoor City, Cavite

10. OCC Sheriff (3 copies)

Southern Tagalog Herald Cavite

December 1, 8 and 15, 2024



PAPER.Ph Inc, magdaraos ng << P1

Inc. si Senadora Pia Cayetano bilang Keynote Speaker sa nasabing pagtitipon na gaganapin sa Hotel Henrico Kisad sa lungsod na tinaguriang City of Pines at Summer Capital of the Philippines. Katuwang niya sa pagbibigay ng mensahe si Baguio City Mayor Benjamin B. Magalong. Ang kanilang talumpati ay inaasahang magbibigay-inspirasyon sa mga mamamahayag mula sa iba’t ibang rehiyon ng

bansa na dadalo sa okasyon. Inaasahan ding makikibahagi sa nasabing okasyon ang Baguio City Press Club, na nagpapakita ng lakas at suporta ng lokal na media sa lungsod na punong-abala. Sa temang "Empowering the Voices that Shape the Nation," ipagdiriwang ng PAPER.Ph, Inc. ang espesyal na araw na ito, alinsunod sa Proclamation No. 944 na nilagdaan noong panahon ng dating Pangulong Ferdinand

E. Marcos. Inaanyayahan din ang mga abogado mula sa Commission on Human Rights bilang resource speakers para sa sesyon ukol sa mga Libel Cases sa umaga ng Disyembre 7, 2024. Dadalo rin sa nasabing aktibidad si Col. Marlon A. Parugrug, Commander ng

Tactical Operations Group 3 ng Philippine Air Force (GSC), kasama ang kanyang staff. Sa hapon naman ng parehong araw, makikiisa sa programa si Philippine Military Academy (PMA) Superintendent Vice Admiral Ceasar Bernard N. Valencia, kasama ang

iba pang opisyal mula sa PMA. Tiniyak ni PAPER. Ph, Inc. President Luisito C. Angeles na magiging makulay at makabuluhan ang nasabing okasyon, bilang bahagi ng kanilang misyon na patatagin ang boses ng mga mamamahayag sa bansa. Todo-suporta rin si Gng.

Nena E. Mallari, Chairman Emeritus at Senior Adviser ng grupo, sa paghahanda para sa nalalapit na selebrasyon. Ang kanyang paggabay at dedikasyon ay naging mahalaga upang tiyaking magiging matagumpay ang taunang pagtitipon na ito ng PAPER.Ph, Inc.

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

MAYBANK PHILIPPINES, INC.  
Mortgagee,

-versus-

SPS. VHENER ESTEBAN MERCADO AND  
MICHELLE MACALALAD MERCADO,  
Mortgagor/s.  
X-----X

FORECLOSURE CASE NO. F-1288-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **MAYBANK PHILIPPINES, INC.**, with business address at Maybank Corporate Center, 7th Avenue corner 28th Street, Bonifacio Global City, Taguig City, against the Mortgagor/s **SPS. VHENER ESTEBAN MERCADO AND MICHELLE MACALALAD MERCADO**, with residence and postal address at Blk. 3 Lot 5 Camachile Subd., Brgy. Pasong Camachile I, Gen. Trias, Cavite; and Block 5 Lot 16, Brighton Phase 4, Brgy. Tapia, General Trias, Cavite, to satisfy the mortgage indebtedness as of September 23, 2024, amounts to **TWO MILLION NINE HUNDRED FORTY FIVE THOUSAND SIX HUNDRED THIRTY TWO PESOS AND 03/100 (Php 2,945,632.03)** including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **December 19, 2024 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2023041742

LOT NO: 16, BLOCK NO: 5, PLAN NO: PCS-04-032024  
PORTION OF: LOT 1830, 1831, 1840, 1841, FRS-04-005699, LOT 1839 FRS-04-006068 ALL OF SFDM ESTATE, LOT 1843-S, BSD-04-002119 (OLT) & BLOCK 25, PCS-04-031781; LRC RECORD NO.: 5964 DECREE NO. 4270  
LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON  
BOUNDARIES:  
LINE DIRECTION ADJOINING LOT (S)  
1-2 NW ROAD LOT 3, PCS-04-032024  
2-3 NE LOT 15, BLOCK 5, PCS-04-032024  
3-4 SE LOT 22, BLOCK 5, PCS-04-032024  
4-1 SW LOT 17, BLOCK 5, PCS-04-032024  
AREA: SIXTY (60) 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 January 9, 2025 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, November 20, 2024

JOANNAH AVIGAIL C. TIMKANG  
Sheriff IV

Copy Furnished:  
MAYBANK PHILIPPINES, INC.  
Maybank Corporate Center, 7th Avenue corner 28th Street, Bonifacio Global City, Taguig City

SPS. VHENER ESTEBAN MERCADO AND  
MICHELLE MACALALAD MERCADO  
Blk. 3 Lot 5 Camachile Subd., Brgy. Pasong Camachile I, Gen. Trias, Cavite; and  
Block 5, Lot 16, Brighton Phase 4, Brgy. Tapia, 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: November 24, December 1 and 8, 2024

Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
Branch 130, Trece Martires City  
rtc1tmt130@judiciary.gov.ph  
09198753023

IN RE: PETITION FOR ISSUANCE OF  
NEW OWNER'S DUPLICATE COPY OF  
TRANSFER CERTIFICATE OF TITLE NO.  
T-1332332 OF THE OFFICE OF THE  
REGISTRY OF DEEDS FOR THE  
PROVINCE OF CAVITE IN LIEU OF THE  
LOST ONE

LRC CASE NO. 5964-032-24

SEVEN-L AGRIFOOD SYSTEMS, INC.  
REPRESENTED BY LEX VICTOR D.  
EUSEBIO AND MELANIE C. MIRALLES,  
Petitioner.  
X-----X

NOTICE OF HEARING

Filed before this Court is a verified Petition for Issuance of New Owner's Duplicate of Transfer Certificate of Title No. T-1332332 issued by the Registry of Deeds for the Province of Cavite, in the name of **SPS. ROLANDO M. ABES and EUNESIE CAC-ABES**, the registered owners.

After being satisfied that the Petition is sufficient in form and substance, the same is hereby set for Initial Hearing on **February 6, 2025 and April 10, 2025, both at 8:30 o'clock in the morning**, at which date, hour, and place any and all interested persons are required to appear and show cause why the Petition should not be granted.

Let a copy of this Notice of Hearing be published for three (3) consecutive weeks, at the expense of the petitioner, in a newspaper of general circulation and be posted at the General Trias City Market, the City and the Barangay Halls where the property is situated, as well as on the land itself located at Lot 37 Blk 25 Stateland Inv. Corp., Barangay Manggahan, General Trias City, Cavite and other copies be furnished to the Registry of Deeds for the Province of Cavite, Office of the Solicitor General, petitioner, and its counsel.

The Sheriff of this Court is hereby directed to post copies of this Notice accordingly. The petitioner is likewise directed to submit a copy of the Petition with its annexes to the Registry of Deeds for the Province of Cavite and the Office of the Solicitor General.

Send a copy of this Order to the Office of the Clerk of Court (OCC) for raffle of the publication.  
**SO ORDERED.**  
Trece Martires City, Cavite, June 4, 2024.

GAYSOL C. LUNA  
Presiding Judge

Copy Furnished:  
GC SERGIO LAW AND LEGAL SERVICES  
ATTY. GERALD C. SERGIO  
Counsel for Petitioner  
2nd Floor Old Mill Bldg.  
Don P. Campos Ave. Zone 3  
City of Dasmariñas, Cavite 4114  
sergio.law@yahoo.com

LEX VICTOR D. EUSEBIO and  
MELANIE C. MIRALES  
Petitioner's Representatives  
c/o GC SERGIO LAW AND LEGAL SERVICES  
2nd Floor Old Mill Bldg.  
Don P. Campos Ave. Zone 3  
City of Dasmariñas, Cavite 4114

SPS. ROLANDO M. ABES AND  
EUNESIE CAC-ABES  
Lot 37 Blk No. 25, Stateland Inv. Corp.  
Manggahan, General Trias City, Cavite

REGISTRY OF DEEDS FOR THE  
PROVINCE OF CAVITE  
Trece Martires City, Cavite

OFFICE OF THE SOLICITOR GENERAL  
134 Amorsolo St., Legaspi Village  
Makati City

OFFICE OF THE CLERK OF COURT  
Trece Martires City, Cavite

Southern Tagalog Herald Cavite  
November 17, 24 and December 1, 2024

Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
City of Bacoor  
Email: rtc1bcrooc@judiciary.gov.ph.  
Telephone No. 09273707489

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

-versus-

VIRGILIO D. GUTIERREZ married to  
SHERYL C. GUTIERREZ,  
Mortgagors  
X-----X

Foreclosure No. 2024-196  
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 4114 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, at The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City and against the mortgagors **VIRGILIO D. GUTIERREZ married to SHERYL C. GUTIERREZ** at No. 260 Doña Eugenia St., Pamplona Village, Pamplona 1, Las Piñas City and Lot 10 Block 2, Kimberton ville, Bo. Panapaan (now Niog II) Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of September 24, 2024, amounts to TWO HUNDRED SEVENTY-TWO THOUSAND NINE HUNDRED FIFTY-FOUR PESOS & 92/100 (₱272,954.92), Philippine Currency, inclusive of interest and penalty charges but exclusive of other fees incidental to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **December 12, 2024, at 10:00 o'clock in the morning** or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-1356478

"A Parcel of Land (Lot 10, Block 2, of the subd. plan, Psd-04-182664, being a portion of LOT 6229-C, (LRC) Psd-321663, L.R.C. Record No. 8843 ), situated in Barrio of Panapaan, Municipality of Bacoor, Province of CAVITE, Island of LUZON. X x x,  
Containing an area of FORTY FOUR (44) SQ. METERS, more or less.

"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 December 19, 2024, without further notice."

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

City of Bacoor, November 5, 2024

MELY C. HERMOSURA-VISTA  
Clerk of Court VI

By:  
DANILO B. BERLON  
Sheriff IV

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

POMPEYO P. MAYNIGO  
JRDC Building 117 Sen Gil J. Puyat Ave., Pasay City

VIRGILIO D. GUTIERREZ married to SHERYL C. GUTIERREZ  
No. 260 Doña Eugenia St., Pamplona Village, Pamplona 1, Las Piñas City  
Lot 10 Block 2, Kimberton ville, Bo. Panapaan (now Niog II) Bacoor, Cavite

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

Publisher: Southern Tagalog Herald email: herald\_group@yahoo.com contact: #09556643353

Southern Tagalog Herald Cavite  
November 17, 24 and December 1, 2024

# New LRT-1 Cavite Extension << P1

to him, the new extension is a great help in his daily commute to work.

“Napakalaking tulong po nito sa amin kasi mas napapadali po ‘yong pagsakay namin. Dati po kasi mas napapalayo pa po kami e. Malayo pa ‘yong sinasakyan namin,” he said.

Foreman Clemer Solis, 44, expressed his joy over the LRT extension’s opening, sharing that he now saves about 50 pesos a day, a welcome addition to his family’s budget.

“Saglit lang po. Wala

pang five minutes nandito na po ako. Dati matagal. Umaabot ako ng isang oras po,” Solis said Meanwhile, the management of PITX was also delighted with the successful opening of the LRT-1 Cavite Extension Phase 1.

“Malaking tulong ito lalo na sa mga estudyante natin araw-araw. ‘Yong iba kasi coming from Cavite tapos pupunta ng Manila for their universities. Marami ring mga senior citizen na first time magta-travel coming from Manila to

south,” said Kolyn Calbasa, Senior Corporate Affairs Officer of PITX. “We are prepared naman to cater ‘yong pagdagdag pa ng mga

pasahero coming from LRT-1 dahil ine-expect naman natin ‘yan lalo na ngayong December. Nagdagdag rin tayo ng mga waiting areas

# Cavite Arbor Day: Tree Planting << P1

Punong Barangay Orlando Juamarang of Brgy. Tolentino West warmly welcomed the volunteers, followed by key messages delivered by esteemed speakers, including Dr. Joselito Laguardia, Tagaytay City Agriculturist, Ms. Jasmin V. Andaya of APASuTVPL- Batangas, Arch. Micheal Dax Mojica, Chapter President of the United Architects of the Philippines, Cavite Tierra Alta Chapter, and Mr. Zandy M. Paras from OPENRO Cavite. A total

around the terminal,” she added.

The new extension now links Baclaran Station in Pasay City to Dr. Santos Station in Parañaque City, with five newly opened stations along the way:

- Redemptorist-ASEANA Station

- MIA Road Station

- PITX Station

- Ninoy Aquino Avenue Station

- Dr. Santos (formerly Sucat) Station

of 275 fruit-bearing and forest tree seedlings were planted, including 75 Guyabano, 50 Langka, 50 Anonas, 50 Molave, and 50 Narra sourced from the OPENRO nursery. Additionally, seedlings composed of Mango, Rambutan, Mulberry, Molave, Narra, and Kupang were contributed by PAMO TVPL Batangas. The Arbor Day celebration in the province aimed to continuously inspire communities to actively participate in preserving the environment for future generations.---OPIO

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

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

-versus-

ARTHUR JOEY B. GILANA  
Mortgagor/s.  
X-----X

FORECLOSURE CASE NO. F-1097-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ARTHUR JOEY B. GILANA** with residence and postal address at P132-D 17TH 2nd STREET VILLAMOR AIR BASE, PASAY CITY and LOT 47 BLK 40 CARISSA HOMES TANZA PH-7, PUNTA, TANZA, CAVITE to satisfy the mortgage indebtedness as of 12 August 2024, amounts to **TWO HUNDRED TWENTY ONE THOUSAND SIX HUNDRED FOURTEEN PESOS & 83/100 (P 221,614.83)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **DECEMBER 19, 2024 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-740593

A PARCEL OF LAND (lot-47, blk-40, of the subd. Plan, PSD-04-099961, being a portion of lot-3100, Sta Cruz de Malabon Estate (Rs-04-002222) GLRO Record No. 6832) situated in Brgy. of Punta, Prov. Of Cavite, Island of Luzon Bounded on the NW., along line 1-2, by lot-45, blk-40; on the NE., along line 2-3, by lot-49, blk-40; and on the SW., along line 4-1, by lot-48, blk-40, all of the subd. Plan. Beginning at a point marked “1” on plan, x x x containing an area of THIRTY THREE (33) SQUARE METERS more or less. x x x

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

In the event the public auction should not take place on the said date and time, it shall be held on **JANUARY 09, 2025** 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, NOVEMBER 20, 2024

ANDRES B. ESPINA  
Sheriff IV

Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**  
% **ATTY. CAESAR S. EUROPA**  
**Attorney-In-Fact, Legal Counsel,**  
**24K ACCOUNTS CONSULTANT, INC.**  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

ARTHUR JOEY B. GILANA  
P132-D 17TH 2nd STREET VILLAMOR AIR BASE,  
PASAY CITY and  
LOT 47 BLK 40 CARISSA HOMES TANZA PH-7,  
PUNTA, TANZA, CAVITE

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

Publication: Southern Tagalog Herald Cavite  
Dates: November 24, December 1 and 8, 2024

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

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

-versus-

OFELIA INFANTE CANLAS  
Mortgagor/s.  
X-----X

FORECLOSURE CASE NO. F-1120-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **OFELIA INFANTE CANLAS** with residence and postal address at 253 INT. D. ALDANA ST., LAS PIÑAS METRO MANILA and LOT 11 BLK. 3 SEC. 15 PH. 3 BELVEDERE TOWNHOMES BRGY. PASONG KAWAYAN GEN. TRIAS CAVITE to satisfy the mortgage indebtedness as of August 12, 2024, amounts to **ONE HUNDRED FIFTY EIGHT THOUSAND EIGHT HUNDRED SEVENTY FIVE PESOS & 59/100 (P 158,875.59)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **DECEMBER 19, 2024 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-790303-

A PARCEL OF LAND LOT 11 BLOCK 3 SECTION 15 of the consolidation subdivision plan PCS-04-012289, being a portion of Lots 2673 & 2674, San Francisco de Malabon Estate, L.R.C. Record No. ), situated in Barangay PASONG KAWAYAN, Municipality of GEN TRIAS, Province of CAVITE, Island of LUZON. Bounded on the NW along line 1-2 by LOT 9 BLOCK 3 SECTION 15; on the NE along line 2-3 by ALLEY 49) on the SE along line 3-4 by LOT 13 BLOCK 3, SECTION 15; and on the SW along line 4-1 by LOT 12 BLOCK 3 SECTION 15, all of the consolidation subdivision plan. Beginning at a point marked “1” on plan X X X CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS. X X X

All sealed bids must be submitted to the undersigned on the 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 **JANUARY 09, 2025** 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, NOVEMBER 20, 2024

JOANNAH AVIGAIL C. TIMKANG  
Sheriff IV

Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**  
% **ATTY. CAESAR S. EUROPA**  
**Attorney-In-Fact, Legal Counsel,**  
**24K ACCOUNTS CONSULTANT, INC.**  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

OFELIA INFANTE CANLAS  
253 INT. D. ALDANA ST., LAS PIÑAS METRO MANILA and  
LOT 11 BLK. 3 SEC. 15 PH. 3 BELVEDERE TOWNHOMES  
BRGY. PASONG KAWAYAN GEN. TRIAS CAVITE

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

Publication: Southern Tagalog Herald Cavite  
Dates: November 24, December 1 and 8, 2024

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

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

-versus-

MAGDALENA D. SEDA married to  
ANGELITO B. SEDA  
Mortgagor/s.  
X-----X

FORECLOSURE CASE NO. F-1235-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **MAGDALENA D. SEDA married to ANGELITO B. SEDA** with residence and postal address at LMC SUBD., ANABU I-C, IMUS, CAVITE and LOT 5 BLK 22 SAMPAGUITA VILLAGE BO. INOCENCIO, TRECE MARTIRES CITY, CAVITE, to satisfy the mortgage indebtedness as of August 12, 2024, amounts to **ONE HUNDRED EIGHTEEN THOUSAND TWENTY NINE PESOS & 66/100 (P118,029.66)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **DECEMBER 20, 2024, at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-80824

A parcel of land (Lot 5, blk. 22 of the cons/subd. plan, Pcs-04-011578, being a portion of the cons. of Lots 3521, 3524, 3526 & 3528, All of Fls-1839, Sta Cruz de Malabon Estate, LRC Rec. No.), situated in the Brgy. of Inocencio, Trece Martires City, Is. of Luzon. Bounded on the S., along Line 1-2 by Lot 6; on the W., along line 2-3 by Lot 3, both of blk. 22; on the N., along line 3-4 by Rd. Lot 23 (6.50 m.w.); & on the E., along line 4-1 by Lot 7, blk. 22, all of the cons. subd. plan. Beginning at a pt. marked "1" on plan, X X X containing an area of FORTY (40) SQ. METERS. M 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 and time, it shall be held on **JANUARY 10, 2025** 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, NOVEMBER 20, 2024

ANDRES B. ESPINA  
Sheriff IV

Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**  
% **ATTY. CAESAR S. EUROPA**  
**Attorney-In-Fact, Legal Counsel,**  
**24K ACCOUNTS CONSULTANT, INC.**  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

MAGDALENA D. SEDA married to ANGELITO B. SEDA  
LMC SUBD., ANABU I-C, IMUS, CAVITE and LOT 5 BLK 22  
SAMPAGUITA VILLAGE BO. INOCENCIO, TRECE MARTIRES  
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 24, December 1 and 8, 2024



# First P2P Bus Service << P1

Alex Advincula, Lina Group of Companies Chairman Alberto Lina, UBE Express Overseas Workers President Garrie A. David, and Ayala Land Mall Inc. Terminal Senior Associate Manager Ivan D. Bautista led the ceremonial launch.

Mayor Advincula said the premium bus service, which will cater to Overseas Filipino Workers (OFWs) and locals, is more affordable than other service platforms and taxi providers.

Overseas Workers Welfare Administration (OWWA) Administrator Arnell Ignacio, who also attended the event, said the P2P buses will benefit OFWs and local tourists with the special rates offered.

“All who initiated this project—the private sector and city officials—will hold

a special place in the hearts of OFWs and their families for providing them with a comfortable journey to every destination where they will work,” Ignacio said.

The 34-seater premium air-conditioned bus will have a special rate for OFWs of P150 and a regular rate of P300 per trip.

To commemorate the launch, the first 50 passengers enjoyed complimentary rides provided by the city government of Imus. Additionally, from November 19-24, passengers can continue to avail of free rides sponsored by Congressman Advincula.

UBE Express, Inc. is a human logistics service provider committed to providing a safe, convenient, reliable, and modern bus service, adhering to applicable legal and regulatory requirements

set by the government. They offer point-to-point service to give customers an exceptional bus experience. Additionally, the company provides a tarmac shuttle service for various airlines to transport passengers within the airport facility. (RF/PIA-Cavite)



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

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

-versus-

JOE MAR RAY A. TRIUMFANTE married to  
LEANA MARIE M. TRIUMFANTE  
Mortgagor/s.  
X-----X

FORECLOSURE CASE NO. F-1214-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **JOE MAR RAY A. TRIUMFANTE married to LEANA MARIE M. TRIUMFANTE** with residence and postal address at SITIO FATIMA KAWAYANAN BRGY. MARCELO GREEN PARAÑAQUE CITY and LOT 27 BLK. 3 PH. 2 KAIA HOMES HUGO PEREZ TRECE MARTIRES CITY CAVITE 4109 to satisfy the mortgage indebtedness as of August 12, 2024 amounts to **THREE HUNDRED SEVENTY-FIVE THOUSAND TWENTY-EIGHT PESOS & 94/100 (P375,028.94)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **DECEMBER 20, 2024 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 077-2023000187

LOT NO: 27 BLOCK NO: 3 PLAN NO: PSD-04-240925  
PORTION OF: LOT 3307, FLS-167 (SAN FRANCISCO DE MALABON ESTATE)  
(FRS-04-005607); LRC RECORD NO: 5964  
LOCATION: BARANGAY OF HUGO PEREZ, CITY OF TRECE MARTIRES, PROVINCE OF CAVITE  
BOUNDARIES:  
LINE DIRECTION ADJOINING LOT(S)  
1-2 SE ROAD LOT 2 (6.50 m. WIDE), PSD-04-240925  
2-3 SW LOT 26, BLOCK 3, PSD-04-240925  
3-4 NW LOT 38, BLOCK 3, PSD-04-240925  
4-1 NE LOT 28, BLOCK 3, PSD-04-240925  
AREA: THIRTY SIX (36) SQUARE METERS

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 **JANUARY 10, 2025** 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, NOVEMBER 20, 2024

JOSELITO L. ARANDA  
Sheriff IV

Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**  
% **ATTY. CAESAR S. EUROPA**  
**Attorney-In-Fact, Legal Counsel,**  
**24K ACCOUNTS CONSULTANT, INC.**  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

JOE MAR RAY A. TRIUMFANTE married to  
LEANA MARIE M. TRIUMFANTE  
SITIO FATIMA KAWAYANAN BRGY. MARCELO GREEN PARANAQUE CITY and LOT 27 BLK. 3 PH. 2 KAIA HOMES HUGO PEREZ TRECE MARTIRES CITY CAVITE 4109

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 24, December 1 and 8, 2024

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

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

-versus-

EMILY F. PERANTE,  
Mortgagor/s,  
X-----X

FORECLOSURE CASE NO. F-1334-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **EMILY F. PERANTE**, with residence and postal addresses at 45 11 GRACE PARK COR., ILANG ILANG ST., CALOOCAN CITY, and LOT 15 BLK. 21 PH. 1 KAIA HOMES, PASONG KAWAYAN II, GEN. TRIAS, CAVITE 4107 to satisfy the mortgage indebtedness as of 27 August 2024 amounting to **FOUR HUNDRED TWENTY THREE THOUSAND THREE HUNDRED FORTY SIX PESOS & 25/100 (P423,346.25)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **DECEMBER 20, 2024 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2021033836

LOT NO: 15 BLOCK NO: 21 PLAN NO: PCS-04-029795  
PORTION OF: CONSOLIDATION-SUBDIVISION OF LOTS 3300, 3371 & 3372, SAN FRANCISCO DE MALABON ESTATE (ALL COVERED BY RS-04-005070), LRC RECORD NO. 5964  
LOCATION: BARANGAY OF PASONG KAWAYAN II, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE  
BOUNDARIES:  
LINE DIRECTION ADJOINING LOT(S)  
1-2 NW ROAD LOT 11, PCS-04-029795  
2-3 NE LOT 14, BLOCK 21, PCS-04-029795  
3-4 SE LOT 3306 SAN FRANCISCO DE MALABON ESTATE  
4-1 SW LOT 16, BLOCK 21, PCS-04-029795  
AREA: THIRTY SIX (36) SQUARE METERS

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 **JANUARY 10, 2025** 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, NOVEMBER 20, 2024

JOANNAH AVIGAIL C. TIMKANG  
Sheriff IV

Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**  
% **ATTY. CAESAR S. EUROPA**  
**Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.**  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

EMILY F. PERANTE  
4511 GRACE PARK COR., ILANG ILANG ST., CALOOCAN CITY and LOT 15 BLK. 21 PH. 1 KAIA HOMES, PASONG KAWAYAN II GEN. TRIAS CAVITE 4107

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 24, December 1 and 8, 2024

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

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

-versus-

VIRGINIA S. BRIONES  
Mortgagor/s.  
X-----X

FORECLOSURE CASE NO. F-1124-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **VIRGINIA S. BRIONES** with residence and postal address at BLK 12 LOT 7 ASTER ST., T.S. CRUZ SUBD., ALMANZA II, LAS PIÑAS, METRO MANILA and LOT 37 BLK 72 PH. 7 CARISSA HOMES-TANZA BRGY. PUNTA, TANZA, CAVITE to satisfy the mortgage indebtedness as of August 12, 2024, amounts to **THREE HUNDRED THIRTY SIX THOUSAND ONE HUNDRED THIRTEEN PESOS & 86/100 (P 336,113.86)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **DECEMBER 19, 2024 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-742564

A parcel of Land (Lot 37, Block 72 of the subdivision plan, Psd-04-099961, being a portion of Lot-3100, Sta. Cruz de Malabon Estate (Rs-04-002222) GLRO Record No. 6832) situated in Barangay of Punta, Municipality of Tanza, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by lot 39, block 72, on the SW., along line 2-3 by alley 57, on the NW., along line 3-4 by lot 35, block 72 and on the NE., along line 4-1 by lot 38, block 72, all of the subdivision plan. Beginning at a point marked “1” on plan X X X containing an area of THIRTY THREE SQUARE METERS and FIFTY SQAURE DECIMETERS (33.50) more or less. X X X

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

In the event the public auction should not take place on the said date and time, it shall be held on **JANUARY 09, 2025** 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, NOVEMBER 20, 2024

ANDRES B. ESPINA  
Sheriff IV

Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**  
% **ATTY. CAESAR S. EUROPA**  
**Attorney-In-Fact, Legal Counsel,**  
**24K ACCOUNTS CONSULTANT, INC.**  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

VIRGINIA S. BRIONES  
BLK 12 LOT 7 ASTER ST., T.S. CRUZ SUBD., ALMANZA II, LAS PIÑAS, METRO MANILA and LOT 37 BLK 72 PH. 7 CARISSA HOMES-TANZA BRGY. PUNTA, TANZA, CAVITE

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

Publication: Southern Tagalog Herald Cavite  
Dates: November 24, December 1 and 8, 2024



# Caviteño Women Empowered Through PGC’s Welfare Program

In a heartfelt demonstration of support for women and community development, Governor Athena Bryana D. Tolentino spearheaded the Women's Welfare Program on November 22, 2024 at the Municipality of Magallanes. The program welcomed over 2,000 Caviteño women, united by the shared goal of empowerment and progress.

The highlight of the event was Governor Tolentino's financial assistance of Php 2,000 each to all attendees. This initiative not only provides immediate relief but also aims to uplift women in their roles as individuals, families, and community builders.

Beyond monetary assistance, the program emphasized the importance of women's participation in community development, fostering a sense of unity and resilience among attendees.

Through programs like these, Cavite continues to pave the way for inclusive progress, ensuring that its women are at the forefront of change and empowerment.---

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

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

-versus-

FACTOR, CRIS A.,  
Mortgagor/s.  
X-----X

FORECLOSURE CASE NO. F-1253-24  
  
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, FACTOR, CRIS A., with residence and postal addresses at 301 A QUINTINA ST., STA MESA MANILA and LOT 66 BLK 101 WELLINGTON PLACE (MARY CRIS COMPLEX PHASE 12-B) SANTIAGO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of 12 August 2024 amounts to **FIVE HUNDRED EIGHTEEN THOUSAND SEVEN HUNDRED NINETY ONE PESOS & 41/100 (P518,791.41)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **DECEMBER 20 2024 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2018010306

A PARCEL OF LAND (LOT 66, BLK 101 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-04-026496, BEING A PORTION OF THE CONSOLIDATION OF LOT 2532-A-13, PSD-04-041373 (AR); LOT 2535-B, PSD-04-124458; LOT 2637-B, PSD-04-140399; LOTS 21 & 30, BLOCK 21; BLOCKS 22 & 43 AND ROAD LOT 21, PCS-04-024827; LOT 2534 (RS-04-004834); LOT 2536 (RS-04-004717) & LOT 2540 (RS-04-002857) ALL OF SAN FRANCISCO DE MALABON ESTATE, L.R.C. RECORD NO. 5964) SITUATED IN THE BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 65, BLK 101; ON THE NW., ALONG LINE 2-3 BY LOT 5, BLK 101; ON THE NW., ALONG LINE 3-4 BY LOT 4, BLK 101; ON THE NE., ALONG LINE 4-5 BY LOT 67, BLK 101 AND ON THE SE., ALONG LINE 5-1 BY ROAD LOT 51 ALL OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, XXX CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS, MORE OR LESS. X X X

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

In the event the public auction should not take place on the said date and time, it shall be held on JANUARY 10, 2025 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, NOVEMBER 20, 2024

JOSELITO L. ARANDA  
Sheriff IV

Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**  
% ATTY. CAESAR S. EUROPA  
**Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.**  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

**FACTOR, CRIS A.**  
301 A QUINTINA ST., STA MESA MANILA and LOT 66 BLK 101 WELLINGTON PLACE (MARY CRIS COMPLEX PHASE-12-B) SANTIAGO, GEN. TRIAS, CAVITE

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

Publication: Southern Tagalog Herald Cavite  
Dates: November 24, December 1 and 8, 2024

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

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

-versus-

MELINDA ARCEO,  
Mortgagor/s.  
X-----X

FORECLOSURE CASE NO. F-1327-24  
  
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **MELINDA ARCEO**, with residence and postal addresses at U 305 B CLUSTER 3 MAKATI PRIME ST. PAUL RD., SAN ANTONIO VILL. MAKATI CITY and LOT 16 BLK. 11 PH. 2 WINTER BREEZE HOMES ALINGARO GEN. TRIAS CAVITE 4102 to satisfy the mortgage indebtedness as of 27 August 2024 amounts to **FIVE HUNDRED THIRTY THOUSAND THREE HUNDRED FIFTY TWO PESOS & 05/100 (P 530,352.05)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **DECEMBER 20, 2024 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2018026731

A PARCEL OF LAND (LOT 16, BLOCK 11 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-025313, BEING A PORTION OF THE CONSOLIDATION OF ROAD LOTS 1, 11 TO 21, LOTS 1 TO 10, BLK. 11, BLK. 12 (OPEN SPACE), LOTS 1 TO 14, BLK. 13, LOTS 1 TO 16, BLK. 14, LOTS 1 TO 30, BLK. 15, LOTS 1 TO 9, BLK. 16, LOTS 1 TO 20, BLK. 17, LOTS 1 TO 38, BLK. 18, LOTS 1 TO 10, BLK. 19, LOTS 1 TO 9, BLK. 20, LOTS 1 TO 8, BLK. 21, BLKS 22 TO 24, LOTS 1 (OPEN SPACE) & 2, BLK. 25, ALL OF PSD-04-101633, LRC REC. NO. ), SITUATED IN BARANGAY OF ALINGARO, MUNICIPALITY OF GEN. TRIAS PROVINCE OF CAVITE,, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY ROAD LOT 12; ON THE SE., ALONG LINE 2-3 BY LOT 18; ON THE SW., ALONG LINE 3-4 BY LOT 17; ALONG LINE 4-5 BY LOT 15; AND ON THE NW., ALONG LINE 5-1 BY LOT 14, ALL OF THE CONSO-SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF FORTY (40) SQUARE METERS, MORE OR LESS. X X X

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

In the event the public auction should not take place on the said date and time, it shall be held on **JANUARY 10 2025** 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, NOVEMBER 20, 2024

JOANNAH AVIGAIL C. TIMKANG  
Sheriff IV

Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**  
% ATTY. CAESAR S. EUROPA  
**Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.**  
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

**MELINDA ARCEO**  
U 305 B CLUSTER 3 MAKATI PRIME ST. PAUL RD., SAN ANTONIO VILL. MAKATI CITY and LOT 16 BLK. 11 PH. 2 WINTER BREEZE HOMES ALINGARO GEN. TRIAS CAVITE 4102

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 24, December 1 and 8, 2024

## Financial << P1

Revilla in partnership with the Department of Social Welfare and Development (DSWD), aimed to provide medical, financial, and burial assistance to those who need it most. Congresswoman Lani Mercado Revilla, along with Board Member Ram Revilla Bautista, Kuya Noly Galvez, Pastor Mike Bautista, and Ex Kap Udoy Brillantes, participated in the distribution of aid. The program received strong support from Team Revilla, including Senator Ramon

“Bong” Revilla Jr., Mayor Strike B. Revilla, and Cong. Bryan Revilla of Agimat Partylist. The AKAP Payout, a key component of the “Ayuda para sa Kapos ang Kita” program, provided crucial financial support to Bacooreños struggling with medical expenses, financial hardship, or burial costs. The event underscored the commitment of Congresswoman Lani Mercado Revilla and her team to uplift the lives of the community and ensure that no one is left behind.

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

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

-versus-

ANDREW CURAN JR.,  
Mortgagor/s.  
X-----X

FORECLOSURE CASE NO. F-1164-24  
  
NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ANDREW CURAN JR.**, with residence and postal addresses at B-24 L-29 AREA I.S.P. SAN JOSE DEL MONTE, BULACAN and LOT 38 BLK 16, CARISSA HOMES LA TRINIDAD, PHASE 2-A, BRGY. QUINTANA, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of 12 August 2024 amounts to **TWO HUNDRED SEVENTY TWO THOUSAND SEVEN HUNDRED SEVENTY FOUR PESOS AND 85/100 (P272,774.85)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **DECEMBER 19, 2024 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-24126

A parcel of land (Lot 38, Blk. 16, of the cons. subd. plan. Pcs-04-011061, being a portion of the cons. of Lots 13-19, 21-28,59, Blk. 34, Lots 12-26, Blk.. 35, Lots 1-17, Blk. 36, Lots 1-10, 12-26, 32-35, Blk. 37, Lots 1-26, Blk. 36, Lots 1-8, Blk. 39, Lots 1-9, Blk. 49, Rd. Lots 28,29,30, all of (LRC) Psd-45360 Lot 2, Blk. 14, Blk. 48,49 all of Pcs-04-010640, LRC Rec. No. ), situated in the Brgy. Quintana, City of Trece Martires, Is. of Luzon. Bounded on the Ne., along line 1-2 by Lot 41; on the SE., along line 2-3 by Lot 40, both Blk. 16; on the SW., along line 3-4 by Rd Lot 19; & on the NW., along line 4-1 by Lot 36, Blk. 16, all of the cons. subd. plan. Beginning at a pt. marked "1" on plan x x x containing an area of FIFTY (50) 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 and time, it shall be held on JANUARY 09, 2025 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, NOVEMBER 20, 2024

JOSELITO L. ARANDA  
Sheriff IV

Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**  
% ATTY. KEVIN T. TANINGCO  
**Attorney-In-Fact, Summit Collection & Allied Services, Inc.**  
Suites 301-303 Summit One Tower, 530 Shaw Boulevard, Mandaluyong City

**ANDREW CURAN JR.**  
B-24 L-29 AREA I.S.P SAN JOSE DEL MONTE, BULACAN and LOT 38 BLK 16, CARISSA HOMES LA TRINIDAD, PHASE 2-A, BRGY. QUINTANA, TRECE MARTIRES 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 24, December 1 and 8, 2024



# Security Bank transforms classrooms in Cavite, Pagadian and Pampangaad

SECURITY Bank Foundation Inc.'s (SBFI) Build a School, Build a Nation program continues to make a meaningful impact, building classrooms one project at a time. In Cavite, SBFI partnered with the Department of Education, the local government and 100 Security Bank volunteers to paint a two-story, ten-classroom building at Carmona Elementary School on Aug. 10, 2024. The local government supported the initiative by waiving permit fees, assisting with site preparation, and donating chairs, tables and whiteboards. The facility will be In Rosario, Cavite, 75 volunteers painted a two-story, six-classroom building at Bagbag National High School

on Aug. 17, 2024. The building will be turned over later this year. In Mindanao, 55 volunteers painted five classrooms in a two-story building on Aug. 31, 2024. The ten-classroom facility will be handed over to Zamboanga Del Sur National High School before year-end. SBFI concluded its school painting activities for 2024 at Sta. Ines Integrated School in Mabala-cat City, Pampanga, with 90 volunteers from the Makati Head Office and Clark-Medical City Branch painting an eight-classroom building. These efforts exemplify SBFI's commitment to community development and education, brightening classrooms and inspiring change. To learn more or contribute, visit [www.securitybank.com/foundation](http://www.securitybank.com/foundation).



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

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

-versus-

BELLA E. DIMAALA, married to  
RAFAEL B. DIMAALA,  
Mortgagor/s  
X-----X

FORECLOSURE CASE NO. F-1183-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **BELLA E. DIMAALA, married to RAFAEL B. DIMAALA**, with residence and postal addresses at 242 NR TEJEROS, BRGY. TEJERO, GEN. TRIAS CAVITE and LOT 25, BLOCK 27, SPRINGTOWN VILLAS PHASE 1&2 BARANGAY BUCAL, TANZA CAVITE to satisfy the mortgage indebtedness as of 12 August 2024 amounts to **FOUR HUNDRED EIGHTY SEVEN THOUSAND NINE HUNDRED THIRTY FIVE PESOS & 56/100 (P 487,935.56)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **DECEMBER 19, 2024 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2021005011

LOT NO: 25 BLOCK NO: 27 PLAN NO: PCS-04-028575  
PORTION OF: LOT 1023, (FRS-04-005381), LOT 1021, (FRS-04-005379), LOT 872 AND LOT 1020 ALL OF STA. CRUZ DE MALABON ESTATE AND LOT 1022-A, PSD-04-188044: L.R.C RECORD NO. 6832  
LOCATION: BARANGAY OF BUCAL, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON  
BOUNDARIES:  
LINE DIRECTION ADJOINING LOT(S)  
1-2 SW LOT 26, BLOCK 27, PCS-04-028575  
2-3 NW LOT 23, BLOCK 27, PCS-04-028575  
3-4 NE ROAD LOT 110 (6.50 M.) PCS-04-028575  
4-1 SE LOT 27, BLOCK 27, PCS-04-028575  
AREA: THIRTY SIX SQUARE METERS (36), 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 **JANUARY 09, 2025** 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, NOVEMBER 20, 2024

RICARDO A. TOLEDO  
Sheriff IV

Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**  
% **ATTY. JEFFREY A. RAMIENTAS, C.P.A., GREATSOURCE CORPORATION**  
2546 A. Bonifacio St., Bangkal, Makati City

BELLA E. DIMAALA, married to RAFAEL B. DIMAALA  
242 NR TEJEROS, BRGY. TEJERO, GEN. TRIAS CAVITE and LOT 25, BLOCK 27, SPRINGTOWN VILLAS PHASE 1&2 BARANGAY BUCAL, TANZA CAVITE

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

Publication: Southern Tagalog Herald Cavite  
Dates: November 24, December 1 and 8, 2024

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

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

-versus-

ROMEO BOLANO TORSAR married to  
ANALYN MERIOLES TORSAR  
Mortgagor/s.  
X-----X

FORECLOSURE CASE NO. F-1280-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ROMEO BOLANO TORSAR married to ANALYN MERIOLES TORSAR** with residence and postal address at 138 J. LUNA ST., LIGTONG 2, ROSARIO, CAVITE and LOT 40 BLOCK 7 PHASE 1 LAVANYA SUBDIVISION, BACAO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of August 20, 2024, amounts to **FIVE HUNDRED FIFTY SEVEN THOUSAND FOUR HUNDRED EIGHTY FIVE PESOS & 66/100 (P 557,485.66)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **DECEMBER 20, 2024 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2011014961

A PARCEL OF LAND (LOT 40 BLOCK 7 OF THE SUBDIVISION PLAN PSD-04-192648, BEING A PORTION OF LOT 1, PCS-04-023484 (LRC); RECORD NO. 5964), SITUATED IN BARANGAY OF BACAO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 39, BLOCK 7; ON THE SE., ALONG LINE 2-3 BY LOT 42, BLOCK 7; ON THE SW., ALONG LINE 3-4 BY ROAD LOT 7; AND ON THE NW., ALONG LINE 4-1 BY LOT 38, BLOCK 7, ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN X X X CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS X X X

All sealed bids must be submitted to the undersigned on the 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 **JANUARY 10, 2025** 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, NOVEMBER 20, 2024

JOANNAH AVIGAIL C. TIKMANG  
Sheriff IV

Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**  
% **ATTY. MELANIO A. BADENAS JR.**  
**Attorney-in-Fact, GCCS & Associates Corp.**  
RM. 209 Megastate Bldg., No. 737  
G. Araneta Ave., Tatalon, Quezon City

ROMEO BOLANO TORSAR married to  
ANALYN MERIOLES TORSAR  
138 J. LUNA ST., LIGTONG 2, ROSARIO, CAVITE and LOT 40 BLOCK 7 PHASE 1 LAVANYA SUBDIVISION, BACAO, GEN. TRIAS, CAVITE

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

Publication: Southern Tagalog Herald Cavite  
Dates: November 24, December 1 and 8, 2024

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

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

-versus-

LLUPAR, NOEL G.,  
Mortgagor/s.  
X-----X

FORECLOSURE CASE NO. F-1322-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagors, **LLUPAR, NOEL G.**, with residence and postal address at BLK 4 LOT 54 RUBY ST. CITIHOMES SUBD., BRGY. MOLINO 4 BACoor, CAVITE 4102 and LOT 20 BLK 39 WELLINGTON TANZA RESIDENCES PHASE 3 BRGY. TRES CRUSES, TANZA, CAVITE 4108 to satisfy the mortgage indebtedness as of August 20, 2024 amounts to **SEVEN HUNDRED FORTY THREE THOUSAND SIX HUNDRED TWELVE PESOS & 86/100 (743,612.86)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **DECEMBER 20, 2024 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2017037307

LOT NO: 20 BLOCK NO: 39 PLAN NO: PCS-04-028445  
PORTION OF: LOTS 1, 2, 3, & 4 (LRA) PCS-31859 & LOTS 3731, 3732, & 3733, FLS-2424  
LOCATION: BARANGAY OF TRES CRUSES, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON  
BOUNDARIES:  
LINE DIRECTION ADJOINING LOT(S)  
1-2 NW LOT 21, BLOCK 39, PCS-04-028445  
2-3 NE ROAD LOT 40, BLOCK 39, PCS-04-028445  
3-4 SE LOT 19, BLOCK 39, PCS-04-028445  
4-1 SW LOT 23, BLOCK 39, PCS-04-028445  
AREA: FORTY SIX SQUARE METERS (46), 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 **JANUARY 10, 2025** 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, NOVEMBER 20, 2024

ANDRES B. ESPINA  
Sheriff IV

Copy Furnished:  
**HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**  
% **ATTY. CLARENCE LEE B. EVANGELISTA**  
**Legal Counsel, PCCS (Panilio's Credit and Collections Services)**  
3rd Floor, Z-Executives Suites Bldg., 1132 Quezon Ave, Quezon City

LLUPAR, NOEL G.  
BLK 4 LOT 54 RUBY ST. CITIHOMES SUBD., BRGY. MOLINO 4 BACoor, CAVITE 4102 and  
LOT 20 BLK 39 WELLINGTON TANZA RESIDENCES PHASE 3 BRGY. TRES CRUSES, TANZA, CAVITE 4108

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 24, December 1 and 8, 2024



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# Fiesta Haraya 2024: Celebrates the Creativity and Artistry of CALABARZON

From Page 1

Organized by the Department of Trade and Industry Region 4-A (DTI 4-A) in collaboration with the City Government of General Trias and Robinsons Land Corporation, Fiesta Haraya 2024 was a festival aimed at raising Filipino creativity to achieve the Philippine Creative Industries Development Plan. By gathering local artisans, entrepreneurs, and performers, the festival did not only highlight the diversity of creative talents in the region but also fostered collaboration, innovation, and economic growth.

The festival started on November 27 with an inspiring opening ceremony that included messages of support from key leaders, including Cavite Governor Athena Tolentino, General Trias City Mayor Luis Ferrer IV, and DTI Regional Director Marissa C. Argente. Cultural performances by the Cavite Institute Marilag Folk Dance Troupe, Banda

Matanda 1888, and Titik Poetry thrilled the audience, while a live painting demonstration by the Alitaptap Artist Community provided a visual treat.

Every day of the festival was planned in such a way as to give special prominence to the distinctive culture and artistry of the five provinces which form CALABARZON, namely: Cavite, Laguna, Batangas, Rizal, and Quezon.

**Day 1: Celebrating Cavite's Culture and Arts**

Cavite was at the center of the opening day, with performances and exhibits that paid homage to its rich traditions. The day was filled with vibrant folk dances, traditional music, and an art exhibit that showcased the remarkable talents of local artists.

**Day 2: Quezon's Culinary and Artistic Heritage**

Quezon Province amazed the audience with a presentation of its culinary and cultural traditions. A Kiping-making

demonstration, a signature feature of the Pahiyas Festival, offered a glimpse into the province's unique heritage, while a Cocolinarya Cooking Demo introduced visitors to delectable Quezonese cuisine. Traditional stage plays and folk dances performed added to the lively atmosphere of the day, immersing the attendees in the vibrant culture of the province.

**Day 3: Batangas' Craftsmanship and Women's Empowerment**

Batangas brought its legacy to life through live demonstrations of Callado embroidery, a time-honored craft from Taal showing the intricacies of artistic expressions of the province. The Binibining Marikit Team shared empowering stories of women entrepreneurs, as they shed light on their creativity and resilience in giving Batangueñas another chance at being significant contributions to the local economy.

**Day 4: Fashion and**

**Musical Legacy of Laguna**

Laguna wowed the audience with its style-led show, which included indigenous, handmade shoes, accessories, and modern Filipiniana. A spectacular fashion show on the creativity of Laguna's craftsmen and designers merged fresh contemporary styles with traditional Filipino patterns. The Banda Kawayan Paete infused some music flavor with its bamboos, creating such a unique musical experience to denote the innovative spirit of Rizal's musicians.

**Day 5: Cultural Parade of Rizal's Art**

The highlight of the festival's grand finale was a fantastic Higitantes Parade with giant, larger-than-life papier-mâché figures so iconic to Rizal Province. A captivating bonsai exhibit by the Art Capital Bonsai Club showed the beauty and patience involved in such a precise craft. The musical performances by the Antipolo City Band made

the event a perfect setting for a festive atmosphere for Fiesta Haraya. Aside from its vibrant celebrations, Fiesta Haraya 2024 was an event to support young entrepreneurs and the creative industries of CALABARZON. Trade fairs were used for local businesses to display their products, while live workshops and demonstrations were also there for skill-sharing and innovation. Attendees lauded the event for the connection of creatives with one another and the collaboration between different sectors.

Reflecting on the success of the festival, DTI Regional Director Marissa C. Argente remarked, "Fiesta Haraya 2024 has proven to be the epitome of creativity and resilience that people from CALABARZON are known for. Events such as this will always allow us to celebrate who we are, our cultural heritage, and empower our communities in a local and international sense."

As the curtains closed on Fiesta Haraya 2024,

its impact was felt deeply among participants and visitors alike. The festival not only celebrated the artistic and cultural richness of CALABARZON but also underscored the vital role of creative industries in driving regional and national development. Organizers are thankful to the local government units, private sector partners, and all participants who made the event a success. Already, plans are underway for future editions of Fiesta Haraya to be even bigger and more impactful. Fiesta Haraya 2024 has set a high benchmark for regional arts and culture festivals, leaving attendees inspired and eager for more. As CALABARZON continues to nurture its creative industries, the region solidifies its position as a hub of innovation, artistry, and cultural pride. Fiesta Haraya 2024 has not only celebrated the artistry of CALABARZON but has also paved the way for a brighter, more creative future.

