

Partial operation of Cavite BRT set for Sept '25

By Tyrone Jasper C. Piad

By September, commuters will be able to use the Cavite bus rapid transit (BRT) as Megawide Construction Corp. targets to start partial operations ahead of the holiday season when passenger volume usually picks up. Megawide CEO Edgar Saavedra, in an interview last week in Makati, said construction of the P1.87-billion BRT project was set to commence



PGC's Medical Mission Brings Health Services to Residents of GMA

The Provincial Government of Cavite, through the Office of the Provincial Governor Medical Mission team in collaboration with Office of the Provincial Health Officer and 5th District Board Member Aidel Belamide, successfully conducted a medical mission in Barangay Pulido, General Mariano Alvarez (GMA), Cavite, on January 23, 2025. The event provided free medical consultations and medicines to 440 residents of Barangays Pulido and Malia. Board Member Aidel Belamide

>> P2

Cong. Lani leads the distribution of relief for Zapote 1 fire victims

Bacoor City, January 23, 2025 – Congresswoman Lani Mercado Revilla spearheaded a relief distribution event yesterday at the Main Square Mall, providing financial assistance and essential supplies to families affected by the recent fire in Zapote 1. The event, organized in partnership with the Department of Social Welfare and Development

>> P2



Educational Assistance, ipinamahagi sa public school sa Bacoor

Bacoor City, Enero 23, 2025 – Patuloy na nagbibigay ng suporta ang City Government of Bacoor, sa pangunguna ni Mayor Strike B. Revilla, sa edukasyon ng mga kabataan sa pamamagitan ng "Strike sa Karunungan" initiative. Naganap ang pangalawang batch ng "Strike Scholarship Day" sa Bacoor Coliseum, kung saan nagbigay ng educational assistance ang city government sa mga estudyante ng pampublikong paaralan.

Ang programa, ay pinangunahan ng City Social Welfare and Development (CSWD) at ng Department of Education (DepEd), ay dinaluhan ng maraming estudyanteng na nais makatanggap ng suportang pinansyal. Si Mayor Strike B. Revilla, kasama sina Vice

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Rodriguez, Rizal delegates visit Cavite Provincial Library



In pursuit of efficient and effective library operation, delegates from the Municipality of Rodriguez in the Province of Rizal embarked on a benchmarking visit at the Cavite Provincial Library, on January 24, 2025. The endeavor engaged in analyzing the library's system, exploring its services and training programs, and catching a glimpse of the clients' overall usage and satisfaction with the facility.

Provincial Board Secretary Michelle Alcid, Assistant Board Secretary Giovanni Cuadra, and Provincial Librarian Concepcion Villanueva welcomed the delegation led by Vice Mayor Edgardo Sison at the old session all of the Legislative Building in Trece Martires City. Afterward, the team had the opportunity to visit the New Provincial Government Building, before proceeding to the Cavite Provincial Library to gain insights that could be adopted for the growth and advancement of their municipal library.---OPIO

BOC destroys P34-M forfeited vape products in Cavite

By Ferdinand Patinio

Close to 160,000 forfeited vape products worth over PHP34 million were recently condemned in Cavite, the Bureau of Customs (BOC) reported on Friday.

A total of 159,830 pieces of vape products valued at PHP34,112,500 went down the drain at a private facility in the province on Jan. 17 and 20, according to a news release Friday.

"This condemnation underscores our commitment to protect public health and ensure compliance with our laws," Customs Commissioner Bienvenido Rubio said in a

>> P2



CONDEMNED. Vape products forfeited at a private facility in Cavite province. The Bureau of Customs said Friday (Jan. 24, 2025) that the condemned products had an estimated value of over PHP34 million. (Photo courtesy of BOC)

BOC destroys P34-M forfeited << P1

statement. The destruction happened following the issuance of warrants of seizure and detention for violating Republic Act No. 11900 (Vaporized Nicotine and Non-Nicotine Products Regulation Act), as implemented by

Department Administrative Order No. 22-16 of the Department of Trade and Industry and Section 1113 (f) in relation to Sections 117 of the Customs Modernization and Tariff Act.

The condemnation was

carried out in coordination with the Auction and Cargo Disposal Division, Enforcement and Security Service and Customs Intelligence and Investigation Service.

Rubio said the BOC will continue ensuring

the safety and well-being of the Filipino people against illegal and harmful goods, in compliance with directive of President Ferdinand R. Marcos Jr. to prioritize the protection of public health and national security. (PNA)

Cong. Lani leads the << P1

(DSWD), brought together various stakeholders to extend a helping hand to those in need.

The distribution benefitted a total of 498 families, including 302 beneficiaries of the Bacoor Homeowners Association

and Council, Incorporated (BHOACI) and 198 families from Zapote 1. Congresswoman Revilla, along with Vice Mayor Rowena Bautista Mendiola, Pastor Mike Bautista, Kuya Noly Galvez, Former Kapitan Eric Ugalde, and BHOACI

President Guia Javier Oller, were present to personally distribute the aid and offer words of encouragement to the recipients. The event highlighted the commitment of Congresswoman Revilla and the City Government of Bacoor to providing

immediate support and relief to residents facing difficult circumstances. The distribution of financial assistance and essential supplies will help families recover and rebuild their lives following the devastating fire.

Partial operation of Cavite << P1

in the second quarter. He said commuters can expect to cut their travel time by at least half when using the transport system that is designed with dedicated bus lanes. He also said the BRT would have scheduled trips, allowing commuters to better estimate their travel time.

Initially, Saavedra said they were projecting about 10,000 daily ridership. But this could go as high as 50,000 when all the stations of the BRT are operational, he added.

Megawide received the notice of award from the local government of Cavite on Jan. 8. The company is working with local investment holdings company Maplecrest Group Inc. for this project.

The BRT project will span 42 kilometers across the

cities and municipalities of Cavite—particularly Imus, General Trias, Tanza, Kawit and Trece Martires—and surrounding areas to provide a link to Metro Manila.

According to the terms of the project, the project will include 37 stations and three terminals.

The chosen private concessionaires, who are tasked with financing and constructing the project, are granted a 30-year concession period. The assets will be turned over to the government after.

It will be connected to the Parañaque Integrated Terminal Exchange, giving commuters a point-to-point link between Cavite and Metro Manila.

Comparative challenge

Meanwhile, Megawide’s proposed P1.19-billion

Baguio City Integrated Terminal Project is set to undergo a comparative challenge this year, according to the Public-Private Partnership Center of the Philippines.

In this stage, the government agency will invite other proposals that can rival the offer of Megawide. The original

proponent is then allowed to match counter offers during the process; if no better offer is filed, Megawide will emerge the winner.

The transport hub—which will cater to provincial buses from outside of Baguio City—covers the operations and maintenance of an intermodal transport facility along Marcos Highway. INQ

Brgy. Halang, Naic Residents Benefit from Medical and Dental Mission



On January 22, 2025, the Provincial Government of Cavite, through the Offices of the Provincial Governor and Provincial Health Officer, conducted a medical and dental mission at Brgy. Halang, Naic, serving 548 residents – 484 availing medical services and 64 undergoing dental extractions. Governor Athena Bryana D. Tolentino and Tagaytay City Vice Mayor Dr. Agnes D. Tolentino graced the event, reaffirming their dedication to accessible health-care for all Caviteños. Services included medical consultations, dental extractions, free medicines, supplements, haircuts, and denture fittings, provided by the teams from General Emilio Aguinaldo Memorial Hospital (GEAMH) and Tagaytay City. The initiative’s success underscores the power of collaboration in meeting community healthcare needs.---OPIO

PGC Medical << P1

expressed gratitude to the healthcare professionals and local government partners who made the mission possible.

Likewise, barangay officials headed by Pulido Barangay Captain Jose Rivera Jr. and Malia Barangay Captain Jean

Garcia extended their appreciation to the provincial government and the mission team for providing accessible services to their community.

The health event reflects PGC’s continuous efforts to deliver vital services and improve the quality of life for Caviteños.---OPIO

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

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

-versus-

DONDON V. GAMEZ married to RUBELYN D. GAMEZ, DONDON V. GAMEZ is Represented by RUBELYN D. GAMEZ as his Attorney-in-Fact, Respondents/Mortgagors.
X-----X

**File No. FC-DC-1614-24
For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135 as amended by Act No. 4118**

NOTICE OF SHERIFF’S SALE

Upon extra-judicial petition for sale under Act No. 3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, a government financial institution duly organized and existing under and by virtue of Republic Act. No. 9679, with postal address at The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue, Makati City, against the respondents/mortgagors, **DONDON V. GAMEZ married to RUBELYN D. GAMEZ, DONDON V. GAMEZ is represented by RUBELYN D. GAMEZ as his Attorney-in-Fact**, with postal address at 0056 Tuazon St., Malanday, Marikina, Metro Manila, Lot 8 Blk 4, Westwood Highlands, Phase II, Barangay Langkaan I, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 19 November 2024 amounts to ONE MILLION TWO HUNDRED THIRTY TWO THOUSAND TWENTY THREE PESOS & 37/100 (Php1,232,023.37), exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **February 14, 2025 at 10:00 o'clock in the morning** or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro 1, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2023008888

IT IS HEREBY CERTIFIED that certain land situated in Barangay of Langkaan 1, City of Dasmariñas, Province of Cavite, Island of Luzon, bounded and described as follows:

Lot No: 8, Block No: 4 Plan No: Psd-04-254713
Portion of: Lot 6881-B, (LRC) PSD-155128 LRC
RECORD NO. 8843
LOCATION: BARANGAY OF LANGKAAN 1, CITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:		
LINE	DIRECTION	ADJOINING LOT(S)
1-2	WEST	Lot 7, Block 4, PSD-04-254713
2-3	NORTH	Lot 10, Block 4, PSD-04-254713
3-4	EAST	Road Lot 5, PSD-04-254713
4-1	SOUTH	Lot 6, Block 4, PSD-04-254713

TIE POINT: Mon. No. 99, Imus Estate		
LINE	BEARING	DISTANCE
To corner 1	N. 04° 59' W	4505.49 M.
1-2	N. 00° 26' E	4.00 M.
2-3	S. 89° 34' E	11.50 M.
3-4	S. 00° 26' W	4.00 M.
4-1	N. 89° 34' W	11.50 M.

AREA: FORTY SIX (46) SQUARE METERS, MORE OR LESS
DESCRIPTION OF CORNERS: All points referred to are indicated on the plan and are marked on the ground by P.S. CYL. Conc. Mons. 15x40 cms.
Bearings: True
Declination:
Date of Original Survey: During 1911
Date of Subd/Cons Survey: Jan. 7-12, 2019
Date Approved: June 24, 2019
Geodetic Engineer: Florenza S. Langit
Notes:

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on February 28, 2025 at the same time and place without further notice.

Dasmariñas City, Province of Cavite, January 10, 2025.

GERALD A. FARGAS
Sheriff IV

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

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

Atty. JEFFREY A. RAMIENTAS, C.P.A.
Attorney-in-fact, GREATSOURCE CORPORATION
2546 A. Bonifacio St., Bangkal, Makati City

DONDON V. GAMEZ married to RUBELYN D. GAMEZ
0056 Tuazon St., Malanday, Marikina City

Lot 8 Blk 4, Westwood Highlands, Phase II,
Barangay Langkaan I, Dasmariñas City, Cavite

Notice posted at:
1. The Bulletin Board of Regional Trial Court, Dasmariñas City, Cavite
2. The Bulletin Board of Dasmariñas City Hall
3. The Bulletin Board of Dasmariñas City Post Office
4. The Bulletin Board of Dasmariñas City Public Market

PUBLICATION: “Southern Tagalog Herald Cavite”
DATES: January 19, 26 and February 2, 2025
Raffle Date of Judicial Notices: 04 December 2024.

Southern Tagalog email: herald_group@yahoo.com

HERALD
CAVITE
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Inilalathala tuwing araw ng Linggo at may sirkulasyon sa Lalawigan ng Cavite.
Editorial office: Block 12, Lot 13, Chrysler St., Green Point Homes
Mambog 4, Bacoor, Cavite 4102.
CP# 0919-004 5192 & 0917-8983982
ISSN NO. 2599-400X
Email: herald_group@yahoo.com

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Marcos proud, satisfied with 2024 economic feats

President Ferdinand R. Marcos Jr. expressed pride in the Philippines' economic accomplishments in 2024, underscor- ing the need to communicate these successes more effectively to the public.

During the 24th National Economic and Development Authority (NEDA) Board Meeting in Malacañang on Thurs- day, Marcos acknowledged the significant progress made but stressed that more work is needed to connect government ac- tions with the lives of ordinary Filipinos.

"I'm quite satisfied. I'm even proud. I would go as far

as saying I'm proud of the things that we have achieved," Marcos said, referencing the Philippine Development Report 2024.

Marcos, during the meeting, highlighted the need for clearer communication.

“We have to make it known to people that this is what we are doing. So, it has to be in a language that is easily digest- ible and makes sense to Juan dela Cruz. We're falling behind in making the connection between what we are doing to the lives of ordinary Filipinos,” he said.

While recognizing that the government's ongoing major reforms and projects may take years to complete, Marcos called for more transparency about their long-term benefits.

He cited the Bataan-Cavite Bridge, aimed at easing Met- ro Manila's traffic and improving access to Central Luzon and Calabarzon, as an example.

Additionally, the President stressed the need for a com- prehensive report on initiatives ensuring food security to ex-

plain how these steps will benefit Filipino families, why they are crucial for the future, and how they improve the overall quality of life.

NEDA Secretary Arsenio Balisacan, in a video presen- tation, reiterated the government's commitment to sustained economic growth and inclusivity.

For 2025, the government aims for a gross domestic product growth target of 6 to 8 percent, up from last year's 6 to 6.5 percent.

The government also aims to keep inflation between 2 to 4 percent and reduce poverty below 13.2 percent this year, with a target of 9 percent by 2028.

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

MANILA CREDIT CORPORATION,
Petitioner-Mortgagee,

-versus-

SPS. ISAGANI C. TENGCO AND
MIRIAM T. TENGCO
Mortgagors.
X-----X

FORECLOSURE CASE NO. F-1498-24

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **MANILA CREDIT CORPORATION** with business address at 7th Floor, Trans-Phil House, 1177 Don Chino Roces Avenue (formerly Pasong Tamo Street) corner Bagtikan Street, Makati City, Metro Manila, against the Mortgagor/s, **SPS. ISAGANI C. TENGCO AND MIRIAM T. TENGCO**, with residence and postal address at Brgy. Navarro, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 20 November 2024 amounts to THREE MILLION EIGHT HUNDRED FORTY SIX THOUSAND SIXTY TWO PESOS AND 94/100 (P3,846,062.94) inclusive of interest and actual expenses of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 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. 057-2019047176

LOT NO: 2469-B **PLAN NO:** PSD-04-233225
PORTION OF: LOT 2469, SAN FRANCISCO DE MALABON ESTATE (FRS-04-005324); LRC RECORD NO.5964
LOCATION: BRGY. NAVARRO, MUN.OF GEN. TRIAS, PROVINCE OF CAVITE
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NW LOT 2469-C, PSD-04-233225
2-3 NE LOT 2470, SAN FRANCISCO DE MALABON ESTATE DE MALABON ESTATE
3-4 SE LOT 2457, SAN FRANCISCO DE MALABON ESTATE

4-5-6-7-8-9-10-11-1 SW LOT 2469-A, PSD-04-233225

AREA: ONE THOUSAND (1,000) 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 March 13, 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 January 30, 2025.

JOSELITO L. ARANDA
Sheriff IV

Copy Furnished:
MANILA CREDIT CORPORATION
7th Floor, Trans-Phil House, 1177 Don Chino Roces Avenue (formerly Pasong Tamo Street) corner Bagtikan Street, Makati City, Metro Manila

TAN LEYNES TOLENTINO CORDERO & ASSOCIATES LAW OFFICES
Counsel for Petitioner-Mortgagee Manila Credit Corporation Unit III-C, FGT Bldg., No. 282 Aguado Street, San Miguel, City of Manila, 1005
tlclawinfo@gmail.com

SPS. ISAGANI C. TENGCO AND MIRIAM T. TENGCO,
Brgy. Navarro, 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: February 2, 9 and 16, 2025

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-

ROMMEL O. BALBA married to GRACE R. BALBA
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1672-24

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, **ROMMEL O. BALBA married to GRACE R. BALBA** with residence and postal address at LOT 3 BLOCK 52 ACM WOODSTOCK HOMES, NAVARRO, GEN. TRIAS, CAVITE and LOT 3 BLOCK 52 ACM WOODSTOCK HOMES, NAVARRO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of December 6, 2024 amounts to TWO HUNDRED SIXTY EIGHT THOUSAND TWO HUNDRED NINETY SEVEN PESOS & 50/100 (P268,297.50) inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **February 27, 2025 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-872716

A parcel of land (Lot 3, Blk. 52 of the subd. plan, Psd-04-104526, being a portion of Lot 1742, San Francisco de Malabon Estate, Rs-04-002673, LRC Rec. No. 5964), situated in the Brgy. of Navarro, Mun. of Gen. Trias, Prov. of Cavite, Island of Luzon. Bounded on the SW., along line 1-2 by Lot 1, Blk. 52; on the NW., along line 2-3 by Alley Lot 42 (4.50 m. wide); on the NE., along line 3-4 by Lot 5, Blk. 52; and on the SE., along line 4-1 by Lot 6, Blk. 52; all of the subd. plan. Beginning at a pt. marked “1” on plan X X X containing an area of THIRTY SIX (36) SQ. METERS.X X X

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

In the event the public auction should not take place on the said date and time, it shall be held on March 13, 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, January 30, 2025

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

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

ROMMEL O. BALBA married to GRACE R. BALBA
LOT 3 BLOCK 52 ACM WOODSTOCK HOMES, NAVARRO, GEN. TRIAS, CAVITE and
LOT 3 BLOCK 52 ACM WOODSTOCK HOMES, NAVARRO, GEN. TRIAS, CAVITE

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Publication: Southern Tagalog Herald Cavite
Dates: February 2, 9 and 16, 2025

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-

ANALYN C. ASOTIGUE, married to
ROMEL G. ASOTIGUE,
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1532-24

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, **ANALYN C. ASOTIGUE, married to ROMEL G. ASOTIGUE**, with residence and postal address at LOT 32, BLOCK 68, BEL ALDEA SUBDIVISION, SAN FRANCISCO, GENERAL TRIAS,CAVITE and LOT 32,BLOCK 68, BEL ALDEA SUBDIVISION, DE FUEGO, GENERAL TRIAS, CAVITE, to satisfy the mortgage indebtedness as of NOVEMBER 19, 2024 amounts to SEVEN HUNDRED SIXTY SIX THOUSAND THIRTY FOUR PESOS & 66/100 (P766,034.66) inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 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. 057-2018042611

A PARCEL OF LAND (LOT 32, BLK. 68 OF THE CONS. SUBD. PLAN, PCS-04-011869, BEING A PORTION OF THE CONS. OF LOTS 2680-G-3 TO 8, ALL OF (LRC) PSD-222174, LOT 2680-J-2, (LRC)PSD-101732, LOTS 2680-H, I & K, ALL OF PSD-33619, L.R.C. REC. NO.), SITUATED IN THE BRGY. OF DEFUEGO, MUN. OF GEN. TRIAS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 30, BLK. 68; ON THE NE., ALONG LINE 2-3 BY RD. LOT 67; ON THE SE., ALONG LINE 3-4 BY LOT 34, BLK. 68; ON THE SW., ALONG LINE 4-1 BY LOT 35, BLK. 68, ALL OF THE CONS. SUBD. PLAN.BEGINNING AT A PT. MARKED “1” ON PLAN X X X CONTAINING AN AREA OF FORTY ONE SQ. METERS AND FORTY EIGHT SQ. DECIMETERS (41.48). XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on March 13, 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, January 30, 2025

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)
c/o ATTY. MAYBELLE JOY E. BERNALES
ANCHOR COLLECTION SERVICES INC.
Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan Quezon City.

ANALYN C. ASOTIGUE, married to ROMEL G. ASOTIGUE
LOT 32, BLOCK 68, BEL ALDEA SUBDIVISION, SAN FRANCISCO, GENERAL TRIAS, CAVITE and
LOT 32, BLOCK 68, BEL ALDEA SUBDIVISION, DE FUEGO, GENERAL TRIAS, CAVITE

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Publication: Southern Tagalog Herald Cavite
Dates: February 2, 9 and 16, 2025

Zapote 1 fire victims get help, receives relief

Bacoor City – The City Government of Bacoor, led by Mayor Strike B. Revilla, in partnership with the Office of Senator Mark Villar and Congresswoman Camille Villar, con-

ducted a relief distribution last Wednesday, January 22, 2025 for the victims of the recent fire that struck Zapote 1. The event, held at the Arsenio Hall of Talaba Elementary School, brought much-needed aid and support to the affected families.

The relief distribution, spearheaded by the City Social Welfare and Development (CSWD) Department, was graced by Mayor Strike B. Revilla, Pastor Mike Bautista, Kuya Noly Galvez, former Kapitan Erick Ugalde, former Kapitan Udoy Brillantes, and Atty. Mark Francisco, representing Senator Mark Villar. Also present were Principal Mr. Roger Drio Jr. of Talaba Elementary School, Kapitana Vivian Gawaran Ramirez of Zapote 1 and her council, Kapitan Edwin Tor-



res of Zapote 2, and Kapitan Manny Trinidad of Talaba 3. The event was a testament to the spirit of unity and compassion that prevails in Bacoor City. The generous donation of relief goods from Senator Mark Villar and Congresswoman Camille Villar provided much-needed assistance to the fire victims, bringing hope and support during their time of need.

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-

DAGDAG, CHRISTINA D. married
to DAGDAG, DANILO R.;
CHRISTINA D. DAGDAG is herein represented
by ERNESTO C. LATAUAN JR. as her
Attorney-In-Fact
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1556-24

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, **DAGDAG, CHRISTINA D. married to DAGDAG, DANILO R.; CHRISTINA D. DAGDAG is herein represented by ERNESTO C. LATAUAN JR.** as her Attorney-In-Fact with residence and postal addresses at PH 2 BLK 25 LOT 6 WELLINGTON TANZA RESIDENCES BRGY TRES CRUSES TANZA CAVITE and LOT 43 BLK. 61 PH. 4 WELLINGTON TANZA RESIDENCES, TRES CRUSES TANZA CAVITE 4108 to satisfy the mortgage indebtedness as of NOVEMBER 19, 2024 amounts to THREE HUNDRED EIGHTY SEVEN THOUSAND EIGHT HUNDRED TWELVE PESOS & 70/100 (P387,812.70) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 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. 057-2018042474

LOT NO: 43 BLOCK NO: 61 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 SE LOT 33, BLOCK 61, PCS-04-028445
2-3 SW LOT 42, BLOCK 61, PCS-04-028445
3-4 NW ROAD LOT 64, PCS-04-028445
4-1 NE LOT 44, BLOCK 61, PCS-04-028445
AREA: THIRTY ONE SQUARE METERS AND FIFTY SQUARE DECIMETERS (31.50), 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 March 13, 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, January 30, 2025

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known1 as PAG-IBIG Fund)
The Petron Mega Plaza Building,
No.358 Sen. Gil Puyat Avenue, Makati City

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

DAGDAG, CHRISTINA D. married to DAGDAG, DANILO R.;
CHRISTINA D. DAGDAG is herein represented by ERNESTO C. LATAUAN JR. as her Attorney-In-Fact
PH 2 BLK 25 LOT 6 WELLINGTON TANZA RESIDENCES
BRGY TRES CRUSES TANZA CAVITE and
LOT 43 BLK.61 PH.4 WELLINGTON TANZA RESIDENCES,
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: February 2, 9 and 16, 2025

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-

LEOVIGILDO JUAN A. LABUGUEN married to
NANCITA LABUGUEN
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1597-24

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, **LEOVIGILDO JUAN A. LABUGUEN married to NANCITA LABUGUEN** with residence and postal addresses at BLK 88 LOT 9 12-29TH ST. VILLAMOR AIR BASE, PASAY CITY and LOT 13 BLK 8 FIDGIE SUBDIVISION SAN AGUSTIN TRECE MARTIRES CITY, CAVITE 4109 to satisfy the mortgage indebtedness as of NOVEMBER 27, 2024 amounts to ONE HUNDRED TWO THOUSAND TWO HUNDRED SEVENTY THREE PESOS & 29/100 (P102,273.29) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 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-328479

A parcel of land (lot 13, Blk. 8 of the subd. plan, Psd-04-045051, being a portion of Lot 2178-Now, S.C.M. Estate, LRC Rec. No. situated in the Bo. of San Agustin, City of Trece Martires, Is. of Luzon. Bounded on the SE., along lines 1-2-3 by Lot 2845, S.C.M. Estate, on the SW., along line 3-4 by Lot 12, Blk. 8, on the NW., along lines 4-5-6 by Road Lot 5 (8.00 m. wide); on the NE., along lines 6-1 by Lot 14, Blk. 8, all of the subd. plan, Beginning at a pt. marked "1" on plan X X X containing an area of ONE HUNDRED (100) SQ. METERS. XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on March 13, 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, January 30, 2025

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

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

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

LEOVIGILDO JUAN A. LABUGUEN married to
NANCITA LABUGUEN
BLK 88 LOT 9 12-29TH ST. VILLAMOR AIR BASE,
PASAY CITY and
LOT 13 BLK 8 FIDGIE SUBDIVISION SAN AGUSTIN 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: February 2, 9 and 16, 2025

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-

DARRELL BACULADO ALABADO,
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1634-24

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, **DARRELL BACULADO ALABADO**, with residence and postal addresses at PHASE 24 11TH, 2ND STREET BRGY. 183, PASAY CITY and LOT 6 BLK 26 THE ROYAL PARKS AT GROSVENOR PLACE TAMBOL TANZA, CAVITE 4108 to satisfy the mortgage indebtedness as of DECEMBER 6, 2024 amounts to FOUR HUNDRED FORTY EIGHT THOUSAND FOUR HUNDRED NINETY TWO PESOS & 23/100 (P448,492.23) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 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. 057-2021010303

A PARCEL OF LAND (LOT 6 BLK.26 OF THE SUBD. PLAN PCS-04-015560, BEING A PORTION OF LOTS 2812-B, 2813-A, PSD-04-005467, LOTS 2814-2816, 2819, 2821, 2822, 2826, FLS-1821, STA.CRUIZ DE MALABON ESTATE, LOTS 2820, 2823, 2825, STA. CRUIZ DE MALABON ESTATE, L.R.C REC. NO.), SITUATED IN THE BO. OF TAMBOL, MUN. OF TANZA PROV. OF CAVITE. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 5 BLK. 26; ON THE SW., ALONG LINE 2-3 BY LOT 4 BLK.26; ON THE NW., ALONG LINE 3-4 BY ALLEY 5; ON THE NE., ALONG LINE 4-1 BY LOT 8 BLK.26, ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN X X X CONTAINING AN AREA OF THIRTY TWO (32) SQ. M. 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 March 13, 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, January 30, 2025

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o ATTY. J. V. ROMMEL C. CUBELO
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

DARRELL BACULADO ALABADO
PHASE 24 11TH, 2ND STREET BRGY. 183, PASAY CITY and
LOT 6 BLK 26 THE ROYAL PARKS AT GROSVENOR PLACE
TAMBOL 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: February 2, 9 and 16, 2025

Women’s Welfare Program empowers Caviteñas in Districts 3, 4, 5, and 8

The Women’s Welfare Program (WWP) of the Provincial Government of Cavite (PGC), spearheaded by Governor Athena Bryana D. Tolentino, continues to uplift and empower women across the province. From January 21 to 23, 2025, the program reached thousands of Caviteñas in the Cities of Dasmariñas, Carmona, Imus, and the municipalities of General Emilio Aguinaldo (Bailen) and Alfonso, covering Districts 3, 4, 5, and 8. During each event, 2,000 women received finan-

cial assistance of ₱2,000 each, underscoring the provincial government’s dedication to improving the welfare of women and their families. Since the program’s launch on November 15, 2024, the initiative has benefitted more than 70,000 women across Cavite, demonstrating its significant and far-reaching impact.

The program’s success was further strengthened by the active involvement of local officials and provincial represen-



tatives. Governor Tolentino was joined by 3rd District Representative Adrian Jay “AJ” Advincula and Board Member Ony Cantimbuhan in Imus City. Board Members Jun Dela Cuesta and Nickol Austria participated in Dasmariñas City, while Board Member Aidel Belamide joined the program in the City of Carmona. District 8 Representative Aniela D. Tolentino graced the program in Bailen and Alfonso. Likewise, the respective Mayors, Vice Mayors, and Sangguniang Panlungsod/Bayan members of each city and municipality were present during the conduct of the Women’s Welfare Program in their locality showing their appreciation and full support to the initiative. The collaborative effort underscored the importance of unity in advancing women’s welfare and empowerment.

Governor Tolentino highlighted the program's vital role in enhancing the quality of life for women and their families. She reaffirmed the provincial government’s commitment to ensuring that women, as essential pillars of their communities, are given the support they need to thrive.

The Women’s Welfare Program exemplifies PGC’s dedication to inclusive development, offering financial assistance and a platform for women to flourish and contribute to their communities. As the program progresses, it remains a cornerstone of hope and empowerment for countless women across the province.--- OPIO

NACC Celebrates 3rd Year, Aims for More Forever Families

PARAÑAQUE CITY – The National Authority for Child Care (NACC), the country’s central authority on administrative adoption and alternative child care renewed its commitment to its mission and advocacy during its third anniversary celebration at Parañaque City, Monday, January 20.

In 2022, the 18th Congress enacted R.A. 11642 or the Domestic Administrative Adoption and Alternative Child Care Act creating the NACC as a one-stop quasi-judicial agency under the Department of Social Welfare and Development (DSWD) to formulate policies and implement programs and services on administrative adoption and alternative child care.

R.A. 11642 further streamlined all government programs and services on the declaration of a Child Legally Available for Adoption, Domestic Adoption, Inter-Country Adoption, and other forms of alternative child care such as foster care, kinship care, and residential care.

“As we celebrate the NACC’s third year anniversary, it is my hope and prayer that we renew our commitment to our shared mission of placing every child and individuals in need of adoption and alternative care with suitable, secure, nurturing and their forever families,” said NACC Undersecretary Janella Ejercito Estrada in a statement.

“True to our mantra that every child matters, let this be our reminder to reach every child and every family, wherever they are, as hard as it can be, or as impossible it may seem. No child should be left behind,” emphasized Usec. Estrada.

“Since the NACC’s establishment of NACC in 2022, we continue to build our institutional capacity – evident in the 16 Regional Alternative Child Care Offices (RACCOs) now accessible to all of our kababayans responding to their concerns,” said Usec. Estrada.

Since 2022, the NACC reported that it was able to place a total of 968 children for domestic administrative adoption and inter-country adoption – with issued Decrees of Adoption of 629 and 154, respectively. From 2023 to 2024, 1,069 children were declared legally available for adoption.

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-

RIO WALTER A. CASTRO, married to CHRISTIAN
MARIE B. CASTRO
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1658-24

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, **RIO WALTER A. CASTRO, married to CHRISTIAN MARIE B. CASTRO** with residence and postal address at BLOCK 120, LOT 9, KARISMA VILLE, PANGHULO, MALABON and LOT 2, BLOCK 13, PHASE 1, LUMINA TANZA, BARANGAY BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of November 27, 2024 amounts to FOUR HUNDRED SEVENTY SIX THOUSAND EIGHT HUNDRED TWENTY ONE PESOS AND 28/100 (P476,821.28) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 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. 057-2021029061

LOT NO: 2 BLOCK NO: 13 PLAN NO: PSD-04-239022
PORTION OF: LOT 2-A, PSD-04-239718;
LOCATION: BARANGAY OF BAGTAS, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NW LOT 13, BLOCK 12, PSD-04-239022
2-3 NE LOT 1, BLOCK 13, PSD-04-239022
3-4 SE LOT 11, BLOCK 13, PSD-04-239022
4-1 SW LOT 3, BLOCK 13, PSD-04-239022
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 March 13, 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, January 30, 2025.

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o PAULINO E. CASES, JR.
CASES COLLECTION MANAGEMENT, INC.
Attorney-In-Fact c/o Cases Chun & Associates Law Offices
6TH Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

RIO WALTER A. CASTRO, married to
CHRISTIAN MARIE B. CASTRO
BLOCK 12, LOT 9, KARISMA VILLE, PANGHULO,
MALABON and
LOT 2, BLOCK 13, PHASE 1, LUMINA TANZA, BARANGAY BAGTAS, 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: February 2, 9 and 16, 2025

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-

ARMEL A. CREENCIA
Mortgagor/s.
X-----X

FORECLOSURE CASE NO. F-1656-24

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, **ARMEL A. CREENCIA** with residence and postal address at 020 BARANGAY LUCIANO, TRECE MARTIRES CITY, CAVITE and LOT 5, BLOCK 17, PHASE 2, WEST GOVERNOR HEIGHTS, BARANGAY CABUCO, TRECE MARTIRES CITY, CAVITE to satisfy the mortgage indebtedness as of November 27, 2024 amounts to FIVE HUNDRED SIXTY THOUSAND EIGHT HUNDRED NINETY SIX PESOS AND 63/100 (P560,896.63) including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 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. 077-2014001319

A PARCEL OF LAND (LOT 5, BLK. 17 OF THE CONS CONS./SUBD. PLAN PCS-04-023167, BEING A PORTION OF LOTS 2455-N, 3615 & 3619-B, FLS-1839 STA. CRUZ DE MALABON ESTATE) SITUATED IN THE BRGY. OF CABUCO, CITY OF TRECE MARTIRES, PROV. OF CAVITE, ISLAND OF LUZON.

BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 7, BLK.17; ON THE NE., ALONG LINE 2-3 BY ROAD LOT 29; ON THE SE., ALONG LINE 3-4 BY LOT 3, BLK. 17 AND ON THE SW., ALONG LINE 4-1 BY LOT 12, BLK. 17 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 March 13, 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, January 30, 2025

RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
c/o PAULINO E. CASES, JR.
CASES COLLECTION MANAGEMENT, INC.
Attorney-In-Fact c/o Cases Chun & Associates Law Offices
6TH Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

ARMEL A. CREENCIA
020 BARANGAY LUCIANO, TRECE MARTIRES
CITY, CAVITE and
LOT 5, BLOCK 17, PHASE 2, WEST GOVERNOR HEIGHTS,
BARANGAY CABUCO, 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: February 2, 9 and 16, 2025



Way of Life!

"My desire to be ahead of the game
drives me to do better."

Ciaz



Driven to excel

There are those among us who believe that good enough isn't enough. They have a strong desire to do things differently. The new Ciaz is made for those who are driven to excel. Inspired by the ever-evolving expectations of sedan buyers, the Ciaz is developed as an "Authentic Sedan" which combines a roomy comfortable cabin and a great driving performance with excellent fuel efficiency. All of these come with a stylish design that will inspire pride of ownership.

Call 462-5000 and book a test drive today!



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Highway driving only / Ciaz 1.4L GL - MT

ASC Ref No: S012P030118SW

Educational Assistance << P1

Mayor Rowena Bautista Mendiola, Pastor Mike Bautista, dating Kapitan Udoy Brillantes, at Kuya Noly Galvez, ay personal na nagbigay ng tulong at hinikayat ang mga estudyante na magsikap para makamit ang kanilang mga pangarap sa pag-aaral.

Ang “Strike sa ng mas maliwanag na Karunungan” program ay nagpapakita ng dedikasyon

ng City Government of Bacoor na tiyakin ang pagkakaroon ng accessible at de-kalidad na edukasyon para sa lahat ng mga estudyante sa Bacoor.

Ang kaganapan na ito ay patunay ng pangako ng city na bigyang-kapangyarihan ang mga kabataan at bumuo ang mga kabataan para sa susunod na henerasyon.

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

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

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

-versus-

MARY JANE B. DE LOS REYES,
Mortgagor.

FC Case No. 19244-24
X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund)**, mortgagee, with office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **MARY JANE B. DE LOS REYES**, mortgagor, with residence and postal address at Lot 27 Block 3, Greenvale Homes, Malagasang II-G, Imus City and/or Lot 12 Block 1 Phase 1, Greenvale Homes, Brgy. Malagasang II-G, Imus, Cavite, to satisfy the mortgage indebtedness which as of October 28, 2024 amounts to SIX HUNDRED THIRTY SIX THOUSAND FOUR HUNDRED SEVENTY SEVEN PESOS & 33/100 (P636,477.33), Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **February 25, 2025 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC- Imus City Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2015050027

“A PARCEL OF LAND (LOT 12, BLOCK. 1 OF THE CONSOLIDATION-SUBDIVISION PLAN, PCS-04-025694, BEING A PORTION OF THE CONSOLIDATION OF LOTS 3261-B & 3261-C, PSD-04-105281 7 LOT 3280-B (LRC) PSD-226911, LRC RECORD NO.), SITUATED IN THE BARANGAY OF MALAGASANG II-G, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 13; ON THE NE., ALONG LINE 2-3 BY LOT 15; ON THE SE., ALONG LINE 3-4 BY LOT 11, ALL OF THE ALL OF BLOCK 1; AND ON THE SW., ALONG LINE 4-1 BY ROAD LOT 2, ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. X X X CONTAINING AN AREA OF THIRTY SIX (36) SQ. X X X

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

In the event the public auction should not take place on the said date, it shall be held on March 4, 2025 at 10:00 o'clock in the morning without further notice.

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

Imus, Cavite, Philippines, January 13, 2025.

DWIGHT ALDWIN S. GERONIMO, JD
Sheriff IV, RTC Branch 121

APPROVED
ARMIE A. FRANCISCO
Clerk of Court VI

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

MARY JANE B. DE LOS REYES
Lot 27 Block 3, Greenvale Homes, Malagasang II-G,
Imus City and/or
Lot 12 Block 1 Phase 1, Greenvale Homes,
Brgy. Malagasang II-G, Imus, Cavite

ATTY. POMPEYO P. MAYNIGO
Vision Credit & Collection Services Inc.,
JRDC Building 117 Sen. Gil J. Puyat Ave. Pasay City

The Southern Tagalog Herald Cavite
February 2, 9 and 16, 2025

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

NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC),
Petitioner/Mortgagee,

-versus-

ANA MARIA I. GIDO,
Respondent/Mortgagor.

X-----X

File No. FC-DC-1570-24
EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS AMENDED
BY ACT 4118

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, **NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)**, a government owned and controlled corporation created under P.D. No. 1267, with postal address at 104 Amorsolo St., Legaspi Village, Makati City against respondent/mortgagor **ANA MARIA I. GIDO** with postal addresses at Lot 34 Blk. 22, CityHomes-Resortville, Brgy. Lancaan, Dasmariñas City, Cavite and 3189 Pook Real St., Tambo, Parañaque, Metro Manila and for the satisfaction of the mortgaged debt which as of October 31, 2024 amounts to SIX HUNDRED SIXTY SIX THOUSAND FIVE HUNDRED FORTY EIGHT PESOS & 64/100 (Php666,548.64), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **February 13, 2025 at 10:00 o'clock** in the morning or soon thereafter in the Ground Floor Lobby of Dasmariñas Community Affairs (DASCA) Building, Congressional Road, BuroI II, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

Transfer Certificate of Title No. T-446666

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

A parcel of land (Lot 34, Blk. 22 of the subd. plan, Psd-042106-64738, being a portion of Lot 3824-B, Psd-77337, L.R.C. Rec. No.), situated in the Bo. of Lancaan, Mun. of Dasmariñas, Prov. of Cavite, Is. of Luzon. Bounded on the SW., along line 1-2 by Lot 33; on the NW., along line 2-3 by Lot 32, both of Blk. 22; on the NE., along line 3-4 by Alley 13 (4.50 m. wide) and on the SE., along line 4-1 by Lot 36, Blk. 22, all of the subd. plan. Beginning at a pt. marked “1” on plan, being S. 31 deg. 38'W., 267.16 m. from Mon. No. 143, Imus Estate; thence N. 36 deg. 46'W., 4.00 m. to pt. 2; thence N. 53 deg. 14'S., 9.50 m. to pt. 3; thence S. 36 deg. 46'E., 4.00 m. to pt. 4; thence S. 53 deg. 14'W., 9.50 m. to the pt. of beginning, containing an area of THIRTY EIGHT (38) SQUARE METERS. All pts. referred to are indicated on the plan and are marked on the ground by P. S. cyl. conc. mons. 15x60 cm. ;bearings true; date of original survey, July 27, 1905-June 1, 1906 and that of the subd. survey, March 15-July 15, 1993 and was approved on August 13, 1993.

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

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

In the event the public auction should not take place on the said date and time, it shall be held on February 27, 2025 at the same time and place without further notice.

08 January 2025, Dasmariñas City, Province of Cavite.

RODRIGO C. ESTOGERO, JR
Sheriff IV

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

Copy furnished:
NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)
104 Amorsolo St., Legaspi Village, Makati City

ANA MARIA I. GIDO
Lot 34 Blk. 22, CityHomes-Resortville, Brgy. Lancaan,
Dasmariñas City, Cavite and
3189 Pook Real St., Tambo, Parañaque, Metro Manila.

Notice posted at:
1. The Bulletin Board of Regional Trial Court,
Dasmariñas City, Cavite
2. The Bulletin Board of Dasmariñas City Hall
3. The Bulletin Board of Dasmariñas City Post Office
4. The Bulletin Board of Dasmariñas City Public Market

PUBLICATION: “Southern Tagalog Herald Cavite”
DATES: January 19, 26 and February 2, 2025
Raffle Date of Judicial Notices: 04 December 2024

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

NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC),
Petitioner/Mortgagee,

-versus-

ROBERTO G. TANJER, married to
BELINDA N. TANJER,
Respondent/Mortgagor.

X-----X

File No. FC-DC-1584-24
EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS
AMENDED BY ACT 4118

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, **NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)**, a government owned and controlled corporation created under P.D. No. 1267, with postal address at 104 Amorsolo St., Legaspi Village, Makati City against respondent/mortgagor **ROBERTO G. TANJER, married to BELINDA N. TANJER** with postal addresses at Lot 1 Blk. 17, CityHomes- Dasmariñas, Phase 1, Brgy. BuroI, Dasmariñas City, Cavite and 197 G. J. Asinas St., San Juan, Metro Manila and for the satisfaction of the mortgaged debt which as of October 31, 2024 amounts to ONE MILLION FIVE HUNDRED SIXTY THOUSAND FORTY PESOS & 34/100 (Php1,560,040.34), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **February 13, 2025 at 10:00 o'clock in the morning** or soon thereafter in the Ground Floor Lobby of Dasmariñas Community Affairs (DASCA) Building, Congressional Road, BuroI II, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

Transfer Certificate of Title No. T-346978

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

A parcel of land (Lot 1 Blk. 17 of the subd. plan Psd-04-053094, being a portion of Lot 6191, Imus Estate, L.R.C. Rec. No.), situated in the Bo. of BuroI, Mun. of Dasmariñas, Prov. of Cavite, Is. of Luzon. Bounded on the SW., along line 1-2 by Rd. Lot 1; on the NW., along lines 2-3-4 by Road Lot 2; on the NE., along line 4-5 by Lot 4, Blk. 1; on the SE., along line 5-1 by Lot 2, Blk. 17, all of the subd. plan. Beginning at a point marked “1” on plan, being N. 48 deg. 02'E., 2653.05 m. from Mon. 153, Imus Estate, thence N. 79 deg. 33' 7.72 m. to pt. 2; thence N. 32 deg. 14'W., 4.00 m. to pt. 3; thence N. 15 deg. 17'E., 5.07 m. to pt. 4; thence S. 79 deg. 33'E., 10.00 m. to pt. 5; thence S. 10 deg. 27'W., 8.00 m. to the pt. of beginning, containing an area of SEVENTY EIGHT (78) SQ. METERS. All pts. referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15x60 cm., bearings true; date of original survey, July 27, 1905-June 11, 1908 and that of the subd. survey, Sept. 10, 1991-Jan. 10, 1992, and was approved on Feb. 10, 1992.

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

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

In the event the public auction should not take place on the said date and time, it shall be held on February 27, 2025 at the same time and place without further notice.

08 January 2025, Dasmariñas City, Province of Cavite.

RODRIGO C. ESTOGERO, JR
Sheriff IV

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

Copy furnished:
NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)
104 Amorsolo St., Legaspi Village, Makati City.

ROBERTO G. TANJER, married to BELINDA N. TANJER
Lot 1 Blk. 17, CityHomes- Dasmariñas, Phase 1, Brgy. BuroI,
Dasmariñas City, Cavite and
197 G. J. Asinas St., San Juan. Metro Manila.

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DA in talks with more LGUs for nationwide NFA rice sale

By Stephanie Sevillano

The Department of Agriculture (DA) is coordinating with select local government units (LGUs) for the sale of National Food Authority (NFA) rice nationwide.

The sale of NFA rice to LGUs, government agencies and government-owned-and-controlled corporations worth PHP36/kg., including newly milled or not yet aging rice, is allowed under a food security emergency for rice that has yet to be declared.

“Basically, nationwide ito pero kung saan malapit 'yung stocks... Mangyayari diyan is iyong guidelines na labas namin (This will be nationwide but for those near the stocks... What will happen is that we will release the guidelines) by the end of the month. So it will take time for them to really look at it,” Agriculture Secretary Francisco Tiu Laurel Jr. said in a

dinner interview late Thursday.

He said the initial move aims to reduce freight or logistics costs and maintain the affordable level of NFA rice for consumers.

“We cannot give all municipalities or LGUs or cities. Ang diskarte (The strategy) for minimal friction cost is kung ano pinakamalapit sa stocks, iyon ang bibigyan ng mga (wherever is nearest to the stocks, that will be given the) allocation,” Tiu Laurel said.

Under the food security emergency for rice, the DA can sell NFA rice to LGUs and other government bodies starting Feb. 1, which can then be sold to consumers at PHP38/kg.

“They can book already. Then maybe the delivery is maybe February 7 to 15,” Tiu Laurel said, citing the transmittal of letters from the NFA to select LGUs to identify their intent and vol-

ume allocation needed. The DA earlier met with Metro Manila mayors to ensure the availability of NFA rice in the region.

For the initial monthly target, at least 9,000 bags of NFA rice will be allocated for the 17 cities and municipalities in the National Capital Region; and 3,000 bags in Calamba, Laguna.

Other areas with high NFA stocks include Calapan City in Oriental Mindoro and San Jose in Occidental Mindoro.

“It will be foolish for us to mill it and send it to Luzon or Mindanao for additional freight costs. So, kung kaya lang ma-consume iyon within Mindoro, then subukan ubusin iyon (If they can consume it within Mindoro, then they can try to exhaust it),” Tiu Laurel said.

He also said Mindoro can also supply NFA rice to Cebu.

To date, almost 300,000



NFA RICE NATIONWIDE. Rice stocks of the National Food Authority delivered in Kadiwa ng Pangulo sites in this undated photo. The Department of Agriculture on Thursday (Jan. 23, 2025) said they are coordinating with select local government units near NFA warehouse stocks to arrange the nationwide sale of NFA rice. (PNA photo by Ben Briones)

metric tons (MT) of NFA rice stocks may be sold under a food security emergency for rice. The DA, however, is yet to receive the official copy of the resolution from the National Price Coordinating Council for the declaration.

“The draft has been given and they're finalizing or have finalized already and I'm actually assuming that it is already going around for signature,” Tiu Laurel said.

Besides making cheaper NFA rice available to the

public, the said declaration will also enable NFA to free up warehouse spaces and support local farmers through palay (unhusked rice) procurement for the upcoming harvest season. (PNA)

Bacoor Distributes Financial Aid to Senior Citizens

Bacoor City, January 15, 2025 – The City Government of Bacoor, led by Mayor Strike B. Revilla, through the City Social Welfare and Development (CSWD) headed by Ms. Lilian Ugalde and the Office of Senior Citizens Affairs (OSCA) led by Atty. Venus De Castro, distributed financial aid to senior citizens of Barangay Molino 4 today at the Bacoor Coliseum.

The event was attended by Vice Mayor Rowena Bautista Mendiola, Councilors Obet Advincula, Reynaldo Palabrica, Bok Nolasco, Rey Fabian, Alde Pagulayan, and Simplicio Dominguez, as well as former Kapitan Udoy Brillantes and Barangay Molino 4 officials led by Kapitan Jeffrey P. Campaña.



The financial assistance was provided to senior citizens as part of the “Kalinga sa Matanda” program, which aims to provide support and assistance to the elderly in the city. The program recognizes the valuable contributions of senior citizens to the community and aims to improve their quality of life. The event highlighted the City Government's commitment to prioritizing the welfare of senior citizens and ensuring that they receive the necessary support and care. The distribution of financial aid served as a testament to the City Government's dedication to upholding the rights and well-being of all Bacooreños, particularly the elderly.

Medical and Dental Mission Brings Hope and Health to Brgy. Sapang 1, Ternate

Residents of Brgy. Sapang 1, Ternate, were beneficiaries of a successful Medical and Dental Mission organized by the Provincial Government of Cavite on January 17, 2025. The collaborative efforts of medical and dental professionals from General Emilio Aguinaldo Memorial Hospital (GEAMH) and the Tagaytay team brought essential healthcare services to the community, serving a total of 412 residents. The outreach program provided a wide range of services, including free medical consultations for 375 individuals and dental extractions for 37 patients. Residents also received free medicines, supplements, haircuts, hot servings of “goto,” and dental services, including the provision of dentures. Tagaytay City Vice Mayor Dr. Agnes D. Tolentino graced the event with her expertise and unwavering support. Ternate Vice Mayor Salvador C. Gubio Jr. also lent his full backing, ensuring the success of the initiative. The local government of Ternate, together with its partners, expressed gratitude to all volunteers and professionals who contributed their time and expertise.--- OPIO

PH Gains New Leads from US Electronics Supply Chain

By Ruth Abbey Gita-Carlos

Several companies from the United States have expressed interest in the Philippines' semiconductor and electronics global chain value, the Philippine Economic Zone Authority (PEZA) said on Saturday.

In a news release, the PEZA said the Philippines secured new leads following its participation in the Consumer Electronics Show (CES) 2025 held Jan. 8 to 11 in Las Vegas, Nevada.

“I am upbeat with the reception from the US Companies and the possibility that they may invest in the Philippines in the near future,” PEZA Director General Tereso Panga said.

“Some talks have already started, jumping off from the initial engagement, to realize these potential investments in the coming months,” he added.

Panga highlighted the Philippines' strong economic performance and competitive fiscal incentives under the Corporate



Recovery and Tax Incentives for Enterprises (CREATE) law, making the country an attractive hub for Southeast Asia operations.

Organized by the Consumer Technology Association, the CES is one of the largest and most influential tech trade shows in the world that serves as a platform for global innovators and companies to feature breakthrough technologies seeking to become the latest solutions to the world's biggest challenges. Eight PEZA locators that form part of the semiconductor and electronics global value chain were featured during the CES.

Aiming to build new connections, the PEZA met with various US-based firms, including Quintel Solutions, a subsidiary of long-standing PEZA locator Cirtex. Quintel is considered the global market leader for multiport antennas, serving leading Telecom carriers in North America.

The PEZA also met with the top officials of ON Semiconductor Corporation (Onsemi), a leading semiconductor manufacturer with over 80,000 different parts, including advanced MOSFETs (metal-oxide-semiconductor field-effect transistor), image sensors, silicon carbide technology (EliteSiC) and a global supply chain.

Onsemi has been registered with PEZA since 2007, operating facilities in PEZA zones in Tarlac, Cavite, and Mactan in Cebu province. (PNA)