

Women's Welfare Program launched in Cavite

PGC's Medical and Dental Mission brings health care to Brgy. Santiago, Gentry

On November 6, 2024, Brgy. Santiago in the City of General Trias benefitted from the Provincial Government of Cavite's successful medical and dental mission, delivering healthcare services to 432 residents. The initiative, supported by 6th District Board Member Kerby Salazar provided medical assistance to 388 individuals, dental care to 44

>> P2



Governor Athena Bryana Tolentino, on Friday, November 15, 2024, led the launch of the provincial government's Women's Welfare Program, celebrating women and their multi-faceted role in society. Gathering two thousand women from the City of Carmona and another two thousand from the City of Dasmariñas, the Governor joined the festive gathering and led the distribution of Php 2,000 in cash assistance

>> P2

Cavite Provincial Jail Celebrates National Correctional Consciousness Week

The Cavite Provincial Jail commemorated National Correctional Consciousness Week on November 15, 2024, with the theme, "Ang Simbahan Katuwang ang VIPs, Kaagapay sa Pagbabagong Punong-puno ng Pag-asa." The meaningful celebration highlighted the vital role of faith, community support, and hope in the lives of persons deprived of liberty (PDLs).

The program commenced with a solemn Holy Mass officiated by Bishop Reynaldo Evangelista, Bishop

>> P2

PBBM: 'More reliable' transport with LRT-1 Cavite Extension Phase 1

By Ruth Abbey Gita-Carlos



SMOOTHER PUBLIC TRANSPORT. President Ferdinand R. Marcos Jr. leads the inauguration of the Light Rail Transit Line 1 (LRT-1) Cavite Extension Project Phase 1 in Parañaque City on Friday (Nov. 15, 2024). In his speech, Marcos said he expects a "smoother and more reliable" transportation with the inauguration of the project. (Photo from Malacañang Press Corps Pool)

President Ferdinand R. Marcos Jr. on Friday expressed optimism that commuters will enjoy a

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Prov'l Stakeholders' Forum for enhanced employment opportunities held in Cavite

The Provincial Stakeholders' Forum for Enhanced Employment Opportunities, titled "Towards a Progressive and Sustainable Tomorrow," was successfully facilitated by the Office of the Provincial Public Employment Service Manager (OPPESM) on November 8, 2024, at the SP Session Hall, Legislative Building, Trece Martires City. The event brought together key stakeholders across Cavite's employment sector to forge strategies focused on

>> P2



11th Cavite Cooperative Leaders' Conference held successfully

In fostering effective leadership in the cooperative community, the Provincial Government of Cavite, through the Office of the Provincial Cooperatives Development Officer (OPCDO), in partnership with the Provincial Cooperative Development Council (PCDC), hosted the 11th Cavite Cooperative

>> P2



Indang residents unite for environmental awareness in Kalinga sa Kalikasan Program

Barangay Banaba Cerca in Indang, Cavite, became a hub of environmental advocacy on November 13, 2024, as thousands of residents gathered to participate in the provincial government's Kalinga sa Kalikasan program. Organized with the aim of promoting cleaner surroundings and proper waste disposal practices, the program drew widespread support from the community, eager to learn and contribute to the sustainability of their town. Leading

>> P3

11th Cavite Cooperative << P1

Leaders’ Conference held on November 07, 2024 at SM City Rosario, with the theme, “Building Trust and Respect: A Cooperative Leader’s Action Plan towards a Brighter Tomorrow.”

The event assembled various stakeholders and cooperative leaders across Cavite province, who embarked on a journey towards stronger and more resilient cooperatives.

OPCDO-OIC Ms. Rizalie Pinpin-Enero welcomed guests, resource speakers, and participants, expressing their appreciation for lending their time to attend the event.

Domingo Jr., PCDC Cavite Chairperson, emphasized the value of trust and respect in the cooperative movement, sharing the famous quote “kung ano ang itinanim, siya ring aanihin”. Likewise, Provincial Director

Lilibeth Chavez of DTI-Cavite, reminded the participants to take note of the acronym COOP – Commitment, Openminded, Observant, Participate, as necessary concepts in strengthening cooperatives.

Ms. Bernadette Hornilla, Assistant Regional Director of Cooperative Development Authority – Region IV-A, shared that fostering the values of trust and respect in an organization contributes to its success, hence should always be embodied by coop leaders for a brighter future of cooperatives.

During the conference proper, Atty. Mickel Borigas, Soro-soro Ibaba Development

Coop Board of Director, gave a lecture on “Leadership Trust in Times of Change”, while Dr. Mariano Thomas Ramirez, DLSU College of Education Graduate Studies Director, tackled the subject “Building Respect in the Workplace and Coop Community.”

In his words, Atty. Borigas stated that “trust is reinforced when leaders demonstrate consistent actions”, highlighting the value of leadership trust for the growth and development of cooperative sector. The event’s highlight was the sharing of success stories of various coop leaders.----- OPIO

Prov’l Stakeholders’ Forum << P1

expanding job opportunities and supporting a vibrant, sustainable workforce.

The forum was graced by Ms. Marivic B. Martinez, Provincial Director-DOLE Cavite, and Board Member Kerby Salazar, who both delivered inspiring messages emphasizing the province’s commitment to fostering sustainable employment for its people. Insightful discussions unfolded throughout the event as distinguished speakers tackled vital employment issues and shared strategies for meaningful change:

Ms. Carolina L. Ortiz, Senior Labor and Employment Officer from DMW Region IV-A, offered an in-depth look at effective recruitment practices and the essential

role of labor law knowledge, particularly regarding overseas employment. Her presentation highlighted ways to improve recruitment standards and labor protections for Cavite’s overseas workers.

Mr. Jorge Manuel Laude, Senior Labor Employment Officer from DOLE Region IV-A, presented “Beyond the Numbers,” focusing on recent labor market trends and employment gaps in Cavite. His session emphasized aligning local workforce capabilities with industry needs to foster sustainable growth and economic resilience.

Ms. Ruth A. Terrible, Senior Labor Employment Officer from DOLE Cavite Provincial Office, addressed the critical issue

of job mismatch, suggesting targeted solutions to help job seekers develop skills that meet the demands of available jobs. Her approach offered practical steps toward reducing unemployment and enhancing job satisfaction.

Provincial Public Employment Service Manager Ms. Rizalie Pinpin-Enero, and OPPESM staff, Ms. Princess Mary S. Angcaya, reflected on the successes and lessons learned from the 2024 Cavite Career Caravan. They also presented plans to increase the reach and impact of these caravans, aiming to connect more job seekers with meaningful opportunities.

Lastly, Ms. Angelita Baral, Operations Manager of HERU Human Resource Specialist Co., Inc., and

Ms. Ninette Umandal, Senior Supervisor at House Research Development (Singapore) Pte. Ltd., shared inspiring success stories and best practices that have contributed to their organizations’ achievements. Their stories emphasized the importance of employee development and retention as integral components of organizational growth.

Each speaker highlighted unique facets of Cavite’s employment landscape, culminating in a shared vision of a progressive, sustainable future for the province’s workforce. The forum fostered a collective commitment to long-term job creation strategies, with stakeholders united in their dedication to building a more prosperous Cavite.--- OPIO

PGCs medical and dental << P1

residents, and x-ray and ECG diagnostics to 19 people with the mobile LAB for ALL van.

Medical and dental professionals from GEAMH

spearheaded the mission, highlighting the impact of collaborative efforts to improve health accessibility in the community. The

event also recognized the dedication of Barangay Health Workers and the OPG staff, under the leadership of Governor Athena Bryana D.

Tolentino, whose unwavering support continues to drive advancements in community health and well-being.--- OPIO

Cavite provincial jail << P1

Emeritus Pedro D. Arigo, and Fr. Arman Tamajo, Priest Animator of the Diocesan Prison Ministry of Imus. Their spiritual message underscored the importance

of repentance, forgiveness, and transformation, inspiring the attendees, including the PDLs and their families.

Adding vibrance to the

event, PDLs showcased their talents through heartfelt song and dance presentations. The performances symbolized their resilience and aspirations for a brighter future, reflecting the theme’s emphasis on hope and renewal.

To foster harmony among the PDLs, friendly games were also included in the program. The celebration served as a reminder of the

collective responsibility to support the rehabilitation and reintegration of PDLs into society, with the Church and various stakeholders as steadfast partners in the journey.

Cavite Provincial Jail continues its commitment to fostering programs that empower PDLs and promote correctional consciousness among the community.--- OPIO

Calabarzon still top vote-rich << P1

to the women beneficiaries who belong to the indigent groups from the two cities.

In the City of Carmona, Governor Tolentino was joined by Senator Francis Tolentino in reaching out to Carmona’s women. They were warmly welcomed by 5th District Representative Roy Loyola, City Mayor Dahlia Loyola, and the City Council, who expressed their gratitude for the assistance provided to their women constituents. Mayor Maricel Torres of General Mariano Alvarez was also present to share in the momentous event.

The celebration continued in the City of Dasmariñas during the afternoon leg of the Women’s Welfare Program, where Governor Tolentino was joined by City Mayor Jenny Barzaga, 4th District Board Members Nickol Austria

and Jun Dela Cuesta. The gathering of women beneficiaries from the city was filled with excitement and a sense of solidarity, as they received the much-needed assistance.

Governor Tolentino emphasized the importance of empowering women, recognizing their crucial role not only within families but also as drivers of social change and progress. She encouraged all women to continue striving for their dreams and assured them that the provincial government would remain committed to supporting initiatives that uplift women’s welfare.

The Women’s Welfare Program is set to continue throughout the province, aiming to reach even more women and provide them with the assistance they need to thrive.--- OPIO

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 6, 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

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.

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Indang residents unite for << P1

the initiative was 7th District Representative Ping Remulla and Board Member Abeng Remulla, who, along with the local officials of Indang, joined the residents in the collective effort to care for the environment. Volunteers led cleanup drives around the barangay,

clearing areas of litter and sorting recyclable materials. The local officials of Indang expressed their pride in the residents’ enthusiasm and high turnout, applauding their dedication to improving the barangay’s cleanliness and environmental health. They noted that the Kalinga sa Kalikasan program serves as a powerful reminder of the community’s capacity to enact positive change when united by a common purpose.---

OPIO

THE BEST TIME TO SUPPORT
SMALL BUSINESSES IS
ALWAYS TODAY.

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

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
Branch 90
DASMARIÑAS CITY, CAVITE

HOME DEVELOPMENT MUTUAL FUND
(Otherwise known as APG-IBIG FUND),
Petitioner/Mortgagee,

-versus-

**PABLITO HOLGADO JR., MARRIED TO
TEODORA HOLGADO,**
Respondent/Mortgagor.
X-----X

File No. FC-DC-1505-24
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, **HOME DEVELOPMENT MUTUAL FUND (Otherwise known as PAG-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against respondents/mortgagors, **PABLITO HOLGADO JR., MARRIED TO TEODORA HOLGADO** with postal address at (1) 262 Matimtiman St., Tondo, Manila; and 2) Lot 4 Blk. 9, San Marino North, Phase 1, BO. Salawag, Dasmariñas, Cavite and for the satisfaction of the mortgaged det which as of SEPTEMBER 10, 2024 amounts to TWO HUNDRED THOUSAND TWO HUNDRED FIFTY PESOS AND 29/100 (Php200,250.29), exclusive if all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **DECEMBER 17, 2024 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, BuroI II, Dasmariñas City, Province of Cavite to the highest bidder for CASH or CERTIFIED CHECK, in Philippine Currency, following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-471074

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 4, Blk. 9 of hte subd. plan, Psd-042106-069283, being a portion of Lot 5718, Imus Estate, LRC Rec. No.), situated in the Bo. of Salawag, Mun.of Dasmariñas, Prov. of Cavite. Bounded on the SW., along line 1-2 by Lot 3, Blk. 9, on the NW., along line 2-3 by Lot 6, Blk. 9, on the NE., along line 3-4 by Alley 17, and on the SE., along line 4-1 by Lot 2, Blk. 9, all of the subd. plan. Beginning at a pt. marked "1" on plan being N.69 deg. 26'W., 3483.56 m. from Mon. 167, Imus Estate, thence N.10 deg. 06'W., 4.75 m. to pt. 2; thence N.79 deg. 54'E., 9.33 m. to pt. 3; thence S.10 deg. 06'E., 3.75 m. to pt. 4; thence S.79 deg. 54'W., 9.33 m. to the pt. of beginning, containing an area of THIRTY FIVE (35) SQ. METERS. All points referred to are indicated on the plan and are marked on the ground by PS cyl. conc. Mons. 15x60 cm., bearings true; date of orig. survey, July 27, 1905-June 1, 1908 & that of the subd. survey, Jan. 11-Feb. 7, 1994 & was approved on March 10, 1994.

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

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

In the event that the public auction should not take place on the said date and time, it shall be held on JANUARY 4, 2025.

ARLYN P. BARCELON
Sheriff IV

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

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

MARIA VICTORIA D. CAPIRAL
ATTY. KEVIN T. TANINGCO
Summit Collection & Allied Services, Inc.,
Suites 310-303 Summit One Tower, 530 Shaw Boulevard,
Mandaluyong City

**PABLITO HOLGADO JR. MARRIED TO
TEODORA HOLGADO**
(1) 262 Matimtiman St., Tondo, Manila;
(2) Lot 4 Blk 9, San Marino North, Phase 1, BO. Salawag, Dasmariñas, Cavite

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

PPUBLICATION: Southern Tagalog Herald Cavite
DATES: November 10, 17 and 24, 2024
Raffle Date of Judicial Notices: October 29, 2024

PBBM: More reliable << P1

“smoother and more reliable” transportation with the inauguration of Phase 1 of the Light Rail Transit Line 1 (LRT-1) Cavite Extension Project (LICE).

“By serving commuters across Metro Manila, Cavite, neighboring areas, the whole project creates a smoother, more reliable mode of transport,” Marcos said as he led the inauguration of the project in Parañaque City.

LICE Phase 1 is the first railway project to be completed under the Marcos administration through a public-private partnership (PPP).

It is expected to reduce travel time from Parañaque City to Quezon City by almost an hour while servicing an additional 80,000 passengers to LRT-1's daily ridership of 323,000.

Once fully operational, the entire stretch of the LRT-1 Cavite Extension Project will reduce travel time from Baclaran in Parañaque to Bacoor, Cavite to 25 minutes, from one hour and 10 minutes.

Phase 1 will connect

Baclaran Station in Pasay City to the Dr. Santos Station in Parañaque City through five new stations.

The new stations are the Redemptorist-ASEANA Station, MIA Road Station, Parañaque Integrated Terminal Exchange (PITX) Station, Ninoy Aquino Avenue Station, and Dr. Santos Station.

These stations will add 6 km. to the transit line, extending the total alignment of LRT-1 to 26 km. from the current 20 km.

In Sept. 1984, Marcos' father and namesake, former president Ferdinand E. Marcos Sr., inaugurated the LRT-1's United Nations (UN) to Baclaran stations.

Marcos acknowledged his father's efforts in initiating the construction of Metro Manila's first urban rail transit system, saying the initiative grew into a larger rail transit system that serves the metropolis.

“On this day, no one is happier than his son in seeing that his father's foresight is

being validated by another work that expands mass transit that he had built for the people that he loved,” he said.

“The LICE Project has been a long time in the making – spanning five administrations, starting with President (Joseph) Estrada, to President (Gloria) Arroyo, President (Noynoy) Aquino, President (Rodrigo) Duterte, and now, to mine.”

The project, which is set to be operational starting Saturday, aims to alleviate traffic conditions in the cities of Parañaque, Las Piñas, and Bacoor, Cavite.

During the event, Marcos also boarded the train and returned to the Dr. Santos Station.

The President also affirmed the government's commitment to a “more seamless and modernized” public transportation system.

“Our journey towards a more seamless and modernized public transportation system does not end here,” he said. “We are committed to building station after station, reaching as far and as fast as our people's needs dictate.”

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 158,870.59)** 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, Blk. 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 con 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

Medical and dental mission brings vital healthcare to Barangay Bukal 1, Maragondon

The Provincial Government of Cavite, thru the Governor’s office and the Office of the Provincial Health Officer, in collaboration with Tagaytay City Health Office, successfully conducted a medical and dental mission in Barangay Bukal 1, Maragondon, on November 16, 2024. The health program aimed to provide accessible healthcare services to the community, benefitting a total of 332 residents.

The mission catered 267 individuals for medical check-ups and 65 for dental services, including tooth extractions and

consultations. Patients also received prescribed medications, further ensuring their health and well-being.

The medical team from the OPHO and the Tagaytay City Health Office worked tirelessly to deliver quality care throughout the day. Their dedication was met with gratitude from the residents and local officials who expressed their appreciation for the initiative that addressed their immediate health needs.

The health outreach program is part of the provincial oovernment's ongoing efforts to bring essential healthcare services closer to Caviteños, demonstrating its commitment to promoting public health in the province.



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 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 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 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 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 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 “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

PGC Brings Essential Healthcare to Residents of San Antonio I, Noveleta



On November 13, 2024, the Provincial Government of Cavite held a successful medical mission in Barangay San Antonio I, Noveleta, benefiting 255 local residents. The mission offered a range of healthcare services, including free medical consultations, health check-ups, prescribed medications, multivitamins, X-rays, ECGs, and free eye check-ups.

The event was a joint effort of PGC under the leadership of Governor Athena Bryana Tolentino, local officials, and a team of medical professionals from RHU Noveleta, showing the value of working together to meet the community's health needs.

Residents were grateful for the initiative, noting its benefit in improving their health, especially for those with limited access to care.--- 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-

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-12B) 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-128) 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

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

Another leg of medical and dental mission in Mendez

Another leg of the Provincial Government of Cavite’s (PGC) medical and dental mission was conducted at Mendez Municipal Covered Court on November 09, 2024.

Around 330 residents were catered, receiving medical consultation and dental extraction rendered by the technical team from the Office of the Provincial Health Officer. The LAB for All Van was also brought to the venue for the free ECG and X-ray examinations. Additionally, medicines and vitamin supplements were provided to patients to compliment the healthcare services they availed.

As the health outreach program was wrapped up, the local officials of the Municipality of Mendez extended their sincere appreciation to the PGC mission team.---

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-

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. CITIOMES 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



72 MALAKAS ST., DICTY, SAN GREGORIO, SAN PABLO CITY, LAGUNA
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Cavite receives Stable Internal Peace and Security Seal

Governor Athena Bryana Tolentino humbly accepted the Stable Internal Peace and Security (SIPS) Seal during the 4th Quarter Regional Peace and Order Council (RPOC) IV-A meeting held on November 13 at Twin Lakes Tagaytay. The award, which recognizes the achievement of SIPS status in all 23 cities and municipalities of Cavite, was presented by RPOC Chair and Quezon Province Governor Angelina D.L. Tan, along with DILG Region IV-A Director Ariel O. Iglesia and BGEN Cerilo O. Balaora, Jr., PA of the 2ID of the Armed Forces of the Philippines (AFP).

The meeting which was hosted by Cavite province was presided over by Governor Tan, and attended by key officials and representatives from agencies responsible for maintaining peace and security across the region, including the Department of the Interior and Local Government (DILG), the AFP, the Department of National Defense (DND), the Department of Social Welfare and Development (DSWD), and various CALABARZON local government units (LGUs).

During the meeting, updates were presented on several important topics, including the

F.E.E.L.S.A.F.E.R Initiative or the Firearms and Explosives from Candidates/ Supporters/ Kins/ Juridical for Safe-keeping and/or Disposal, An Effort Leading to Accurate and Fair Elections in the CALABARZON region, and the resolution urging local chief executives, from the provincial level down to barangays, to register or safely keep unregistered



firearms with the Philippine National Police (PNP) in preparation for the 2025 national and local elections.

The meeting also tackled protocols for providing food and non-food assistance, as well as policies on reporting affected families and individuals, particularly in light of recent calamities that have affected CALABARZON.

Governor Tolentino assured of the provincial govern-

ment's commitment to maintaining peace and security in Cavite and enjoined everyone to work together towards achieving peaceful communities in the region.

She was joined by Vice Governor Shernan Jaro and Cavite PPOC and PADAC focal person Cecil Miranda, head of the Provincial Government - Cavite Office of Public Safety.--- OPIO

Cavite Career Education Caravan Inspires Grade 10 Students in RNHS



The Office of the Provincial Public Employment Service Manager (OPPESM) spearheaded the Cavite Career Education Caravan on November 15, 2024, at Rosario National High School. The event was attended by over 200 Grade 10 students eager to explore potential career paths and gain insights into their future professions.

The initiative aimed to equip young learners with knowledge and guidance to make informed decisions about their academic and career goals. Through engaging discussions from OPPESM staff and Mr. Jesus Barrera, Executive Assistant IV who shared valuable insights on industry trends, in-demand skills, and pathways to success in various fields.

The OPPESM remains committed to its mission of empowering Caviteño youth by providing opportunities for career growth and development. Activities like the Career Education Caravan are vital in shaping the future

workforce of Cavite. Students and school administrators expressed their gratitude for this enriching event, which served as a stepping stone for the students' journey toward fulfilling their aspirations.--- OPIO

Cavite farmers received seedlings and fertilizers from OPA

On November 13, 2024, Cavite's agricultural community marked a significant milestone with the distribution of seedlings and fertilizers to 135 farmers from 10 associations across the province. The initiative, led by the Office of the Provincial Agriculturist, aimed to support and empower local farmers in their agricultural endeavors.

The event was graced

by Vice Governor Shernan Jaro, who directly engaged with the beneficiaries, and Ms. Anna Pamela Nova, OIC-Provincial Agriculturist, who conducted a brief orientation and gathered updates on the farmers' current practices and challenges.

The beneficiaries represented organizations such as the Cavite Farmers Federation, Coffee Farmers Association, Cacao Farmers As-

sociation, Banana Council, Mango Growers Association, Sipag (High Value Crops), Rural Improvement Club, 4H Club, Provincial Agriculture and Fishery Council (PAFC), and Corn Growers Association. Each farmer received a package that included assorted vegetable seeds, one bag of complete fertilizer, one bag of urea, and four bags of compost.

Vice Governor Jaro re-



affirmed the provincial government's steadfast commitment to advancing Cavite's agricultural sector and supporting its farmers.

The event's success was also credited to the leadership and dedication of Mr. Rodel Vincent T. Bae, OPG Chief-of-Staff and former OIC-Provincial Agriculturist, whose efforts ensured the program's smooth execution.--- OPIO

LET US BEWARE OF BIBLE HOLDERS

NOT everyone who teaches, shares, and preaches the Word of the Lord God has a good heart. Because all people in the world have a sinful nature, imperfect beings and not holy. So let's beware of those who hold the Holy Bible in their hand and speak about the Word of God. The other bible preachers we don't like all of them only use "front shows to impress someone or anybody" to preach the Gospel of our Lord Jesus Christ but it is said that the service is not in the heart.

Because people notice that the other preachers of the Bible are only showing off behind the pulpit so beware of the holder of the Holy Scriptures.

Because there are times that it is inevitable that pastors, priests and any other person fall into the temptation for women and even men to become inappropriate relationships with each other.

We know that no one is "exempt" when we fall into the temptation of the world of adultery, fornication, and other issues of error caused by sin because any person has a sinful nature even if he preaches the Word of God and is still carrying Bibles in their hands.

As creatures and children of the Lord God, be doubly careful with those holding the Holy Bible who preach the Word of God in the pulpits and in any gathering, always guard your heart.

Also, let's stay away from temptation because there is no selective place that will despise everyone, just follow the desire of the human body that causes damage to the reputation, life, and even the testimony as a Christian like those who fall into temptation for women or men.

People really need to guard their own hearts. So everyone beware of those who preach the Bible, even if they are honest and faithful Bible preachers, chapel chaplains, priests, pastors, pastors, bishops, deacons, evangelists, etcetera. For the safety of anyone, let us still be careful with Bible holders no matter who they are and they are good at speaking or preaching the Word of the Lord God. Again, always guard your heart and pray toward God. (Joseph Elias Bontogon)