

SM FOUNDATION
DSWD dti
 Department of Social Welfare and Development

Kabalikat sa Kabuhayan
 Farmer's Market Day

#smkabalikatsakabuhayan

PMC
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 ng Makabagong
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DASMARINAS, CAVITE - SM Foundation spearheaded its "Kabalikat Sa Kabuhayan Farmers' Market" a 14-week-long agricultural training program made to upskill small-scale farmers and give sustainable opportunities in production and systemic operational plan in selling their harvested crops within SM Malls. In partnership with DTI, DSWD, and DOA, the program is open every Friday, at Entrance 5 lobby, SM Dasmaringas.

Mandatory in-person classes to push through, says VP Sara

Vice President and Education Secretary Sara Z. Duterte insisted Thursday the implementation of face-to-face classes in public and private schools nationwide will push through this coming Nov. 2 to address learning loss.

Duterte made the statement despite calls for reconsiderations due to the risks from the coronavirus disease (Covid-19) and the short vacation of teachers for the next school year.

In an interview, Duterte said the Department of Education (DepEd) Order 034 has been already approved by President Ferdinand Marcos Jr. "Meron po tayong na-

cite na study doon sa ating presentation sa Pangulo, and this is a published paper already na there are really, truthfully learning losses sa mga bata kapag sila po

MANDATORY • 4

Carmona recognized for exemplary upcycling, crafts production



TRECE MARTIRES CITY, Cavite (PIA) – The Department of Environment and Natural Resources- Environmental Management Bureau (DENR-EMB) Region IV-A lauds the Carmona Municipal Government for exemplary practices in Upcycling and Crafts Production in accordance with RA 9003 or the Ecological Solid Waste Management Act of 2000.

Mayor Dhalia Loyola stated in her official Facebook page on July 14 that the recognition is "the result of the collaboration of the Municipal Environment and Natural Resources Office, Carmona United Women's Association, Inc., Persons with Disability Affairs Office, Disability Shoulder Movement for the Future, Inc. (4K), and Reciclar De Carmona."

Ecological Solid Waste Management refers to the systematic administration of activities

CARMONA • 4

NEW CALAX INTERCHANGE TO OPEN THIS 2ND HALF OF 2022



The Cavite-Laguna Expressway (CALAX) is set to make a major milestone this 2022, as it eyes the operationalization of its upcoming interchange -Silang (Aguinaldo) Interchange in the latter part of the year. This will extend CALAX' operational sections from Mamlasan, Laguna, to Aguinaldo Highway in Silang, Cavite.

As of today, the 3.9-kilometer 2x2 lane CALAX subsection reaches 56% of completion. Part of the ongoing works includes drainage and bridge constructions, excavation and roadway earthworks, and installation of fence and coco net.

NEW CALAX • 6

OPINION

Defying the Orthodox

LGBT groups ne-
vermore give up
the fight in con-
futing myths per-
petuated by conserva-
tives.

Almost 400 years of being colonized by the Spaniards, their immensely religious views instilled in Filipinos the shackling belief that conservatism, or adherence to long-established customs and mores with no room for open-minded discourse, is the main ingredient in being a Filipino.

This ingredient which leaves no room for open-minded discourse, binds all Filipinos' to the toxic conventions and penetrating injustices in the realms of to all Filipinos' may be their color, shape, size, ethnicity, and most especially, their sexuality.

This made the cause of the longstanding patriarchal macho-fascist community that decentralizes power of democracy and made thought "cultural reset" and "special treatment" given to the LGBT members—the Sexual Orientation, Gender Identity, Expression, and Sexual Characteristics or SOGIE SC.

As a predominantly Catholic country, it is no doubt that the Philippines has long been opposed to this, which lights the reality of rights, equality, and makes understanding of our identity and at the same time, exercise freedom through consciousness, that makes them feel at ease with themselves.

Making it all clear, SOGIE SC in the context of individualism, while Sexual Orientation, Gender Identity and Expression (SOGIE) or Anti-Discrimination Bill is the law that aims to protect everyone from discriminatory remarks from the workplace, school, institution, and many more. Hence, legitimizes people's gender-related beliefs and tells those in positions of power that we have the agency to decide who we are.

Transwoman and student leader, Elle Aspilla called it "A bill that is for everyone," a "validation" of the concept of gender-spectrum diversity and will allow everyone to have a deeper understanding of one's identity and who they really are.

The problem is that we have been held tightly by our beliefs, which blinds us to understanding such foundations of oppression; it is that basic if only we live a life free of discrimination and hatred, the basic freedom that all should enjoy. This does not happen only in the binary sectors, in the case of unreported prejudice, nonbinary individuals are more responsible and prone to receiving such prejudicial remarks.

Contradicting the popular myths of the bill be viewed as 'redundant', a step for legalizing same-sex marriage, a serving of 'special treatment', and was made only for Homosexuals, just because most of the cis-heterosexual individuals couldn't experience it, doesn't mean they have the right to dictate what is best for these over oppressed individuals. It boils down to one's privileges of the binary individuals attaining the benefits for a long time when challenged, they start to take things against people who wanted to have the same privilege as them, said Floyd Scott Tiogangco, a writer from Dakila - Non-Governmental Organization.

For what it's worth, the SOGIE Bill is a safe space for everyone. It is inclusive in the context of false accusations in your environment when you are told that you are gay just because you act feminine or because you act masculine, you were presumed belonging in non-binary groups when in fact, you consider yourself as heterosexual; It is not re-



By Leon Victor M. Velasquez



dundant for it illustrates creating an equally diverse bill that reforms the simplistic constitution and would give acknowledgment to these people on such cases that they were considered as binary; And, a bill that is focused on the right of life and to live harm-free in their country.

While according to blogger Lee Jared Garcia, the urge to say No to SOGIE Bill should be popular. He reiterated that forms of

discrimination in our society do somehow create a good impact--for what he understood of "Constructive Criticism" which is not applicable for this context--and the fallacy of this comes only in the hands of non-binary people that focuses on sufferings and gives the ability to take advantage to binary individuals, which is a clear fallacy.

Other groups also debunked the ongoing myth of Necrophilia and Pedophilia being part of SOGIE SC saying that both are not sexual orientations. According to the Fifth edition of the Diagnostic and Statistical Manual of Mental

Disorders, it is classified as paraphilic disorders.

As reported by the Trans Murder Monitoring (TMM), over 350 LGBTQ+ members were killed around the world from October 1st, 2019 up to September 30th, 2020, all of them were tortured, murdered, and suffocated.

Consequently, the said bill in the country is said to hold the record of a bill in the entire senate that has spent the most time in the 2nd reading. Passed after the lower house under the 17th Congress, it was put on hold for years starting from the year 1998 up to this day.

Lives are at stake when injustices and inhumane actions perpetrated by the oppressors are present. With no equal access to opportunities and the government does not do anything in resolving the ongoing issue that by time continues to be worse -- if only respect, discipline, and open-mindedness nurtured us -- this shall not create conflict but rather let us unite in fighting for progression, purposive, and inclusive society.

A fight that will forever lurk stories of outlawing the struggles and atrocities that can be used as a trojan horse in dissenting for what is right.

Because to disunion the orthodox is then breaking the shackled colonial grudge.

"If they deem our stories real, that's when they will see us as humans. Not until that happens, the fight continues." Tiogangco said.

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-311-22

RODERICK A. ENCISO
Mortgagor/s,

X- - - - - X

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**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **RODERICK A. ENCISO** with residence and postal address at 5 Golf St., Francis Village, Cainta Rizal and Lot 23, Blk 53, Bella Vista Subdivision, Santiago, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 23 May 2022 amounts **SEVEN HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED FORTY SIX PESOS AND 37/100 (P713,746.37)**, Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will set at public auction on **11 AUGUST 2022 at 10:00 o'clock in the morning** 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. 057-2014046791

A PARCEL OF LAND (LOT 23, BLK 53 OF THE CONS. SUBD. PLAN PCS-04-027348, BEING A PORTION OF THE CONS. OF LOTS 1 TO 46, BLK. 53, PCS-04-017962, LRC REC. NOS. 5961 & 30450), SITUATED IN THE BRGY. OF SANTIAGO, MUN. OF GEN. TRIAS, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 75; ON THE SW., ALONG LINE 2-3 BY LOT 22 BOTH OF BLK 53 OF THE CONS. SUBD. PLAN; ON THE NW., ALONG LINE 3-4 BY ROAD LOT 33, PCS-04-017962; AND ON THE NE., ALONG LINE 4-1 BY LOT 24 BLK 53 OF THE CONS. SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **FIFTY (50) SQUARE METERS, MORE OR LESS XXX**

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

Public auction should not take place on the said date and time, it shall be held on **25 AUGUST 2022** without further notice.

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

Trece Martires City, 07 JULY 2022

(Sgd.) **LUCIO C. ALEJO III**
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
JEFFREY A RAMIENTAS, C.P.A.
Greatsource Corporation
2546 A. Bonifacio St., Bangkal Makati City

RODERICK R ENCISO
5 Golf St., Francis Village, Cainta Rizal
Lot 23, Blk 53, Bella Vista Subdivision, Santiago, Gen. Trias, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: July 11, 18 & 25, 2022

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

Editorial

Honoring nurses, and giving new 'life' to nursing education

Our country is proud of its nurses. Without them at the frontlines, we wouldn't be so comfortable (and lucky!) at this time, as they faced the worst of this once-in-a-lifetime health pandemic in 2020. From the onset battling an invisible enemy, they risked their lives and sacrificed time to bring comfort, care, and companionship to the sick. In worst cases, when families were barred from visiting their loved ones due to strict health protocols, it was the touch of a nurse's hand and assurance in their voice that encouraged the patient to fight on.

They are, and everyone will agree, modern-day heroes. This was further highlighted when a Filipino nurse working in the UK's National Health Service (NHS) was honored by Queen Elizabeth II with the prestigious George Cross medal early this week. May Parsons, originally from Pasay, moved to England in 2003. She is the nurse who delivered the shot of the first Covid-19 vaccine in the world in December 2020.

The George Cross recognizes "acts of greatest heroism or the most courage in circumstances of extreme danger." And on behalf of the NHS, Parsons received the honor, showing how vital and essential the work of nurses in saving lives not only during the pandemic, but on a 24/7 basis.

It is on this same thread that an announcement coming from the Commission on Higher Education (CHED) revealed that the 11-year moratorium on new nursing programs was finally lifted. CHED Chairperson Popoy De Vera said the lifting of the moratorium for undergraduate and graduate nursing programs in higher education institutions (HEIs) was done after "a very thorough review and study."

It could be recalled that in 2011 (Academic Year 2011-2012), CHED declared a moratorium on opening all undergraduate and graduate nursing programs for public and private HEIs. It covered BS Nursing, Master of Nursing, and Ph.D. in Nursing.

At that time, the moratorium was imposed due to the oversupply of graduates with over 200,000 nurses with no jobs. More alarming



was the proliferation of HEIs offering substandard nursing programs and the gradual decline in the performance of nursing education graduates in the Nurse Licensure Exams.

Following the lifting of the moratorium, De Vera said qualified HEIs may apply as soon as possible "as long as they comply with all the necessary requirements."

The timing is appropriate, De Vera said, as the country needs to augment the demand for nurses here and abroad, and to achieve the Sustainable Development Goal (SDG) recom-

mended ratio of nurses to the population, which is 24.7 nurses per 10,000 individuals.

Through the years, Filipino nurses have filled vacancies in various hospitals of the world, bringing the Pinoy brand of care for the newborn to the elderly. It is now the right time to regroup once more, allow these schools to assess their capabilities to offer a world-class nursing program, and give the Filipino youth a chance to help their families and earn a decent living by entering the noble nursing profession.

4 Mabisang Tips sa Kalusugan

1 Kumain ng mas kaunting pagkain. Maraming mga pag-aaral ang nagpakita na ang pagbabawas sa pagkonsumo ng calories ay nagpapahaba ng buhay. Ayon sa teorya sa pag-diyeta, ang pagkain ng mas kaunting pagkain (20% na mas kaunti) ay maaaring mabawasan ang dami ng pamamaga sa mga daluyan ng dugo at maaaring bawasan ang dami ng mga lason sa katawan. Kahit sa panahon ng Bibliya, ang pag-fasting at pag-iwas sa ilang mga pagkain ay hinihikayat.

2. Subukan ang Mediterranean Diet. Ang Mediterranean diet ay binubuo ng gulay, prutas, beans, mani at olive oil. Ang mga isda at manok ay kinakain din ng katamtaman. Ipinapakita ng mga pag-aaral na ang mga taong kumonsumo ng Mediterranean diet ay makaiwas sa sakit sa puso at Alzheimers Disease. Sa katunayan, itinuturing ito ng ilang mga eksperto bilang pinaka-masustansyang diyeta.

3. Piliin ang masustansyang fats. Mayroong 2 uri ng taba (fats): ang masustansya at hindi masustansyang taba. Ang mga hindi masustansyang taba (saturated fats at trans-fatty acids) ay nagdudulot ng sakit sa puso. Ang saturated fats ay matatagpuan sa mantikilya, creams, at taba ng baboy at baka. Ang trans fats ay matatagpuan sa margarines at cooking oil at mga pagkaing dumaan sa proseso kagaya ng biscuits. Tingnan ang label at subukan bawasan ang pagkain nito. Sa kabilang dako, ang masustansyang fats ay matatagpuan sa mani, abokado at matatabang isda katulad ng salmon, sardines, mackerel at tilapia. Kung mamimili, piliin ang low-fat milk at low fat na mga palaman. Alisin ang mga nakikitang taba bago ito lutuin.

4. Panatilihin ang kalinisan sa ngipin. Ang pagkakaroon ng sakit sa gilagid ay nauugnay sa sakit

DOKTOR NG MASA

ni Dr. Willie Ong



sa puso at sa katunayan ay maaaring magpa-ikli ng buhay. Pinaniniwalaan na ang pamamaga sa gilagid ay nauugnay sa pamamaga din ng mga arteries o ugat sa puso. Ang impeksyon sa bibig ay maaaring humantong sa delikadong impeksyon sa balbula (valve) ng puso. Mag-sepilyo ng ngipin 3 beses kada araw. Gumamit ng panlinis ng dila para matanggal ang bakterya sa dila. At mag-floss din araw-araw.



4 MABISANG TIPS SA KALUSUGAN

LEGAL NOTICES

**REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
NAIC, CAVITE**

**HOME DEVELOPMENT MUTUAL FUND
(Pag-IBIG Fund)**

Mortgagee/Petitioner,

FNC – 2022-33

-versus- For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act
3135, as Amended by Act No. 4118

**ROSALINDA ABAD GANANCIAL
Married to ELMER DIAZ GANANCIAL,
Mortgagor/Respondent.**

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/petitioner, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, which mortgage against **ROSALINDA ABAD GANANCIAL married to ELMER DIAZ GANANCIAL**, both of legal age, Filipino citizens, with postal address at 84-D, QUIRINO ST., DON BOSCO, TONDO, MANILA, to satisfy the mortgage indebtedness which as of February 28, 2022 amounts to **TWO HUNDRED TWENTY NINE THOUSAND THREE HUNDRED NINETY TWO & 80/100 (P 229,392.80)** Philippine currency, inclusive of interest and other charges, the undersigned Sheriff will sell at public auction on **August 2, 2022 at 9:00 o'clock in the morning** or soon thereafter at the Regional Trial Court, Naic, Cavite, to the highest bidder, in CASH or MANAGER'S CHECK and in Philippine currency, the property with all the improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-
2011005600**

A PARCEL OF LAND (LOT 8 BLK. 3 OF THE CONSOLIDATION SUBD. PLAN, PSD-04-181259, BEING A PORTION OF LOT 4, PCS-04-021231, L.R.C. RECORD NO.), SITUATED IN BRGY. OF TIMALAN, MUN. OF NAIC, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 7 BLK. 3; ON THE NW., ALONG LINE 2-3 BY LOT 64 BLK. 3; AND ALONG LINE 3-4 BY LOT 49 BLK. 3; AND ON THE NE., ALONG LINE 4-5 BY LOT 9 BLK. 3; ALL OF THE SUBD. PLAN AND ON THE SE., ALONG LINE 5-1 BY LOT 3, PCS-04-021231, ALL OF THE SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN. BEING S. 58 DEG. 28' E, 706.45 M. FROM MON. NO. 17 NAIC ESTATE; THENCE N. 19 DEG. 39' W, 8.00 M. TO POINT 2; THENCE N. 70 DEG. 21' E, 0.36 M. TO POINT 3; THENCE N. 70 DEG. 21' E, 3.62 M. TO POINT 4; THENCE S. 19 DEG. 39' E, 8.00 M. TO POINT 5; THENCE S. 70 DEG. 21' W, 4.00 M. TO POINT OF BEGINNING, CONTAINING AN AREA OF **THIRTY-TWO (32) SQUARE METERS, MORE OR LESS.**

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

Prospective bidders or buyers are hereby enjoined to investigate for themselves, the title herein above-described and the encumbrances thereon, if any there be.

In the event the public auction should not take place on the said date, it shall be held on **August 9, 2022.**

Naic, Cavite, June 6, 2022.

(Sgd.) JANELLE V. LAGADON, MBA
Sheriff IV

Copy Furnished:

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

CRISTINA A. ESTEPA
c/o JEFFREY A. RAMIENTAS, C.P.A. Attorney-In-Fact,
GREATSOURCE CORPORATION
2546 A. Bonifacio St., Bangkal, Makati City

**ROSALINDA ABAD GANANCIAL Married to
ELMER DIAZ GANANCIAL**
84-D, Quirino St., Don Bosco, Tondo, Manila
Lot 8, Blk 3, Ciudad Nuevo, PH-1B, Timalan,
Naic, Cavite 4110

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: June 27, July 4 & 11, 2022

**REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
NAIC, CAVITE**

**HOME DEVELOPMENT MUTUAL FUND
(Pag-IBIG Fund)**

Mortgagee/Petitioner,

FNC – 2022-43

-versus- For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act
3135, as Amended by Act No. 4118

**REY NINOFRANCO ONDRAS,
Mortgagor/Respondent.**

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/petitioner, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, which mortgage against **REY NINOFRANCO ONDRAS**, single, of legal age, Filipino citizen, with postal address at BLK 38, WELFARE VILLE COMPD. ADDITION HILLS, MANDALUYONG CITY, METRO MANILA, to satisfy the mortgage indebtedness which as of February 28, 2022 amounts to **FOUR HUNDRED THIRTY NINE THOUSAND NINE HUNDRED TWENTY TWO & 11/100 (P 439,922.11)** Philippine currency, inclusive of interest and other charges, the undersigned Sheriff will sell at public auction on **August 2, 2022 at 9:00 o'clock in the morning** or soon thereafter at the Regional Trial Court, Naic, Cavite, to the highest bidder, in CASH or MANAGER'S CHECK and in Philippine currency, the property with all the improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-
2018042802**

IT IS HEREBY CERTIFIED that certain parcel of land situated in BARANGAY SABANG (FORMERLY TIMALAN), MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO: 26 BLOCK NO: 71 PLAN NO: PSD-04-246095
PORTION OF: SUBD. OF LOTS 2933, FLS-986-D (NAIC
ESTATE) (VS-04-000597) LRC RECORD NO. 8340

LOCATION: BARANGAY SABANG (FORMERLY TIMALAN),
MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 8, BLOCK 71, PSD04-246095
2-3	SW	LOT 25, BLOCK 71, PSD-04-246095
3-4	NE	ALLEY LOT 40, PSD-04-246095
4-1	NW	LOT 27 BLOCK 71, PSD-04-246095

TIE POINT: MON. NO. 17, NAIC ESTATE, PROVINCE OF CAVITE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 40° 52' E	2504.42 M.
1-2	S. 48° 54' W	3.50 M.
2-3	N. 41° 06' W	8.00 M.
3-4	N. 48° 54' E	3.50 M.
4-1	S. 41° 06' E	8.00 M.

AREA: TWENTY-EIGHT SQUARE METERS (28), MORE OR LESS

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

Prospective bidders or buyers are hereby enjoined to investigate for themselves, the title herein above-described and the encumbrances thereon, if any there be.

In the event the public auction should not take place on the said date, it shall be held on **August 9, 2022.**

Naic, Cavite, June 6, 2022.

(Sgd.) JANELLE V. LAGADON, MBA
Sheriff IV

Copy Furnished:

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

CRISTINA A. ESTEPA c/o ATTY. SIMEON P. MADRID
Attorney-In-Fact, S.P. MADRID & ASSOCIATES
Unit 2010 20/F Herrera Tower, V.A. Rufino Cor. Valero
Streets, Makati City

REY NINOFRANCO ONDRAS
Blk 38, Welfare Ville Compd. Addition Hills, Mandaluyong
City, Metro Manila
Lot 26, Blk 71, Pasinaya Homes, Phase 2, Sabang (Formerly
Timalan), Naic, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: June 27, July 4 & 11, 2022

**Republic of the Philippines
Fourth Judicial Region
Regional Trial Court
Office of the Clerk of Court
Trece Martires City**

**HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,**

-versus- Foreclosure Case No. F -219-22

**ANTONIO M. DE BODA, JR. married to
JOYCE M. DE BODA,
Mortgagor/s,**

X- - - - - X

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**, with business address at The Petron Mega Plaza Building, No. 358 Sen Gil Puyat Ave. Makati City against the Mortgagor/s, **ANTONIO M. DE BODA, JR. married to JOYCE M. DE BODA**, with residence and postal address at Lot 18, Block 46, Holidays Homes Subdivision, Bo, Bicolan, Gen. Trias, Cavite and # 26 Guarville 1, Sto. Domingo, Cainta, Rizal to satisfy the mortgage indebtedness as of 25 March 2022 amounts to **TWO HUNDRED FIFTY NINE THOUSAND ONE HUNDRED SEVEN PESOS & 63/100 (P259,107.63)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **04 AUGUST 2022 at 10:00 o'clock in the morning** at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. T-809350

A parcel of land (Lot 18, Blk. 46 of the cons./subd. Plan Pcs-04-011670, being a portion of the cons of Lots 2847-B 2847-C, Psd-04-030633, & Lot 2848 San Francisco de Malabon Estate, L.R.C. Rec. No.), situated in the Bo. Of Bicolan, Mun. of Gen. Trias, Prov. Of Cavite, Is. Of Luzon. Bounded on the NE., along line 1-2 by Lot 17 of Blk. Of 46 of the cons./subd. Plan; on the SE., along line 2-3 by Alley 31 of the cons./subd. Plan; on the SW., along line 3-4 by Lot 19 and on the NW., along line 4-1 by Lot 29 both of Blk. 46 of the cons. & subd. Plan. Beginning at a pt. marked "1" on plan XXX **CONTAINING AN AREA OF FORTY SQ. M. (40) 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 **18 AUGUST 2022** without further notice.

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

Trece Martires City 28 JUNE 2022

(Sgd.) ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

Home Development and Mutual Fund c/o
Atty. Paulino E. Cases, Jr.
Cases Collection Management, Inc.
Cases Chun & Associates Law Offices
Unit 408 Cityland Condominium 10 Tower II 154 H. V dela C
Street, Salcedo Village Makati City

ANTONIO M. DE BODA, JR.
JOYCE M. DE BODA
Lot 18, Block 46, Holidays Homes Subdivision, Bo, Bicolan,
Gen. Trias, Cavite
#26 Guarville 1, Sto. Domingo, Cainta, Rizal

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: July 4, 11 & 18, 2022

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE
DEFACE, JUDICIAL OR SALE DESTROY ON OR BEFORE THIS
NOTICE THE DATE OF EXTRA-OF SALE**



LEGAL NOTICES

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

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

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

EDUARDO D. HIPE,
Mortgagor.

FC Case No. 17335-22

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 (otherwise known as PAG-IBIG Fund)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **EDUARDO D. HIPE**, with residence and postal address at 2288 Int. 29, Leveriza Street, Malate, Manila, Metro Manila and/or Lot 27 Block 20 Phase A, The Legian Imus Two Subd., Carsadang Bago, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 14, 2022 amounts to **SEVEN HUNDRED FIFTY ONE THOUSAND SEVEN HUNDRED EIGHTY ONE PESOS and 11/100 (P751,781.11)** Philippine Currency, including interest and penalty charges but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **August 2, 2022 at 10:00 a.m.** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2013036920

"A PARCEL OF LAND (LOT 27BLOCK 20 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-026053, BEING A PORTION OF LOT 1299-A & 1299-B, (LRC) PSD-304635) SITUATED IN CARSADANG BAGO, IMUS, CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY ROAD LOT 16, ON THE NE., ALONG LINE 2-3 BY LOT 29 BLOCK 20, ON THE SE., ALONG LINE 3-4 BY LOT 28 BLOCK 20, ON THE SW., ALONG LINE 4-1 BY LOT 25 BLOCK 20 ALL OF THE CONS.- SUBD. PLAN. Xxx CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS. X x x"**

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 **August 9, 2022** without prior notice.

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

Imus, Cavite, Philippines, April 20, 2022.

(Sgd.) **ISRAEL S. MEDINA**
Sheriff IV

Approved:

(Sgd.) **ARMIE A. FRANCISCO**
Clerk of Court VI

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

EDUARDO D. HIPE,
2288 Int. 29, Leveriza Street, Malate, Manila, Metro Manila and/or Lot 27 Block 20 Phase A, The Legian Imus Two Subd., Carsadang Bago, Imus, Cavite

PAULINO E. CASES, JR.
CASES COLLECTION MANAGEMENT, INC.
c/o Cases Chun & Associates Law Offices
Unit 408 Cityland Condominium 10 Tower II 154 H.V dela Costa Street, Salcedo Village Makati City

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: June 27, July 4 & 11, 2022

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

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

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

MUTYA M. SALEN married to
NORBERT B. SALEN,
Mortgagors.

FC Case No. 17378-22

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 (otherwise known as PAG-IBIG Fund)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **MUTYA M. SALEN married to NORBERT B. SALEN**, with residence and postal address at 319-A Sulok Street, Panapaan III, Bacoor, Cavite and/or Lot 8 Blk. 4 Phase A, The Legian Imus Two, Carsadang Bago, Imus, Cavite, to satisfy the mortgage indebtedness which as of May 16, 2022 amounts to **SIX HUNDRED THIRTY SEVEN THOUSAND SIX HUNDRED FORTY ONE PESOS and 56/100 (P637,641.56)** Philippine Currency, including interest and penalty charges but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **August 23, 2022 at 10:00 a.m.** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2013032356

"A PARCEL OF LAND (LOT 8 BLOCK 4 OF THE CONSOLIDATIONSUBDIVISION PLAN PCS-04-026052, BEING A PORTION OF LOT 1305, IMUS ESTATE (RS-04-004932) AND LOT 1306-J, (LRC) PSD303768) SITUATED IN CARSADANG BAGO, IMUS, CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY ROAD LOT 5; ON THE SE., ALONG LINE 2-3 BY LOT 10 BLOCK 4, ON THE SW., ALONG LINE 3-4 BY LOT 7 BLOCK 4, ON THE NW., ALONG LINE 4-1 BY LOT 6 BLOCK 4 ALL OF THE CONS.- SUBD. PLAN. X x x CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS. X x x"**

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 **August 30, 2022** without prior notice.

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

Imus, Cavite, Philippines, June 01, 2022.

(Sgd.) **ISRAEL S. MEDINA**
Sheriff IV

Approved:

(Sgd.) **ARMIE A. FRANCISCO**
Clerk of Court VI

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

MUTYA M. SALEN married to NORBERT B. SALEN
319-A Sulok Street, Panapaan III, Bacoor, Cavite and/or Lot 8 Blk. 4 Phase A, The Legian Imus Two, Carsadang Bago, Imus, Cavite

PAULINO E. CASES, JR.
Cases Collection Management, Inc.
c/o Cases Chun & Associates Law Offices
Unit 408 Cityland Condominium 10 Tower II 154 H. V. Dela Costa Street, Salcedo Village, Makati City

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: June 27, July 4 & 11, 2022

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

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,

-versus- **FORECLOSURE CASE NO. F-194-22**

ROLANDO B. MARCELINO
Mortgagor/s,

X- - - - - X

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**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ROLANDO B. MARCELINO** with residence and postal address at NIA Road Balagtas, Bulacan and Lot 35, Block 3, Phase 2, Summerfield Subdivision, Osorio, Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of 06 May 2022 amounts to **TWO HUNDRED THIRTY ONE THOUSAND TWO HUNDRED EIGHTY NINE PESOS AND 75/100 (P231,289.75)**, Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will set at public auction on **04 AUGUST 2022 at 10:00 o'clock in the morning** 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. 077-2017000883

A PARCEL OF LAND (LOT 35, BLK. 3 OF THE CONS./ SUBD. PLAN, BEING A PORTION OF THE COND. OF LOTS 1-114, BLK. L ; LOTS 1, 2, 4 & 7, BLK. 10; LOTS 1-184, BLK-I I; LOTS 1-153, BLK-12; LOTS 1-37, BLK-13; LOTS 1-42, BLK 13-A; LOTS 25-239, BLK-15; LOTS 1-45, BLK. 19, LOTS 11-36, BLK-2fr, LOTS 1-20, BLK-22; LOTS 1-15, BLK-23; LOTS 1-10, BLK-24; LOTS 1-10, BLK. 25; RD. LOTS 10-13, RD. LOTS 15-16. ALLEYS 1, S. 9, 15-17, 20-25, CREEKS LOTS 7-4, EASEMENT LOT PSD-080194, LRC REC. NO. J, SIT. IN THE BRGY. OF OSORIO, MUN. OF TRECE MARTIRES, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SE.. ALONG LINE 1-2 BY LOT 36, BLK. 3; ON THE SW., ALONG LINE 2-3 BY ALLEY 1 (3.00 M.W); ON THE ALONG LINE 3-4 BY LOT 34, BLK. 3, ALL OF THE CONS./SUBD. PLAN; ON THE NT., ALONG LINE 4-1 BY LOT 2, BLK. 5, PSD-57309. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **THIRTY SIX SQ. M. & SEVENTEEN SQ. DEC. (36.17) 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 **18 AUGUST 2022** without further notice.

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

Trece Martires City 28 JUNE 2022

(Sgd.) **JOANNAH AVIGAIL C. TIMKANG**
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND C/O ATTY. CAESAR S. EUROPA
24K Accounts Consultant, Inc.
3F Fass Inteli College Bldg., No.11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

ROLANDO B. MARCELINO
NIA Road Balagtas, Bulacan
Lot 35, Block 3, Phase 2, Summerfield Subdivision, Osorio, Trece Martires City, Cavite

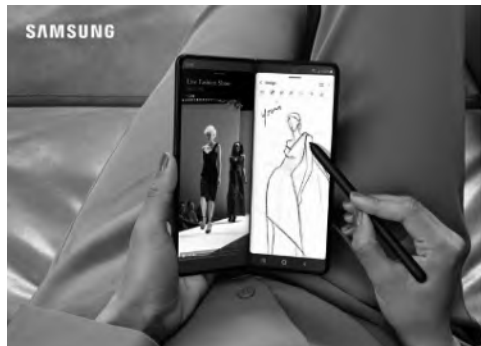
Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: July 4, 11 & 18, 2022

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

NEWS

GADGETS EVERYDAY AT SM APPLIANCE

Whether at home, at the office, or on the road, gadgets have made our lives easier, more convenient, and even happier – as in the case of home entertainment – through the most creative of innovations and the most advanced technology.



Samsung Galaxy S22 Ultra features a 6.8 inch screen, four rear cameras including a 10x optical zoom and built-in S Pen stylus. One (1) lucky major winner can get this Samsung super phone in the Gadgets Everyday Raffle Promo.



Work smarter and go from compact to impact with this stunning Samsung Galaxy ZFold 3. You can win this 5G Smartphone with 6.2 inch wide screen and 512 GB memory as a major prize during the Gadgets Everyday raffle draws.

The 130-inch Premiere Samsung Projector with ultra-bright high resolution and cutting edge triple laser technology.

The good news for SM Appliance customers is that they not only can shop for the latest gadget finds, but also have a chance to win exciting prizes in its Gadgets Everyday Raffle Promo, which is ongoing until July 31, 2022.

Create a smart home with LG Stylers that refresh and sanitize garments by reducing allergens for clothes, pillow and more in minutes, keeping you fresh and hygienic. There are also energy saving Samsung inverter washing machines that can customize washing habits with automatic selection drying course with AI Control technology. Cooking your family's heart-healthy favorite recipes also made faster and more efficient with the high performance Beko Range with specially-designed burners and multifunctional oven.

At your home entertainment center, upgrade your movie nights to an ultimate cinematic experience with the Samsung The Serif TV's elegant white frame, QLED technology and smart features that elevate streaming standards. You may move The Serif literally anywhere in the room because of its Detachable

Floor Stand.

Get the ultimate cinematic experience at home with Samsung The Premiere TV Projector with elegant minimized design and built-in speaker. This is not only space saving, but uses a triple laser light source for a dramatic home cinema viewing that's just like being in a theater.

Stay connected with family, friends, and associates with smartphones like the foldable and water resistant Samsung Galaxy ZFold 3 with unrivalled camera zoom, big storage capacity and long battery life. With its Flex Mode feature, it splits the large screen into two or three apps at once for instant multitasking. Taking best night shots also made easy with premium Samsung Galaxy S22 Ultra series Nightography camera feature. The Samsung Galaxy ZFlip 3 that folds to fit small-sized pockets can also be found at SM Appliance.

Now is the best time to shop for your favorite gadgets and appliances with SM Appliance's Gadgets Everyday Raffle Promo which is ongoing until July 31, 2022. Every P1000 single receipt of purchase at SM Appliance branches or online channel at

www.smappliance.com or ShopSM at <https://shopsm.com/collections/sm-appliance> entitles you to 1 e-affle entry. You'll automatically get double entries when you purchase select Samsung Gadgets: S22 Series, TAB S8 Series, ZFlip3 Series, ZFold 3 Series, S20 FE, Tab S6 Lite, A53 5G, A33 5G, A23 LTE and A13 LTE. Visit https://smappliancepromos.com/terms_and_conditions to know more!

Sixty (60) lucky winners will bring home these amazing Samsung gadgets and more! All winners shall receive KonsultaMD vouchers where they can get access to 24/7 online consultations, Grab vouchers, Globe at Home Prepaid WiFi with 10GB load bundled with 1-year Discovery+ subscription.

Head over to your nearest SM Appliance branch or visit their online channel at www.smappliance.com or ShopSM at <https://shopsm.com/collections/sm-appliance>. For more updates, follow them on Facebook: <http://facebook.com/smappliance> and Instagram: instagram.com/smappliance/.



CHINGUS, LET'S EAT AT K-TAPARAMA – SM CITY BACOR FOODCOURT! SM CITY BACOR, CAVITE - Annyeonghaseyo! Nami PH Franchising Corporation is the company behind Nami PH, K-taparama and NamiPH K-orndog. It is one of the pioneer Korean food stall concepts inside malls that offers variety of Korean Street Foods such as Odeng, Tteokbokki, Corndogs, Gimbaps, etc. Nami PH's very first K-taparama Korean food stall opened at SM City Bacoor Foodcourt in 2021. Enjoy the authentic taste of Korean street foods and rice meals at a very affordable price. See you there, chingu!

Carmona from page 1

that provide for segregation at source, segregated transportation, storage, transfer, processing, treatment, and disposal of solid waste, and all other waste management activities which

do not harm the environment. Municipal Environmental and Natural Resources Officer Rommel Peneyra was also recognized as a Hall of Famer for his continuous dedi-

cation to a healthy and clean environment.

Mayor Loyola thanked all the department heads and their respective staff for their hard work and perseverance in achieving this honor. **(Ruel Francisco/with reports from Mayor Dhalia Loyola FB Page)**

Mandatory from page 1

ay nasa online classes or nasa distance learning... Nakalagay pa doon na it is more pronounced and learners are disadvantaged at home. So ang ibig sabihin po noon, it is worse doon sa ating pamilya na naghihirap (We have cited a study on our presentation before the President, and this is a published paper already, that there are really, truthfully learning losses among children when they are in online classes or distance learning. It also indicated that it is more pronounced and learners are disadvantaged at home. Meaning, it is worse for poor families)," she said.

The vice president noted that schools still have until Oct. 31 to prepare for the full transition to an in-person class setup.

"For August 22 until October 31, options are indicated in our Department Order. First is the five-day in-person

classes. Secondly, the blended modality. This is where [schools may opt to do] three days in-person [classes] and then two days remote, or distance learning. And then after they can shift to four days of in-person classes and one-day distance learning. Or they can mix up," she said in mixed English and Filipino.

But from Nov. 2 and beyond, all schools must shift to in-person classes with the implementation of "physical distancing whenever possible".

"The reason why we included the 'physical distancing shall be implemented whenever possible' is that, this is one of the considerations included because we don't want to add, add on the burden of additional classes in schools due to distancing," she said.

This means that the DepEd will not be setting a standard size or learners' capacity per room,

as school spaces vary in size.

No eating together

Duterte also discussed the strict prohibitions on eating, given the limited spaces which might increase the probability of transmission.

"This is one of the instances, where we remove our face masks, so eating together, should be prohibited, and if the spaces are limited inside the schools, [learners] should be separated from each other by eating while facing the same directions. So [learners] will not be facing each other," she added.

The education chief, meanwhile, encouraged parents or family members, especially the vulnerable ones, to avail themselves of the booster shots against Covid-19 since children were found to be of high recovery rate than them.

She noted that maintaining the minimum health protocols would be of significant help alongside vaccination. **(PNA)**

LEGAL NOTICES

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

LAND BANK OF THE PHILIPPINES
 Creditor-Mortgagee,

EJF NO. TG-21-015

- versus - FOR: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135, as amended by Act No. 4118

LOVELYN MESHI NUEVO doing business under the trade name and style BEAUTY AND MORE COSMETICS SERVICES AND TRADING,
 Borrower-Mortgagor.

X- - - - - X

SECOND NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **LAND BANK OF THE PHILIPPINES**, a government banking institution created under R.A. No. 3844, as amended, with principal office and place of business at LANDBANK Plaza, No. 1598 M.H. Del Pilar corner Dr. J. Quintos Streets, Malate, Manila, pursuant to the terms and conditions of the Real Estate Mortgage ("MORTGAGE") executed and notarized on August 17, 2018 by Borrower/Mortgagor, **LOVELYN MESHI NUEVO, doing business under the trade name and style BEAUTY AND MORE COSMETICS SERVICES AND TRADING** with residence and postal addresses at (1) 63 Presidents Avenue, Brgy. BF Homes Parañaque City (2) Unit A1, 9th Floor 8 Rockwell Hidalgo Drive, Makati City and (3) Block 21 Lot 22 Tropical Avenue, BF International Village, Las Piñas City in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **Transfer Certificate of Title No. 076-2017010842** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Borrower/Mortgagor in the amount of **FOUR HUNDRED FIFTY ONE MILLION ONE HUNDRED FIVE THOUSAND FOUR HUNDRED NINETY SEVEN PESOS & 96/100 (Php451,105,497.96)** inclusive of interest but exclusive of penalties and other chargers, as of January 7, 2021, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Sheriff Rhiz Sañel C. Toledo, will sell at public auction on **August 9, 2022 at 10:00 o'clock in the morning** or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following properties with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 076-2017010842
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in KAYTITINGA, ALFONSO, CAVITE more particularly bounded and described as follows: LOT NO. 7537, CAD-466-D BEGINNING AT A POINT MARKED "1" OF LOT 7537, CAD-466-D; BEING S. 40-17 W., 4344.72 M. FROM BLLM # 1, CAD-466-D, ALFONSO CADASTRE; THENCE N. 20-18 W., 10.95 M. TO POINT 2; N. 65-53 E., 67.72 M. TO POINT 3; S. 26-30 E., 46.92 M. TO POINT 4; S. 66-09 W., 46.13 M. TO POINT 5; S. 64-42 W., 43.61 M. TO POINT 6; N. 25-38 W., 36.97 M. TO POINT 7; N. 66-45 E., 20.30 M. TO POINT OF BEGINNING. CONTAINING AN AREA OF **THREE THOUSAND NINE HUNDRED SEVENTY TWO (3,972) SQUARE METERS**. ALL POINTS ARE INDICATED ON THE PLAN AND MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. BOUNDED ON THE N., ALONG LINES 1-2 BY LOT 7540, CAD-466-D AND ALONG LINE 2-3 BY LOT 7542, CAD-466-D; ON THE NE., ALONG LINE 3-4 BY LOT 7520, CAD-466-D; ON THE S., ALONG LINE 4-5 BY LOT 6179, CAD-466-D; AND ALONG LINE 5-6 BY LOT 6180, CAD-466-D; ON THE W., ALONG LINE 6-7 BY BARANGAY ROAD; AND ON THE N., ALONG LINE 7-1 BY LOT 7540, CAD-466-D. BEARINGS GRID. THIS LOT WAS SURVEYED IN ACCORDANCE WITH LAW AND EXISTING REGULATIONS PROMULGATED THEREUNDER BY ALVENISO B. TAGUINOD, GEODETIC ENGINEER FROM FEBRUARY TO JULY, 1983 AND APPROVED ON JUNE 8, 1984. NOTE: THIS LOT IS COVERED BY FREE PATENT APPLICATION NO. 04-21-01-65. is registered in accordance

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

PHILIPPINE BANK OF COMMUNICATIONS,
 Mortgagee,

EJF NO. TG-21-040

- versus - FOR: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135, as amended by Act No. 4118

SPOUSES AMANTE P. RUIZ AND DIANA G. RUIZ,
 Mortgagors.

X- - - - - X

SECOND NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **PHILIPPINE BANK OF COMMUNICATIONS**, a private commercial banking corporation organized and existing under and by virtue of the laws of the Republic of the Philippines, with principal office and place of business at PBCOM Tower, 6795 Ayala Avenue corner V.A. Rufino Street, Makati City, Metro Manila 1226, pursuant to the terms and conditions of the Real Estate

with the provision of Section 103 of the Property Registration Decree in the name of Owner: **LOVELYN MESHI NUEVO, SINGLE, OF LEGAL AGE, FILIPINO** Address: B21 LOT 22 TROPICAL AVENUE, STREET, BF INTERNATIONAL VILLAGE, LAS PIÑAS CITY"

In the event the public auction should not take place on the said date, it shall be held on **August 16, 2021** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 076-2017010842**, the encumbrances thereon if any there be.

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

Tagaytay City, Philippines, July 6, 2021.

(Sgd.) ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
 Clerk of Court & Ex-Officio Sheriff

(Sgd.) RHIZ SAÑEL C. TOLEDO
 Sheriff-In-Charge

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

Copy Furnished:

LAND BANK OF THE PHILIPPINES
 LANDBANK Plaza, No. 1598 M.H. Del Pilar corner Dr. J. Quintos Streets, Malate, Manila

LOVELYN MESHI NUEVO UNDER THE TRADE NAME AND STYLE OF BEAUTY AND MORE COSMETICS SERVICES AND TRADING
 Mortgagor
 63 Presidents Avenue, Brgy. BF Homes Parañaque City

LOVELYN MESHI NUEVO UNDER THE TRADE NAME AND STYLE OF BEAUTY AND MORE COSMETICS SERVICES AND TRADING
 Mortgagor
 B21 L22 Tropical Avenue, BF International Village, Las Piñas City

LOVELYN MESHI NUEVO UNDER THE TRADE NAME AND STYLE OF BEAUTY AND MORE COSMETICS SERVICES AND TRADING
 Mortgagor
 Unit A1, 9th Floor 8 Rockwell Hidalgo Drive, Makati City

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: July 11, 18 & 25, 2022

Mortgage ("MORTGAGE") executed and notarized on March 29, 2017 by Borrowers/Mortgagors, **SPOUSES AMANTE P. RUIZ AND DIANA G. RUIZ**, both of legal age, Filipino, with address at No. 008 Amuyong-Kaytitinga Road, Amuyong III, Alfonso, Cavite, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 076-2015003625** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Debtors/Mortgagors in the amount of **EIGHT MILLION TWO HUNDRED THIRTY NINE THOUSAND SIX HUNDRED NINETY FOUR PESOS & 85/100 (Php8,239,694.85)** inclusive of unpaid interests, penalties and other fees, as of November 15, 2021, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on **August 11, 2022 at 10:00 o'clock in the morning** or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following properties with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 076-2015003625
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in MUNICIPALITY OF ALFONSO, more particularly bounded and described as follows: BEGINNING AT A POINT MARKED "1" BY LOT 5932, (SWO-04-000892); BEING S. 17-11 E. 861.15 M. FROM BLLM # 1; CAD-466-D, ALFONSO CAD THENCE N. 62-26 E. 55.27 M. TO PT. 2; S. 23-55 E., 59.09 M. TO PT. 3; S. 66-10 W., 50.89 M. TO PT. 4; N. 81-50 W., 4.36 M. PT. 5; N. 24-31 W., 53.19 M. TO PT. 1; POINT OF BEGINNING; CONTAINING AN AREA OF **THREE THOUSAND ONE HUNDRED THIRTY NINE (3,139) SQ. METERS**. ALL POINTS ARE INDICATED ON THE PLAN AND MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 5991, CAD-466-D; ON THE NE., ALONG LINE 2-3 BY PROVINCIAL ROAD; ON THE SE., ALONG LINES 3-4-5 BY CALLEJON; AND ON THE SW., ALONG LINE 5-1 BY LOT 5953, CAD-466-D. BEARINGS TRUE. THIS LOT WAS SURVEYED IN ACCORDANCE WITH LAW AND EXISTING REGULATIONS PROMULGATED THEREUNDER BY LOPE C. JONCO, G. E. ON APRIL 12, 1982 AND APPROVED ON SEPT. 21, 1982. NOTE: THIS LOT IS COVERED BY FREE PATENT APPLICATION NO. (IV-2) 12664-D is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of Owner: **AMANTE RUIZ Y PEÑANO MARRIED TO DIANA RUIZ Y GLORIANI, FILIPINOS** Address: NO. 008 KAYTITINGA III, ALFONSO, CAVITE"

In the event the public auction should not take place on the said date, it shall be held on **August 18, 2022** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 076-2015003625**, the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, July 6, 2022.

(Sgd.) ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
 Clerk of Court & Ex-Officio Sheriff

(Sgd.) ALEX E. MARTINEZ
 Sheriff-In-Charge

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

Copy Furnished:

PHILIPPINE BANK OF COMMUNICATIONS
 Mortgagee
 PBCOM Tower, 6795 Ayala Avenue corner V.A. Rufino Street, Makati City, Metro Manila 1226

SPOUSES AMANTE P. RUIZ AND DIANA G. RUIZ
 No. 008 Amuyong-Kaytitinga Road, Amuyong III, Alfonso, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: July 11, 18 & 25, 2022



LEGAL NOTICES

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

METROPOLITAN BANK & TRUST COMPANY,
Mortgagee,

- versus - **Foreclosure Case No. F-208-22**

MERCY V. GUATCHE, represented by her attorney-in-fact KATHLEEN F. ELMA,
Mortgagor/s.

X- - - - - X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **METROPOLITAN BANK & TRUST COMPANY,** with business address at Metrobank Plaza Building, Sen. Gil J. Puyat Avenue Extension, Makati City, against the Mortgagor/s, **MERCY V. GUATCHE, represented by her attorney-in-fact KATHLEEN F. ELMA,** with residence and postal addresses at (1) No. 432 C. G Pedro Street, New Zaniga, Mandaluyong City; and (2) Blk. 24 Lot 18 Kensington 17, General Trias Cavite, to satisfy the mortgage indebtedness as of 15 April 2022 amounts to **ONE MILLION FORTY FIVE THOUSAND THREE HUNDRED FORTY SEVEN PESOS & 14/100 (Php1,045,347.14),** Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **04 AUGUST 2022 at 10:00 o'clock in the morning** at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2017034906

LOT NO. 18 BLOCK NO: 24 PLAN NO: PCS-04-028598

PORTION OF: THE CONS/SUBD OF LOT'S 1698, (RS-04-001799) LOT 1699, (RS-04-003884) LOT 1701 (FRS-04-005313) ALL OF SAN FRANCISCO DE MALABON ESTATE & LOT 1726-A, LOT 1726-B, LOT 1726-C, PSD-04-098877, DECREE NO. 4270; LRC REC. NO. 5964

LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 17, BLOCK 24, PCS-04-028598
2-3	NW	LOT 16, BLOCK 24, PCS-04-028598
3-4	NE	ROAD LOT 31, PCS-04-028598
4-1	SE	LOT 20, BLOCK 24, PCS-04-028598

AREA : FIFTY SQUARE METERS (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 **18 AUGUST 2022** 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, 28 JUNE 2022

(Sgd.) REYNALDO L. SALOMA
Sheriff IV

Copy Furnished:

METROPOLITAN BANK & TRUST COMPANY
Metrobank Plaza Building, Sen. Gil J. Puyat Avenue Extension, Makati City

MERCY V. GUATCHE, represented by her attorney-

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

BDO UNIBANK, INC.,
Mortgagee,

- versus - **FORECLOSURE CASE NO. F-210-22**

FELIX BARBON JURBAN JR.
Mortgagor/s.

X- - - - - X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.,** with business address at BDO Towers Valero, 8741 Paseo de Roxas, Makati City, Metro Manila against the Mortgagor/s, **FELIX BARBON JURBAN JR.,** with residence and postal address at Lot 18 B14 San Fernando Sta. Clara Bacolod City and B20 L2 Kensington 22, Brgy. Bacao 1, General Trias Cavite to satisfy the mortgage indebtedness which as of 30 March 2022 amounts to **TWO MILLION THIRTY SIX THOUSAND SIX HUNDRED ELEVEN PESOS AND 68/100 (P2,036,611.68),** Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will set at public auction on **04 AUGUST 2022 at 10:00 o'clock in the morning** 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. 057-2017045184

LOT NO. 2 BLOCK.NO. 20 PLAN NO: PCS-04-028977

PORTION OF: THE CONS/SUBD OF LOTS 1632-A; 1632-B, 1632-C, PSD-04-134487; LOT 1631, (FRS-04-005440) & LOT 1642, (RS-04-002863) SAN FRANCISCO DE MALABON ESTATE, DECREE NO. 4270; LRC REC. NO. 5964

LOCATION: BARANGAY OF BACAO 1, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 4, BLOCK 20, PCS-04-028977
2-3-4	SE, SW	ROAD LOT 35, PCS-04-028977
4-5	NW	ROAD LOT 30, PCS-04-028977
5-1	NW	LOT 1, BLOCK 20, PCS-04-028977

AREA: SEVENTY SIX SQUARE METERS (76), 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 **18 AUGUST 2022** 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, 28 JUNE 2022

(Sgd.) LUCIO C. ALEJO III
Sheriff IV

in-fact KATHLEEN F. ELMA

(1)No. 432 C. G Pedro Street, New Zaniga, Mandaluyong City
(2) Blk.4 Lot 18 Kensington 17, General Trias Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: July 4, 11 & 18, 2022

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Copy Furnished:

BDO UNIBANK, INC.
RISK MANAGEMENT GROUP- REMEDIAL MANAGEMENT UNIT
BDO Towers Valero 8741 Paseo de Roxas, Makati City

FELIX BARBON JURBAN JR.
Lot 18 B14 San Fernando Sta. Clara Bacolod City
B20 L2 Kensington 22, Brgy. Bacao 1, General Trias Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: July 4, 11 & 18, 2022

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

EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE CELESTINO DESCALLAR MENDOZA

NOTICE is hereby given to the public that the estate of the late **CELESTINO DESCALLAR MENDOZA**, who died intestate on July 17, 2020 at Amadeo, Cavite and left without will or testament and without any outstanding debts in favor of any person or entity he left personal property (portion of the funds) comprising **SAVING ACCOUNTS**, more particularly described hereunder as follows, to wit: Type of Account: Savings Account; **Account No.: 8943-0875-56;** Branch: BPI Manggahan Branch - Gen. Trias City, Cavite; Amount: Php1,249,411.80; Type of Account: Savings Account; **Account No.: 8943-0887-14;** Branch: BPI Manggahan Branch - Gen. Trias City, Cavite, Amount: Php1,019,390.29; in which the undersigned legal heirs have agreed to divide and adjudicate among themselves the said estate equally in the manner provided therein before Notary Public **Atty. AIMEE JEAN P. LEABAN** as per Doc. No. 49, Page No. 10, Book No. V, Series of 2022.

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: July 11, 18 & 25, 2022

New CALAX

from page 1

"The Silang (Aguinaldo) Interchange will help decongest the busiest highway in the province of Cavite — the 41-kilometer Emilio Aguinaldo Highway. Motorists from Manila going to the famous tourist destinations of Silang and Tagaytay, Cavite will surely benefit from this upcoming project as it offers convenience and shorter travel time.," said Mr. Raul L. Ignacio, President and General Manager of MPCALA Holdings Incorporation (MHI).
Once operational, the Silang Aguinaldo Interchange, aside from the Santa Rosa-Tagaytay Road Interchange, will be a convenient alternative exit of CALAX for motorists coming from Metro Manila going to the country's second summer capital, Tagaytay City. The interchange is 16 kilometers away from the city proper of Tagaytay via Aguinaldo Highway, and the travel time is around 20 minutes only.

Other interchanges of CALAX namely Open Canal, Governor's Drive, and Kawit, are targeted to be completed by 2023. Cur-

rently, CALAX's operational segment spans 14.24-kilometer with interchanges at Greenfield-Mamplasan, Laguna Technopark, Laguna Boulevard, Santa Rosa-Tagaytay, and Silang East. Upon completion of the entire CALAX project, it will connect to the Manila-Cavite Expressway (CAVITEX) in Kawit, Cavite.

CALAX is a 45-kilometer expressway, Public-Private Partnership (PPP) with the Department of Public Works and Highways (DPWH) as implementing agency, and with private proponent MPCALA Holdings Inc. (MHI), a subsidiary of Metro Pacific Tollways Corporation (MPTC), the toll road development arm of Metro Pacific Investment Corporation (MPIC).

MPTC is the biggest toll road developer and operator in the Philippines. Aside from CALAX and CAVITEX, MPTC also holds the concession rights for North Luzon Expressway (NLEX), NLEX Connector Road, Subic-Clark-Tarlac Expressway (SCTEX), and Cebu-Cordova Link Expressway (CCLEX) in Cebu.

LEGAL NOTICES

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

SECURITY BANK COPORATION,
Mortgagee,

- versus - **Foreclosure Case No. F-288-22**

ROBERT BOBBY ARESGADO LAXAMANA,
Mortgagor/s.

X- - - - - X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, **SECURITY BANK COPORATION**, with business address at Security Bank Centre, 6776 Ayala Avenue, Makati City, against the Mortgagor/s **ROBERT BOBBY ARESGADO LAXAMANA IS DULY REPRESENTED BY CRECELIA LINGAN PASCUAL** with residence and postal addresses at (1) Block 14 Lot 9, Barangay N. Virata, General Mariano Alvarez, Cavite; and (2) Brighton Phase 1, Block 5 Lot 202, Barangay Camachile, General Trias, Cavite, to satisfy the mortgage indebtedness as of 16 May, 2022 amounts to **TWO MILLION THIRTY TWO THOUSAND SEVEN HUNDRED FIFTY FOUR PESOS AND 59/100 (Php2,032,754.59)** Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **11 AUGUST 2022 at 10:00 o'clock in the morning** at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2019037657

LOT NO. 202 BLOCK NO: 5 PLAN NO: PCS-04-029303
PORTION OF: LOTS 1934; 1935; 1937, SFDMESTATE, LOT 1938-A; 1938-B; LOT 1938-C; 1938-D, PSD-04-039215 (OLT); LOT 1843-K-1; LOT 1843-K-2, PSD-04-214642; LOT 1843-L, BSD-04-002119 (OLT) LOT 1843-M-1; LOT 1843-M-2, PSD-04-156470 & BLOCK 18, PCS-04-029302, DECREED NO. 4270, LRC RECORD NO. 5964

LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 203, BLOCK 5, PCS-04-029303
2-3	NW	ROAD LOT 14, PCS-04-029303 LOT 201, BLOCK 5, PCS-04-029303
3-4	NE	LOT 201, BLOCK 5, PCS-04-029303
4-1	SE	LOT 181, BLOCK 5, PCS-04-029303

AREA : SIXTY SQUARE METERS (60) , 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 **25 AUGUST 2022** 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, 07 JULY 2022

(Sgd.) REYNALDO L. SALOMA
Sheriff IV

Copy Furnished:

**SECURITY BANK COPORATION
LARIBA PEREZ MANGROBANG MIRALLES DUMBRIQUE
AVILA FULGENCIO & SALAS**

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

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

EJF NO. TG-22-036

- versus - **FOR: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act No.
3135, as amended by Act No. 4118**

**TERESA F. PANDAN AND RAY F. PANDAN,
AS CO-BORROWER**

Mortgagor/s-Borrower/s,

X- - - - - X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by 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 principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on January 31, 2012 by Mortgagors/ Borrowers, **TERESAF. PANDAN**, single, of legal age, Filipino citizen and **RAY F. PANDAN**, co-borrower, with residence and postal addresses at (1) Bik. 16, Lot 50, Rancho Imperial De Silang, Tartaria, Silang, Cavite and (2) Blk. 35, Lot 20, Rancho Imperial De Silang, Tartaria, Silang, Cavite, 4118, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 076-2012001995** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor/s/Borrower/s in the amount of **NINE HUNDRED EIGHTEEN THOUSAND EIGHT HUNDRED FIFTY TWO PESOS (Php918,852.00)** inclusive of interest and other charges, as of March 31, 2022, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver N. Mendoza, will sell at public auction on **August 4, 2022 at 10:00 o'clock in the morning** or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 076-2012001995
Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF TARTARIA, MUN. OF SILANG, PROV. OF CAVITE, bounded and described as follows: A PARCEL OF LAND (LOT 20 BLK. 35 OF THE CONS./SUBD. PLAN PCS-04-012899, BEING A PORTION OF LOT 8014, 8015, 8017, 8018, CAD. 452-D., SILANG CAD., LOTS 8016-A TO 2016-H, CSD-04-006071-D, LOT 15709-A, CSD-042118-012810-D, & LOT BLK. 71, PCS-04-011250, LRC REC. NO.), SITUATED IN THE BRGY. OF TARTARIA, MUN. OF SILANG, PROV. OF CAVITE. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 9; ON THE SE., ALONG LINE 2-3 BY LOT 19 BOTH OF BLK. 35; ON THE SW., ALONG

LINE 3-4 BY RD. LOT 38 (8.00 M. WIDE) ; ON THE NW., ALONG LINE 4-5 BY LOT 21; ON THE NE., ALONG LINE 5-6 BY LOT 7; AND ON THE NE., ALONG 6-1 BY LOT 8, ALL OF BLK. 35, ALL OF TH CONS./ SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN BEING S. 65 DEG. 45' E., 5056.99 M. FROM BLLM NO. 1, CAD. 452-D, SILANG CAD.; THENCE S. 13 DEG. 57' E., 2.57 M. TO PT. 2; THENCE S. 86 DEG. 50' W., 10.17 M. TO PT. 3; THENCE N. 18 DEG. 42' W., 4.89 M. TO PT. 4; THENCE N. 67 DEG. 29' E., 10.00 M. TO PT. 5; THENCE S. 22 DEG. 20' E., 0.29 M. TO PT. 6; THENCE S. 18 DEG. 50' E., 5.51 M. TO PT. 1; BEGINNING, CONTAINING AN AREA OF **SIXTY SEVEN (67) SQ. METERS**. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15260 CM.; BEARINGS TRUE; DATE OF ORIG. SURVEY DEC. 7, 1973, TO DEC. 4, 1975 AND THAT OF THE SUBD. SURVEY AUG. 1-30, 1997 AND WAS APPROVED ON DEC. 5, 1997. Is registered in accordance with the provision of the Property Registration Decree in the name of **Owner: TERESA F. PANDAN, SINGLE**, OF LEGAL AGE, FILIPINO **Address: BLK. 16 LOT 50 RANCHO IMPERIAL DE SILANG, TARTARIA, SILANG, CAVITE"**

In the event the public auction should not take place on the said date, it shall be held on **August 11, 2022** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 076-2012001995** the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, June 16, 2022.

(Sgd.) ATTY. VARBRA ANN A. VARIAS-DIMAYUGA
Clerk of Court & Ex-Officio Sheriff

OLIVER N. MENDOZA
Sheriff-In-Charge

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

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)
Mortgagee
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

CRISTINA A. ESTEPA
c/o JEFFREY A. RAMIENTAS, C.P.A
Attorney-In-Fact of the Mortgagee
GREATSOURCE CORPORATION
2546 A. Bonifacio St., Bangkal, Makati City

TERESA F. PANDAN
Mortgagor/Borrower
(1) Blk. 16, Lot 50, Rancho Imperial De Silang, Tartaria, Silang, Cavite (2) Blk. 35, Lot 20, Rancho Imperial De Silang, Tartaria, Silang, Cavite, 4118

RAY F. PANDAN
Co-Borrower
(1) Blk. 16, Lot 50, Rancho Imperial De Silang, Tartaria, Silang, Cavite (2) Blk. 35, Lot 20, Rancho Imperial De Silang, Tartaria, Silang, Cavite, 4118

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: June 27, July 4 & 11, 2022

Security Bank Centre, 6776 Ayala Avenue, Makati City

ROBERT BOBBY ARESGADO LAXAMANA
(1) Block 14 Lot 9, Barangay N. Virata, General Mariano Alvarez, Cavite
(2) Brighton Phase 1, Block 5 Lot 202, Barangay Camachile, General Trias, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: July 11, 18 & 25, 2022

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

Sangguniang

from
page 8

nated and unanimously approved as the presiding officer Pro Tempore.

Afterwards, a resolution authorizing Governor Jonvic Remulla and the finance committee to sign the checks of the provincial government was approved.

In his message, Gov-

ernor Remulla focused on the new strategies that the provincial government will embark on to address climate change. He encouraged the new set of legislators to work together, take their work and the fidelity of their oath seriously. **(PICAD)**

SM Foundation's Kabalikat sa Kabuhayan Farmers' Market is now at SM City Dasmariñas

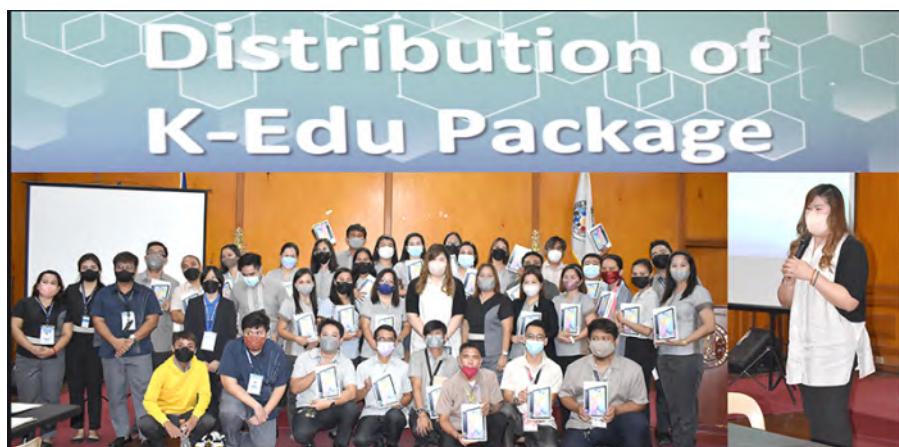
SM Foundation Incorporated launched a sustainability opportunity for the farmers of Kabalikat sa Kabuhayan, a project dubbed as the "Kabalikat sa Kabuhayan Farmers' Market". The project aims to help and support local farmers in selling their fresh produce at SM Supermalls. The Farmers' Market is exclusive to the graduates of the Kabalikat sa Kabuhayan Framers Training program.



SM City Dasmariñas recently opened its doors to the local farmers of Dasmariñas City Cavite who underwent Kabalikat sa Kabuhayan Farmers Training in previous years and are now small-scale farmers, doing farming as their source of income. The mall management provided the farm-

ers with a rent-free high foot traffic location and carts to display agricultural products such as fruits, vegetables and root crops. These good quality products are freshly-picked from their small farm and are ready for selling every Friday at Entrance 5 lobby of SM City Dasmariñas.

SM Foundation's Kabalikat sa Kabuhayan is a 14-week long agri-training program that teaches participants basic and advanced organic farming techniques and agripreneurship. It is a sustainable agriculture program that uplifts the lives of its stakeholders and benefits the community as well.



37 Cavite public school teachers receive K-Edu package. On July 13, 2022, a total of 37 public school teachers in Cavite who participated in the 2021 Korea E-learning Improvement Cooperation (KLIC) training received their K-Edu package which consists of certificates of participation and a tablet from Jeollabuk-do Office of Education, Republic of Korea through the Provincial Information and Communication Office at the Ceremonial Hall, Provincial Capitol Building, Trece Martires City. In a simple ceremony, Ms. Camille Lauren Del Rosario, Head-PICTO, congratulated the trainees and expressed appreciation to Jeollabuk-do Office of Education for the 19 years of partnership with the Cavite Provincial Government. Recipients were the first batch of the first online KLIC training program. (PICAD)

Sports Life



By Francis Buenaventura

Importance of Play for Every Child and Every Juan

Work, rest, and play. Yes, you got it right. Play is an important activity for you and for me. According to the United Nations Convention on the Rights of the Child, adopted in November 1989, "Children have a right to play. It is crucial to their development."



By observing, feeling, and hearing a rattle being passed from one hand to another, young newborns may learn a lot. The act of shaking a rattle stimulates learning by assisting the brain in coordinating hearing, hand and arm muscles, and eye signals.

Through climbing, running, falling, and getting back up, children's play helps them build balance, muscle strength, and coordination. They gain resilience by learning how to deal with the emotional shock of the fall and with

minimal discomfort. Kids of school age who are left to fend for themselves are highly inventive. Children can engage in pretend play by creating snow forts, acting out scenarios like "school" or "shop," or playing tag-style games.

And as we grow older, the importance and beneficial effects of play in our lives remain the same, and the only difference is how "play" is defined and acted upon. Adults, whether consciously or unconsciously deciding to do, find ways to play and relieve unspent energy in their bodies.

So what are the benefits of play for every child and every Juan? Let me count the ways.

One, it builds a healthy body. Two, it builds a healthy brain. Three, it teaches emotional intelligence and boosts self-esteem. Four, it helps in building healthy relationships. Five, it forges a healthy Parent-Child Relationship. Six, it teaches cooperation. Seven, it teaches problem solving and eight, it stimulates creativity.

The list can go on forever and you'll realize that play is, indeed, an important part of every child and every Juan's life.

Visit my Sports Life Blog: <https://buenaventurafa.wordpress.com>

Follow and Like my FB Page: <https://www.facebook.com/CoachFrancisB>

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SANGGUNIANG PANLALAWIGAN HOLDS ITS INAUGURAL SESSION



Sangguniang Panlalawigan of Cavite held its inaugural session presided by the newly-elected Vice Governor Athena Bryana Tolentino on July 11, 2022 at the Session Hall of the Legislative Building in Trece Martires City.

The session was attended by Governor Jonvic Remulla, DILG-Cavite Provincial Director Lionel Dalope, heads of the different department and units of the Provin-

cial Government and other guests.

Upon determination of quorum and acknowledgement of all the Board Members present, the election of

presiding officer Pro Tempore and committee chairmanship followed. Third District Board Member Shernan Jaro of the City of Imus was nomi-