



**TANZA NATIONAL TRADE SCHOOL, BALIK FACE TO FACE CLASSES NA: Masayang sinalubong ng Tanza National Trade School ang linggong ito kasabay ng kanilang pinakaunang face-to-face classes noong March 7, 2022.**

**PMC**  
**Pulsos**  
 ng Makabagong  
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# 16 Cavite public schools start in-person classes

**GENERAL TRIAS CITY, Cavite: Limited on-campus or face-to-face (F2F) classes at 16 public schools here will begin today, March 14.**

General Trias School Division Supt. Dr. Doris Estalilla said Sunny Brook Elementary School, Tropical Elementary School and San Francisco Elementary School in Barangay San Francisco; Parklane Elementary School and Mary Cris Elementary School in Barangay Pasong Camachile 2; Bacao El-

ementary School, Navarro Elementary School, Ipilan Barrio School, Pasong Buaya 2 Elementary School, Luis Y. Ferrer Jr. Senior High School, Santiago Integrated School, Governor Ferrer Memorial Integrated National High School, Tropical Village National High School, Luis Y. Ferrer Jr. West National

High School, Andres Nocon National High School, and Gov. Ferrer Memorial National High School-Biclatan Annex will begin in-person classes today with a limited number of students.

These 16 public elementary and high schools had passed evaluation and simulation

16 CAVITE • 4

## King Cobra, White Bellied Sea Eagle, Owls released for World Wildlife Day of DENR CALABARZON

Calamba City, Laguna - Department of Environment and Natural Resources (DENR) CALABARZON, through its Conservation and Development Division, released one (1) King Cobra (*Ophiophagus hannah*), one (1) White Bellied Sea Eagle (*Haliaeetus leucogaster*), and two (2) Eastern Grass Owls (*Tyto longimembris*) at Brgy. Subic Ibaba, Agoncillo, Batangas for the celebration of World Wildlife Day 2022.

Moreover, a Communication, Education, and Public Awareness (CEPA) on Forestry Reform Code of the Philippines (PD 705), Wildlife Resources Conservation and Protection Act (PD 9147), and snake KING COBRA • 5



Release of the White Bellied Sea Eagle on March 4, 2022 at Brgy. Subic Ibaba, Agoncillo, Batangas

## Women's Month 2022



**ANNE FERRER**

In commemoration of the Women's month this March, the Philippine Council for Women Cavite Chapter strives to carry out the purposes of Republic Act 9710 or the Magna Carta for Women. We continue to raise awareness by educating women that this law longs to eliminate discrimination against them by recognizing, protecting, fulfilling and promoting the rights of Filipino women, especially those belonging to the marginalized sector.

Making Change is a program of development for women anchored on the idea of malasakit and pagbabago. Here in the City of General Trias, Cavite, we have a very active and large group of women called Nagkakaisang

WOMEN'S MONTH • 2

# NEWS

## Mira's Turmeric Products in Lipa City receives refresher training on food safety

Mira's Turmeric Products, a turmeric, ginger, and other herbal products producer in Brgy. San Salvador, Lipa City strengthened their food safety system implementation through a refresher training on food safety facilitated by Department of Science and Technology (DOST)-Batangas, 8 March 2022.

The company is one of the cooperators of the DOST-Batangas' Small Enterprise Technology Upgrading Program (SETUP) and has always been consistent in ensuring their compliance to food safety standards through acquisition of various accreditations such as license to operate (LTO) from the Food and Drug Administration (FDA) and HALAL compliance certificate, among

others. To them, consumers' safety is part of their business' bloodline, and it must always be secured at all times. Hence, the refresher training served as a platform for reviewing and updating of the company workers' understanding on the current Good Manufacturing Practices (cGMP) requirements, the importance and the benefits of GMP implementation in their food

business, and compliance to the stipulations of the Food Safety Act of 2013 RA 10611.

Topics covered during the training were GMP organization, education and trainings, premises, plant construction and design, equipment, sanitation and hygiene, supervision, sanitary facilities, maintenance and sanitation, process control, chemical control, quality management,



**CABALEN – SM CITY BACOOR IS NOW OPEN!** SM CITY BACOOR, CAVITE – Missed eating in a festive Filipino ambiance with your family? Eat-all-you-can at Cabalen – SM City Bacoor today! Enjoy your favorite authentic Capampangan and other famous Filipino dishes served to satisfy your cravings. You can also make reservations to celebrate your important family milestones or to catch up with your barkada! Open for DINE-IN, TAKEOUT and DELIVERY. Available also in Foodpanda. Cabalen For inquiries, you may call 0976-180-4627 or visit Cabalen at the 3rd Level of SM City Bacoor. See you there, Cabalen!



**GO JAPANESE AT OISHII MAKI – SM CENTER MOLINO:** SM CENTER IMUS, CAVITE – Craving for Japanese food? Get the best Maki and sushi at Oishii Maki – SM Center Imus! Enjoy their famous California Maki, Crunchy Kani Maki, Torikatsu Maki and Crazy Maki in single servings or platters made for sharing on family bonding. They also have the best Baked Sushi and Salads for those who want a healthier option. Grab these an more at Oishii Maki – SM Center Molino. Enjoy!

testing of reprocessed product, testing of returned goods, laboratory facilities and control, documentation, quality audits, warehouse and distribution, receiving and shipping, recall and traceability, retention of samples, and subcontracting of manufacture.

All the production and non-production workers attended the training facilitated by Mr. John Michael A. Florendo, DOST CALABARZON Food Safety Team Mem-

ber. The company expressed its appreciation for the technical assistance that DOST-Batangas continuously provides. The workers, on the other hand, promised to apply all the learnings they gained from the training.

Mira's Turmeric Products is a two-time adopter of DOST SETUP, first in 2016 and second in 2021. Through the years, they have penetrated good markets such as pasalubong out-

lets, stores overseas, and big supermarkets such as Robinsons, All Day, Fisher Mall and SM. At least five other big companies also get their turmeric products from Mira's. What makes the company more relevant to local economic development is the livelihood opportunity they provide to farmers who supply their raw materials and to housewives who serve as one of their distributors. **(By: John Maico M. Hernandez)**

### Women's Month

from page 1

Kababaihan ng General Trias or (NKGTT). In our tenth year of existence, we have managed to empower these women from all walks of life and make them believe that they play an important role in the development of the community. Programs like Buntis Congress that provides free pre-natal checkup and ultrasound services for young and indigent women were among the many NKGTT projects supported by the Local Government Unit thru the GAD fund.

This project aims to

minimize the risks commonly experienced by pregnant young women like preeclampsia, low birth-weight baby, and worst-case scenario of death.

The program also educates women on the importance of regular prenatal check-up, nutrition and breast feeding to ensure to have a healthy baby.

The last two years have been very difficult for everyone especially women because of the stress caused by the pandemic. We learned that many women experi-

enced depression because they are exhausted of their restricted daily routinary activity.

To celebrate women's month and keep their minds on a positive track, we have lined up several physical activities such as fun bike ride and Zumba for them. This activity will make them physically and mentally active and distract them from the monotonous life. Lucky for us, the leaders of every barangay have helped us empower women in these vulnerable times.

I would thankfully say that having good leaders in our community is a big factor in empowering women in our society.

## Editorial

### Wheels start to turn at the Department of Migrant Workers

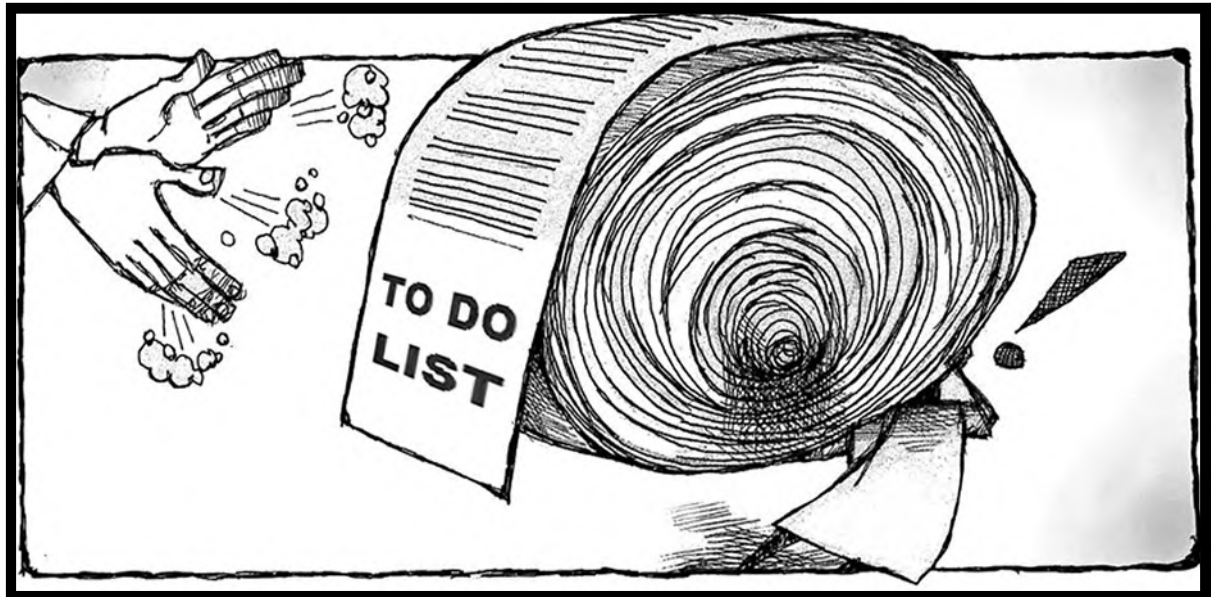
**M**alacanang last week announced the appointment of Abdullah Derupong Mama-o as the new secretary of the newly created Department of Migrant Workers (DMW). A law practitioner, labor lawyer, and assemblyman, Mama-o was, most recently, the presidential adviser on overseas Filipino worker (OFW) concerns.

This appointment comes at a crucial time as OFWs face different challenges in different parts of the world, such as those who are infected with Covid in Hong Kong or those in the middle of conflict in Ukraine.

Various groups lauded the appointment of Mama-o, who noted his extensive experience and qualifications in the labor and diplomatic negotiations. In an online testimonial, groups cited Mama-o's role as a prime mover of Republic Act 11641, an act creating the DMW, which will now gather all government agencies dealing with OFWs under one department, with the intent of simplifying the process of aiding and issuing documents for migrant workers.

"Mamao's diplomatic skills were proven effective and successful, many times, after the President dispatched him to the Middle East and Gulf Cooperation Council (GCC) countries to appease and heal strained relations caused by diplomatic squabbles. His prowess on diplomatic negotiations paved the way for the release of OFWs abducted by armed men and the lifting of the ban for deployment of household workers to Kuwait as a result of the killing of OFW Joanna Demafiles, a Filipina domestic worker in Kuwait." The statement added that Mama-o's expertise on Sharia Laws and Islamic Diplomacy contributed to the advancement of safety of OFWs in the Middle East.

The DMW, based on its mandate, would now absorb the functions of various agencies such as the Philippine Overseas Employment Administration, the Office of the Undersecretary for Migrant Workers' Affairs under the DFA, DOLE's three offices: Philippine Overseas Labor Office, International Labor Affairs Bureau, and National Maritime Polytechnic; and



the Office of the Social Welfare Attaché under the DSWD. The OWWA, on the other hand, will continue to function but shall be attached to the DMW for policy and program coordination.

Creating a dedicated department for OFWs is one of the campaign promises of the then-candidate Duterte.

Assuming the presidency, Duterte repeatedly stressed the importance of a singular department for migrant workers so they don't have to hop from one agency to another just to have their papers signed or to submit requirements.

Aside from being the lead agency for implementing policies, plans, and programs that will ensure the protection, promotion of interests, resolution of problems, and effective reintegration of migrant workers, the DMW will also regulate private recruitment agencies.

The DMW is expected not only to serve the

more than two million OFWs but also look into the concerns of their families and relatives here in the Philippines. For so long, OFWs have been considered as modern-day heroes and "backbone" of our economy in times of crises, so it is only proper and fitting to have a dedicated department just for them.

With an experienced and dedicated secretary at the helm of DMW, Mama-o intends to carry out the Duterte administration's promise to prioritize the safety, security, and welfare of OFWs.

Yes, there are big expectations ahead and promises to be fulfilled. Therefore, the first few steps of the new secretary are crucial as any decisions will impact our OFWs who are facing a world that is challenging with geopolitics, changing with technology, and emerging from a pandemic.

## PAYO SA NAINIS O NALULUNGKOT

**L**AHAT ng tao ay may pagkakataong nainis o nalulungkot sa buhay. Ganyan ang buhay. Minsan ika'y nasa itaas, minsan nasa ibaba.

Bilang doktor, alam kong maraming galit, inis at hindi pagkakaintindihan ang nangyayari.

Heto ang payo ni Dr. Norman Vincent Peale, ang sumulat ng maraming libro ukol sa positive thinking.

1. Pag-aralan mo ang sitwasyon maigi. May nagawa ka bang pagkakamali? Kung mayroon ay magpakumbaba ka at aminin ang iyong kasalanan. Sabihin ang totoo para mawala ang bigat sa iyong dibdib.

2. Pag-isipan ng mahinahon at walang halong galit ang mga paratang na binabato sa iyo. Tunay ba ito o hindi? Kung hindi tunay ay kalimutan mo na iyan. Huwag mo nang pansinin.

3. Sino ang nagsasalita laban sa iyo? Importante ba ang opinyon nitong tao? May galit ba siya sa iyo o gusto lang niya makatulong? Pakinggan mo lang ang mga payo ng mga nagmamalasakit sa iyo.

4. Irespeto ang mga taong nakasakit sa iyo. Piliting maging mabait pa rin. Sa ganitong paraan, hindi na lalaki ang away.

5. Humingi ng payo sa pamilya at mga matalik mong kaibigan. Pagkatapos ay timbangin ang kanilang payo sa iyo.

6. Huwag na huwag daanin sa init ng ulo. Pilitin gamitin ang tamang pag-iisip para maabot ang tamang desisyon. Kung galit ka pa, maghintay muna ng isang araw bago isipin muli ang isyu.

7. Tanungin ang sarili, "Masaya ba ako sa aking pagkalungkot o pagkainis?" May taong mahilig magself pity, kung saan kinaaawaan nila ang sarili. Hindi ito maganda. Iwaksi ito sa isipan.

8. Magpatawad. Kung may taong nakasakit sa iyo, ipasa-Diyos mo na lang. Hayaan mo na iba ang makaaway niya. Huwag mo na pansinin.

9. Mahirap ito pero ipagdasal ang mga nakasakit sa iyo. Hindi nangangahulugang kailangan mo silang

### DOKTOR NG MASA

ni Dr. Willie Ong



mahalin. Irespe-to mo lang. Gawin mo pa rin ang proyekto mo, at hayaan mong gawin niya ang trabaho niya.

10. Ipasa mo ang iyong problema sa Diyos. Tutu-lungan ka ng Diyos na pa-sanin ang mga dinadamdam mo. Maya-maya, hindi mo namalayan ay gu-magaan na ang iyong pakiramdam. Magiging masaya at matagumpay ka na muli! Good luck po

### PAYO SA NAINIS at NALULUNGKOT

By Dr Willie T. Ong



Photo source: [http://www.parmark.com/blogimages/2012/2221/ID-10054780\\_w400%20Distressed%20Girl%20Holding%20Her%20Head.jpg](http://www.parmark.com/blogimages/2012/2221/ID-10054780_w400%20Distressed%20Girl%20Holding%20Her%20Head.jpg)



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# LEGAL NOTICES

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

**BDO UNIBANK, INC.,**  
Mortgagee,  
**Foreclosure Case No. F -142-21**

- versus -

**Spouses RENIER BERONES MAGCAMIT  
and ANNA KARENINA DE LEON MAGCAMIT,**  
Debtors/Mortgagors,

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 Corporate Center, 7899 Makati Avenue, Makati City against the Mortgagor/s, **PEDRO GUILLERMODE LEON as Attorney-In-Fact of Spouses RENIER BERONES MAGCAMIT and ANNA KARENINA DE LEON MAGCAMIT** ("Debtors/Mortgagors"), all of legal age, with residence and postal address at Lot 14, Block 18, Somerset 14, Navarro, Gen. Trias City, Cavite and # 89 K-6n St., Silangan Kamuning, Quezon City to satisfy the mortgage indebtedness as of 29 November 2021 amounts to **THREE MILLION ONE HUNDRED TWENTY EIGHT THOUSAND EIGHT HUNDRED SEVENTY FOUR PESOS and 07/100 (P3,128,874.07)**, 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 **12 APRIL 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. 057-2018027125**

**LOT NO: 14 BLOCK NO: 18 PLAN NO: PCS-04-028981**

**PORTION OF:** THE CONS/SUBD OF LOTS 1, 2 & 3, PCS-04-011336; LOT 2457-B-3, PSD-04-024243; LOT 2469-A, PSD-04-233225; LOT 2457-A, LOT 2457-C, FLS-1228-D; LOT 2458, FRS-04-005325; LOT 2468 ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270; LRC REC. NO. 5964

**LOCATION:** BARANGAY OF: NAVARRO MUNICIPALITY OF: GEN. TRIAS PROVINCE OF: CAVITE

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 12, BLOCK 18, PCS-04-028981
2-3-4	NE, SE	LOT 27, BLOCK 18, PCS-04-028981
4-1	SW	ROAD LOT 22, PCS-04-028981

**AREA: NINETY TWO SQUARE METERS (92), 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 **04 MAY 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.

Trece Martires City 22 FEBRUARY 2022

**(Sgd.) ANDRES B. ESPINA**  
Sheriff IV

Copy Furnished:

**BDO UNIBANK, INC.,**  
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT

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

**BDO UNIBANK, INC.,**  
Mortgagee,  
**Foreclosure Case No. F -127-21**

- versus -

**SPOUSES ROBERT T. VICTORIANO AND  
MICHELLE M. VICTORIANO**  
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 Corporate Center, 7899 Makati Avenue, Makati City against the Mortgagor/s, **SPOUSES ROBERT T. VICTORIANO AND MICHELLE M. VICTORIANO**, with residence and postal address at Blk. 3 Lot 13 Maravill Subd., De Fuego, Gen. Trias, Cavite and Lot 13 Blk. 3, Barcelona St., Maravilla Subd., San Francisco, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of 29 November 2021 amounts to **TWO MILLION EIGHT HUNDRED EIGHTY THREE THOUSAND ONE HUNDRED EIGHTY ONE PESOS and 87/100 (P2,883,181.87)**, 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 **12 APRIL 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. 057-2017032059**

A PARCEL OF LAND (LOT 13, BLK. 3, OF THE CONS.SUBD. PLAN, PCS-04-011869, BEING A PORTION OF THE CONS. OF LOTS 2680-G-3 TO 8, ALL OF (LRC) PSD-222174, LOTS 2680-J-2, (LRC) PSD-101732, LOTS 2680-H, I, & K, ALL OF PSD-33619, LRC REC. NO. ), SITUATED IN THE BRGY. DE FUEGO, MUN. OF GEN. TRIAS, PROV. OF CAVITE, IS OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 15; ON THE SW., ALONG LINES 2-3-4 BY RD. LOT 6; ON THE NW., ALONG LINE 4-5 BY LOT 11; ON THE NE., ALONG LINE 5-1 BY LOT 14, ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **NINETY SIX (96) SQ. M. 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 **04 MAY 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.

11th Floor, South Tower, BDO Corporate Center  
7899 Makati, Avenue, Makati City 0726

**PEDRO GUILLERMODE LEON as Attorney-In-Fact  
RENIER BERONES MAGCAMIT and ANNA KARENINA DE  
LEON MAGCAMIT**  
Lot 14, Block 18, Somerset 14, Navarro, Gen. Trias City, Cavite  
# 89 K-6n St., Silangan Kamuning, Quezon City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: March 7, 14 & 21, 2022

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

Trece Martires City MARCH 3, 2022

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

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**BDO UNIBANK, INC.,**  
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT  
11th Floor, South Tower, BDO Corporate Center  
7899 Makati, Avenue, Makati City 0726

**SPOUSES ROBERT T. VICTORIANO  
AND MICHELLE M. VICTORIANO**  
Blk. 3 Lot 13 Maravill Subd., De Fuego, Gen. Trias, Cavite  
Lot 13 Blk. 3, Barcelona St., Maravilla Subd., San Francisco,  
Gen. Trias, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
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## 16 Cavite from page 1

exercises with the local government and Cavite officials of the Department of Education for the limited F2F classes as part of the ongoing transition to "new normal" education.

Estalilla said two elementary schools, Juliano Brosas Elementary School in Barangay Pasong Kawayan 1 and Pasong Kawayan 2 Elementary School, already started implementing in-person classes on March 7, 2022 as pilot implementation.

Other public elementary and high schools are set to open soon pending compliance with the School Safety Assessment Tool and simulation to ensure a smooth resumption of in-person classes from kindergarten to Grade 6 and Grades 7 to 12.

Estalilla said the students are those who will be permitted by their parents to attend the on-campus classes or those who will sign a waiver while others will continue with blended learning via online classes.

Students are only allowed to stay in their respective schools for a maximum of 4.5 hours daily.

Estalilla said there are designated areas in school premises where

parents and guardians will be allowed to wait for the dismissal of their children from classes to be able to bring them home immediately to prevent the learners from loitering in the schools.

Schools have been mandated to put up directional signs to serve as guides for students and teachers in going to and out of their classrooms and the school compound to ensure that there will only be a single entrance and a single exit for the orderly movement of people.

Every class will have only 15 students as per Inter-Agency Task Force for the Management of Emerging Infectious Diseases ruling on safety guidelines against Covid-19.

For more innovative and safe entry and return of students participating in limited in-person classes, the schools will use the quick response (QR) code system of Gov. Luis Ferrer Jr. East National High School in General Trias to get in touch with the parents and guardians.

Through the school's QR code system, the parents and guardians are updated via text message on their children's entry and exit from school.

# LEGAL NOTICES

REPUBLIC OF THE PHILIPPINES  
**FOURTH JUDICIAL REGION**  
**OFFICE OF THE CLERK OF COURT**  
 AND EX-OFFICIO SHERIFF  
 NAIC, CAVITE

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

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

- versus -

**VINNELA. DONA,**  
 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 **NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)** mortgagee/petitioner, a government owned and controlled corporation created under Presidential Decree No. 1267 with principal office at 104 Amorsolo St., Legaspi Village, Makati City, which mortgage against, **VINNEL A. DONA** with postal address at Villa Apolonia PH-2 Lot 25, Blk 19, Naic Cavite, to satisfy the mortgage indebtedness which as of February 28, 2022 amounts to **NINE HUNDRED FIFTY THREE THOUSAND, ONE HUNDRED SEVENTY SIX & 03/100 PESOS (P953,176.03)** Philippine currency, exclusive of penalty, the undersigned Sheriff will sell at public auction on **April 12, 2022 at 9:00 O'clock in the morning** or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. T-571128**

A PARCEL OF LAND ( LOT 25 BLK. 19 OF THE CONS.-SUBD. PLAN, Pcs-04-010852, being a portion of the cons. of Lots 1483, 1484 & 1469 Naic Estate situated in the Brgy. Of Sabang, Mun. of Naic, Prov. of Cavite, Island of Luzon, bounded 26; on the NE., along line 34 by Lot 6; and on the NE., along line 3-4 BY LOT 6; AND ON THE SE., ALONG LINE 4-1 BY LOT 24., ALL OF BLK. 19, ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING N. 68 DEG. 06'E., 1283.87 M. FROM MO. NO. 1, NAIC ESTATE; THENCE N. 30 DEG. 12'W., 6.50 M. TO PT. 2; THENCE N. 59 DEG. 48'E., 9.50 M. TO PT. 3; THENCE S. 30 DEG. 12'E., 6.50 M. TO PT. 4; THENCE S. 59 DEG. 48'W., 9.50 M. TO PT. OF BEGINNING, CONTAINING AN AREA OF **SIXTY-ONE SQ. METERS.** X x x

All sealed bids must be submitted to the undersigned on the -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 case of the absence of any participating bidder on the above-scheduled date, said auction sale will be reset and finally held on **April 19, 2022.**

Naic, Cavite, February 28, 2022.

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

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

**Atty. Nestor A. Formaran 212 ODESSA DR., CAMELLA HOMES,** Counsel for NHMFC 3-D LAS PINAS 4/F Filomena Bldg., 104 Amorsolo St., Makati City

**VINNEL A. DONA**  
 Villa Apolonia PH-2 Lot 25, Blk 19, Naic, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: March 7, 14 & 21, 2022

Republic of the Philippines  
**Fourth Judicial Region**  
**FAMILY COURT**  
 Branch 5, Trece Martires City  
 Fc1tmt0005@judiciary.gov.ph  
 09234824559

**CHRISTINE PARIS SAMPAGA,**  
 Petitioner,

- versus - **CIVIL CASE NO. TMCV-012-21**  
**FOR: DECLARATION OF ABSOLUTE  
 NULLITY OF VOID MARRIAGE**

**ROLANDO DAVID SAMPAGA,**  
 Respondent.

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**SUMMONS**  
**(by Publication)**

TO: **ROLANDO DAVID SAMPAGA,**  
 N. Santos Street, Santo Tomas Bukid, Pasig City

**GREETINGS:**

WHEREAS, on 18 March 2021, CHRISTINE PARIS SAMPAGA through counsel, Atty. Lester Alvarado Flores filed before this Court a petition for declaration of absolute nullity of void marriage against ROLANDO DAVID SAMPAGA.

WHEREAS, on 17 February 2022, petitioner through counsel filed a Motion for Leave of Court for Service of Summons by Publication.

WHEREAS, on 21 February 2022, an Order was issued granting the motion of the petitioner to serve summons by publication.

**NOW THEREFORE, ROLANDO DAVID SAMPAGA,** you are hereby directed to get a copy of the Petition personally or through an authorized representative, and are required to file your answer at this Court sitting at the Government Center Building, Trece Martires City, within thirty (30) days from the last publication of this summons. If you fail to answer within the aforesaid time, the petitioner will take judgment against you and may be granted the relief applied for in said petition.

Let a copy of the Summons and the Order of the Court be also served upon respondent ROLANDO DAVID SAMPAGA at his last known address at N. Santos Street, Santo Tomas Bukid, Pasig City.

**WITNESS THE HONORABLE FLODELIZ CABANLIT FARGAS** this **21 February 2022** at Trece Martires City.

**(Sgd.) MICHAEL A. LEVITA**  
 OIC/Acting Clerk of Court

Republic of the Philippines  
**Fourth Judicial Region**  
**FAMILY COURT**  
 Branch 5, Trece Martires City  
 Fc1tmt0005@judiciary.gov.ph  
 09234824559

**CHRISTINE PARIS SAMPAGA,**  
 Petitioner,

- versus - **Civil Case No. TMCV-012-21**  
**For: Declaration of Absolute  
 Nullity of Void Marriage**

**ROLANDO DAVID SAMPAGA,**  
 Respondent.

X- - - - - X

**ORDER**

Pursuant to A.M. No. 20-12-01-SC, videoconference hearings shall be allowed in court towards all cases where the conditions warrant to prevent the spread of the Corona Virus Disease and to protect the health and welfare of the court personnel, litigants and other court users. The court allows videoconference hearings provided that the technical equipment are all complied with, there is no problem with the internet connection of all the parties, and the court can observe the demeanor of the witness while testifying.1

During today's hearing, the petitioner Christine Paris

Sampaga is absent. Petitioner's counsel Atty. Lester Alvarado Flores made a remote appearance. The respondent is absent. Public Prosecutor Gee B. Rosanes appeared for the State.

This is a petition for declaration of absolute nullity of void marriage on the ground of absence of marriage license and absence of marriage ceremony between the parties' marriage. Since the address of the respondent is insufficient and unknown in the area as stated in the Sheriff's return, petitioner's counsel moved that summons be served through publication which was granted by the court. The petitioner is hereby directed to serve a service of summons through publication once a week for two consecutive weeks in a newspaper of general circulation in the Philippines. In addition, a copy of the summons shall be served to the respondent at his last known Philippines address at N. Santos Street, Santo Tomas Bukid, Pasig City2. The respondent is hereby directed to file an answer within thirty (30) days from the last issue of publication.

The summons to be published shall be contained in an order of the court with the following data: 1) title of the case; 2) docket number; 3) nature of the petition; 4) principal grounds of the petition and the reliefs prayed for; 5) a directive for the respondent to answer within thirty (30) days from the last issue of publication.3

The petitioner is hereby directed to coordinate with the Clerk of Court for the raffle of the publication.

1OCA Circular No. 209-20 dated 29 December 2020.

2Section 6 (1) of A.M. No. 02-11-10 SC.

3 Section 6 (2) of A.M. No. 02-11-10 SC.

Let this case be set for monitoring of the publication on 11 April 2022 at 1:30p.m.

SO ORDERED.

**GIVEN IN OPEN COURT on 21 February 2022** in Trece Martires City, Cavite, Philippines.

**(Sgd.) FLODELIZ CABANLIT FARGAS**  
 Presiding Judge

Copy Furnished:

**Pros. Gee B. Rosanes**  
 Trial Prosecutor

**Atty. Lester Alvarado Flores**  
 Counsel for the petitioner

**Christine Paris Sampaga**  
 Petitioner

**Rolando David Sampaga**  
 Respondent

**Office of the Solicitor General**  
 134 Amorsolo St., Legaspi Village, Makati City

**Office of the Clerk of Court**  
 Trece Martires City, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: March 7, 14 & 21, 2022

## King Cobra

from  
 page 1

management were discussed to the Local Government Unit and communities in Agoncillo, Batangas.

In addition, to further engage and mobilize the youth for the environmental celebration, the DENR CALABARZON also held a wildlife art workshop, attended by Grade 7-11 students, to introduce the Philippine Flora and Fauna. Recorded video of the workshop may be viewed thru the DENR CALABARZON Facebook

page. (<https://www.facebook.com/DENR4AOfficial>)

"Ang ating bansa ay tinatawag na isa sa "World's Biodiversity Hotspot Areas" sapagkat nandito ang higit 50,000 species ng flora and fauna sa ating bansa. Sila ay may mahalagang papel sa ating pang araw araw na buhay, kaya natin ipinagdiriwang ito. Ang araw na ito is to raise awareness para sa kanila" Assistant Regional Director for



# LEGAL NOTICES

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
BRANCH 130  
TRECE MARTIRES CITY  
rtc1tmt130@judiciary.gov.ph  
09198753023

MAXIMA PANGILINAN ET.AL IN HIS OWN  
BEHALF AND AS A REPRESENTATIVE OF THE  
OTHER HEIRS OF CANUTO PANGILINAN,  
Plaintiff,

CIVIL CASE NO. TMCV-060-15  
FOR: CANCELLATION OF TCT  
NO. T-84883 WITH DAMAGES

- versus - SUMMONS BY PUBLICATION

THE TEEM GROUP MULTIVENTURES  
CORP, JOHN STEVEN SY, NENITA SY,  
& THE REGISTRAR OF DEEDS FOR  
THE CITY OF TRECE MARTIRES,  
Defendants.

X- - - - - X

TEEM GROUP MULTIVENTURES CORP  
JOHN STEVEN SY  
NENITA SY

Suite 1025 Pioneer Highlands Condominium, East Tower  
Pioneer St., Mandaluyong City

REGISTER OF DEEDS FOR TRECE MARTIRES CITY  
City Hall, Trece Martires City, Cavite

YOU ARE HEREBY REQUIRED within Thirty (30) days  
after service of this Summons upon you to file with this  
Court and serve on the plaintiff your answer to the complaint  
copy of which is attached, together with the annexes. You  
are reminded of the provision in the **IBP-OCA  
Memorandum on Policy Guidelines date March 12,  
2022** to observe restraint in filing in a Motion to Dismiss and  
instead allege the grounds thereof as defense in the Answer.  
If you fail to answer within the time fixed, the plaintiff will  
take the judgement and may be granted the relief applied for  
in the complaint.

WITNESS the **HON. GAYSOL C. LUNA**, Presiding Judge of  
this Court, this 9th day of February 2022.

(Sgd.) **ATTY. ALEXANDER JR. G. SANTOS**  
Branch Clerk of Court

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
Trece Martires City - Branch 23

MAXIMA PANGILINAN, RESTIE PANGILINAN,  
MIDEL PANGILINAN, FAMILYN A. PANGILINAN,  
SOLITA A. PANGILINAN, LANILYN A.  
PANGILINAN, TIRSO A. PANGILINAN, DORIS  
A. PANGILINAN, PRINCESS JOYCE A.  
PANGILINAN and DOMER PANGILINAN, in his  
own behalf and as representative of the  
other HEIRS OF CANUTO PANGILINAN  
Plaintiffs,

- versus - Civil Case No. TMCV-060-15  
For: Cancellation of TCT No.  
T-84883 with damages

THE TEEM GROUP  
MULTIVENTURES CORPORATION,  
JOHN STEVEN SY, NENITA SY, AND  
THE REGISTRAR OF DEEDS FOR  
THE CITY OF TRECE MARTIRES  
Respondent.

X- - - - - X

## COMPLAINT

COME NOW, plaintiffs through counsel and unto this

Honorable Court most respectfully states and alleges that:

### THE PARTIES

(1) Plaintiffs are the heirs of Canuto Pangilinan herein  
represented by their duly authorized representative and one  
of the heirs Domer A. Pangilinan, Filipino citizen, of legal age  
and a resident of Brgy. Pangil, Amadeo, Cavite. For purposes  
of this complaint, pleadings, notice and other court process  
may be served at the address of their counsel at 3D-14 GSIS  
Metrohomes Bldg., Sta. Mesa, Manila

*Copy of the Special Power of Attorney is hereto attached  
as Annex "A".*

(2) Respondent Teem Multiventures Corporation is a  
corporation existing under the laws of the Republic of the  
Philippines represented by John Steven Sy and Nenita Sy with  
office address Suite 1025 Pioneer Highlands Condominium, East  
Tower, Pioneer St., Mandaluyong City where copy of the  
complaint, summons, notice and other court processes may be  
served.

(3) Respondents John Steven Sy and Nenita Sy are Filipino  
citizens, both of legal ages and with office address at Suite  
1025 Pioneer Highlands Condominium East Tower, Pioneer St.,  
Mandaluyong City where copy of the complaint, summons,  
notice and other court processes may be served.

(4) Respondent Registry of Deeds for the City of Trece  
Martires is a public office located at City Hall of Trece Martires  
City where copy of copy of complaint, notice and other court  
processes may be served and is impleaded as formal party for  
being the custodian of the transfer certificates of title of  
properties located in the said city, the transfer certificate of  
title subject matter of this case.

### FACTS AND CAUSES OF ACTION

(5) Canuto Pangilinan (herein after referred to as Canuto)  
was the owner of a parcel of land located at Barangay Conchu,  
Trece Martires City covered by Transfer Certificate of Title No.  
T-3387 and Tax Declaration No. 202-A with an area of sixty six  
thousand five hundred eighty two square meters (66,582 sq.  
m).

(6) On June 4, 1994, Canuto entered in a *Kasunduan* with  
Imarflex Battery Manufacturing Corporation (herein after  
referred to as Imarflex) represented by Mr. Henry Ng. The  
said *Kasunduan* is in the nature of a deed of conditional sale  
setting forth several conditions, fulfillment of which could have  
reached the consummation of an absolute deed of sale.

*Copy of the Kasunduan is hereto attached as Annex "B".*

(7) Despite the fulfillment of the conditions in the *Kasunduan*  
and the transfer of the title under the name of Imarflex and its  
sister company the sale did not push through. Imarflex suddenly  
changed its mind into acquiring the property leaving Canuto  
and plaintiffs in limbo. Plaintiffs are the owner and in possession  
of the property but registered under the name of another.

(8) As far as they know the property subject matter of their  
transaction with Imarflex are covered by five transfer  
certificates of title under the name of Imarflex and its sister  
company, Weilong Electrical Industrial Corporation, to wit: TCT  
No. T-48508; TCT No. T-48505; TCT No. T-48502 (Weilong);  
TCT No. T-48501; and TCT No. T-48500.

*Copies of TCT No. T-48500; TCT No. T-48501; TCT No. T-  
48502; TCT No. T-48505; and TCT No. T-48508 are hereto  
attached as Annexes "C" to "G".*

(9) It was very unfortunate that Canuto did not enjoy the  
supposed proceeds of the sale of his property because of his  
untimely death on May 4, 1997. Nevertheless, Imarflex through  
series of meetings with the plaintiffs and their counsel amicably  
settled their issues and agreed that they are willing to cooperate  
and execute the necessary documents if ever the property  
would be sold.

(10) Nobody wants to buy the property of the Pangilins  
because of its situation. In 2012 Domer Pangilinan went to the  
Registry of Deeds of the City of Trece Martires City to get  
certified copies of the certificates of title of their property but  
he was informed that there is a pending transaction or transfer  
of registration under the name of a certain company.

(11) The deed was executed allegedly for the sale of  
properties covered by TCT No. 48500 with an area of Thirty  
Three Thousand Two Hundred Eighty Nine square meters  
(33,289 sq. m.) and TCT No. 48505 with an area of Two  
Thousand One Hundred Forty Two square meters (2,142 sq.  
m.). This came as a surprise to the plaintiffs because they  
already had an understanding with Imarflex as early as 2010  
about these properties and upon inquiry with Imarflex, they  
firmly deny transacting with The Teem Multiventures and  
confirmed that they honor their agreement with the plaintiffs.

(12) Not knowing what to do plaintiffs referred the matter  
to their counsel who conducted an investigation on what really

happened. They investigate led the plaintiffs to a Transfer  
Certificate of Title No. T-84883 under the name of defendant  
The Teem Group Multiventures Corporation and the  
corresponding tax declaration also under its name.

*Copy of the Transfer Certificate of Title No. T-84883 is  
hereto attached as Annex "H" and Tax Declaration No. 004-  
01-0466-1 is hereto attached as Annex "I".*

(13) More importantly, plaintiffs were able to secure a  
copy of a Notice of Denial date August 9, 2012 addressed to  
Mr. Antonio Tamaca of Malayan Bank Savings and Mortgage  
Bank from the Registry of Deeds for Trece Martires City. It  
was the denial to register the Certificate of Sale (Extra-Judicial  
Foreclosure of Mortgage-Voluntary) involving the title in the  
name of Teem Multiventures.

*Copy of the Notice of Denial is hereto attached as Annex  
"J".*

(14) The notice shed light on the real status of the titles.  
Apparently, the property has two sets of titles, one set (TCT  
No. 48500 and TCT No. 48505) in the name of Imarflex and  
one in the name of Teem Multiventures (TCT No. T-84883).  
The registrar of deeds refused to register the Certificate of  
Sale which rooted from the title of Teem Multiventures and  
correctly pointed out that a judicial determination of which  
two titles must be respected was necessary before his office  
could act upon the request for registration.

(15) The plaintiffs are of the firm belief that the Teem  
Multiventures title is spurious backed by the result of the  
investigation of the registry of deeds, to wit:

"(2) Results from the investigation that the undersigned  
conducted on the matter reveals that TEEM's title appears to  
have been generated sans the submission of certain essential  
requisites for a valid registration of transfer transaction. For  
one, the requisite national taxes (capital gains and  
documentary stamp taxes) due on the transfer transaction  
that purportedly led to the issuance of TEEM's title do not  
seem to have been settled at the time of the entry of the said  
transaction or after the alleged registration thereof is gross  
violation of the pertinent provisions of the National Internal  
Revenue Code, as amended (NIRC). The absence of the  
corresponding Certificate Authorizing Registration (CAR) is  
statement to this allegation. For another, it also appears that  
the local tax (transfer tax free) due thereon may not have  
been duly settled at the time of the entry or even after the  
alleged registration of said transfer transaction, again in gross  
violation of the provisions of the Local Government Code.  
The absence of any proof of payment such as receipts and  
the like from local government unit concerned seems to validate  
said violation. To top it all, even the real estate taxes due on  
the subject property may not have been paid at the time of  
the alleged registration of the said transfer transaction in  
view of the absence of the requisite Tax Clearance or  
equivalent thereof from local government unit concerned."

(16) Plaintiffs need not say more as the results of the  
investigation on the matter is very clear. Teem Multiventures'  
title is fake as the same was obtained in violation of laws,  
through fraud and through whatever illegal means defendants  
Teem Multiventures, John Sy and Nenita Sy perpetrated to  
the damage and prejudice of plaintiffs.

(17) Obviously, defendants used the title to secure a loan  
from Malayan Bank. Because they do not care about the  
property at all, they did not bother to pay the loan or redeem  
the property and just let the bank foreclose it.

(18) It is already painful that the plaintiffs cannot use their  
property or dispose the same whenever they want because it  
is registered under the name of Imarflex but to learn that  
defendants already made money out of their property, when  
they are left with nothing but bare promises, is more painful  
but it took them years to assert their rights because of lack of  
money and means to do the such.

(19) A transfer certificate of title secured through fraud  
and illegal means should therefore be cancelled.

(20) Due to the foregoing acts of the defendants, the  
plaintiffs suffered moral damages in the form of mental  
anguish, mental torture, moral shock, social humiliation and  
besmirched reputation, for which the plaintiff should be held  
liable to the defendant in the sum of P200,000.00.

(21) To serve as an example and to deter commission of  
similar acts, exemplary damages in the amount to be fixed by  
the Court.

(22) To protect their rights and interests in this case,  
defendants were forced to engage the services of their  
undersigned counsel for a fee of P100,000.00 and P4,000.00  
per appearance on which the defendants should be made  
liable.

PRAYER

# LEGAL NOTICES

WHEREFORE, it is respectfully prayed of this Honorable Court that, after due proceedings, judgment be rendered for the plaintiffs -

- Canceling TCT No. T-84883 under the name of The Teem Group Multiventures Corporation.
- Ordering defendant Registry of Deeds for Trece Martires City to make the necessary cancellation of above stated title.
- Ordering defendants The Teem Group Multiventures Corporation, John Steven Sy and Nenita Sy to pay the plaintiffs.
  - Moral damages in an amount not less than P200,000.00;
  - Exemplary damages in such amount as may be fixed by the Court; and
  - Attorney's fees of P100,000.00, in addition to appearance fee of P4,000.00 for every hearing attended;
 Other reliefs, just and equitable under the premises are likewise prayed for.

Manila for Trece Martires City, August 5, 2015.

**(Sgd.) EVAN CARLOS PINGOL**

Counsel for the Plaintiffs

3D-14 GSIS Metrohomes Bldg., Sta. Mesa, Manila  
PTR No. 5768505 - 08/04/15-Bulacan  
IBP No. 013753 - 04/15/15  
Roll No. 64822 - Admitted 2015  
Mobile No. 0917-553-3842

#### VERIFICATION AND AFFIDAVIT OF NON-FORUM SHOPPING

I, Domer A. Pangilinan, Filipino Citizen, of legal age, married and with residence and postal address at Brgy. Pangil, Amadeo, Cavite after having been duly sworn to in accordance with law, hereby depose and state:

- That I am the authorized representative and one of the complainants in the above-titled case;
- That I have caused the preparation and filing of the foregoing Complaint;
- That I have read the said Complaint and that the allegations therein are true and correct of my own knowledge and based on authentic records;
- That I have not commenced any initiatory action or proceeding involving the same action in any other court, the Supreme Court, or in any other tribunal or agency and to the best of my own knowledge, no such action or proceeding is pending in any other court, tribunal or agency, and if thereafter I learn that a similar action or proceeding has been filed before the any other court, the Supreme Court, Court of Appeals, or any other tribunal or agency, I undertake to report that fact within five (5) days there from to this Honorable Court.

IN WITNESS WHEREOF, I have hereunto set my hand this AUG 06, 2015 at CITY OF MANILA.

**(Sgd.) DOMER A. PANGILINAN**

Affiant

SUBSCRIBED AN SWORN to before me this AUG 06, 2015, affiant exhibited to me his competent evidence if identify with number \_\_\_\_ issued by \_\_\_\_\_ on \_\_\_\_\_.

**(Sgd.) ATTY. JOSELYN BONNIE V. VALEROS**

NOTARY PUBLIC, ROLL NP. 54516

PTR No. 3827659 Until 12-31-15 Manila

18P Life No. 05925, Commission No. 2014 -022 Until 12-31-15

Office Add: Imperial Bayfront Tower, 1642 A. Mabini, Manila

MCLE No. IV-0017420 ISSUED ON APR 18, 2013

Doc. No. 241;

Page No. 53;

Book No. 14;

Series of 2015.

Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
Branch 130, Trece Martires City  
rtc1tmt130@judiciary.gov.ph  
09198753023 / 09561662514

MAXIMA PANGILINAN, RESTIE PANGILINAN,  
MIDEL PANGILINAN, FAMILYNA. PANGILINAN,  
SOLITA A. PANGILINAN, LANILYN A.  
PANGILINAN, TIRSOA. PANGILINAN, DORISA.

**PANGILINAN, PRINCESS JOYCE A. PANGILINAN and DOMER PANGILINAN, in his own behalf and as representative of the other HEIRS OF CANUTO PANGILINAN**

Plaintiffs,

-versus-

**CIVIL CASE NO. TMCV-060-15  
FOR: CANCELLATION OF TCT NO.  
T-84883 WITH DAMAGES**

**THE TEEM GROUP MULTIVENTURES CORPORATION, JOHN STEVEN SY, NENITA SY, AND THE REGISTRAR OF DEEDS FOR THE CITY OF TRECE MARTIRES,**  
Respondents.

X-----X

#### ORDER

The present case is an unloaded case from the Regional Trial Court of Trece Martires, Branch 23 and submitted for this Court's resolution is the EX-PARTE MOTION WITH -LEAVE OF COURT TO EFFECT SERVICE OF SUMMONS THROUGH PUBLICATION dated November 24, 2015, filed by the plaintiffs, through counsel.

In the motion the plaintiffs-movants prayed that the service of summons be effected through publication since the complaint was returned unserved because the defendants no longer hold its office in the last known address, and their whereabouts are unknown despite diligent efforts to locate them.

Section 16, Rule 14 of the Rules of Civil Procedure clearly states that:

Section 16. Service upon defendant whose identity or whereabouts are unknown. - In any action where the defendant is designated as an unknown owner, or the like, or whenever his or her whereabouts are unknown and cannot be ascertained by diligent inquiry, within ninety (90) calendar days from the commencement of the action, service may by leave of court, be effected upon him or her by publication in a newspaper of general circulation and in such places and for such time as the court may order.

Any order granting such leave shall specify a reasonable time, which shall not be less than sixty (60) calendar days after notice, within which the defendant must answer. (14)

The Court resolves to grant the said motion pursuant to Section 16, Rule 14 of the 2019 Amended Rules of Court.

The Office of the Clerk of Court is directed to cause the publication of summons and complaint against defendants The Teem Group Multiventures Corporation, John Steven Sy and Nenita Sy. Let the copy of the complaint, summons and Order of the Court be sent to the last known address of the defendants.

SO ORDERED.

DONE IN CHAMBER on February 9, 2022 in Trece Martires City, Cavite Philippines.

**(Sgd.) FLODELIZ CABANLIT FARGAS**

Presiding Judge

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: March 14, 21 & 28, 2022

#### EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF THE LATE ALBERTO REYES MAIGUE

**NOTICE** is hereby given to the public that the estate of the late **ALBERTO REYES MAIGUE**, who died intestate on October 20, 2021 at 656 Fatima St., Medicion II-E, Imus City, Cavite and left without any will and testament nor debts but at the time of his death left one (1) parcel of land covered by Transfer Certificate of Title No. 361477 situated in Brgy. Medicion II, Imus, Cavite 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. EULOGIA B. MANILA as per Doc. No. 216, Page No. 88, Book No. I, Series of 2022.

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: March 14, 21 & 28, 2022

Republic of the Philippines  
Fourth Judicial Region  
**REGIONAL TRIAL COURT**  
Branch 89  
City of Bacoor

**RE: ISSUANCE OF OWNER'S  
DUPLICATE CERTIFICATE OF  
TRANSFER CERTIFICATE OF TITLE  
NO. (057-2014067821)  
167-2016024176 OF THE REGISTRY OF  
DEEDS FOR THE PROVINCE OF CAVITE**

**LEVENE ALVERO PORTES,**  
Petitioner,

- versus -

**LRC-8843-2021-98**

**REGISTRY OF DEEDS OF PROVINCE  
OF CAVITE,**

Respondent.

X-----X

#### ORDER

Before this court is a petition instituted by **Levene Alvero Portes** for the issuance of new owner's duplicate copy of **Transfer Certificate of Title No. (057-2014067821)** 167-2016024176 of the Register of Deeds for the Province of Cavite registered in the name of **Levene A. Portes married to Isagani C. Portes**, in lieu of the lost one.

**NOTICE IS GIVEN** that this case is set for hearing on **06 April 2022 at 1:30 in the afternoon**. All interested are cited to appear and show cause why the petition should not be granted.

The Sheriff of this Court is ordered to post this notice in three conspicuous places in the City of Bacoor, particularly, in the main entrance of the municipal building of the city as well as in the barangay building where the land is situated.

Let this notice be published twice once a week for three consecutive weeks in a newspaper of general circulation in the Province of Cavite.

Furnish copies of this Order the parties, the Register of Deeds for the Province of Cavite and the Office of the Clerk of Court of the Regional Trial Court, City of Bacoor.

SO ORDERED.

**GIVEN IN CHAMBERS**, this 29th of December 2021 in the City of Bacoor.

**(Sgd.) ROSALINDA E. BELTRAN-KAWADA**

Presiding Judge

Copy Furnished:

- Atty. Crisauro Reginald M. Arandia** - crmarandia.lawoffice@yahoo.com
- Levene A. Portes** - Block 12 Lot 7 Phase 1 Camella Althea, San Nicolas 3, City of Bacoor and at Poblacion 2, Agdangan Quezon City
- Register of Deeds** for the Province of Cavite, Trece Martires City
- Office of the Clerk of Court**, Regional Trial Court, City of Bacoor

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: February 28, March 7 & 14, 2022

**King Cobra**

from  
page 5

Technical Services Alfredo Palencia reminded the participants. In case of encountering wildlife, the DENR CALABARZON is urging the public to report the incident to the nearest DENR office in your area. Other Environment and Natural Resources-related concerns may also be reported via hotline 8888, SMS to 09561825774 / 09198744369, email to r4a@denr.gov.ph, or send photos, videos, and other information via official Facebook Page of DENR CALABARZON: <https://www.facebook.com/DENR4Aofficial/>



# LEGAL NOTICES

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
**REGIONAL TRIAL COURT**  
**BRANCH 20**  
IMUS, CAVITE

**BDO UNIBANK, INC.,**  
Mortgagee,

- versus -

Extra-Judicial Foreclosure of Real  
Mortgage Under Act No. 3135,  
as Amended, Republic Act. No. 4118

**JENESA S. BALAZUELA for herself**  
**and as Atty-In-Fact of her husband**  
**WILLIAM A. BALAZUELA,**

Debtors/Mortgagors,

**FC No. 17180-21**

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 file by **BDO UNIBANK, INC.,** mortgagee, with principal office at BDO Corporate Center, 7899 Makati Ave., Makati City, against **JENESA S. BALAZUELA for herself and as Atty-In-Fact of her husband WILLIAM A. BALAZUELA,** debtors/mortgagors, with residence address at Blk. 1 Lot 31, Pristine Expansion Subdivision, Tanzang Luma, Imus, Cavite/ 270 A. Floraville Subdivision, Panapaan I, Agustin Compound, Bacoor, Cavite, to satisfy the mortgage indebtedness which as of October 15, 2021 amounts to **TWO MILLION FOUR HUNDRED SEVENTY SEVEN THOUSAND NINE HUNDRED SEVENTY FIVE PESOS & 73/100 (Php2,477,975.73)** 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 **April 12, 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 will all the improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE No. 057-2015023127**

"A PARCEL OF LAND (LOT 31, BLOCK 1 OF THE SUBD. PLAN, PSD-04-209229, BEING A PORTION OF LOT 5468, IMUS ESTATE (RS-04-004739), LRC REC. NO. 8843) SITUATED IN THE BRGY. OF TANZANG LUMA, MUN. OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 32, BLOCK 1; ON THE NW., ALONG LINE 2-3 BY EXCLUDED LOT 3; ON THE NE., ALONG LINE 3-4-5 BY LOT 30 BLOCK. 1; AND ON THE SE., ALONG LINE 4-5 BY ROAD LOT 6 (8.00 M. WIDE); AND ON THE SW ALONG LINES 5-6-7-1 BY ROAD LOT 6, (8.00 M. WIDE) ALL OF THE SUBD. PLAN. x x x x CONTAINING AN AREA OF **NINETY ONE (91) SQUARE METERS** x x x x"

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

In the event the public auction should not take place on the said date, it shall be held on **April 19, 2022** at 10:00 am 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, February 23, 2022

(Sgd.) **ANSELMO P. PAGUNSAN, JR**  
Sheriff IV

Approved:

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

**Copy Furnished:**

**BDO UNIBANK, INC.,**  
BDO Corporate Center, 7899 Makati Ave., Makati City

**SPS. JENESA S. BALAZUELA & WILLIAM A. BALAZUELA**  
Blk. 1 Lot 31, Pristine Expansion Subdivision, Tanzang Luma, Imus, Cavite  
270 A. Floraville Subdivision, Panapaan I, Agustin Compound, Bacoor, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: February 28, March 7 & 14, 2022

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
**REGIONAL TRIAL COURT**  
**BRANCH 20**  
IMUS, CAVITE

**BDO UNIBANK, INC.,**  
Mortgagee,

- versus -

Extra-Judicial Foreclosure of Real  
Mortgage Under Act No. 3135,  
as Amended, Republic Act. No. 4118

**RUSSEL ANN JERUSALEM UGAY for herself and as**  
**Atty-in-Fact of CRISTIAN JERUSALEM UGAY,**

Debtors/Mortgagors,

**FC No. 17176-21**

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 file by **BDO UNIBANK, INC.,** mortgagee, with principal office at BDO Corporate Center, 7899 Makati Ave., Makati City, against **RUSSEL ANN JERUSALEM UGAY for herself and as Atty-in-Fact of CRISTIAN JERUSALEM UGAY,** debtors/mortgagors, with residence address at Lot 11 Blk. 87 Barangay San Juan, Dasmariñas, Cavite/ Lot 6 Blk. 9 Dreamville 6, Barangay Anabu I-E, Imus, Cavite/ Lot 14 Blk 5 Grandiose South, Barangay Bucandala-V, Imus, Cavite, to satisfy the mortgage indebtedness which as of October 15, 2021 amounts to **THREE MILLION FOUR HUNDRED FIVE THOUSAND EIGHT HUNDRED EIGHTEEN PESOS & 48/100 (Php3,405,818.48)** 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 April 12, 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 will all the improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE No. 057-2018054550**

"A PARCEL OF LAND (LOT 14, BLOCK 5, OF THE SUBDIVISION PLAN PSD-04-227178, BEING A PORTION OF LOT 2400-A, PSD-63558, L.R.C. RECORD NO. 8843), SITUATED IN THE BRGY. OF BUCANDALA V, MUN. OF IMUS, PROVINCE OF CAVITE. BOUNDED ON THE SE., ALONG LINE 1-2 BY ROAD LOT 5 (6.50 M. WIDE); ON THE SW., ALONG LINE 2-3 BY LOT 13, BLK. 5, BOTH OF THE SUBDIVISION PLAN; ON THE NW., ALONG LINE 3-4 BY LOT 2402-C, PSD-19870; ON THE NE., ALONG LINE 4-1 BY LOT 15, BLK. 5, OF THE SUBDIVISION PLAN. x x x x CONTAINING AN AREA OF **SEVENTY (70) SQUARE METERS** x x x x"

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

In the event the public auction should not take place on the said date, it shall be held on **April 19, 2022** at 10:00 am 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, February 23, 2022

(Sgd.) **ANSELMO P. PAGUNSAN, JR**  
Sheriff IV

Approved:

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

**Copy Furnished:**

**BDO UNIBANK, INC.,**  
BDO Corporate Center, 7899 Makati Ave., Makati City

**RUSSEL ANN JERUSALEM UGAY AND CRISTIAN JERUSALEM UGAY**  
Lot 11 Blk. 87 Barangay San Juan, Dasmariñas, Cavite  
Lot 6 Blk. 9 Dreamville 6, Barangay Anabu I-E, Imus, Cavite  
Lot 14 Blk 5 Grandiose South, Barangay Bucandala-V, Imus, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: February 28, March 7 & 14, 2022

## Don't Sell

from  
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from the Philippine Coconut Authority (PCA) for the farmers but Hidalgo doubts if this can go to the target beneficiaries. Another project he

wants to pursue for the sake of farmers is tuba production. Tuba is a wine made from the coconut sap. This can generate income for the

farmers. Another platform of govt. he wants is to push for the continued construction of road infrastructures, many of which have been discontinued. "Ito ang madalas na dahilan ng aksidente sa kalsada," he said.

The third platform of governance that Hidalgo wants to put in place is to "amend" the Omnibus Election Code regarding the multi-party system, where there will only be two parties to vie for the presidential and vice presidential positions.

He proposed that the different parties form alliances to establish only one party. Then hold party conventions and select among party members who will represent the party. "In this way, vote buying and possible creation of political dy-

nasty can be avoided," Hidalgo stressed. To date, he noted that there's no law stopping anyone from running for a position. Hidalgo's reason for running is to help "fix" the government. "Kailangan  
DON'T SELL • 9



# LEGAL NOTICES

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
OFFICE OF THE CLERK OF COURT  
AND EX-OFFICIO SHERIFF  
NAIC, CAVITE

**BANGKO MABUHAY (A RURAL BANK), INC**  
Mortgagee/Petitioner,

**FNC - 2021-03**

- versus -

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

**HAIDEE ANN O. AGAPITO Married to AMIEL LEE C. AGAPITO,**  
Mortgagor/Respondent.

X- - - - - X

**AMENDED NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial petition for sale under Act 3135, as amended by Act 4118 filed by **BANGKO MABUHAY (A RURAL BANK), INC**, mortgagee/petitioner, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with principal office at A. Soriano Highway, Daang, Amaya III, Tanza, Cavite, which mortgage against **Haidee Ann O. Agapito married to Amiel Lee C. Agapito**, with postal address at 379 Purok 6, Alulod, Indang, Cavite, to satisfy the mortgage indebtedness which as of November 11, 2021 amounts to **NINE HUNDRED FORTY FOUR THOUSAND FIVE HUNDRED THIRTY SEVEN PESOS & 38/100 (P 944,537.38)** Philippine currency, inclusive of interest and other charges, the undersigned Sheriff will sell at public auction on **April 5, 2022 at 9:00 O'clock in the morning** or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 2014000239**

A parcel of land (Lot No. 9689 B, Csd-04-041927-D, situated at Alulod, Indang, Cavite. Bounded on the N., along line 1-2 by Lot 9689-E, Csd-04-041927-D (Road); on the E., along line 2-3 by Lot 9689-C, Csd-04-041927-D; on the S., along line 3-4 Lot 9689-D, Csd-04-041927-D and on the W., along line 4-1 by Lot 9689-A, Csd-04-041927-D. Containing an area of **TWO HUNDRED SIXTEEN (216) Square Meters, more or less.**

All sealed bids must be submitted to the undersigned on the abovestated 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 case of the absence of any participating bidder on the above scheduled date, said auction sale will be reset and finally held on **April 7, 2022.**

Naic, Cavite, November 22, 2021

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

**Copy Furnished:**

**BANGKO MABUHAY (A RURAL BANK), INC.**  
A. Soriano Highway, Daang, Amaya III, Tanza, Cavite

**Atty. Cesario G. Gonzales, Jr.**  
Counsel for the BANGKO MABUHAY (A RURAL BANK.), INC.

**HAIDEE ANN O. AGAPITO married to AMIEL LEE C. AGAPITO**  
379 Purok 6, Alulod, Indang, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: March 7, 14 & 21, 2022

**EXTRA-JUDICIAL SETTLEMENT OF THE ESTATE OF THE LATE EDGARDO POBLETE SAQUILAYAN**

**NOTICE** is hereby given that the estate of the late **EDGARDO POBLETE SAQUILAYAN**, who died intestate on April 15, 2021 at Silang Specialists Medical Center - Silang, Cavite, left real properties more particularly described as follows: **TRANSFER CERTIFICATE OF TITLE NO. 076-2017005398** LOT 2143, CAD-452-D, C-1 BEGINNING AT A POINT MARKED "1" OF LOT 2143, CAD-452-d; BEING S. 15-02 W., 6437.47 M. FROM BLLM #1, CAD-452-D SILANG CADASTRE; THENCE S. 05-10 E., 15.86 M. TO POINT 2; S. 78-46 W., 64.43 M. TO POINT 3; S. 80-02 W., 22.78 M. TO POINT 4; S. 11-33 W., 37.93 M. TO POINT 5; N. 79-42 E., 01.83 M. TO POINT 6; N. 79-42 E., 01.83 TO POINT 6; N. 79-55 E., 89.30 M. TO POINT 7; S. 05-40 E., 21.94 M. TO POINT 1; POINT OF BEGINNING. CONTAINING AN AREA OF **THREE THOUSAND THREE HUNDRED FORTY THREE (3,343) SQUARE METERS; TRANSFER CERTIFICATE OF TITLE NO. 076-2017002031** A PARCEL OF LAND (PLAN PSU-247713, IS EQUIVALENT TO LOT 2141, CAD-452-D, SILANG CADASTRE, LRC CASE NO. TG-363, LRA (NALTDR) RECORD NO. N-61473), SITUATED IN THE BARRIO LALAN, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE. BOUNDED ON THE S., FROM POINT 1-2, BY PROPERTY OF LIWAYWAY AMISCOSA; ON THE W., FROM POINT 2-3, BY PROPERTY OF ALEJANDRO ORTIZ; AND FROM THE 3-4, BY PROPERTY OF CATALINO AMISCOSA; ON THE N., FROM POINT 4-5, BY PROPERTY OF ISABEL BEDRUZ; CONTAINING AN AREA OF **TWO THOUSAND ONE HUNDRED THREE (2,103) SQUARE METERS, MORE OR LESS; TRANSFER CERTIFICATE OF TITLE NO. 057-2016063163** A PARCEL OF LAND (LOT 2451-J OF THE SUBD. PLAN PSD-04-019478, BEING A PORTION OF LOT 2751, SAN FRANCISCO DE MALABON ESTATE, LRC REC. NO. 5964), SITUATED IN THE BO. OF BUENAVISTA, MUN. OF GEN. TRIAS, PROV. OF CAVITE. BOUNDED ON THE SW., ALONG LINE 1-2 BY ROAD LOT (10.00 M. WIDE) ON THE NW., ALONG LINE 2-3 BY LOT 2751-A; ALONG LINE 3-4 BY LOT 2751-B, ALONG LINE 4-5 BY LOT 2751-C; ALONG LINE 5-6 BY LOT 2751-D; ALONG LINE 6-7 BY LOT 2751-E, ALL OF THE SUBD. PLAN; ON THE NE., ALONG LINE 7-8 BY ROAD (10.00 M. WIDE); ON THE SE., CONTAINING AN AREA OF **FOUR HUNDRED FIFTEEN (415) SQ. METERS; TRANSFER CERTIFICATE OF TITLE NO. 057-2017000637** A PARCEL OF LAND (LOT 2751-I OF THE SUBD. PLAN PSD-04-019478, BEING A PORTION OF LOT 2751, SAN FRANCISCO DE MALABON ESTATE, L.R.C. REC. NO. 5964), SITUATED IN THE BO. OF BUENAVISTA, MUN. OF GEN. TRIAS, PROV. OF CAVITE. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 2751; BY LOT 2751; ON THE NW., ALONG LINE 2-3 BY PERMANENT RIGHT OF WAY; ON THE NE., ALONG LINE 3-4 BY LOT 2751-H, ALL OF THE SUBD. PLAN; AND ON THE SE., ALONG LINE 4-1 BY LOT 2752, SAN FRANCISCO DE MALABON ESTATE. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S. 36 DEG. 46'E., CONTAINING AN AREA OF **ONE HUNDRED NINETY NINE (199) SQ. METERS; TRANSFER CERTIFICATE OF TITLE NO. T-1071873** A parcel of land (Lot 3452-B-3, of the subd. plan, Psd-04-167307, being a portion of Lot 3452-B Psd-04-042658, L.R.C. Rec. No. ), situated in the Brgy. of Sabang, Municipality of Dasmariñas, Province of Cavite. Bounded on the NE., along line 1-2 by Creek 6.00 m. wide); on the SE., along lines 2-3-4 by Lot 3452-B-2 of the subd. plan; on the SW., along line 4-5 by lot 3452-S-10 (Alley) on the NW., along lines 5-6-1 by Lot 3452-B-4 of the subd. plan. Beginning at a pt. marked "1" on plan, being S. 06 deg. containing an area of **EIGHTY ONE (81) SQ. METERS; TAX DECLARATION NO. 18-0032-03426** A parcel of land located at Lalaan II, Silang, Cavite with an area of **FIVE THOUSAND THREE HUNDRED NINETY-EIGHT (5,398) SQUARE METERS** bounded as follows: North 37 (Lot No. 2094, Sec. 012); South: 12 (Lot No. 2084); East: 02 (Lot No. 2087) & 03 (Lot No. 2086); West: Sabang River; **TAX DECLARATION NO. 18-0032-03425** A parcel of land located at Lalaan II, Silang, Cavite with an area of **SIX THOUSAND ONE HUNDRED SIXTY-SIX (6,166) SQUARE METERS** bounded as follows: North 17 (Lot No. 2097); South: 37 (Lot No. 2094); East: 33 (Lot No. 2091) & 31 (Lot No. 2088); West: 36 (Lot No. 2095-P); **TAX DECLARATION NO. 18-0032-03474** A parcel of land located at Lalaan II, Silang, Cavite with an area of **FIVE THOUSAND THREE HUNDRED NINETY-THREE (5,393) SQUARE METERS** bounded as follows: North: 37 (Lot No. 2094-Part); South: 01 (Lot No. 2093, Sec. 013); East: 34 (Lot No. 2090); West: 03 (River); **TAX DECLARATION NO. 18-0011-00449** A parcel of land located at Balite II, Silang, Cavite with an area of **THREE THOUSAND SIX HUNDRED NINETEEN (3,619) SQUARE METERS** bounded as follows: North: 15 (Lot No. 2311-PART); South: 17, 18 (Lot No. 2311-PART); East: RIVER; West: 20 (Lot No. 2311-PART); **TAX DECLARATION NO. 18-0011-00451** A parcel of land located at Balite II, Silang, Cavite with an area of **NINETEEN THOUSAND TWO HUNDRED FIFTY (19,250) SQUARE METERS** bounded as follows: North: 16 (Lot No. 2311-PART); South: 57 (Lot No. 2270-PART); East: CREEK; West: 19 (Lot No. 2311-PART), and left Bank accounts with BDO more particularly described as follows: A savings account with **BDO under Account No. 5170222905** in the amount of **SIXTY SEVEN THOUSAND THREE HUNDRED THREE PESOS AND NINETY- FOUR CENTAVOS (PHP67,303.94)**; A savings account with **BDO under Account No. 5170185880** in the amount of **THIRTY THREE THOUSAND SIX HUNDRED FIFTY- SEVEN PESOS AND FIFTY FOUR CENTAVOS (PHP33,657.54)**; A savings account with **BDO under Account No. 5170186232** in the amount of **THIRTY THOUSAND FOUR HUNDRED FORTY PESOS AND SIX CENTAVOS (PHP30,440.06)**; A joint investment with **BDO - Silang Cavite under Long Term Investment Management Account No. IMA 01 - 140113576** more particularly described as follows: 1. The amount of **TWO MILLION (PHP2,000,000.00) PESOS** under **Disclosure Statement No. 5434558**; 2. The amount of **TWO MILLION (PHP2,000,000.00) PESOS** under **Disclosure Statement No. 5434574**; 3. The amount of **TWO MILLION (PHP2,000,000.00) PESOS** under **Disclosure Statement No. 5434592**; 4. The amount of **TWO MILLION (PHP2,000,000.00) PESOS** under **Disclosure Statement No. 54346725**; 5. The amount of **TWO MILLION (PHP2,000,000.00) PESOS** under **Disclosure Statement No. 5434830**; 6. The amount of **TWO MILLION (PHP2,000,000.00) PESOS** under **Disclosure Statement No. 5434617**; 7. The amount of **TWO MILLION (PHP2,000,000.00) PESOS** under **Disclosure Statement No. 5434660**; 8. The amount of **TWO MILLION (PHP2,000,000.00) PESOS** under **Disclosure Statement No. 5434643**; 9. The amount of **TWO MILLION (PHP2,000,000.00) PESOS** under **Disclosure Statement No. 5434631**; The amount of **TWO MILLION (PHP2,000,000.00) PESOS** under **Disclosure Statement No. 5434798**; The amount of **FIVE MILLION (PHP5,000,000.00) PESOS** under **Disclosure Statement No. 86349568**, we Extra-Judicially Settled among the legal heirs **EDGARDO DELA REA SAQUILAYAN JR. married to Cindy P. Saquilayan**, and **EDWARD DELA REA SAQUILAYAN married to Olympia Gaudiosavell C. Saquilayan**; both Filipinos, both of legal age, and both residents of 101 P. Montoya St. Silang, Cavite; of the said deceased in the said instrument, executed before Notary Public **Atty. Rochelle V. Castillo - Angcao**, under Doc. No. 398, Page No. 80, Book No. 41, Series of 2021.

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: March 7, 14 & 21, 2022

## Don't Sell

from page 8

magising ang mga tao na hindi lang puro pera ang isipin tuwing election. Ang iba kasi ay ni-negosyo lang ang boto. Pag nanalo kasi ang mga 'yan (mayayaman), wala namang ginagawa. Ang binabantayan lang nila ay 20 porsiyento komisyon sa mga

projects," he said. This supposedly caused the Philippines to be the laughingstock of other countries. The Philippine political system should change, the lawyer added. The candidate likewise dreams for the federal form of government for the Filipinos,

where each region will be given autonomy in some aspects.

To address the pandemic or Covid-19, Hidalgo wishes to build a center for disease control to conduct studies on various viruses. There should also be state-sponsored vaccine manufacturing. "We should be forward-thinking at hindi 'yong kelan

may problema, saka lang aayusin," he said.

The practicing lawyer explained if he fails once more in the coming elections, he doesn't consider himself a loser but the people themselves. "Natalo man ako, gumastos lang ako ng pera sa administrative cost pero kikitain ko 'yon. Abogado ako eh pero

kayo saan kayo tatakbo?" he said, addressing the voters.

For the education sector, Hidalgo said he would push for teachers' training to be conducted in school during summer. Upgrading of skills should be done in school, Hidalgo explained, saying that assessment should

also be done following the training.

This president of the Integrated Bar of the Philippines (IBP), Leyte chapter, said that most politicians cannot give specific platforms because political parties lack communications among themselves. This he wants to change.



# LEGAL NOTICES

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

**BDO UNIBANK, INC.,**  
Mortgagee,  
**Foreclosure Case No. F-008-22**

- versus -

**KRISANDRA MALANA ROBLES,**  
represented by her Attorney-in-Fact,  
**BERNADETTE MALANA EVANGELISTA,**  
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 Corporate Center, 7899 Makati Avenue, Makati City against the Mortgagor/s, **Bernadette Malana Evangelista signing as the Attorney-in-Fact of Krisandra Malana Robles,** with residence and postal address at: 1.) Block 13, Lot 21, Kensington 22, Brgy. Bacao 1 General Trias, Cavite; and 2.) 67C Amado T. Reyes Street, Buayang Bato, Mandaluyong City to satisfy the mortgage indebtedness as of 29 November 2021 amounts to **TWOMILLION SEVENTY SIX THOUSAND NINE HUNDRED FIFTY SEVEN PESOS and 65/100 (P2,076,957.65),** 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 **12 APRIL 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. 057-2017041595**

**LOT NO: 21 BLOCK NO: 13 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. DECREED 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	SE	LOT 7, BLOCK 13, PCS-04-028977
2-3	SW	LOT 22, BLOCK 13, PCS-04-028977
3-4	NW	ROAD LOT 23, PCS-04-028977
4-1	NE	LOT 20, BLOCK 13, PCS-04-028977

**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 **04 MAY 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.

Trece Martires City 22 FEBRUARY 2022

**(Sgd.) RICARDO A. TOLEDO**  
Sheriff IV

Copy Furnished:

**BDO UNIBANK, INC.,**  
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT  
11th Floor, South Tower, BDO Corporate Center

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

**BDO UNIBANK, INC.,**  
Mortgagee,  
**Foreclosure Case No. F-015-22**

- versus -

**Spouses ZARNE MORALES AQUINO II and SHIRLEY TIRONA AQUINO,**  
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 Corporate Center, 7899 Makati Avenue, Makati City against the Mortgagors, **ZARNE MORALES AQUINO II, for himself and as Attorney-In-Fact of SHIRLEY TIRONA AQUINO,** with residence and postal addresses at (1) 229 Purok 6 General Luna, Zaragoza, Nueva Ecija, (2) Blk. 1 Lot 45 Kensington 22, Bacao 1, General Trias, Cavite, to satisfy the mortgage indebtedness as of 10 December 2021, amounts to **THREE MILLION ONE HUNDRED THIRTY TWO THOUSAND SIX HUNDRED NINETY EIGHT PESOS & 13/100 ( Php3,132,698.13),** 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 **12 APRIL 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. 057-2019019875**

**LOT NO: 45 BLOCK NO: 1 PLAN NO: PCS-04-028977**

**PORTION OF:** THE CONS/SUBD OF LOTS 1632-A; 1632-B, 1632-C, PSD-04-134487; LOT 1631, (FRS-04005440) & LOT 1642, (RS-04-002863) SAN FRANCISCO DE MALABON ESTATE, DECREED 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 44, BLOCK 1, PCS-04-028977
2-3	SE	ROAD LOT 7, PCS-04-028977
3-4	SE	LOT 46, BLOCK 1, PCS-04-028977
4-5	SW	LOT 69, BLOCK 1, PCS-04-028977
5-1	NW	LOT 33, BLOCK 1, PCS-04-028977

**AREA: ONE HUNDRED TWENTY SIX SQUARE METERS (126), MORE OR LESS**

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

7899 Makati, Avenue, Makati City 0726

**KRI SANDRA MALANA ROBLES**  
Block 13, Lot 21, Kensington 22, Brgy. Bacao 1 General Trias, Cavite  
67C Amado T. Reyes Street, Buayang Bato, Mandaluyong City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: March 7, 14 & 21, 2022

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

In the event the public auction should not take place on the said date and time, it shall be held on **04 MAY 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.

Trece Martires City 22 FEBRUARY 2022

**(Sgd.) REYNALDO L. SALOMA**  
Sheriff IV

Copy Furnished:

**BDO UNIBANK, INC.,**  
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT  
11th Floor, South Tower, BDO Corporate Center  
7899 Makati, Avenue, Makati City 0726

**ZARNE MORALES AQUINO II / SHIRLEY TIRONA AQUINO**  
(1) 229 Purok 6 General Luna, Zaragoza, Nueva Ecija  
(2) Blk. 1 Lot 45 Kensington 22, Bacao 1, General Trias, Cavite,

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: March 7, 14 & 21, 2022

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

Republic of the Philippines  
Fourth Judicial Region  
**REGIONAL TRIAL COURT**  
**BRANCH 90**  
City of Dasmariñas, Cavite

**JUDITH A. ALFARO,**  
Petitioner,

- versus - **CIVIL CASE NO. DC-188-14**

FOR: DECLARATION OF NULLITY OF MARRIAGE

**EDUARDO M. ALFARO,**  
Respondent.

X- - - - - X

**DECISION**

x x x

**WHEREFORE,** premises considered, the Court hereby GRANTS the petition and declared the marriage between **Judith A. Alfaro and Eduardo M. Alfaro** on **March 5, 1992** and recorded in the Office of the City Civil Registrar of Las Piñas City NULL and VOID ab initio, and directing further the City Civil Registrar of Las Piñas City to cancel the Certificate of Marriage of the above-named parties and to register in its records this Decision in accordance with the law.

Upon finality of this Decision, let Entry of Judgment accordingly issue together with a certified true copy of this Decision, the Petitioner is hereby directed to record and register with the Office of the Local Civil Registrar of the City of Las Piñas where the marriage in question was solemnized and the Office of the Civil Registrar of Dasmariñas City, Cavite, where this Court is sitting.

After such annotation/registration as require in the immediately proceeding paragraph, let a Decree of Declaration of Absolute Nullity of Marriage be issued considering that the parties was bare of any showing that any property personal or real, has been acquired by the parties during the marriage.

Notify the Petitioner and her counsel, as well as the Office of the City Prosecutor of Dasmariñas City, and the Office of the Solicitor General, of this Decision.

SO ORDERED.

Dasmariñas City, Cavite, June 1, 2001.

**(Sgd.) FRANCISCO VICTOR L. COLLADO, JR.**  
Presiding Judge

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: February 28, March 7 & 14, 2022

# MAGLIBANG TAYO

## KAPALARAN

**ARIES (Mar. 21-Apr. 19)** - Kapag tahimik ang ilog, ito ay malalim. Kapag ang tao ay maingay, siya ay mababaw. Huwag kang basta hahanga at maniniwala sa mga mahilig magsalita at palakwento. Ito ang mensahe para sa iyo. Masuwerteng kulay-red. Tips sa lotto-19-20-24-26-34-36.

**TAURUS (Apr. 20-May 20)** - Hindi naabot ang pangarap kapag hindi nagagawa ang mga unang hakbang. Hindi puwede ang walang katapusang pagpapalano. Ito ang mensahe ng iyong kapalaran. Masuwerteng kulay-violet. Tips sa lotto-17-21-23-32-35-37.

**GEMINI (May 21-June 20)** - Higit na maganda ang hardin kapag ang mga bulaklak ay maraming kulay. Higit na gaganda ang buhay mo kapag hindi ka nanatili sa iisang gawain. Ito ang mensahe para sa iyo. Masuwerteng kulay-silver. Tips sa lotto-11-15-18-26-28-30.

**CANCER (June 21-July 22)** - Magmadali ka. Ang makupad ay napag-iwanan. Ang mabagal nalalagpasan. Huwag kang pumayag na ang iyong mga karibal ay namamayagpag at ikaw ay patuloy na naiwan. Ito ang mensahe para sa iyo. Masuwerteng kulay-white. Tips sa lotto-12-14-31-33-38-41.

**LEO (July 23-Aug. 22)** - Pinupukol ang puno na maraming bunga. Sa halip na magalit ka, lihim kang tumawa dahil ang mga kalaban mo ay inggit pa rin sa iyo. Malinaw ang mensahe ng langit, "Silang naiinggit ay babawasan, habang ang kinaiinggitan ay patuloy na daragdagan." Masuwerteng kulay-ocher yellow. Tips sa lotto-8-15-16-28-31-32.

**VIRGO (Aug. 23-Sept. 22)** - Alagaan at ingatan mo ang manok na nangingitlog ng ginto. Ibig sabihin, ang iyong negosyo ay huwag mong abusuhin dahil sa iyong personal na pangangailangan. Masuwerteng kulay-powder blue. Tips sa lotto-16-18-22-29-33-39.

**LIBRA (Sept. 23-Oct. 22)** - Hindi ka makakapunta sa kabila ng ilog kapag walang tulay. Ang isa sa tulay ng tagumpay ay ang sinasabing, sa positibong pananaw, bumibilis ang pag-unlad. Masuwerteng kulay-burgundy. Tips sa lotto-18-20-24-27-34-42.

**SCORPIO (Oct. 23-Nov. 21)** - Paniwalaan mo ang malalapit mong kaibigan kaysa sa iyong sarili. Higit nilang alam kung ano ang makakabuti para sa iyo. Ito ang mensahe ng iyong kapalaran. Masuwerteng kulay-orange. Tips sa lotto-15-19-21-23-35-36.

**SAGITTARIUS (Nov. 22-Dec. 21)** - Mahihirapang makalipad ang ibon na sira ang pakpak. Ayusin mo muna ang problema sa pagitan mo at ng iyong mga kasama. Ito ang mensahe ng iyong kapalaran. Masuwerteng kulay-maroon. Tips sa lotto-2-7-16-25-34-40.

**CAPRICORN (Dec. 22-Jan. 19)** - Huwag mong kaligtaan na ang makakatulong sa tao ay ang dati nang tumulong sa kanya. Mas maganda na huwag nang lumapit sa iba kahit sa tingin mo'y maaasahan sila. Masuwerteng kulay-black. Tips sa lotto-14-17-20-26-29-30.

**AQUARIUS (Jan. 20-Feb. 18)** - Madaling sumusulong ang buhay ng taong takot maghirap. Alalahanin mo ang iyong mga pinagdaanan na nagturo sa iyo na kailangan mong pag-ibayuhin ang pagsisikap. Masuwerteng kulay-aquamarine. Tips sa lotto-15-21-23-26-30-34.

**PISCES (Feb. 19-Mar. 20)** - Ipinaaalala sa iyo na dalawa ang mata ng tao, gayundin ang kanyang kamay at paa. Ibig sabihin, hindi ka mabubuhay nang masaya kung ikaw ay nag-iisa. Masuwerteng kulay-apple green. Tips sa lotto-3-14-18-21-29-35.

## SUDOKU

	7			1	3			8
		2			8		5	6
	3	4	9			7		
				8	4	2	7	1
	6						9	
4	1	7	5	2				
		3			6	1	2	
5	2		4			8		
9			3	5			6	

### SAGOT: SUDOKUVOL. 18#52

1	8	4	3	9	5	7	6	2
5	9	6	7	4	2	8	1	3
3	7	2	8	6	1	4	9	5
2	4	1	5	8	6	9	3	7
8	3	7	4	2	9	6	5	1
6	5	9	1	3	7	2	4	8
4	1	5	9	7	8	3	2	6
9	6	8	2	5	3	1	7	4
7	2	3	6	1	4	5	8	9

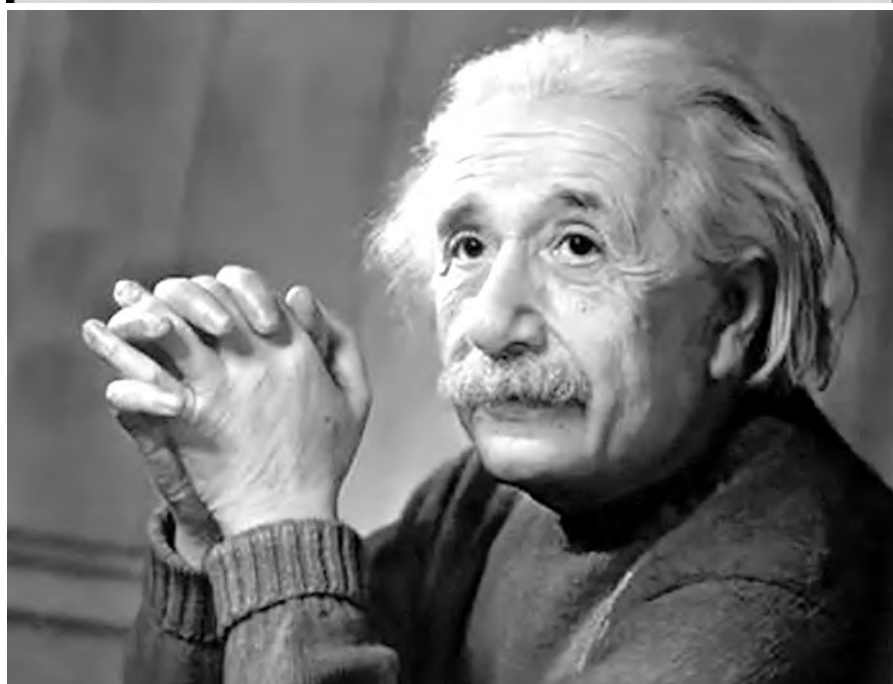
**HOW TO PLAY:** Sudoku puzzle is made up of a 9-by-9 grid with nine 3-by-3 sub-grids called boxes. There are 9 rows, 9 columns and 9 boxes in every puzzle. The object of the game is to fill all squares in the grid with the correct number.

The rules are: • Every row, column and box must contain all the digits 1 to 9.

• Each number can only appear once in every row, column or box.

• Every puzzle has only one correct solution!

## Did You Know?



### ALBERT EINSTEIN TURNED DOWN THE PRESIDENCY OF ISRAEL

Einstein wasn't a citizen of Israel. However, he was Jewish. The German-born physicist was offered the post, but turned it down in 1952, saying:

"I am deeply moved by the offer from our State of Israel, and at once saddened and ashamed that I cannot accept it. All my life I have dealt with objective matters, hence I lack both the natural aptitude and the experience to deal properly with people and to exercise official functions."

If you're enjoying these historical facts so far, you may also like these facts about Albert Einstein.

## WORD HUNT

### Famous Singers with One Name

U	N	A	S	H	A	G	G	Y	D	L	E	T	F
E	O	B	A	L	B	A	I	C	E	N	Y	A	H
P	N	Y	A	Z	Z	R	S	Y	B	O	M	A	E
E	O	I	E	S	A	N	N	O	D	A	M	N	N
O	B	S	E	E	D	P	I	T	B	U	L	L	A
D	B	L	M	I	A	D	D	Z	E	N	N	E	D
N	U	H	D	S	A	A	U	O	L	N	E	A	E
A	B	O	M	I	L	B	F	E	A	O	Y	E	L
L	E	D	E	R	I	P	F	I	E	K	A	I	E
A	Y	A	N	C	Y	N	Y	O	S	A	I	H	F
B	O	A	I	A	A	T	I	F	F	A	N	Y	D
M	N	N	M	D	H	L	G	H	D	D	E	Y	B
I	C	L	E	U	Z	N	N	D	R	E	H	S	U
T	E	N	L	L	L	N	I	Y	S	T	I	N	G

- MADONNA
- DIDO
- ENYA
- PITBULL
- AALIYAH
- AKON
- BONO
- USHER
- MOBY
- YAZZ
- DUFFY
- EMINEM
- ADELE
- BEYONCE
- SEAL
- TIMBALAND
- SHAGGY
- STING
- LUDACRIS
- TIFFANY

PAGKILALA SA NATATANGING KONTRIBUSYON

*Congratulations!*

**PHILIPPINE INFORMATION  
AGENCY CALABARZON**

Recipient, 2021 DSWD's Panata ko sa Bayan Awards

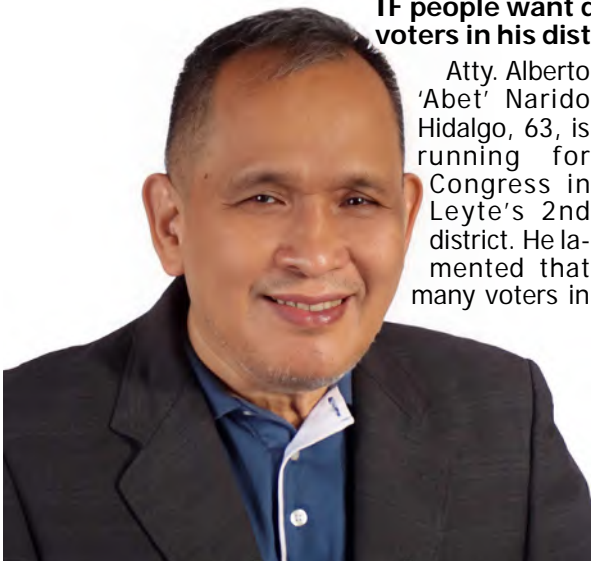
**GAWAD SERBISYO AWARD**



Isa ang Philippine Information Agency Calabarzon sa mga ginawaran ng 'Gawad Serbisyo Award' ng Department of Social Welfare and Development para sa suportang ibinigay ng ahensya sa disaster response efforts sa buong rehiyon.

**'DON'T SELL YOUR VOTES,' A LEYTE  
CONGRESSIONAL BET TELLS WARAY VOTERS**

**IF people want deserving public servants, they should not sell their votes, a congressional candidate is telling voters in his district in Leyte.**



Atty. Alberto 'Abet' Narido Hidalgo, 63, is running for Congress in Leyte's 2nd district. He lamented that many voters in

the province allegedly sell their votes to as much as P5k per head. It is now one of his advocacies to remind the electorate not to sell their votes, following his 5th attempt to run as representative of the province's 2nd district which is comprised of Barugo, Burauen, Capoocan, Carigara, Dagami, Dulag, Julita, La Paz, McArthur, Mayorga, Pastrana, Tabontabon and Tunga.

Hidalgo has been an

active private law practitioner for almost 36 years and some of his stints in the government service include being the chief legal counsel of the Laguna Lake Development Authority (LLDA) as trial attorney IV, where his team won two landmark decisions before the Supreme Court on protection of the environment and administrative law in LLDA vs. Court of Appeals and the City Government of Caloocan et AL and LLDA vs. Court

of Appeals and consolidated cases.

If he makes it this May elections, foremost in Hidalgo's program of government are the farmers, who should benefit from the government's programs. "If I win, I'll move for the review if rice tariffication law. Do we need to abolish this or add more provisions?" the candidate for Congress said. He would also strengthen the farmers' cooperatives in the province, for

the latter to avail of loans with low interest.

He disclosed that loans extended by rich families to poor farmers bear high interests, thus turning the field workers poorer. He lamented that farmers fail to avail of loans from banks like Land Bank with only two percent interest per annum, because such are only made available to rich traders.

Currently, there is supposedly P120-billion fund