



## THANKS DOST 10

We would like to reach out our utmost gratitude to our partner, DOST 10, for providing us an excellent service and accommodation during our 26th National Press Congress, here at Cagayan De Oro City. A huge shoutout to Ms. Belle Calotes for her exemplary assistance to our organization. Lastly, thank you as well to USEC. Sancho A. Maborang for his never-ending support to PAPI. Here is our PAPI members showing their gratitude for DOST 10 as they board their flight at Laguindingan Airport.



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# Mabuhay, PAPI Family, ngayon ito ang pinakamalaking media organization sa Pilipinas

Makabuluhan at maluwalhating naidaos ang tatlong araw na 26th National Press Congress sa PearlMount Hotel sa Cagayan de Oro City na masiglang dinaluhan ng maraming inimitahang guest of honors and speakers, sponsors at ng maraming indibidwal na miyembro ng Publishers Association of the Philippines, Inc. (PAPI).

Ang mga attendees ay pormal na tinanggap ng pangulo ng PAPI, Sir Nelson Santos at ng iba pang opisyal ng samahan na tinampukan ng masasayang pagtitipon at pagbibigay ng inspirational messages sa una at dalawang araw na kongreso, Disyembre 6-7.

Sa unang na tinawag na "Governor's Night" nagpakitan-gilas Talisayan Vice Mayor Rommel Maslog na kinatawan si Misamis Oriental Gov. Peter M. Unabia na dumadalo noon sa isang opisyal na lakad sa South Korea na bumunot sa pa-raffle na may premyong cash na P5,000 at ang iba ay tumanggap ng tig- P1000.

Isa sa naging panauhing  
**MABUHAY • 2**



Publishers Association of the Philippines, Inc. (PAPI) President Nelson Santos na masayang binabati at tinatanggap ang pagdalo ng mga inimitahang panauhing tagapagtaguyod ng asosasyon at mga miyembro at opisyal ng PAPI sa unang araw ng media conference sa PearlMount Hotel, Cagayan de Oro City, Disyembre 6-8, 2022.

## Cavite partakes in the 2022 Children's Month Celebration



Cavite Provincial Social Welfare and Development Office partnered with the Council for the Welfare of Children (CWC) and the Provincial Council for the Protection of Children in celebrating the Children's Month on November 29, 2022 at Brgy. De Ocampo Covered Court, Trece Martires City, Cavite.

The activity was participated by child representatives from various organizations and institutions in Cavite including Pangarap Foundation, Kanlungan Sa Erma, Gems Heart, Children's Village, Mother Caterina Roncali, Shoreline Kabalikat, Christian Mission Service Philippines, Saint Anthony Boys Village, Bukid Kabataan, Missionaries of Charity, Rescue Operations Incorporated and Bahay Parola, together with representatives from the 23 Local Government Units.

Cavite Vice Governor Athena Bryana Tolentino delivered the State of Children's Address (SOCA) on behalf of Governor Juanito Victor Remulla.

Hon. Romel Enriquez, 1st District Board member and Committee Chairperson on Social Services, Family, Women, Children and Elderly, con-  
**CAVITE • 2**

## LBSC conducts its 14th SyenSaya Science Festival

The Los Banos Science Community Foundation, Inc. (LBSC) will conduct its back-to-back hybrid celebration of its SyenSaya Science Festival from 5-7 December 2022 at the EO Tan Hall, DOST-PCAARRD and SEARCA Auditorium at UPLB simultaneously via Zoom and Facebook Live.

With this year's National Science and Technology Week (NSTW) theme of "Agham at Teknolohiya: Kabalikat sa Maunlad at Matatag na Kinabukasan", the three-day celebration will include four activities: the Opening Ceremonies, Wonderama Exhibit, Technology Forum, and the Awarding and Closing Ceremony headed by LBSCFI's committees and member-agencies.  
**LBSC • 2**



# NEWS

## 800k worth of wildlife saved by DENR CALABARZON and CIDG Laguna

**Calamba City, Laguna – The Department of Environment and Natural Resources (DENR) CALABARZON, through its Enforcement Division (ED), Licenses, Patents and Deeds Division (LPDD), assisted the Criminal Investigation and Detection Group (CIDG) Laguna PFU in a 10-hour joint wildlife buy-bust operation at Sitio 4, Barangay Oogong, Sta. Cruz, Laguna last November 18, 2022.**

The joint operation was done in response to the request for assistance of the CIDG on an alleged illegal wildlife trading operation in Calamba City, Laguna.

Recovered from the operation were 185 heads of various exotic wildlife species of Reptiles and Arachnids with an estimated market

value of more or less Php 800,000.00.

Confiscated wildlife includes Ball Python (*Python regius*), Emperor Scorpion (*Pandinus imperator*), and Mexican Rose Tarantula (*Aphonopelma pallidum*) which are classified as Appendix II in the Convention on International Trade in Endangered

Species of Wild Fauna and Flora (CITES).

Other non-CITES confiscated wildlife were Leopard Gecko (*Eublepharis macularius*), and adult and juvenile Bearded Dragons (*Pogona vitticeps*).

According to the LPDD, the illegal wildlife trader is a holder of a Certifi-



### Cavite

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veyed the provincial government's continuous support to the programs and services for children and families in Cavite. He then added that the Committee on Family and Children is always ready to respond to the needs of children, particularly in times pandemic.

Meanwhile, Mr. Alvin S. Mojica, Provincial Administrator for Community Affairs, assured the availability of funds for children and youths in Cavite, as well as ongoing projects and programs to uphold their rights and development.

During the program, the provincial government of Cavite through the PSWDO recognized and awarded Child-Friendly Cities and Municipalities from 2019 to 2022 including Carmona, City of Imus, Mendez, Naic, Maragondon, Rosario, Bacoor,

Magallanes, Carmona, and Tagaytay City.

Insightful talk was then provided by Ms. Rio G. Gan, Guidance Counselor III at Emiliano Tria Tirona Memorial National Integrated High School, who gave a creative yet informative lecture on Resiliency and Common Problems of Children and Teens Today. It was followed by the discussion of the National Children's Month theme and Child Participation by Ms. Florida F. Radam, RSCWC IV-A Regional Coordinator of the Council for the Welfare of Children.

Ms. Radam also facilitated the group activity and workshop wherein child representatives were divided into four groups, each focusing on survival rights, development, protection, and participation.

Ms. Dana Charmaine

Dela Rea and Ms. Jean Claude Magdaong who served as the event's hosts, shared their experiences throughout their journey as Provincial/Regional child representatives.

The event highlighted the election of the next child representatives. After the casting of votes, Jusper Velasco and Leanna Canaga, both from the Municipality of Carmona, were elected.

Best practices of Cavite Provincial Council for the Protection of Children (PCPC) was also displayed in a video presentation.

The celebration was jam-packed with fun and interesting activities for children and teens. There were booths for children to explore, such as a photo booth, an ice cream booth, and a medical consultation corner. At the end of the program, different giveaways were handed to the child representatives.

(PICAD)

ippines Los Banos in which the R&D Awards and the Youth Science Awards will also be conducted. The R&D Awards aims to recognize outstanding researches and researchers among the LBSC member agencies while the Youth Science Awards is awarded to outstanding research projects of senior high school students in the whole of CALABARZON.

Note to editors: For more information on the SyenSaya Festival, you may visit the Los Baños Science Community Foundation, Inc. (LBSCFI) on Facebook at <https://www.facebook.com/lbscfi> or website <https://lbscfi.org/>. (By Halyn Lunel Gamboa)

cate of Wildlife Registration for pet hobbyist purposes only and not for commercial trade.

All confiscated wildlife species were turned over to the Regional Wildlife Rescue Center in Calauan, Laguna for custody. Likewise, proper criminal charges will be filed against the suspect for violating Republic Act No. 9147 also known as

the Wildlife Resources Conservation and Protection Act.

"DENR CALABARZON will continue collaborating with other law enforcement agencies to combat illegal wildlife trade and other illegal environmental activities", said ED Chief Annabelle M. Barquilla.

DENR CALABARZON is urging the public to re-

port Environment and Natural Resources-related, especially illegal trading operations via hotline 8888, sms to +639456215007/+639083340224, email [denr4a.ord@gmail.com](mailto:denr4a.ord@gmail.com) or send us photos, videos and other information via <https://www.facebook.com/DENR4AOfficial/>

### Mabuhay

from page 1

tagapagsalita si police Colonel Redrico Maranan, chief ng Public Information Office ng Philippine National Police (PNP) na tinalakay ang ginagawang aksiyon ng pambansang pulisya upang mapanatili ang katahimikan at kaayusan sa bansa.

Tinalakay rin ni Maranan, naging dating hepe ng Imus City Police Station, ang ginagawang aksiyon ng ahensiya upang mapangalagaan ang sekuridad ng mga mamamahayag, pati ang pag-uusig at pagsasampa ng mga kaso laban sa karahasan sa mga miyembro ng media.

Tinalakay naman ni Sir Fred Gabot, dating pangulo ng National Press Club at editor-in-chief ng Philippine News Today ang nagbabagong mundo ng pamamahayag sa print at brodkas gamit ang social media at ng digital technology.

Tinalakay rin ni Gabot ang isyu ng freedom of the press and expression at ang pagsunod sa ethics of journalism na dapat sundin ng mga responsableng kasapi ng Fourth Estate.

Pinalagahan niya ang mahalagang papel ng mga local community press bilang katuwang ng gobyerno sa pagpapalaganap ng mahahalagang impormasyon at tuntuning ipinatutupad ng mga local at pambansang pamahalaan, pati ang mga paraan laban sa pagkalat ng maling propaganda at fake news.

Ang iba pang panauhing tagapagsalita ay tinalakay ang maraming isyung bayan tungkol sa kriminalidad, climate change, proteksyon sa likas na yaman, responsableng pamamahayag at paglilingkod sa bayan.

Tinalakay rin ang mahalagang papel ng media sa pagtataguyod ng mabuting pamamahala at ang tungkuling maging mahusay na bantay at tinig ng mamamayan ng media, lalo na ang mga lokal na mamamahayag laban sa korapsiyon at ang pagtataguyod ng mabubuting programa at proyekto ng mga lokal na pamahalaan at ng pambansang gobyerno.

Sa okasyong ito, tinalakay ni Ms. Rebecca M. Velasquez, executive vice president ng PAPI ang tungkol sa mga problemang hinaharap ng mga lokal na publisher, at ang mga programa at proyekto at aksiyong ginagawa ng samahan ukol sa legal notices, accreditation ng mga community publication at ang mahalagang papel sa pagpapalaganap ng mahahalagang impormasyon at aktibidad ng mga lingkodbayan.

Pinasalamatan ni Sir Nelson Santos ang lahat ng dumalo sa media conference, mga LGUs at pribadong indibidwal na tumulong upang maging matagumpay ang pambansang pagtitipon ng mga miyembro ng PAPI.

Nagkaloob din ng mga pagkilala, awards, at iba pang pagpupuri ang samahan sa mga natatanging indibidwal, corporation, ahensiya ng pamahalaan tulad ng DOST, CDO LGU, Misamis Oriental Gov. Unabia at iba pang pribadong tao na nagbigay ng tulong at inspirasyon sa matagumpay na pagdaraos ng 26th PAPI national Congress. (ni DOMZB. CAOILE)

### LBSC

from page 1

Various agency heads and officials are set to attend the limited face-to-face Opening Ceremonies at the EO Tan Hall in DOST-PCAARRD including Mayor Anthony F. Genuino of the Municipality of Los Banos and Dr. Melinda dP. Bandalaria, President of the LBSCFI and the Chancellor of the University of the Philippines Open University (UPOU). The Opening Ceremonies will highlight the Opening of the Wonderama Exhibit which will feature various programs and technologies of LBSC's member agencies.

This year's virtual

Technology Forum on the second day aims to highlight how S&T can be geared towards economic prosperity and will be featuring speakers and experts on the said subject namely, Ms. Emelita P. Bagsit, Regional Director of DOST-CALABARZON and Ms. Diane Gail L. Maharja, OIC-Director and Innovation Staff from the National Economic Development Authority.

Furthermore, the limited face-to-face Awarding and Closing Ceremonies will be held at the SEARCA Auditorium in the University of the Phil-

## Editorial

### Training is also key to economic recovery

New technologies have emerged since the Covid-19 pandemic struck in 2020, some of which were already with us in the days before the public health emergency but were given the big push by reason of necessity.

We can cite the system of online economy as among these innovations, where more and more Filipinos had to learn how to use online buying and selling, transfer of funds, etc. because of the intermittent lockdowns.

It is good that international lenders such as the Asian Development Bank (ADB) have realized the nation's direction to upgrade and modernize the Philippines' technical and vocational education and training (TVET) system to make it more responsive to new labor demands.

In a statement, the Manila-based multilateral institution said it approved a \$100-million loan to fund the "Supporting Innovation in the Philippine Technical and Vocational Education and Training System Project."

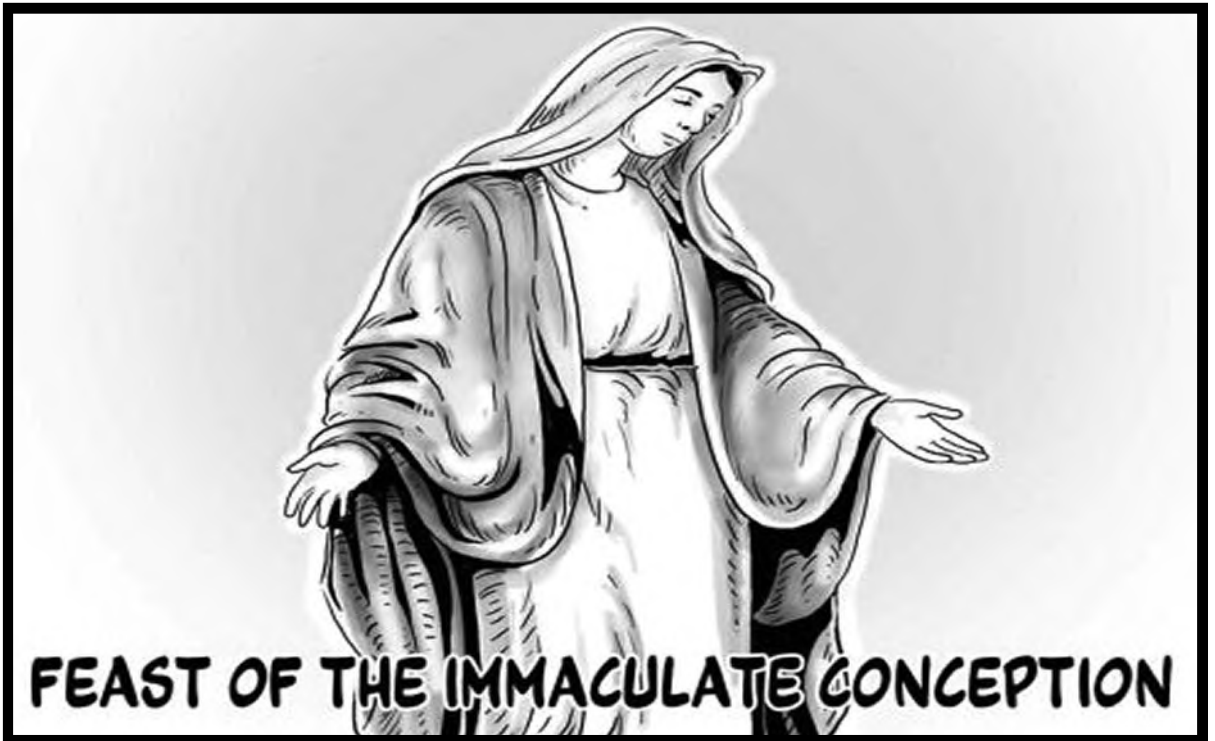
Under the project, ADB will help in improving training facilities and equipment in 17 selected technology institutions across the country to transform them into industry-responsive innovation centers.

"It will also assist in designing new training courses, reskilling and upskilling of trainers, and strengthening the institutional capacity of the government's Technical Education and Skills Development Authority (TESDA)," ADB said.

This goal will be best served by labor training programs like this TESDA-ADB initiative through reforms in TVET which have become more urgent in order to raise the skills and employability of the trainee-workers.

One major reform area under the government's National Employment Recovery Strategy 2021-2022 is to strengthen the link between skills training and employment.

The new project will support TESDA in forging partnerships among the 17 selected technology institutions and industry associations, local government units, education institutions, and nongovernment organizations active in training and curriculum, as well as livelihood development.



Regional TVET innovation centers that will offer higher national certificate level courses and programs will be created under the project. These innovation centers and technology institutions will focus on the economic needs and labor demands of their respective provinces and priority sectors as listed in the National Technical Education and Skills Development Plan 2018-2022.

The project builds on the government's work on revamping public employment service offices, which were supported by the ADB-financed Facilitating Youth School-to-Work Transition Program. It also complements a policy-based Post-Covid-19 Business and Employment Recovery Program being prepared for ADB funding.

Sameer Khatiwada, ADB senior public man-

agement economist, said industries have become increasingly globalized and are now driven by technological innovations and the rising knowledge economy amid the Fourth Industrial Revolution.

"Automation and digitization, which have been underway even before the Covid-19 pandemic hit, are being accelerated by the pandemic shock and are raising the demand in the labor market for new expertise, such as digital and cognitive skills," Khatiwada said.

As the economy opens up to investors and reforms are being put in place to hasten recovery, President Ferdinand "Bongbong" Marcos, Jr. is banking on a more robust local manufacturing sector to be one of the active drivers of growth.

## Pagkain Para Lumakas

Kapag gusto mong mag-ehersisyo o magtrabaho ng mabigat, kailangan mo ng sapat na lakas. Makukuha natin ito sa pamamagitan ng tamang pagkain.

1. Saging – Napakaganda ng saging sa mga nag-ehersisyo dahil mayroon itong taglay na carbohydrates, vitamin B at potassium. Ang potassium ay kailangan sa normal na pagtibok ng puso at paggalaw ng masels. Masdan niyo ang mga tennis players na palaging kumakain ng saging.

2. Spaghetti – Nagbibigay ng lakas ang spaghetti dahil sa taglay nitong carbohydrates. Sa mga diabetic, mas mainam ang spaghetti kaysa sa kanin, dahil mas hindi tataas ang iyong asukal sa dugo.

3. Gatas – Ang gatas ay isang kumpletong pagkain dahil mayroon itong carbohydrates, protina at fats. May vitamin B pa ito na nagbibigay ng lakas. Piliin lamang ang low-fat milk para hindi tumaba.

4. Chocolate Bar – Para sa kabataan, puwedeng kumain ng tsokolate dahil mayroon itong asukal, gatas at cocoa. Maituturing itong energy bar. Pero limitahan lang ang kakainin sa isang maliit na hiwa at baka ikaw ay tumaba.

5. Pakwan – Ang pakwan at buko ay napakabisang natural energy drinks. Ang pakwan ay may 92% alkaline water na mabuti sa katawan. Punong-puno din ang pakwan ng vitamin B, potassium at electrolytes na kailangan ng taong laging pinapawisan. Maganda rin ang pakwan bilang panlaban sa heat stroke at init ng panahon.

6. Buko – Ang sabaw ng buko ay mayroong maraming electrolytes na maihahambing na sa suero na ginagamit ng doktor. Ang laman ng buko ay may carbohydrates na nagpapalakas at nakabubusog din.

7. Nilagang itlog – Ang itlog ay siksik sa protina, vitamin B at vitamin D. May sangkap pa itong Choline na kailangan ng ating utak. Limitahan lang ang

## DOKTOR NG MASA

ni Dr. Willie Ong



pagkain sa 1 o 2 itlog sa maghapon.

8. Nilagang mani – Ang mani ay punong-puno din ng protina, minerals at good fats na nagbibigay ng lakas. Mas masustansya ang nilagang mani kaysa sa pritong mani dahil wala itong mantika at mababa sa asin.

Dagdag payo para lumakas: Kumain ng mas madalas pero katamtaman lamang. Ito'y para makakuha tayo ng tuluy-tuloy na suplay ng enerhiya mula sa pagkain. Sa umaga, kumain din ng masustansyang almusal para may lakas tayo.

Isang paalala: Huwag sosobrahan ang pagkain ng mga nabanggit dahil puwede tayong tumaba. Tandaan lamang na kapag mayroon tayong kinain, ay sasabayan ng ehersisyo para matunaw ito.





# LEGAL NOTICES

**Republic of the Philippines  
REGIONAL TRIAL COURT  
Fourth Judicial Region  
Branch 109  
Carmona, Cavite**

**SECURITY BANK CORPORATION,  
Mortgagee,**

**- versus -**

**EJF-2022-58**

For: Application for Extra Judicial  
Foreclosure of Real Estate Mortgage  
under Act 3135, as amended

**SPS. MARIO C. MONSALVE and  
MARIAN VANESSA S. MONSALVE,  
Mortgagors-Debtors.**

X-----X

**NOTICE OF SHERIFF'S SALE**

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 41 18 filed by the mortgagee, **SECURITY BANK CORPORATION**, with postal address at Security Bank Centre, 6776 Ayala Avenue, Makati City, against the mortgagors/debtors, **SRS. MARIO C. MONSALVE and MARIAN VANESSA S. MONSALVE**, with postal addresses at 1 Lot I Block 4, Saint Andrews St. Corner Congressional Road, Manila Southwoods Phase 1 Cabilang Baybay, Carmona, Cavite; and 2.) Lot 19 Block 1, The Verandas Saratoga, Tagaytay City, and for the satisfaction of the mortgaged debt which as of 15 November, 2022 amounts to **TWO MILLION ONE HUNDRED NINE THOUSAND FOUR HUNDRED FIFTY-SEVEN PESOS and 17/100 (PHP2,109,457.17)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will **SELL** at public auction on **January 12, 2023 at 1:00 O'clock in the afternoon** at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for **CASH or MANAGER'S CHECK**, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2015047242**

IT IS HEREBY CERTIFIED that certain land in BRGY. OF CABILANG BAYBAY, MUN. OF CARMONA, PROVINCE OF CAVITE, bounded and described as follows: "A PARCEL OF LAND (LOT I, BLK. 4 OF THE CONS.- SUBD. PLAN, PCS-04-005564, BEING A PORTION OF THE CONS. OF LOTS I-c-1 TO 1C-4, I-C-7 & I-c-8, ALL OF PSD-11691, LOT I-A, PSU-1877-A, • PSU44423-A; LOT 8, PSU-100890; PSU-1877-B AND LOT 1021, CAD-285, CARMONA CADASTRE, L.R.C. REC. NO. ), SITUATED IN THE BRGY. OF CABILANG BAYBAY, MUN. OF CARMONA, PROVINCE OF CAVITE. BOUNDED ON THE NE.. ALONG LINE 1-2 BY LOT 2, BLK. 4; ON THE SE., ALONG LINE 2-3 BY BLK. 62; ON THE SW., ALONG LINE 3-4 BY ROAD LOT 7; ON THE NW., ALONG LINE 4-10-1 BY ROAD LOT I I (17.00 M. WIDE), ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S. 83 DEG. 32'W., 1771.25 M. FROM B.L.L.M. 2, MI-IN. OF CARMONA, CAVITE, THENCE S. 21 DEG. 04'E., 25.00 M. TO PT. 2; THENCE S. 68 DEG. 56'W., 30.77 M. TO PT. 3; THENCE N. 17 DEG. 13'W., 16.01 M. TO PT. 4; THENCE N. 06 DEG. 22'W., 2.62 M. TO PT. 5; THENCE N. 15 DEG. 06'E., 2.61 M. TO PT. 6; THENCE N. 36 DEG. 36'E., 2.62 M. TO PT. 7; THENCE N. 58 DEG. 08'E., 2.61 M. TO PT. 8; THENCE N. 68 DEG. 56'E., 12.00 M. TO PT. 9 THENCE N. 23 DEG. 58'E., 3.55 M. TO PT. 10; THENCE N. 68 DEG. 56'E., 8.20 M. TO PT. OF BEGINNING, CONTAINING AN AREA OF **SIX HUNDRED EIGHTY NINE (689) SQ. METERS**. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X60 CM.; BEARINGS TRUE; DATE OF ORIG. SURVEY, JUNE 620, 1921, SEPT. 28, 1924, JULY 1-2 & 31, 1935 AND AUG. 1940-MAY 1941, AND THAT OF THE SUBD. SURVEY, DEC. 1-30, 1990 AND WAS APPROVED ON MARCH 13, 1991

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **January 19, 2023**, at the same time and place without further notice.

Carmona, Cavite, November 29, 2022.

**(Sgd.) BON GERARD D. ASCAÑO**  
Clerk of Court VI  
& Ex-Officio Sheriff

Prepared by:

**(Sgd.) JOSEPH R. DIOKNO**  
Sheriff In-Charge

**Copy furnished:**

**SECURITY BANK CORPORATION**  
Security Bank Centre 6776 Ayala Avenue, Makati City

**LARIBA PEREZ MANGROBANG MIRALLES  
DUMBRIQUE FULGENCIO SALAS and REGONDOLA**  
4th Floor, Security Bank Centre Building 6776 Ayala Avenue, Makati City

**SPS. MARIO C. MONSALVE and  
MARIAN VANESSA S. MONSALVE**  
1.) Lot 1 Block 4, Saint Andrews St. Cor. Congressional Road Manila Southwoods Phase 1 Cablang Baybay, Carmona, Cavite  
2.) Lot 19 Block 1 The Verandas Saratoga, Tagaytay City, Cavite

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## PBBM leads

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in different parts of the country were the result of a series of housing inspections done to fulfill their mission to deliver quality, and better homes for the Filipino families.

"Build Better, More housing to give hope, better homes, and better lives for the Filipinos," stated Tai.

In his speech, PBBM expressed his utmost appreciation to the NHA and the DHSUD for their efforts and dedication to deliver on their promise to help Filipino families achieve their dream of having their own homes.

"Ito ay isang kongkretong hakbang tungo sa pagkamit ng ating pangarap na matitirahan ang ating mga kababayan. Ito ay malinaw na nagpapakita ng inyong dedikasyon sa inyong sinumpaang tungkulin. Nananatili ang ating layunin na makapagpapatayo ng de-

kalidad at maayos na pabahay para sa bawat Pamilyang Pilipino lalo na para sa mahihirap na kababayan," PBBM stated.

The president addressed the concerned government agencies including the local governments to help the families to gain stability through livelihood and employment to be able to support themselves and their families in their new communities.

On the other hand, PBBM appealed to the beneficiaries to take care of their new homes, to grow and prosper with their families along with the other families in their community.

At the end of his speech, the president wished everyone a Merry Christmas knowing that many Filipino families would be spending the yuletide season in their new homes. **(RBF/PIA-Cavite)**

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

**HOME DEVELOPMENT MUTUAL FUND**  
Petitioner-Mortgagee,

**- versus -**

**FNC 2022-94**

**MICHAEL MALTO ELECCION married to  
ZENAIDA II MAGSALIN ELECCION,**  
Respondent-Mortgagors.

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by **HOME DEVELOPMENT MUTUAL FUND**, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **MICHAEL MALTO ELECCION married to ZENAIDA II MAGSALIN ELECCION**, Mortgagors, with postal address at Lot 3, Block 7, Magdiwang Subd., Queensrow, Bacoar, Cavite and/or Lot 28 Block 11, Pasinaya Homes North, Phase 1, Timalan, Naic, Cavite, to satisfy the mortgage indebtedness which as of August 31, 2022, amounted to **FOUR HUNDRED FIFTY ONE THOUSAND FIVE HUNDRED SIXTY FIVE PESOS AND NINETY CENTAVOS (Php.451,565.90)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **December 27, 2022 at 9:00 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 thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2019004832**

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: LOT NO: 28, BLOCK NO: 11, PLAN NO: PCS-04-031172 PORTION OF: CONS- SUBD. LOTS 2977 & 2978, FLS-986-D, NAIC ESTATE (VS-04-000597) LOCATION: BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON

**BOUNDARIES:**

| LINE | DIRECTION | ADJOINING LOT(S)                |
|------|-----------|---------------------------------|
| 1-2  | SE        | LOT 29, BLOCK 11, PCS-04-031172 |
| 2-3  | SW        | PATHWALK 12, PCS-04-031172      |
| 3-4  | NW        | LOT 27, BLOCK 11, PCS-04-031172 |
| 4-1  | NE        | LOT 7, BLOCK 11, PCS-04-031172  |

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

| LINE        | BEARING      | DISTANCE   |
|-------------|--------------|------------|
| TO CORNER 1 | S. 51° 28'E  | 1827.85 M. |
| 1-2         | S. 48° 35'W  | 8.00 M.    |
| 2-3         | N. 41° 25' W | 3.50 M.    |
| 3-4         | N. 48° 35'E  | 8.00 M.    |
| 4-1         | S. 41° 25'E  | 3.50 M.    |

**AREA: TWENTY EIGHT SQUARE METERS (28) MORE OR LESS x x x.**

Prospective bidders are hereby enjoined to investigate for themselves the title of the above described property and to the encumbrance existing thereon, if any there be.

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

In the event the public auction should not take place on the said date, it shall be held on **January 03, 2023** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, November 22, 2022

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

Copy furnished:

**HOME DEVELOPMENT MUTUAL FUND-**  
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

**Michael Malto Eleccion and Zenaida II Magsalin Eleccion-** Lot 3, Block 7, Magdiwang Subd., Queensrow, Bacoar, Cavite and/or Lot 28 Block 11, Pasinaya Homes North, Phase 1, Timalan, Naic, Cavite

**Atty. Maybelle Joy E. Bernales-** Bldg. #2 Malakas cor, Mapagmahal St. Brgy. Pinyahan, Quezon City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 28, December 5 & 12, 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-712-22**

**JERRALMAINE B. REGINO,**  
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, 1200 Makati City against the Mortgagor/s, **JERRALMAINE B. REGINO through her Attorney-In-Fact ALMA B. TEO** with residence and postal addresses at Sitio Buso-Buso, San Jose, Antipolo City, Rizal and Lot 1, Block 14, Kensington 11, General Trias City, Cavite to satisfy the mortgage indebtedness as of 31 August 2022 amounts to **ONE MILLION FOUR HUNDRED SIXTY EIGHT THOUSAND SEVEN HUNDRED EIGHTY SEVEN PESOS and 99/100 (P1,468,787.99)**, 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 **27 DECEMBER 2022 at 10:00 o'clock in the morning** until 12:00 noon 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. 057-2019057177**

**LOT NO: 1 BLOCK NO: 14 PLAN NO: PSD-04-226212**  
**PORTION OF: BLOCK 14, PCS-04-027752, 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   | NW        | LOT 3, BLOCK 14, PSD-04-226212 |
| 2-3-4 | NE        | ROAD LOT 16, PSD-04-226212     |
| 4-5   | SE        | ROAD LOT 20, PSD-04-226212     |
| 5-1   | SW        | LOT 2, BLOCK 14, PSD-04-226212 |

**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 **12 JANUARY 2023** 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, 22 NOVEMBER 2022.

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

**Copy Furnished:**

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

**SALLAN & JOCSON LAW OFFICES**  
Suite 1910, 19th Floor Antel Global Corporate Center, No. 3 Julia Vargas Avenue, Ortigas Center, Pasig City

**JERRALMAINE B. REGINO**  
**Attorney-In-Fact ALMA B. TEO**  
Sitio Buso-Buso, San Jose, Antipolo City, Rizal  
Lot 1, Block 14, Kensington 1, General Trias City, Cavite

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-731-22**

**SPOUSES LEONARDO L. LOSARIA JR.**  
**and DIVINA A. LOSARIA,**  
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, 1200 Makati City against the Mortgagor/s, **DIVINA A. LOSARIA for herself and her husband LEONARDO L. LOSARIA JR.** with residence and postal address at Unit E-08, Bahay Caridad Condominium- Bldg. 3, Bayani St., Doña Imelda, Quezon City and Lot 82, Block 8, Kensington 2, Brgy. Navarro Gen Trias, Cavite to satisfy the mortgage indebtedness as of 16 September 2022 amounts to **FIVE HUNDRED FIFTY ONE THOUSAND ONE HUNDRED EIGHT PESOS and 87/100 (P551,108.87)**, 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 **27 DECEMBER 2022 at 10:00 o'clock in the morning** until 12:00 noon 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. 057-2015027645**

A PARCEL OF LAND (LOT 82, BLK. 8 OF THE SUBDIVISION PLAN PSD-04-221810, BEING A PORTION OF LOT 1671-A-2 (LRC) PSD-11152 ) SITUATED IN THE BARANGAY OF NAVARRO MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 90, BLOCK 8; ON THE NE., ALONG LINE 2-3 BY LOT 81 BLOCK 8; ON THE SE., ALONG LINE 3-4 BY ROAD LOT 23; AND ON THE SW ALONG LINE 4-1 BY LOT 83 BLOCK 8 ALL OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED " 1" ON THE 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.

In the event the public auction should not take place on the said date and time, it shall be held on **12 JANUARY 2023** 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 22 NOV 2022

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

**Copy Furnished:**

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

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 28, December 5 & 12, 2022

**ERIC P. FUENTES LAW OFFICE**  
1458 Laon Laan cor. Navarra St. Sampaloc, Manila 1015

**DIVINA A. LOSARIA**  
**LEONARDO L. LOSARIA JR.**  
Unit E-08, Bahay Caridad Condominium- Bldg. 3, Bayani St., Doña Imelda, Quezon City  
Lot 82, Block 8, Kensington 2, Brgy. Navarro Gen Trias, Cavite

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 28, December 5 & 12, 2022

**EXTRA-JUDICIAL SETTLEMENT OF ESTATE OF ATTY. NICOLAS CARLOS ALIÑO**

**NOTICE** is hereby given that the estate of the late **ATTY. NICOLAS CARLOS ALIÑO**, who died intestate and without any will on October 6, 2022, the said decedent left no other heir(s) whether legitimate or illegitimate, the said decedent left no debts nor obligations whatsoever, left deposits of money at Land Bank of the Philippines, with Saving Account Number 3176-1578-35, outstanding balance: Php152,100.85, was Extra-Judicially Settled among the legal heirs of the said deceased in the said instrument, executed before Notary Public **Atty. Reina M. Villa**, under Doc. No. 407, Page No. 82, Book No. 403, Series of 2022.

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 21, 28 & December 5, 2022

## Sports Life

from  
page 8

La Trinidad Academy wins the 3x3 Championship with 5 games in as many games as they played, walang talo!

And in the 11 and Under division, Scholastic Basketball Camp-Southern City 1/Tanzang Luma 4 won the gold with a 4-0 win-loss standing. Playing against the taller and bulkier LTA team, SBC-SC1 needed to rely on their wits, speed, and shooting in their rematch game. This match went into an overtime thriller and both teams gave the crowd something to cheer on every possession. The "PUSO" could not be defeated.

It's a wrap.

Season 3 of 3x3 Age Group Championship by Scholastic Basketball Camp. Before we go, allow me to say thank you to everyone who made this possible. The parents of our Campers bring their student-athletes for our weekly sessions. It's not easy but you make it happen, thank you. To everyone who joined us in the 2-Sunday tournament and made it look like a "real tournament", thank you!

To the coaching staff of Scholastic Basketball Camp, thank you, and good job! I will always choose to work with you, on any given Sunday, always. Coaches Ferdie, Pat, Freedom, Tanyel, Jeth, and Aron, sarap ng Sunday with you guys.

To Bodjie, Jojo, salamat guys! Marami pang ganito, sama lang tayo.

To La Trinidad Academy and community, salamat po. you will always be part of my basketball journey. Retired General and Sports Director of LTA, Gamaliel Cruz, isang matikas na saludo po ang aking ipinararating sa inyo. To the amiable, classy better half of Sir Gami, owner of one of the sweetest smiles I have seen in my life, Professor Grace Cruz, thank you po. To LTA Director, Doctor Gina Parragua, salamat po for supporting the sports activities of LTA students. Athletic Coordinator and teacher, Ed Arcilla, nobody can organize

# LEGAL NOTICES

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

**HOME DEVELOPMENT MUTUAL FUND  
(PAG-IBIG FUND),**

Petitioner/Mortgagee,

**- versus - File No. FC-DC- 0478-22**  
For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135 as amended by Act No. 4118

**JOHN PAUL V. RAMIREZ,**  
Respondent/Mortgagor.

X- - - - - X

**NOTICE OF SHERIFF'S SALE**

Upon extra-judicial petition for sale under Act No.3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, a government financial institution duly organized and existing under and by virtue of Republic Act. No. 9679, with postal address at The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue, Makati City against the respondent/mortgagor, **JOHN PAUL V. RAMIREZ**, with postal address at Lot 11 Blk 1-B 10, Sta. Cristina II, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 31 August 2022 amounts to **NINE HUNDRED THIRTY THOUSAND SIX HUNDRED SIXTY SIX PESOS & 78/100 (Php 930,666.78)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **January 13, 2023 at 10:00 o'clock in the morning** or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro 1, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit :

**TRANSFER CERTIFICATE OF TITLE No. 057-2018034507**

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

**Lot No. 18 / Block No. 7 / Plan No. PSD-04-231089**

**Portion of :** Lot 6368-NEW-A-2, PSD-04-087250 ; LRC REC. No. 8843

**TECHNICAL DESCRIPTION:**

**LOCATION:** BARANGAY OF BUROL III, CITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON

**BOUNDARIES**

| LINE | DIRECTION | ADJOINING LOT(S)                         |
|------|-----------|--|
| 1-2  | SE        | Lot 15, Block 7, PSD-04-231089           |
| 2-3  | SW        | Lot 16, Block 7 PSD-04-231089            |
| 3-4  | NW        | Road Lot 8 (6.50 M. Wide), PSD-04-231089 |
| 4-1  | NE        | Lot 20, Block 7, PSD-04-23 1089          |

**TIE POINT :** Mon. No. 147, Imus Estate

| LINE        | BEARING      | DISTANCE   |
|-------------|--------------|------------|
| To corner 1 | N. 82° 24' E | 3485.50 M. |
| 1-2         | S. 87° 45' W | 4.00 M.    |
| 2-3         | N. 02° 15' W | 12.50 M.   |
| 3-4         | N. 87° 45' E | 4.00 M.    |
| 4-1         | S. 02° 15' E | 12.50 M.   |

**AREA : FIFTY SQUARE METERS (50) MORE OR LESS**

**DESCRIPTION OF CORNERS :** All points referred to are indicated on the plan and are marked on the ground by P.S. CYL. Conc. Mons 15 x40 cms

Bearings true; Declination : Date of original survey July 27, 1905 to June 11, 1908; Date of Subd./Cons. Survey : July 8-13, 2013; Date of approved survey : October 30, 2013. Geodetic Engineer -Jeannette S. Co.

Prospective buyers and/or bidders are hereby enjoined

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

**HOME DEVELOPMENT MUTUAL FUND  
(PAG-IBIG FUND),**

Petitioner/Mortgagee,

**- versus - File No. FC-DC-0494-22**  
For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135 as amended by Act No. 4118

**RICHELLE ANN T. PARDILLA married to  
MICHAEL MARK A. PARDILLA,**  
Respondent/Mortgagor.

X- - - - - X

**NOTICE OF SHERIFF'S SALE**

Upon extra-judicial petition for sale under Act No.3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, a government financial institution duly organized and existing under and by virtue of Republic Act. No. 9679, with postal address at The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue, Makati City against the respondent/mortgagor, **RICHELLE ANN T. PARDILLA married to MICHAEL MARK A. PARDILLA**, with postal address at 148 E. San Guillermo St., Bayanan, Muntinlupa City; Lot 44 Blk 4, Valle Verde Dasmariñas, Phase 1, Langkaan II, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 30 September 2022 amounts to **SEVEN HUNDRED SEVEN THOUSAND THREE HUNDRED FIFTY FOUR PESOS & 22/100 (Php 707,354.22)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **January 13, 2023 at 10:00 o'clock in the morning** or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro 1, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit :

**TRANSFER CERTIFICATE OF TITLE No. 057-2016013875**

IT IS HEREBY CERTIFIED that certain land situated in

to investigate for themselves the title of the said real property and the encumbrance thereon, if there be any.

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

In the event the publication auction should not take place on the said date and time, it shall be held on **January 27, 2023** at the same time and place without further notice.

Dasmariñas City, Province of Cavite, November 23, 2022.

**(Sgd.) GERALD A. FARGAS**  
Sheriff IV

**(Sgd.) ATTY. MARCELA L. BAYBAY**  
Clerk of Court VI & Ex-Officio Sheriff

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

**Atty. Maybelle Joy E. Bernales**  
**Anchor Collection Services Inc.**  
Bldg. #2 Malakas cor Mapagmahal St., Brgy Pinyahan, Quezon City

**John Paul V. Ramirez**  
Lot 11 Blk 1-B 10, Brgy. Sta. Cristina II, Dasmariñas City, Cavite  
Lot 18 Blk 7, Tierra Verde Residences, Buro 1, Dasmariñas City, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 28, December 5 & 12, 2022

Langkaan II, Dasmariñas City, Cavite, bounded and described as follows: A parcel of land (Lot 44 Blk 4 of the subdivision plan PSD-04-220133, being a portion of Lot 3823, Imus Estate, LRC REC. No. 8843), situated in Barangay Langkaan II, Dasmariñas City, Province of Cavite, Island of Luzon. Bounded on the E., along line 1-2 by Lot 43 Blk 4: on the S., along line 2-3 by Road Lot 3 (10.00 m. Wide); on the W., along line 3-4 by Lot 45; and on the N., along line 4-1 by Lot 41, both of Blk 4, all of the subdivision plan. Beginning at a point marked "1" on plan being N. 33 Deg. 15'E., 1,259.19 m. from MON. 149, Imus Estate. Thence S. 00 Deg. 07'W., 15.00 m. to point 2; thence N.89 Deg. 53'W., 4.00 m. to point 3; thence N.00 Deg. 07'E., 15.00 m. to point 4; thence S. 89 Deg. 53'E., 4.00 m. to point of beginning; containing an area of **SIXTY (60) Sq. Meters, more or less**. All points referred to are indicated on the plan and are marked on the ground by P.S., CYL. CONC. MONS. 15x 40 cms; Bearings true; Date of original survey July 27, 1905 to June 11, 1908 and that of the subdivision survey March 14-19, 2011 and was approved on June 13, 2011.

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on **January 27, 2023** at the same time and place without further notice.

Dasmariñas City, Province of Cavite, November 23, 2022.

**(Sgd.) GERALD A. FARGAS**  
Sheriff IV

**(Sgd.) ATTY. MARCELA L. BAYBAY**  
Clerk of Court VI & Ex-Officio Sheriff

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

**Atty. Maybelle Joy E. Bernales**  
**Anchor Collection Services Inc.**  
Bldg. #2 Malakas cor Mapagmahal St., Brgy Pinyahan, Quezon City

**Richelle Ann T. Pardilla married to Michael Mark A. Pardilla**  
148 E. San Guillermo St., Bayanan, Muntinlupa City  
Lot 44 Blk 4 Valle Verde Dasmariñas, Phase 1, Langkaan II, Dasmariñas City, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 28, December 5 & 12, 2022

**UPGRADE NOW WITH CYBERZONE AT SM MALLS ONLINE – SM CITY BACOR! SM CITY BACOR, CAVITE - It's time to upgrade your laptop! Score the LOWEST PRICE GUARANTEED laptops on sale from VillMan! Order yours at SM Cyberzone via SM Malls Online App and save up to 38% OFF on your favorite tech brands! Feel the cyber thrill AS YOU check Cyberzone for tech assured products, services, information, and recommendations you can always trust. Plus, Get EXTRA 50% OFF, min spend ?200 on your delivery orders when you use SMGOESONLINE upon checkout. Order yours at <https://click.smmallsonline.com/DFqS/> CyberzoneDEALS and choose SM City Bacoor.**

# LEGAL NOTICES

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

HOME DEVELOPMENT MUTUAL FUND  
Petitioner-Mortgagee,

- versus - **FNC 2022-93**

**FRANCISCO M. RELUYA** married to  
**MARIA GINAY. RELUYA,**  
Respondent-Mortgagors.

X----- X

**NOTICE OF EXTRA-JUDICIAL SALE**

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by **HOME DEVELOPMENT MUTUAL FUND**, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **FRANCISCO M. RELUYA** married to **MARIA GINAY. RELUYA**, Mortgagors, with postal address at Lot 48, Blk 28, Cityhomes Resortville, Ph 5, Langkaan 2, Dasmariñas, Cavite and/or Lot 52, Blk 15, Hillview Royale 11, Timalan, Naic, Cavite, to satisfy the mortgage indebtedness which as of August 31, 2022, amounted to **FOUR HUNDREDEIGHTEENTH THOUSAND EIGHT HUNDRED THREE PESOS AND TWENTY EIGHT CENTAVOS (Php.418,803.28)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **December 27, 2022 at 9:00 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 thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2019048660**

IT IS HEREBY CERTIFIED that a certain land situated in BRGY. OF TIMALAN, MUN. OF NAIC, PROV. OF CAVITE, ISLAND OF LUZON, bounded and described as follows: A PARCEL OF LAND (LOT 52 BLK. 15, OF THE SUBD. PLAN, PSD-04-216489, BEING A PORTION OF PCN-04-00196, LRC REC. NO. 8340), SITUATED IN BRGY. OF TIMALAN, MUN. OF NAIC, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 6; ON THE NE ALONG LINE 2-3 BY LOT 51, BOTH OF BLK. 15; ON THE SE., ALONG LINE 3-4 BY ROAD LOT 17 (6.50 M. WIDE); AND ON THE SW., ALONG LINE 4-1 BY LOT 53, BLK. 15, ALL OF THE SUBD. PLAN BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S. 62-47'E., 1774.41 M. FROM MON. NO.17, NAIC ESTATE; THENCE N. 57-47'E., 5.00 M. TO PT. 2; THENCE S. 32-13'E., 10.00 M. TO PT. 3; THENCE S. 57-47'W., 5.00 M. TO PT. 4; THENCE N. 32-13'W., 10.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **FIFTY (50) SQ. METERS MORE OR LESS** x x x.

Prospective bidders are hereby enjoined to investigate for themselves the title of the above described property and to the encumbrance existing thereon, if any there be.

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

In the event the public auction should not take place on the said date, it shall be held on **January 03, 2023** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, November 22, 2022

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

Copy furnished:

**HOME DEVELOPMENT MUTUAL FUND-**  
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

**Francisco M. Reluya and Maria Gina Y. Reluya-**  
Lot 48, Blk 28, Cityhomes Resortville, Ph 5, Langkaan 2, Dasmariñas, Cavite and/or Lot 52, Blk 15, Hillview Royale 11, Timalan, Naic, Cavite

**Atty. Maybelle Joy E. Bernales - ANCHOR**  
COLLECTIONS SERVICES INC. Bldg. #2 Malakas cor. Mapagmahal St. Brgy. Pinyahan, Quezon City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 28, December 5 & 12, 2022

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

HOME DEVELOPMENT MUTUAL FUND  
Petitioner-Mortgagee,

- versus - **FNC 2022-121**

**GELBERT BALBERAN AGUILAR,**  
Respondent-Mortgagor.

X----- X

**NOTICE OF EXTRA-JUDICIAL SALE**

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by **HOME DEVELOPMENT MUTUAL FUND**, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **GELBERT BALBERAN AGUILAR**, Mortgagor, with postal address at P24-14/14-7 St., Villamor Airbase, Pasay City, Metro Manila and/or Lot 14 Blk. 27 Ciudad Nuevo, Ph. 4, Timalan, Naic, Cavite, to satisfy the mortgage indebtedness which as of September 29, 2022, amounted to **THREE HUNDRED SIXTY ONE THOUSAND ONE HUNDRED SEVENTY FOUR PESOS and 05/100 (Php.361,174.05)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **December 27, 2022 at 9:00 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 thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2016036002**

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY OF CAVITE, ISLAND OF LUZON, bounded and described as follows: A PARCEL OF LAND (LOT 14 BLOCK 27 OF THE CONSOLIDATION SUBDIVISION PLAN PCS-04-025578. BEING A PORTION OF LOT 5-A-1, PSD-04-210290; LOT 2962-A-1, PSD-04-0210292; LOT 2965-A-1, PSD-04-210291; LOT 2963 AND 2966, NAIC ESTATE, (VS-04-000597), L.R.C. RECORD NO.), SITUATED IN BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON x x x CONTAINING AN AREA OF **FIFTY FOUR (54) SQUARE METERS**, x x x.

Prospective bidders are hereby enjoined to investigate for themselves the title of the above described property and to the encumbrance existing thereon, if any there be.

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

In the event the public auction should not take place on the said date, it shall be held on **January 03, 2023** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, November 22, 2022

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

Copy furnished:

**HOME DEVELOPMENT MUTUAL FUND-**  
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

**Gelbert Balberan Aguilar-**  
P P24-14/14-7 St., Villamor Airbase, Pasay City, Metro Manila and/or Lot 14 Blk. 27 Ciudad Nuevo, Ph.4, Timalan, Naic, Cavite

**Atty. Pompeyo P. Maynigo-**  
Vision Credit & Collection Services Inc. JRDC Building 117 Sen. Gil Puyat Ave., Pasay City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 28, December 5 & 12, 2022

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

HOME DEVELOPMENT MUTUAL FUND  
Petitioner-Mortgagee,

- versus - **FNC 2022-131**

**MARICEL DELOS REYES BAUTISTA,**  
Respondent-Mortgagor.

X----- X

**NOTICE OF EXTRA-JUDICIAL SALE**

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by **HOME DEVELOPMENT MUTUAL FUND**, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **MARICEL DELOS REYES BAUTISTA**, Mortgagor, with postal address at Unit 1631, MCS Tower, Chino Roces Ave., San Lorenzo Village, Makati City and/or Lot 7, Block 41, Pasinaya Homes 2, Sabang, Naic, Cavite, to satisfy the mortgage indebtedness which as of September 12, 2022, amounted to **FOUR HUNDRED FIFTY SEVEN THOUSAND THREE HUNDRED FORTY EIGHT PESOS AND 42/100 (Php.457,348.42)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **December 27, 2022 at 9:00 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 thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2018032833**

IT IS HEREBY CERTIFIED that a certain land situated in BRGY. OF SABANG (FORMERLY TIMALAN), MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: LOT NO: 7, BLOCK NO: 41, PLAN NO: PSD-04-246094, PORTION OF: SUBD. OF BLOCK 32, PCS-04-030597; LRC RECORD NO. 8340, LOCATION: BARANGAY OF SABANG (FORMERLY TIMALAN) MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON x x x AREA OF **TWENTY EIGHT (28) SQUARE METERS, MORE OR LESS. XXX.**

Prospective bidders are hereby enjoined to investigate for themselves the title of the above described property and to the encumbrance existing thereon, if any there be.

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

In the event the public auction should not take place on the said date, it shall be held on **January 03, 2023** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, November 22, 2022

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

Copy furnished:

**HOME DEVELOPMENT MUTUAL FUND-**  
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

**Maricel Delos Reyes Bautista-**  
Unit 1631, MCS Tower, Chino Roces Ave., San Lorenzo Village, Makati City and/or Lot 7, Block 41, Pasinaya Homes 2, Sabang, Naic, Cavite

**Jeffrey A. Ramientas-**  
Great Source Corporation, 2546 A. Bonifacio St., Bangkal, Makati City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 28, December 5 & 12, 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-742-22**

**MARK JOHNSON F. TACLAHAN,**  
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 Puyat Avenue Extension, Makati City, Metro Manila against the Mortgagor/s, Mark Johnson F. Taclahan with residence and postal address at: 1.) No. 30 Gloria St., Brgy. Gulod, Novaliches, Quezon City; 2.) Lot 4 Block 1, Kensington 10, Brgy. Navarro, General Trias, Cavite to satisfy the mortgage indebtedness as of 14 October 2022 amounts to **ONE MILLION TWO HUNDRED TEN THOUSAND SIX HUNDRED FORTY TWO PESOS and 37/100 (P1,210,642.37)**, 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 **27 DECEMBER 2022 at 10:00 o'clock until 12:00 noon 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. 057-2018061455**

**LOT NO: 54 BLOCK NO: 1 PLAN NO: PCS-04-226211**  
**PORTION OF: BLOCK 15, PCS-04-027752, 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)               |
|-------|-----------|--------------------------------|
| 1-2-3 | SW        | ROAD LOT 9, PSD-04-226211      |
| 3-4   | NW        | LOT 55, BLOCK 1, PSD-04-226211 |
| 4-5   | NE        | BLOCK 12, PSD-04-226211        |
| 5-1   | SE        | LOT 53, BLOCK 1, PSD-04-226211 |

**AREA: FIFTY TWO SQUARE METERS (52), 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 **12 JANUARY 2023** 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, 22 NOVEMBER 2022.

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

**Copy Furnished:**

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

**JOEL R. RICASIO**  
One Corporate Center 24/F Cor. Julia Vargas and Meralco Avenue Ortigas Center, Pasig City

**MARK JOHNSON F. TACLAHAN**  
No. 30 Gloria St., Brgy. Gulod, Novaliches, Quezon City  
Lot 4 Block 1, Kensington 10, Brgy. Navarro, General Trias, Cavite

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

**RIZAL COMMERCIAL BANKING CORPORATION, (in its capacity as successor-in-interest of RCBC Savings Bank, Inc.) represented by Atty. Maria Cielito R. Santos and Mr. Rolando T. Policarpio**  
Mortgagee,

- versus - **FORECLOSURE CASE NO. F-723-22**

**SPS. MARIA VICTORIA A. LONGAKIT & ERWELL T. LONGAKIT REPRESENTED BY AIF, MARIA VICTORIA A. LONGAKIT**  
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, **RIZAL COMMERCIAL BANKING CORPORATION (in its capacity as successor-in-interest of RCBC Savings Bank, Inc.) represented by Atty. Maria Cielito R. Santos and Mr. Rolando T. Policarpio**, with business address at 31st Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City, against the Mortgagor/s, **SPS. MARIA VICTORIA A. LONGAKIT & ERWELL T. LONGAKIT REPRESENTED BY AIF, MARIA VICTORIA A. LONGAKIT** with residence and postal address at B3A L3 Ph 1 Country Meadow, San Francisco Gen. Trias, Cavite and B58 L5 Bel Aldea Subd., Brgy. San Francisco, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 18 August 2022 amounts to **SIX HUNDRED FIFTY SEVEN THOUSAND TWO HUNDRED FORTY SIX PESOS AND 64/100 (P657,246.64)**, 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 **27 DECEMBER 2022 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2020026476**

A PARCEL OF LAND (LOT 5, BLK. 58 OF THE CONS. - SUBD. PLAN, PCS-04-011869, BEING A PORTION OF THE CONS. OF LOTS 2680-G-3 TO 8, ALL OF (LRC) PSD-222174, LOT 2680-J-2, (LRC) PSD-101732, LOTS 2680-H, I & K, ALL OF PSD-33619, L.R.C. REC. NO. ), SITUATED IN THE BRGY. OF DE FUEGO, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY ROAD LOT 2, (10.00 M. WIDE); ON THE NW., ALONG LINE 2-3 BY LOT 4, BLK. 58; ON THE NE., ALONG LINE 3-4 BY LOT 8; ALONG LINE 4-5 BY LOT 9, BOTH OF BLK. 59; ON THE SE., ALONG LINE 5-1 BY LOT 6, BLK. 58, ALL OF THE CONS. - SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **ONE HUNDRED FOUR SQ. METERS AND EIGHTY ONE SQ. DECIMETERS (104.81) 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 **12 JANUARY 2023** without further notice.

Prospective bidders/buyers are hereby enjoined to

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 28, December 5 & 12, 2022

investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City 22 NOV 2022

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

**Copy Furnished:**

**RIZAL COMMERCIAL BANKING CORPORATION**  
31st Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City

**SPS. MARIA VICTORIA A. LONGAKIT & ERWELL T. LONGAKIT**  
B3A L3 Ph 1 Country Meadow, San Francisco Gen. Trias, Cavite  
B58 L5 Bel Aldea Subd., Brgy. San Francisco, Gen. Trias, Cavite

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 28, December 5 & 12, 2022

**ERRATUM**

This is to correct the error made in the publication of Extra-Judicial Foreclosure of Real Estate Mortgage filed by **BDO UNIBANK, INC.**, against **SPS. KENNETH A. JALASCO AND JEROME M. JALASCO** filed at RTC Trece Martires with **FORECLOSURE CASE NO. F-568-22** has an error on the **it shall be held on 12 January 2022 without further notice**. The right and correct entry should be **it shall be held on 12 January 2023 without further notice**. which was not included on the original notice, dated on November 28, 2022. Our apology.

The Publisher

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Date: December 5, 2022

**ERRATUM**

This is to correct the error made in the publication of Extra-Judicial Foreclosure of Real Estate Mortgage filed by **METROPOLITAN BANK & TRUST COMPANY**, against **MARK JOHNSON F. TACLAHAN**, filed at RTC Trece Martires with **Foreclosure Case No. F-742-22** has an error on the **it shall be held on 12 January 2022 without further notice**. The right and correct entry should be **it shall be held on 12 January 2023 without further notice**. which was not included on the original notice, dated on November 28, 2022. Our apology.

The Publisher

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Date: December 5, 2022

**ERRATUM**

This is to correct the error made in the publication of Extra-Judicial Foreclosure of Real Estate Mortgage filed by **METROPOLITAN BANK & TRUST COMPANY**, against **JERRALMAINE B. REGINO**, filed at RTC Trece Martires with **Foreclosure Case No. F-712-22** has an error on the **it shall be held on 12 January 2022 without further notice**. The right and correct entry should be **it shall be held on 12 January 2023 without further notice**. which was not included on the original notice, dated on November 28, 2022. Our apology.

The Publisher

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Date: December 5, 2022



# 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,

- versus - **FORECLOSURE CASE NO. F-568-22**

**SPS. KENNETH A. JALASCO  
AND JEROME M. JALASCO**  
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 11th floor, BDO Valero Towers (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the Mortgagor/s, **KENNETH A. JALASCO, for herself and as attorney-in-fact of her husband, JEROME M. JALASCO**, with residence and postal address at (1) #10A Road 3, Tanong 1803 Marikina City; and (2) Lot 61 Block 5, Kensington 8, Brgy. Navarro, General Trias, Cavite, to satisfy the mortgage indebtedness which as of 30 June 2022 amounts to **TWO MILLION ONE HUNDRED FOUR THOUSAND TWO HUNDRED FIFTY NINE PESOS AND 93/100 (P2,104,259.93)**, 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 **27 DECEMBER 2022 at 10:00 o'clock in the morning until 12:00 noon** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-  
2018015843**

**LOT NO. 61 BLOCK. NO. 5 PLAN NO: PCS-04-027575**

**PORTION OF:** LOTS 1655, 3040 (RS-04-002447) & LOT 1654, (RS-04-002855) ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREE NO. 4270; LRC REC. NO. 5964

**LOCATION:** BARANGAY OF NAVARRO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

**BOUNDARIES:**

| LINE | DIRECTION | ADJOINING LOT(S)               |
|------|-----------|--------------------------------|
| 1-2  | SW        | ROAD LOT 16, PCS-04-027575     |
| 2-3  | NW        | LOT 60, BLOCK 5, PCS-04-027575 |
| 3-4  | NE        | LOT 1, BLOCK 13, PCS-04-027575 |
| 4-1  | SE        | LOT 62, BLOCK 5, PCS-04-027575 |

**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 **12 JANUARY 2023** 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, 22 NOVEMBER 2022.

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

**Copy Furnished:**

**BDO UNIBANK, INC.**

RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT  
11th floor, BDO Valero Towers (formerly Citibank Tower),  
8741 Paseo de Roxas, Makati City

**SPS. KENNETH A. JALASCO AND JEROME M. JALASCO**  
#10A Road 3, Tanong 1803 Marikina City, and Lot 61 Block  
5, Kensington 8, Brgy. Navarro, General Trias, Cavite

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-774-22**

**SPS. JOEL P. OROZCO AND  
ALONA I. OROZCO,**  
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 11F, BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City, against the Mortgagor/s, **ALONA I. OROZCO, for herself as attorney-in-fact of her husband, JOEL P. OROZCO**, with residence and postal addresses at (1) Unit 108, Bldg. 20, Centennial Village, Western Bicutan, Taguig City; and (2) Lot 48, Blk. 7, Phase 6, Somerset, Brgy. Navarro, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of 28 September 2022 amounts to **FOUR MILLION EIGHTY ONE THOUSAND EIGHT HUNDRED FIFTY EIGHT PESOS AND 22/100 (Php4,081,858.22)**, 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 **27 DECEMBER 2022 at 10:00 o'clock in the morning until 12:00 noon** 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-  
2017042786**

**LOT NO: 48 BLOCK NO: 7 PLAN NO: PCS-04-028063**

**PORTION OF:** LOT 1706-H; 1706-L, BSD-04-002033; LOT 1706-F-1, PSD-04-224233; LOT 1, BLOCK 12, PCS-04-027807 & BLOCK 13, PCS-04-027807, DECREE NO. 4270; LRC REC. NO. 5964 & CLOA

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

**BOUNDARIES:**

| LINE    | DIRECTION | ADJOINING LOT(S)               |
|---------|-----------|--------------------------------|
| 1-2     | SE        | LOT 49, BLOCK 7, PCS-04-028063 |
| 2-3     | SW        | LOT 50, BLOCK 7, PCS-04-028063 |
| 3-4     | SW        | LOT 46, BLOCK 7, PCS-04-028063 |
| 4-5-6-7 | NW, NE    | ROAD LOT 9, PCS-04-028063      |
| 7-1     | SE        | ROAD LOT 8, PCS-04-028063      |

**AREA: TWO HUNDRED FIFTY SQUARE METERS (250), 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 **12 JANUARY 2023** 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 22 NOV 2022

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

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 28, December 5 & 12, 2022

Copy Furnished:

**BDO UNIBANK, INC.,**  
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT  
11F BDO Towers Valero, formerly Citibank Tower, 8741 Valero  
Street, Makati City

**ALONA I. OROZCO  
JOEL P. OROZCO**  
Unit 108, Bldg. 20, Centennial Village, Western Bicutan, Taguig  
City  
Lot 48, Blk. 7, Phase 6, Somerset, Brgy. Navarro, Gen. Trias,  
Cavite

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 28, December 5 & 12, 2022

## Sports Life

from  
page 5

those documents like you do, panalo! Coaches Louie Fernandez, who I am thankful for mentoring my eldest daughter when she was beginning her basketball journey, great to know you are now with the LTA, thank you. Teacher and referee and former co-coach of LTA Basketball, Jomel Alberto Medodia, salamat po.

To the Homeowners Association of The Village, most especially to Kuya Eng Teng, our two guys at the gate station, thank you very much. you gave us a home for our Camp.

To the Saturday and Sunday Club of The Village, salamat sa inyo. Pailaw na ba?

Baranggay Chairman, Kuya Rey Borromeo, thank you for always accommodating our requests and needs. Sa uulitin Kap!

To our Baranggay Councilor, Konsi Jhun Cinto, salamat, salamat, at salamat po.

And sa lahat ng student-athletes of Scholastic Basketball Camp, past, present, and future campers thank you. Join me on this journey of a healthy lifestyle through the game of basketball!! Let us create the right kind of culture now and pass it on to your family, friends, and loved ones.

To our supporters, you guys made the event a possibility. You put your money where my mouth is. My passion project, your project!

Your support will always be remembered with gratitude and joy. I better have your names written here.

Hats off and thank you to all of you:

La Patisserie by Patricia  
Mr. and Mrs. Ian Sean San Miguel  
Mr. and Mrs. Philip Buenaventura  
Mr. and Mrs. Ila Grace De Barras  
Cavite School of St. Mark HS Batch '93  
Mr. and Mrs. Menard Cacao  
Dr. Gener Idor and Family  
Mr. and Mrs. Romandy Racelis  
Mr. and Mrs. Alejandro Gernale  
Mr. and Mrs. Gomer Ormido  
Intervention Center for Autism and Related  
Exceptionalities  
OBBO Expression Socks  
DUGOUT Sports Wear Trading  
Councilor Larry Nato  
Attorney Wency  
Mr. and Mrs. Andy Bautista  
Ms Beck Madeja of Pulso ng Makabagong  
Caviteño

Konsehal Jhun Cinto  
Scholastic Basketball Camp.  
Support Creators like me!  
Follow and Like my FB Page: <https://www.facebook.com/CoachFrancisB>  
Join My Community: <https://www.facebook.com/groups/sportsandpegroup>  
Watch and Subscribe to my YT Channel: <https://www.youtube.com/c/CoachFrancis>  
Sports Life, A Wordpress Blog by Coach FrancisPH: <https://buenaventurafa.wordpress.com/>



## PBBM leads ceremonial awarding of housing units to Caviteño beneficiaries

TRÉCE MARTIRES, CAVITE (PIA) – President Ferdinand Romualdez Marcos, Jr. heads the ceremonial turnover of housing units this December 5 in Barangay Calubcob in the town of Naic.



The activity was part of the Simultaneous Turnover Ceremony of more than 30,000 housing units by the National Housing Authority (NHA) in partnership with the Department of Human Settlements and Urban Development (DHSUD).

Naic LGU heads Mayor Raffy Dualan and Vice-

Mayor Jun Dualan welcomed and joined the president as he inspected several units in the said housing project, and cordially spoke with the beneficiaries before the start of the ceremony.

NHA General Manager Joeben Tai, and DHSUD Secretary Jose Rizalino

Acuzar joined the president in the awarding of Certificates of Eligibility of Lot Allotment (CELA) to five family beneficiaries, and the Enhanced Units to twenty four Kapatiran members.

GM Tai shared that the more than thirty thousand housing units built

PBBM LEADS • 4

**ACE Hardware**  
**12.12 CHRISTMAS BLOWOUT**  
**DEC 9-12**  
**UP TO 40% OFF**  
 ON SELECTED ITEMS  
**EXTRA 10% OFF**  
 MIN. P2,500 SPEND  
 Per DTI FAIR TRADE Permit No: 156170, Series of 2022 \*STANDARD EXCLUSIONS APPLY

PERFECT CHRISTMAS BLOWOUT AT ACE HARDWARE – SM CITY MOLINO – Spread the Christmas cheers from ACE Hardware – SM City Molino! Get Exclusive 12.12 Christmas Blowout offers from Dec 9-12 only. Hurry and get the makeover your humble abode deserves with Ace Hardware and get up to 40% off on selected items, plus extra 10% off when you buy with your Ace Rewards, SM Advantage or Prestige Card. See you at ACE Hardware SM City Molino!

# Sports Life



By Francis Buenaventura

## Scholastic Basketball Camp's 3x3 Age Group Championship

Elpidio "Janjan" Parojinog of Tanzang Luma Elementary School and Yuan Gerona of La Trinidad Academy was awarded the MVP for their stellar performance in the recently concluded 3x3 Age Group Championship of Scholastic Basketball Camp.

Now in season three, there were several overtime games in the two-Sunday, two-division tournament.

Janjan Parojinog and his team, Scholastic Basketball Camp-Southern City 1/Tanzang Luma 4, swept the 11 & Under division with a 4-0 win-loss standing at the end of the double-elimination round. The sixth grader shot the ball beyond the arc with a high percentage in the four games he played. Regarding team height averages, SBC-Southern City was the smallest but would always out-rebound their opponents.

**In the 14 & Under Division, Yuan Gerona played like a true point guard as he kept**

his attacking the ring and his defenders with unstoppable first-step. And-1 plays, pick-and-rolls, and alley-oop pass characterized Yuan's game in the tournament.

There were several exciting side events throughout the tournament. The 8 & Under Group of Campers participated in the Skills Challenge with much enthusiasm and energy on the early morning of December 4, 2022, at the Basketball Court of The Village.

Yana, Yucel, and Randell were awarded first-place finishes in their different age categories.

There were prized events for the crowd and these games allowed for a festive mood the whole day. There were three winners for the Blind-fold Free Throw Shot:

Another contest that had the house rocking was the Logo Shot which we had to run for two groups, the 18 and Under and the Adults. But as they say, sometimes, there's this Chosen One that will win all the marbles in the end. And the winner is:

Nobody thought that one of the dads in the crowd would win this contest, playing against basketball players half his age. Way to go Kuya Ramir!!!

Another game we had for everyone to join in was this thing called 3-Point Contest. Again, we needed to have two games to cater to the age groups. One game was for the Players' edition where one player has to represent their team. This was one by no other than Noah Quezora of Scholastic Basketball Camp-The Village:

And in the 3x3 Age Group Championship.

In the 14 and Under division, La Trinidad Academy Team A won the gold in what could be the most exciting match of the day, playing against Scholastic Basketball Camp-The Village. The crowd was treated to a spectacular 3x3 ballgame. The Village needed a win in their last game to get a chance at top ranking via Point System Tiebreaker. LTA-A played tooth-and-nail against the choking defense led by Joms Racelis. He was able to contain Robert Posadas II in the rebound and scoring department but Yuan Gerona, the league's MVP, had other plans in mind. His quick step to the basket and drop passes underneath were too much for SBC-The Village. Going into the final three minutes of the match, both teams were in penalty and had to play honest defense. The Village team reached their 10th foul and every foul from there on meant two free throws and possession for LTA-A. In the end, fatigue and too many fouls led to a breakaway in points. The score at the end does not reflect how tough the game was for both teams.

