

New book translates Pope Francis' writings to Filipino

ANG GALAK NG EBANGHELYO

Evangelii Gaudium at iba pang Mahahalagang Akda ni Papa Francisco na isinalin sa Wikang Filipino

Handog ng **Claretian Communications Foundation, Inc.** sa Pagdiriwang ng Ika-500 Taon ng Pagdating ng Kristiyanismo sa Pilipinas

A Vatican-authorized collection of Pope Francis' writings translated into Filipino was recently released in the Philippines.

Titled "Ang Galak ng Ebanghelyo", it is published by Claretian Publications with permission from the Libreria Editrice Vaticana.

The book features all the most important text of the pope's pontificate from his first encyclical *Lumen Fidei* to his latest apostolic letter *Desiderio Desideravi*.

The book consists of 12 papal documents translated to the Filipino language by Leo-Martin Angelo Ocampo, Vince Henry Salles, Fr. Joseph Don Zaldivar, Sir-Lien Hugh Tadeo, and Josephine A.S. Sanares.

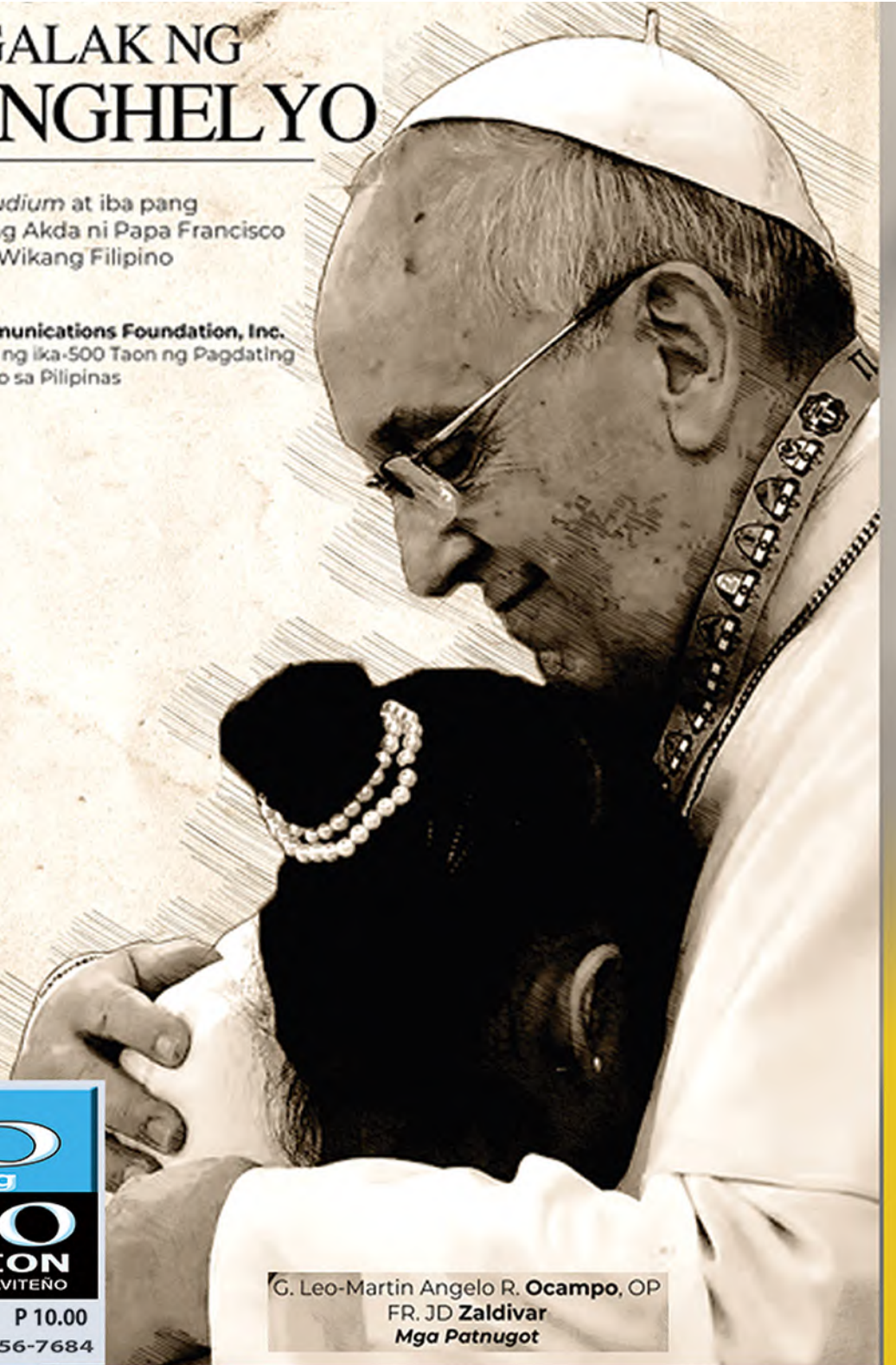
The work serves as the publisher's contribution to the celebration of the fifth centenary of the coming of Christianity to the Philippines.

Other papal documents included in the collection are encyclical letters *Laudato Si'*, and *Fratelli Tutti*; apostolic exhortations *Evangelii Gaudium*, *Amoris Laetitia*, *Gaudete et Exsultate*,

NEW BOOK • 2

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G. Leo-Martin Angelo R. Ocampo, OP
 FR. JD Zaldivar
 Mga Patnugot

Noche Buena 2022: What can you serve for P1,000?

Planning menus for Noche Buena and Media Noche is particularly challenging in 2022, with price hikes sure to create a larger dent in the Christmas meal budget of Filipino families.

According to the price guide released by the Department of Trade and Industry (DTI) on November 23, prices of 195 Noche Buena items have increased.

The price increases of common ingredients used to prepare Noche Buena dishes range from P0.50 to P42. These price increases, when viewed individually, may look like they won't affect your budget. But add them all up, and the combined costs of these items for a single dish would surely surprise you.

NOCHE BUENA • 6

DENR-CALABARZON issues show cause order to owners of structures within protected areas

The Department of Environment and Natural Resources in CALABARZON has issued and served show cause orders to owners of more than 200 structures along the Marikina-Rizal-Laguna-Quezon (Marilaque) Highway, which traverses protected areas in the region.

The structures were built in the designated road right-of-way by the Department of Public Works and Highways along Marilaque Highway that traverses inside the Kaliwa River Forest Reserve, the Upper Marikina River Basin Protected Landscape, and areas covered by Presidential Proclamation 1636 in some parts of Laguna and Quezon.

DENR-CALABARZON Regional Executive Director Nilo B. Tamoria said these areas are protected by Republic Act (RA) 7586 or the National Integrated Protected Areas System (NIPAS) Act, as well as RA 11038 or the Expanded or E-NIPAS Act of 2018.

"Kapuna-puna po ang mga istruktura sa loob ng mga pinangangalagaang pook at isa po sa mandato ng DENR, sa pamamagitan ng Protected Area Management Board (PAMB), ay i-enforce ang E-NIPAS. Malaki po ang implikasyon ng DENR • 5

DISTRIBUTION OF PEACE AND ORDER EQUIPMENT



Cavite Governor Jonvic C. Remulla led the distribution of peace and order equipment to the Regional Police Office CALABARZON represented by PBGen Gregory B Bogñalbal, Deputy Regional Director for Administration together with PLtCol Grace A Tamayo of the Regional Logistics Research and Development Division, and the Cavite Provincial Police Office headed by Provincial Director PCol Christopher F Olazo, in a simple ceremony at the Provincial Capitol Grounds, Trece Martires City on November 29, 2022.

The peace and order equipment include two (2) units mobile patrol car, two (units) of coaster, 450 units of bodyworn camera, 57 units of docking station, two (2) units of network storage, 24 pcs. of hard DISTRIBUTION • 2

NEWS

AZURIN INSPECTS BULACAN FIRECRACKERS SHOPS

The Philippine National Police (PNP) Chief Police General Rodolfo S Azurin Jr along with government officials inspected stores selling firecrackers at Dinglasan Compound in Barangay Turo, Bocaue, Bulacan on Thursday.



PNP Chief Azurin was accompanied by Bulacan Governor Daniel R. Fernando, Vice Governor Alexis C. Castro,

Geraldine M. Panlilio, Regional Director of Department of Labor and Employment, Mayor Eduardo J. Villanueva,

and other members of Pyrotechnics Regulatory Board (PRB).

"We are conducting this inspection to assure the



public that the necessary provisions under the Republic Act 7183 on regulating, manufacturing, and distributing firecrackers are strictly implemented to ensure safe and peaceful celebration of the Yuletide season", PGen Azurin said.

Among other purposes of the inspection is also make sure that health safety protocols are being observed especially in the pyro marketplace, and to help promote the pyro industry by informing the public that fireworks are not totally banned in the country.

PGen Azurin and the rest of the members of inspection team checked every stall if they have the necessary permit to operate, fire protection device such as fire extinguisher, as well the size, weight and brand of the items followed the existing requirements.

Before the ocular inspection, a press conference was held, and Azurin reminded the public not to patronize illegal firecrackers as it could endanger lives.

"I pagdiwang sana natin ng matiwasay, masagana at payapa ang

darating na kapaskuhan at Bagong Taon. Iwasan natin ang paggamit ng ilegal na paputok at huwag nating tangkilikin ang mga nagbebenta nito, bagkus ipagbigay alam agad ito sa tanggapan ng ating kapulisan upang matigil ang kanilang maling gawain at maiwasan ang disgrasyang maaring idulot nito", PNP Chief PGen Azurin said.

The stringent inspection is part of the PNP's continued crackdown against illegal firecrackers that are harmful to the people. **(PNP-PIO)**

New Book

from page 1

and *Christus Vivit*; apostolic letters *Misericordia et Misera*, *Admirabile Signum*, and *Patris Corde*; and the papal bull *Misericordiae Vultus*.

Cardinal Jose Advincula of Manila, in praising the new book, said: "Mas malalim at taimtim na tumitimo ang mentsaheng naipahayag sa sariling wika. Mas buhay at mas matibay ang kagat, antig, at talab nito sa mambabasa o tagapakinig." (A message expressed in one's own language is more profound. It is more alive, has a stronger bite, and

is more appealing to the reader or the listener.)

Archbishop Charles Brown, Apostolic Nuncio to the Philippines, noted that the translation of the magisterial documents allows more Filipinos to gain access to the pope's "profound insights on the life and ministry of the Church today and in the future".

Bishop Pablo Virgilio David of Kalookan, president of the Catholic Bishops' Conference of the Philippines, said the documents are the pope's heritage to the faithful and that their

translation would lead Filipinos to grow closer to Pope Francis' spirituality and reflections.

"Inaanyayahan ko kayo, mga kapatid, na yakapin nang may kagalakan ang mga pagninilay ni Papa Francisco at sabay na arukin ang lalim ng karunungan taglay ng kanyang mga salita," David said. (I invite you, brothers and sisters, to joyfully embrace these reflections of Pope Francis and altogether venture into the depths of wisdom contained in his words.)

The book is available at the Claretian Bookstore in Quezon City and will soon be sold online at Shopee and Lazada.

Los Baños

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sity (UPOU), another LBSCFI member-agency, led the Wonderama, accessible at <https://lbscfi.org>.

The Wonderama, conducted in-person pre-pandemic, has been transformed into an online exhibit featuring multimedia displays of the member-agencies constituting the Foundation since 2020.

The Technology Forum, on the other hand, conducted on the second day of the SyenSaya, delved into the 2022 NSTW theme "Agham at Teknolohiya: Kabalik at Maunlad at Matatag na Kinabukasan" and opened discussion on the importance of science

and technology in building a resilient and sustainable economy. LBSCFI member Ecosystems Research and Development Bureau (ERDB) organized the Forum, and invited DOST-CALABARZON Regional Director Emelita P. Bagsit and OIC-Director of the Policy and Planning Group on Innovation, National Economic Development Authority (NEDA), Ms. Diane Gail L. Maharjan. The Technology Forum can be rewatched at https://fb.watch/hitPn-4I_E/.

Furthermore, the last day of the celebration was conducted at the SEARCA Auditorium in

the University of the Philippines Los Baños and highlighted the R&D Awards and the Youth Science Awards. The R&D Awards is given to outstanding research and researchers among the LBSC member agencies, while the Youth Science Awards is given to outstanding research projects of senior high school students in the whole of CALABARZON.

Dr. Melina dP. Bandalaria, Chancellor of the UPOU and President of the LBSCFI, in her closing remarks reiterated the NSTW theme "Agham at Teknolohiya: Kabalik at Maunlad at Matatag na Kinabukasan," and called the Foundation to action: "[to] move that statement from being a theme of the

LOS BAÑOS • 4

MILESTONE PIZZA, NOW OPEN AT SM CIT BACOOR FOOD COURT! SM CITY BACOOR, CAVITE – Looking for something HOT, FRESH & REAL? Milestone Pizza is now in Cavite! Don't miss having a good time for a real slice of happiness with your family and friends at Milestone Pizza – SM City Bacoor Food Court. Start your Meatventure with your family with their Meatventure Supreme or Beef Voyage-bedded with beef, champignon, bell pepper, onions and black olives fused with Italian herbs sauce, imported cheese, stretchy mozzarella, and herbs & spices! Cheese lover? You can never go wrong with their bestselling Cheesefinity Pizza – perfect with every inch. Vegetarians? it's time for a healthy pizza! VEGGIE BOULEVARD will satisfy your pizza cravings, guilt-free! Topped with mushrooms, tomatoes, bell peppers, and olives. A certified NO MEAT goodness! Hurry and visit Milestone Pizza at the Food Court located at the 4th Level of SM City Bacoor today!

Editorial

Employment rate back at pre-pandemic levels; signals continuing recovery

As Christmas Day nears, here's a bit of good news from the Philippine Statistics Authority (PSA). The country's employment rate in October 2022 stood at 95.5 percent, "the highest rate recorded since January 2020, and registered to have bounced back from pre-pandemic levels." This percentage rate translates into an estimated 47.11 million Filipinos employed in October 2022, from 43.82 million in the same period last year.

Conversely, the PSA reported further: "In October 2022, the country's unemployment rate also fell back to pre-pandemic levels at 4.5 percent, translating to 2.24 million unemployed Filipinos. This is a decline of 1.26 million from the 3.50 million unemployed reported in October 2021, and lower by 256,000 compared to the 2.50 million unemployed in September 2022.

To understand better what these employment figures signify, there is need to track the sectors that are chalking up the highest increase on the number of employed persons, year-on-year, as follows: (a) wholesale and retail trade; repair of motor vehicles and motorcycles, 672,000; (b) transportation and storage, 553,000; (c) construction, 426,000; (d) accommodation and food service activities, 407,000; and (e) administrative and support service activities, 366,000.

Over the same period, there were three sub-sectors that reported a decline in the number of employed persons, namely: (a) agriculture and forestry, minus 197,000; (b) human health and social work activities, minus 54,000; and (c) water supply; sewerage, waste management and remediation activities, minus 52,000.

Clearly, more Filipinos are becoming more mobile, as the pandemic has eased significantly. The return to face-to-face schooling, as well as the reduction of work from home, have revved up mobility and trade, while bringing back severe traffic congestion on major thoroughfares. Construction revival brings on high multiplier effects, as it involves many component industries. High patronage



of hotels and restaurants also creates many job opportunities that benefit local communities.

But the continuing declines in employment among those working in countryside farms and forests must be checked. President Ferdinand Marcos, Jr. himself has assumed the agriculture portfolio to underline the importance of achieving significant growth amid headwinds brought on by global supply disruptions.

The administration is also priming the growth of micro, small and medium enterprises (MSMEs). Based on January 2022 figures, MSMEs generated a total of 5,380,815 jobs or 62.66 percent of the country's total employment with

micro enterprises producing the biggest share at 29.38 percent.

Lack of job opportunities also spawns higher numbers of Overseas Filipino Workers (OFWs). Two weeks ago, President Marcos vowed that the government will intensify the creation of meaningful opportunities so that lesser numbers of citizens will be compelled to seek jobs abroad – and more importantly, those that return would opt to stay in their homeland.

Surely, tens of thousands of OFWs are hoping and praying that they need not spend more Christmases abroad – if only they could be assured of secure and well-paying jobs right here.

Kumain ng Malunggay

Alam ba ninyo na napakasustansya ng malunggay? Bukod sa gulay ng malunggay, marami din ngayong nagbebenta ng malunggay bread, malunggay noodles at iba pang pagkain na may sangkap na malunggay.

Very healthy ang malunggay at madali lang itanim. Ang sabi nga ng mga negosyante ay baka malunggay ang magpalakas ng ekonomiya ng Pilipinas. Alamin natin ang galing ng malunggay.

Madaming Bitamina
Ang dahon ng malunggay ay punong-puno ng calcium at iron. Ang calcium ay nagpapatigas ng ating buto at panlaban sa osteoporosis. Kung ikaw naman ay anemic o kulang sa dugo, sagana ang malunggay sa iron na nagpapadami ng ating dugo.

Mataas din sa protina, potassium, vitamin A at vitamin C ang malunggay. Ang mga bitaminang ito ay tinatawag na anti-oxidants. Ito yung lumalaban sa stress at nagpapabagal sa pag-edad ng ating katawan.

Kumpara sa ibang prutas at gulay, ang malunggay ay may mas maraming bitamina. Super-gulay talaga ang malunggay. Ang problema lang ay dapat masanay ang bata na kumain nito.

Ang prutas ng malunggay ay masustansya din at mataas sa carbohydrates, calcium, iron at phosphorus.

At dahil sa bitamina nito, ang malunggay ngayon ang pinapakain sa mga payat at malnourished na bata. Mura at masustansya ang malunggay. Puwedeng-puwede sa mga feeding program ng gobyerno at mga volunteer groups.

Para sa Maysakit
1. Pampalakas ng katawan - Kumain ng 1 tasang dahon ng malunggay araw-araw para mapunuan ang bitaminang kailangan ng katawan.
2. Pampadami ng gatas ng ina - Kapag kulang



ang gatas ng ina, kumain din ng 1 tasang dahon araw-araw. Puwede din pakuluan ang dahon at gawing tsaa at inumin.

3. Para sa constipated - Kapag ika'y tinitibi, kumain din ng 1-2 tasang dahon sa gabi. Makatutulong ito sa pag-normal ng iyong pagdudumi.

4. Itapal sa sugat - Kapag ika'y may sugat, puwedeng ilagay ang dinurog na malunggay leaves sa sugat. Hugasan muna ang dahon at durugin ito. Lagyan ng konting tubig at initin. Pagkatapos ay ilapat ang malunggay "paste" sa sugat.

Marami pang galing na tinatago ang malunggay. Kaya magtanim na ng malunggay sa inyong bakuran. Alamin kung paano gagawing negosyo ang malunggay. Good luck.

Kumain ng Malunggay



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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 1-C-1 TO 1-C-4, 1-C-7 & 1-C-8, ALL OF PSD-11691, LOT I-A, PSU-1877-A, • PSU-44423; 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, MUN. 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 1620, 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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**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, Bacoor, 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

Distribution from page 1

disk drive, 1 lot server, 15,000 pcs. of alcohol breathalyzer (mouth-piece), 30 pcs. of alcohol breathalyzer, 200 pcs. anti-riot shield, 45 units of handheld radio and 200 units of dashboard camera.

In his acceptance message, PBGen Bogñalbal expressed his deepest gratitude and

appreciation to Gov. Remulla and the provincial government for always supporting the police force and putting the province's peace and order as a top priority and presented a Plaque of Appreciation to the Governor from the PNP PRO CALABARZON for the peace and order equipment received. **(PICAD)**

Los Baños from page 2

celebration to a framework for programs and activities, and ultimately to action. ...

This way, we can make and create a bigger impact to the Los Baños community through our combined efforts." Ending her speech, she thanked the persons behind the Foundation and guests to the event, "Maraming

salamat sa pakiki-SyenSaya."

The livestream of these SyenSaya events can be replayed at <https://fb.watch/hitLDPpM8u/> (Opening Ceremony) and <https://fb.watch/hitJDP1feN/> (Closing Ceremony). **(By Krizzia Mei C. Esperanza and Halyn Lunel Gamboa)**

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, Bacoor, 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

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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

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

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 Dates: November 28, December 5 & 12, 2022



DENR

from
 page 1

mga istrukturang ito sa biodiversity...hindi na po kaila ang epekto ng climate change, kaya po animulan po namin sa araw na ito at itutuloy tuloy ang pagse-serve ng show cause order."

Tamoria added: "Eventually, ang layunin natin sa protected areas ay mapanatili ang paglago ng ating kagubatan at ng biodiversity...Ang atin pong ginagawa ay bahagi lamang po ng implementasyon ng ating batas, kung may legal na karapatan pong manatili, ay irerespeto po natin iyon. Kaya nanawagan po kami sa ating mga kababayan na sumunod lamang po sa batas nang sa gayon ay wala po tayong maging problema."

Based on Sections (n) and (o) of RA 7586, as amended, permission from the PAMB and the DENR should be secured prior to occupation or installation of any structure inside protected areas.

A show cause order serves as a way to determine whether an occupant has legal rights to occupy an area.

"Ito po ay proseso para mabigyan natin ng pagkakataon ang mga kababayan nating naninirahan o nag-o-operate ng establishment sa loob ng protected areas na makapagpaliwanag kung bakit sila naroon," Tamoria explained.

Last October 27, the DENR-CALABARZON—together with regional offices of other national government agencies and

local government units (LGUs) convened in preparation for the simultaneous issuance of show cause orders to structures inside protected areas and timberland in Region 4A.

Prior to the issuance of the show cause orders, concerned community and provincial environment and natural resources officers initiated a meeting with LGUs, barangays and counterparts from the partner agencies to disseminate and clarify the details of the activity.

The DENR-CALABARZON will assess the written explanations along with necessary documents provided by the owners of the structures issued with show cause orders.

In case of illegal occupancy or installation of structure, the owner will be served with notice to vacate and/or cease and desist order. The owner of the structure may be fined or charged with a cause.

Based on Section 24 of DENR Administrative Order 2019-05, the Protected Area Management Office shall conduct an inventory of all facilities inside a protected area.

The PAMB with the assistance of the DENR, may impose conditions for the continuous operation of a facility found to be detrimental to the protected area until its eventual relocation. If the conditions are violated, the owner of the facility shall be made liable.

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

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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 APT. 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

Noche Buena from page 1

So, is P1,000 enough for a Noche Buena meal in 2022?

Using DTI's price guide, here are the estimated cost of the most common Noche Buena and Media Noche fare.

Christmas ham

Prices now: Half a kilo or 500 grams of Christmas ham costs P163 to P224, while 1 kg sells for P314 to as much as P650.

Prices in 2021: 500 grams of Christmas ham sold for P158 to P199, and 1 kg retailed around P345 to P580.

Difference: Christmas hams had a price increase ranging from P30 to P42, depending on its size and brand.

Spaghetti

Prices now: The ingredients for Filipino-style spaghetti cost anywhere from P310 to P377, depending on the brand of your ingredients.

According to DTI, 500 grams of spaghetti pasta costs P69 to P90, 500g of Filipino-style tomato sauce sells between P42 and P67, and 160 grams of cheese is at P57 to P78.

According to prices at several supermarkets, 500g of ground pork sold for an average price of P142.

Prices in 2021: Filipino-style spaghetti good for four to six people only cost P295 to P345 last year.

500g of spaghetti pasta cost around P55 to P72, and 500g of Filipino-style tomato sauce re-

tailed between P40 and P42.

There are no 160 grams of cheese listed in DTI's Noche Buena price guide last year. The closest size is 165 grams, which retailed around P50 to P81.

According to DTI's Bantay Presyo, 500g of pork retailed for an average of P150 in the first week of December 2021.

Difference: The cost of making Filipino-style spaghetti had an increase ranging from P15 to P32.

The sample computation for Filipino-style spaghetti serves four to six people only.

Fruit salad

Prices now: Fruit salad could cost between P153 and P416, depending on the size of serving and your choice of ingredients.

For the basic fruit salad, all-purpose cream (250ml) costs from P63 to P75, while fruit cocktail could cost from P56 for a 432g can to P288 for a 3kg can. Condensed milk prices start at P34 for 168ml to around P53 for a 300ml.

Prices in 2021: Making a fruit salad cost between P134 and P344.

All-purpose cream retailed for P55 to P59, while condensed milk was sold at P29 (168ml) to P45 (300ml).

Fruit cocktail was not included in DTI's 2021 Noche Buena price guide.

In 2020, fruit cocktail retailed for P50 for a 432g can and P240 for a 3kg

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 GENERALTRIAS, 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

Noche Buena

from
page 6

can.

Difference: Making a fruit salad in 2022 is more expensive by P20 to P72.

Macaroni salad

Prices now: Macaroni salad may cost from P175 to P370.

The price of 200g of elbow macaroni costs from P23 to P44, mayonnaise (470ml) ranges from P97 to P234, and cheese (160 grams) sells between P55 to P92.

Prices in 2021: Macaroni salad cost from P166 to P283. The price 200g of elbow macaroni cost from P19 to P33, while mayonnaise (470ml) ranged from P97 to P169.

Difference: Macaroni salad's price increased by P9 to P87. The price difference may vary greatly, depending on the brands of the ingredients used.

Queso de bola

Prices now: The price of a 300g queso de bola costs P200, while a 500g-queso de bola is pegged at P310 to P514.

Prices in 2021: There was no 300g queso de bola in DTI's Noche Buena price guide last year. The closest is 350g, which retailed from P200 to P320, while a 500g queso de bola was priced at P285 to P410.

Difference: 500g-queso de bola's price increased by P25 to P104.

What a P1,000 Noche Buena meal includes

Using the estimated cost of each Noche Buena dish, a P1,000 Noche Buena meal in 2022 can have:

500g Christmas ham – P163

Filipino-style spaghetti – P310

Fruit salad – P153
Macaroni salad – P175

300g queso de bola – P200

However, this sample Noche Buena menu is only good for four to six people, and it only uses the cheapest ingredients on DTI's Noche Buena price list. Any changes in the ingredients can make the cost of the entire meal exceed P1,000.

It is also common for Filipinos to have fewer Noche Buena dishes to focus on increasing the serving size of the main dishes.

Cheaper alternatives

Filipinos can save money if they buy alternatives to the items on the DTI's price list.

Stores in public markets usually sell repackaged products at lower prices. Repackaged 70g spaghetti sauces and ketchup costs around P5; 470ml mayonnaise costs P70; 150g elbow macaroni pasta costs P15; 5g butter costs P20; and cooking oil costs from P10 to P40, depending on the size.

Filipinos could also opt to buy locally produced Christmas hams in the meat section of public markets. Locally produced Christmas hams weighing 800g are priced at P135, compared to well-known brands that costs from P233 to P520 for the same size.

Another way to economize is to replace ground pork with hotdogs for the Filipino-style spaghetti. A recipe for spaghetti good for four to six people only need one-fourth kilo of hotdogs, which only costs P78, or half the price of half a kilo of ground pork.

(MIGUEL BATTALONES/LORENZ PASION/ANDREI SANTOS)

Los Baños-based Science Foundation successfully conducted 14th SyenSaya

The Los Baños Science Community Foundation, Inc. (LBSCFI) concluded its three-day celebration of the National Science and Technology Week (NSTW), the SyenSaya Science Festival, last 7 December 2022. The SyenSaya is an annual fair of the LBSCFI, a non-profit organization composed of 25-member institutions based in Los Baños, the Special Science and Nature City of the Philippines. For this year's celebration, the Foundation organized hybrid (in-person and online) Opening, Awarding and Closing Ceremonies, the Wonderama (virtual exhibit), and Technology Forum (webinar).



LBSCFI member-agencies Department of Science and Technology - Philippine Council for Agriculture, Aquatic and Natural Resources Research and Development (DOST-PCAARRD) and the Southeast Asian Regional Center for Graduate Study and Research in Agriculture (SEARCA) respectively hosted the Opening and Closing Ceremonies of the SyenSaya.

In a recorded message, DOST Secretary

Renato Solidum, Jr. extended his support to the said celebration during the Opening Ceremonies. Sec. Solidum commended, "Over the years, especially throughout the pandemic, we have seen and felt your unrelenting support to bring scientific solutions to our communities through your active participation in our efforts."

The University of the Philippines Open University
 LOS BAÑOS • 2



MANUFACTURING

BauerTek Corp is the country's premier pharmaceutical and nutraceutical manufacturer. It exceeds stringent government manufacturing standards, raising the bar for others to follow.

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- Halal Certified

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Department of Science and Technology



Department of Agriculture



Commission on Higher Education



Isabela State University



Nueva Ecija University of Science and Technology



Mariano Marcos State University

-Several others-

RADIO BROADCAST TEAM

We are associated with the Kapisanan ng mga Brodcaster ng Pilipinas (KBP). We conduct meaningful and timely health discussions and lectures several times daily through AM and FM Radio and also via FB Live.

DZXL 558 KHz Monday - Friday 12:30 - 1:30 pm	Veritas 846 KHz Monday - Friday 2:00 - 3:00 pm	DWWW 774 KHz Monday - Friday 6:00 - 7:00 pm	DZWT 540 KHz Monday & Thursday 7:00 - 8:00 pm	J101.5 FM Big Radio Saturday 8:00 - 9:00 am
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powerful anti-oxidant, can help whiten the skin.

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