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**pulsocaviteño**  
 ng Makabagong  
**CAVITEÑO**  
 NEWS PUBLICATION  
 PINAGBUBUKLOD ANG MAMAMAYANG CAVITEÑO

VOL. 20 NO. 5      APRIL 3 - 9, 2023      P 10.00  
 Email: pulsocaviteño@yahoo.com      ISSN 1656-7684

**'March for Life' spotlights caring for persons with intellectual disabilities**

Some of the persons with intellectual disabilities (PIDs) who joined the "March for Life" of the Knights of Columbus Luzon North Jurisdiction on March 25, 2023. **MINNIE AGDEPPA**

# Youth Summit against drug use launched in Cavite

**IMUS CITY, Cavite (PIA) –** The Cavite Police Provincial Office spearheaded a youth summit recently in an effort to empower youth as partners in the government's continued fight against illegal drugs.

According to Cavite PPO Director P/Col. Christopher F. Olazo, the summit supports the BIDA or the Buhay Ingatan, Droga'y Ayawan anti-illegal drug advocacy program of the Department of the Interior and Local Government (DILG) and the KASIMBAYANAN (Kapulisan, Simbahan at Pamayanan) program of Philippine National Police Chief Rodolfo Alinzunurin. **YOUNG SUMMIT • 4**

## 'Green' travel mart opens in Silang, Cavite

The first International Eco Tourism Travel Mart opened in Silang, Cavite, recently.

Former Tourism Secretary Mina Gabor, who organized the event, described it as the world's first green travel mart.

Representatives from different countries joined the opening event at the compound of the International School of Sustainable Tourism, which Gabor leads. Tourism Secretary Christina Frasco and Transportation Secretary Jaime Bautista also joined the launch. **GREEN • 4**



The International EcoTourism Travel Mart in Silang, Cavite is dubbed as the first 'green' travel fair in the world. **Jekki Pascual, ABS-CBN News**

## CAVITEX, C5 LINK, and CALAX Prepares for Increased Traffic Volume for Upcoming Long Weekend

Metro Pacific Tollways South (MPT South), a subsidiary of Metro Pacific Tollways Corporation (MPTC), the toll road development arm of Metro Pacific Investments Corporation (MPIC), is gearing up in preparation for the influx of motorists for the upcoming five-day long weekend holiday from April 6 to April 10, 2023.



The toll road operator anticipates a 10% to 15% increase in traffic volume along its high-speed road networks, from an average of 160,000 daily travelers in the Manila-Cavite Ex-

pressway (CAVITEX), 16,000 in CAVITEX C5 Link, and 34,000 in Cavite-Laguna Expressway (CALAX), with many people looking to travel to their hometowns or take a short break.

To help motorists have a comfortable and stress-free trip, operations of MPT South will be placing its operations on 'high alert' status and reactivating the

**CAVITEX • 7**

# NEWS

## Job Fair in Alfonso

As part of the recovery efforts on the after effects of the COVID-19 pandemic to the livelihood and employment of the younger workforce, the Sangguniang Kabataan Provincial Federation headed by its President, Board Member Tom Carlo M. Ardemer spearheaded a Mega Job Fair Caravan with the theme, "Trabaho sa Kabataang Kabitenyo" in Alfonso, Cavite on March 24, 2023 thru the Provincial Public Employment Service Office (PPESO). The event was in partnership with the SK Federation Presidents from the LGUs of Alfonso, Magallanes and General Emilio Aguinaldo, and in collaboration with DOLE Cavite and the Department of Migrant Workers (DMW).



Krystal Faye Alcazar, SK Federation President of Alfonso welcomed the guests and applicants in the said activity and encouraged the youth take advantage of the opportunity offered in the mega job fair. BM Ardemer and PPESO Head, Ms. Rizalie Pinpin-Enero also delivered messages recognizing the partners who have been instrumental in bringing the job caravan to the LGUs.

Also present in the event were SK Federation Presidents, John Allen Cabahug of General Emilio Aguinaldo, Glydel Ann Crisostomo of Magallanes, Councilor Joseph Lopez and Mr. Eddie Panganiban, representatives from Gen-

eral Emilio Aguinaldo and Mr. EJ Fontanilla, who co-hosted the job fair.

Awarding of certificates to partner agencies was also done during the event.

Participating employers include Caishen Marketing Services, Inc., Enomoto Philippine Manufacturing, Inc., Euro-Med Laboratories, H.R.D Singapore, Synergy Expert Labor Service Cooperative, Sanford Marketing (SM Savemore), Powerlane Resources and Hopewell Overseas Manpower Network, Inc., W&W Human Resource, Specialists Corporation, WaltherMart Supermarket, Inc., and Lazurite Titanium & Life Insurance Agency (Pru-Life UK).

Among the local job positions offered were production operators, quality control, molding inspector, assembly technician, stamping operator, and facility technician. Overseas jobs offered were caregiver, staff nurse, nursing aide, general crop farmer, livestock farmer, hotel maintenance, technician officer, waitress, engineers, building electrician, furniture carpenter, fork lift operator and foreman.

A total of 3,718 vacancies for local employment and around 80 for overseas employment were offered. Some 64 applicants were interviewed and 22 were hired on the spot. (PICAD)



**FLASH SALE AT MANJARU – SM CENTER IMUS, CAVITE – It's getting warmer and travel season is just around the corner! Get ready for your summer flip flops and get more quality slippers for a lower price! You can also get exclusive discounts for their running shoes and bags for a limited time only. More deals are waiting for you when you visit Manjaru at SM Center Imus.**

## Sports Life

By Francis Buenaventura



### Collaboration Between Scholastic Sports Camp and Cavite School of St. Mark for Enhanced Sports Training

**D**on't delay, sign up today! The Scholastic Sports Camp, in collaboration with Cavite School of St. Mark, is organizing three sports camps for its first-ever collaboration, which include basketball, chess, and volleyball. Keep reading to discover more details about the sports camps that are available and the enrollment process along with the link.

SCAN the QR CODE to REGISTER for the Scholastic Summer Sports Camp 2023 at Cavite School of St. Mark.

Now is the perfect opportunity to concentrate on a particular sport that aligns with your child's passion. Our two-hour sessions have been thoroughly tested to impart the essential skills of a sport, incorporating new values every week!

Having attended St. Mark, I feel fortunate to have received an education that prepared me not only for college but also for life. The school remained steadfast in its vision for all students who walked its halls, aiming to develop competent and ethical professionals with proven expertise and integrity who would eventually become leaders in their respective fields and pillars of their communities.

Strategically located at kilometer 17 of the Emilio Aguinaldo Highway in Bacoor City, at the intersection of Aguinaldo Highway and Habay, the Cavite School of St. Mark is one of the few schools in Cavite that focuses on the holistic development of students, including their heart, mind, body, and soul.

The Scholastic Sports Camp and CSSM are dedicated to offering developmentally-appropriate sports training to students in Kinder to Grade 12, aiming to benefit the community.

#### Basketball:

- \* 2 hours per session
- \* 8 Sessions. Saturdays-ONLY.
- \* Inclusive of one (1) Scholastic Basketball Camp Jersey and one (1) Basketball
- \* Date: June 3, 10, 17, 24, July 1, 8, 15 and 22
- \* Groupings and Schedule:
- \* Grades 9 to 12: 7:30 AM to 9:30 AM
- \* Grades 6 to 8: 7:30 AM to 9:30 AM
- \* Kinder to Grade 2: 10:00 AM -11:30 AM
- \* Grades 3 to 5: 10:00 AM – 11:30 AM
- \* Venue: Basketball Court, Cavite School of St. Mark, Bacoor City
- \* Registration Fee: Php 6,500.00 only

**Volleyball:**

- \* 2 hours per session
- \* 8 Sessions. Wednesdays-ONLY
- \* Inclusive of one (1) Scholastic Volleyball Camp Jersey and one (1) volleyball
- \* Date: June 7, 14, 21,28, July 5, 12, 19 and 26
- \* Groupings:
- \* Grades 9 to 12: 7:30 AM to 9:30 AM
- \* Grades 6 to 8: 7: 30 AM to 9:30 AM
- \* Kinder to Grade 2: 10:00 AM to 11:30 AM
- \* Grades 3 to 5: 10:00 AM to 11:30 AM
- \* Venue: Volleyball Court, Cavite School of St. Mark, Bacoor City
- \* Registration Fee: Php 6,500.00 only

#### Chess:

- \* 2 hours per session
- \* 8 Sessions. Wednesdays and Fridays
- \* Inclusive of one (1) Scholastic Chess Camp Notebook and 1 SIMULTANEOUS Exhibition Game with a Chess Master
- \* Date: June 7, 9, 14, 16, 21, 23, 28, and 30
- \* Venue: Library, Cavite School of St. Mark, Bacoor City.
- \* Registration Fee: Php 6,500.00 only

Scholastic Sports Camp and Cavite School of St. Mark sessions begin on June 3, 2023. See you there!

Support Creators like me!

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

Join My Community: <https://www.facebook.com/groups/sportsandpeggroup>

Watch and Subscribe to my YT Channel: <https://www.youtube.com/c/CoachFrancis>



## Editorial

### High Seas Treaty offers opportunities for PH

**E**ARLIER this month, member states of the United Nations, including the Philippines, approved a landmark High Seas Treaty, ending a decade of contentious negotiations capped off by a marathon, 38-hour session just before the final draft was approved by the UN General Assembly.

Almost two-thirds of Earth's surface is covered by seas, and the ocean makes up 95 percent of Earth's total habitat by volume, but only about 39 percent of the planet's seas fall within national borders or jurisdictions. Of the rest, only about 1 percent is protected. The High Seas Treaty aims to provide some protection and rules for exploitation and management of the vast ocean ecosystem, in line with the target of putting at least 30 percent of ocean, land and coastal areas under protection by 2030, the so-called 30-by-30 agreement reached in December at the UN Biodiversity Conference held in Montreal.

The main points of the new High Seas Treaty are a stipulation that environmental impact assessments must be completed before any new exploitation of marine resources — such as commercial fishing, undersea mining, or oil or gas exploration — are undertaken in areas beyond national jurisdictions. It also features provisions to allow for the equitable sharing of knowledge, technologies and benefits from marine genetic resources.

By signing up with an email address, I acknowledge that I have read and agree to the Terms of Service and Privacy Policy.

In a statement, a representative of the UN explained, "[The treaty] is not about putting nature in a bell jar to remain untouched — but rather, applying a precautionary approach to using marine resources responsibly in this 'Wild West' of the high seas, to ensure that we are not depleting ocean ecosystems and leaving nothing for tomorrow."

In that sense, many of the countries which supported the treaty are looking at it as an opportunity for sustainable economic growth, and the Philippines should as well. There are three areas that are immediately apparent as potential advantages for the Philippines.

First, the new ocean treaty will offer access to a new range of financial and technical resources for conservation and climate change mitigation and adaptation efforts. Shortly after the treaty was passed by the UN General Assembly, both the European Union and the US announced that they would contribute to starting a proposed new fund for ocean protection, with initial amounts of €40 million and \$800 million, respectively. Even more new funding is expected to be announced by the World Bank when it holds its spring meeting next month.



Second, the new treaty is already inspiring development and investment demand in areas such as aquaculture and fisheries, waste management, and environmental remediation and conservation. Even though the High Seas Treaty pertains to areas outside national waters, it is recognized that the seas are all connected, and therefore efforts in a country's own territory can either help or hurt the success of efforts in the open seas.

Finally, the High Seas Treaty may provide some framework for the Philippines to resolve its dispute with China over the West Philippine Sea. As most of the sea is recognized as international waters, China will be obliged to curb some of its aggressive behavior, such as illegal construction and unregulated fishing, or face sanctions. Likewise, the High Seas Treaty encourages collective action, such as the already in

place Coral Triangle Initiative between the Philippines, Indonesia, Malaysia, Papua New Guinea, the Solomon Islands and Timor-Leste, or the long-proposed code of conduct for the West Philippine Sea.

Of course, all of this is prospective at this point; to be put into force, the treaty must be ratified by individual countries. In order to take advantage of its protections and the opportunities it offers, the Philippines must also ratify the treaty, which is the responsibility of the Senate. This measure should not be made to wait; it is after all the product of many years of discussion that the Philippines was a part of, and should already be familiar. Both for the sake of the country and for the sake of demonstrating world leadership, the Senate should take up the matter of ratification as soon as the official documents are received.

## Kulay Ube at Asul Na Pagkain

**A**ng mga prutas at gulay na kulay ube (purple) at asul (blue) ay kadalasang mabuti sa puso, tiyan at nagpapalakas din ng katawan. Ang mga pagkaing ito ay may sangkap na "anthocyanins" at iba pang anti-oxidants tulad ng lutein, resveratrol, vitamin C, flavonoids, ellagic acid at quercetin. Dahil dito, masustansya ang mga pagkaing may ganitong kulay tulad ng asul na ubas at talong.

1. Asul na ubas – Ang ubas na kulay asul ay may taglay na flavonoids, quercetin, at resveratrol (nasa balat ng ubas). Ayon sa pagsusuri, ang ubas ay nagpapataas ng ating good cholesterol. Pinipigilan nito ang pag-buo-buo ng platelets sa dugo para hindi magbara ang ugat. Ayon sa mga eksperto, mas masustansya ang asul, pula at itim na ubas kumpara sa berdeng ubas. Ang ubas ay napag-alaman ding may panlaban sa virus at bacteria. Para sa maysakit, mainam silang pakainin ng ubas dahil pinapalakas nito ang immune system ng katawan at bibilis ang kanilang paggaling. Huwag lang kumain ng sobrang daming ubas at ito'y nakatataba din. Sa bawat kainan ay mga 12 pirasong ubas lang ang nirerekomendang kainin.

2. Talong o eggplant – Ang talong ay may taglay na carbohydrates, potassium, calcium, vitamin B at vitamin C. Ayon sa pag-aaral, ang talong ay mayaman sa phytochemicals na makatutulong sa pag-iwas sa kanser. Mayroon ding sangkap na diuretic o pampaihi ang talong na makabubuti sa mga pasyenteng may bato sa bato (kidney stones) at high blood pressure. Makatutulong din ang talong sa pagtunaw ng ating kinakain.

3. Ube – Ang ube ay may carbohydrate at fiber na puwedeng kainin ng mga may diabetes at sakit sa puso. Mataas ito sa vitamin C at vitamin B na mahusay sa ating balat at dugo. Mayaman ito sa

### DOKTOR NG MASA

ni Dr. Willie Ong



potassium, copper at manganese na kailangan ng ating katawan.

Ang iba pang masustansyang kulay asul na prutas at gulay ay ang prunes, blueberries at kulay ube na repolyo.

## KULAY UBE AT ASUL NA PAGKAIN



PMC PULSO NG MAKABAGONG CAVITEÑO NEWS PUBLICATION, a community newspaper published weekly, every Sunday and circulated throughout the province of Cavite, has its editorial and business office at Blk. 7 Lot 8 & 10 Salinasville I, Bacoor City, Cavite

DTI NO. 1017276 Mobile No.: 09959874383

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Circulation Manager : DIOSDADO M. VELASQUEZ JR.

#### SUBSCRIPTION RATE

1 Month ..... P 20.00 3 Months ..... P 60.00  
6 Months ..... P 120.00 One Year ..... P 240.00

#### ADVERTISING RATE

Commercial.....P200.00/col. cm. Legal.....P160.00/col. cm.

MEMBER Publishers Association  
**Papi** of the Philippines, Inc.

NOTE: All news articles and opinions expressed by the writers are entirely their own and do not reflect the opinion of the Publisher, Management of this Publication.

# 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-027-23**

**PERLITA M. CERVAS**  
 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 Ext. City of Makati against the Mortgagor/s, **PERLITA M. CERVAS represented by her attorney-in-fact, MYLENE A. CERVAS**, with residence and postal address at 43 Alitaya, Mangaldan, Pangasinan and Lot 11 Block 3, Mallow Street, Somerset 9, Brgy. Navarro, General Trias City, Cavite to satisfy the mortgage indebtedness which as of 31 January 2023 amounts to **EIGHT HUNDRED EIGHTY THOUSAND NINE HUNDRED EIGHTY SIX PESOS AND 95/100 (P880,986.95)**, 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 **13 APRIL 2023 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. 057-2016073624**

**LOT NO. 11 BLOCK NO. 3 PLAN NO. PCS-04-028600**  
**PORTION OF:** LOT 3423, FLS-1133-D (RS-04-005160) & BLOCK 12, PCS-04-028446, DECREED NO. 4270; LRC REC. NO. 5964

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

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 12, BLOCK 3, PCS-04-028600
2-3	NW	ROAD LOT 5, PCS-04-028600
3-4	NE	LOT 10, BLOCK 3, PCS-04-028600
4-1	SE	LOT 13, BLOCK 3, PCS-04-028600

**AREA: ONE HUNDRED SQUARE METERS (100), 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 **27 APRIL 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, 14 MARCH 2023

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

**Copy Furnished:**

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

**LOCK LAW OFFICE**  
 No. 88 N. Jacinto Street, BF Classic Homes Village, Parañaque City

**PERLITA M. CERVAS**  
**MYLENE A. CERVAS**  
 43 Alitaya, Mangaldan, Pangasinan

REPUBLIC OF THE PHILIPPINES  
 REGIONAL TRIAL COURT  
 FOURTH JUDICIAL REGION  
 BRANCH 131  
 TRECE MARTIRES CITY  
 CAVITE

**PETITION FOR CANCELLATION OF ENCUMBRANCES (SEC. 4 OF RULE 74 OF THE RULES OF COURT, ARTICLE 567 OF THE CIVIL CODE, AND SECTION 7 OF RA 26) ANNOTATED ON TRANSFER CERTIFICATE OF TITLE NO. 057-2020009905,**

**ANTEL TANZA INC., REPRESENTED HEREIN UNDER DULY AUTHORIZED REPRESENTATIVE LEONOR R. REYES,**  
 Petitioner,

- versus - **LRC CASE NO. 6832-057-22**

**THE REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE,**  
 Respondent.

X----- X

**AMENDED ORDER**

This motu proprio amends the Order dated 17 November 2022, to afford Petitioner the sufficient time to cause the publication of the initial order.

Filed before this Court is a verified petition for the **PETITION FOR CANCELLATION OF ENCUMBRANCES (ART. 567 OF THE OLD CIVIL CODE, SEC. 4 OF RULE 74, SEC. 7 OF RA 26, AND SPECIAL POWERS OF ATTORNEY) ANNOTATED ON TRANSFER CERTIFICATE OF TITLE NO. T-857568.**

Finding the aforementioned petitions to be sufficient in form and substance the same is hereby set for initial hearing on **16 AUGUST 2023 at 8:30 o'clock in the morning / 1:30 o'clock in the afternoon**, where any and/or all parties interested may oppose the said petition.

Let copy of this Order be posted at the Bulletin Board of Government Center Building and at the entrance of the Cavite Provincial Capitol Building, Trece Martires City, Public Market, City and Barangay Hall where the property/ies is/ are situated as well as on the land/s itself and all located at MUNICIPALITY OF TANZA, CAVITE and other copies be furnished to the Register of Deeds for the Province of Cavite, Office of the Solicitor General (OSG), possible oppositors and their counsels. For this purpose, the petitioner or his/ her duly authorized representative is hereby directed

To immediately coordinate with the sheriff of this Court as regards the posting of this Order on the land which is the subject of this Petition, within five (5) days from receipt hereof.

Let the same order be published in a newspaper of general circulation once a week for three (3) consecutive issues at the expense of the petitioner. For this purpose, Petitioner is directed to coordinate only with the Office of the Clerk of Court, this jurisdiction.

Let Compliance be submitted by the Petitioner to the Court within five (5) days after duly observing the aforementioned procedures.

**SO ORDERED.**

Trece Martires City, FEBRUARY 14, 2023.

(Sgd.) **JEAN DESUASIDO-GILL**  
 Presiding Judge

**Copy furnished:**

Lot 11 Block 3, Mallow Street, Somerset 9, Brgy. Navarro, General Trias City, Cavite

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: March 20, 27 & April 3, 2023

**ANTEL TANZA INC., LEONOR R. REYES**  
 Unit 2502, Antel Corporate Center, 121 Valero Street, Salcedo Village, Makati City 1227

**ATTY. EARL ALFRED B. REYES**  
 Unit 2502, Antel Corporate Center, 121 Valero Street, Salcedo Village, Makati City 1227  
 earlreyes@antel.com.ph

**THE REGISTER OF DEEDS**  
 Trece Martires City, Cavite 4109

**REYNALDO SALOMA**  
 Sheriff IV  
 RTC Br. 131- Trece Martires City, Cavite 4109

**RTC – OFFICE OF THE CLERK OF COURT**  
 Br. 131- Trece Martires City, Cavite 4109

**OFFICE OF THE SOLICITOR GENERAL**  
 134 Amorsolo St., Legaspi Village, Makati City 1229

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: March 20, 27 & April 3, 2023

## Young Summit

from page 1

Olazo said the summit hopes to mobilize, equip and empower the youth sector in the province to be strong partners for the anti-illegal drugs campaign and community mobilization program of the government. It also targets to raise awareness about the dangers of illegal drugs and substance use and promote a drug-free lifestyle.

DILG Undersecretary for Barangay Affairs Felicito A. Valmocina graced the event as the guest of honor and speaker.

During the program,

CALABARZON Battle Against Drugs (BAD) Regional Director Rev. Ephraim T. Segovia also gave a lecture on the background and objective of BAD while resource speakers from the Hands Off Our Children Movement Advocacy shared their insights and real-life experiences on drug abuse.

The Cavite PPO expressed hopes that the event will serve as an activator for more initiatives that promote healthy and responsible living among the youth in the province. **(Ruel B. Francisco, PIA Cavite)**

## Green

from page 1

The travel mart features booths offering ecotourism packages and other environment-friendly activities.

There are booths of tourism-related establishments such as hotels and resorts. There are also booths of tourism offices from different provinces and countries. The Department of Trade and Industry and the Department of Tourism also have a booth showcasing Filipino-made products and services.

"The end all and be all of tourism, after all, should be that we respect the gifts that God has given us and at the same time harness these gifts for economic oppor-

tunities livelihood sa ating mga kababayang Pilipino," said Frasco.

Bautista meanwhile said transport terminals are ready with the influx of tourism this summer season. They have talked to different agencies and transport companies to make travel smoother.

"Pag meron mga delays siguraduhin niyo na meron pagkain ang ating mga pasahero, meron sila mga drinks, they are taken cared of well," Bautista told airlines.

The International Eco Tourism Travel Mart will open until this weekend. Aside from booths, there are also talks and seminars.

# LEGAL NOTICES

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

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

- versus - **EJF NO. TG-22-064**  
 FOR: Application for Extra-Judicial  
 Foreclosure of Mortgage  
 [Under Act No. 3135, As Amended]

**Spouses EFREN DELOS SANTOS TALISAYON**  
**and ANNABEL SERDON TALISAYON,**  
 Debtors/Mortgagors,

X- - - - - X

**SECOND NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **BDO UNIBANK, INC.,** a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office and place of business at 11F BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City, pursuant to the terms and conditions of the Deed of Real Estate Mortgage ("MORTGAGE") executed and notarized on September 6, 2019 by Debtors/Mortgagors, **Spouses EFREN DELOS SANTOS TALISAYON and ANNABEL SERDON TALISAYON**, both of legal age, Filipino citizens, with residence postal addresses at (1) Blk. 12, Lot 11, Anonas Drive cor. Guyabano St., Sta. Isabel Village, Tayabas, Quezon Province and (2) Unit 0GF-0014, Ground Floor, Building 1, Pine Suites Tagaytay, Silang Junction West, Tagaytay City, Cavite represented by **MARIBA OGAÑA ARELA** as per Special Power of Attorney executed and notarized on January 18, 2017 respectively, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2019000848** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **FOUR MILLION TWENTY NINE THOUSAND NINE HUNDRED FIFTEEN PESOS AND 25/100 (Php4,029,915.25)** inclusive of interest, penalties and other charges, as of July 15, 2022, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on **May 4, 2023 at 10:00 o'clock in the morning** or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

**CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2019000848**  
**Registry of Deeds for Tagaytay City**

"IT IS HEREBY CERTIFIED that the unit identified and described as:

**PINE SUITES TAGAYTAY - BUILDING 1**  
**FLOOR** : 01 GROUND FLOOR  
**UNIT NO.** : 0GF-0014  
**UNIT DESCRIPTION** : RESIDENTIAL  
**UNIT TYPE** : 2 BEDROOM  
**RES FLOOR AREA** : 40.15 SQUARE METERS  
**BALCONY** : 8.64 SQUARE METERS  
**DRYING CAGES** : 3.00 SQUARE METERS  
**TOTAL FLOOR AREA** : 51.79 SQUARE METERS

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on **TRANSFER CERTIFICATE OF TITLE 2013006014** which embraces and describes the land located at TAGAYTAY CITY with an area of **TEN THOUSAND (10,000) Square Meter**, is registered in the name of:

**Owner: SPOUSES ANNABEL SERDO TALISAYON AND EFREN DELOS SANTOS TALISAYON FILIPINOS**

**Address: ANONAS DENE COR. GUYABANO ST., STA. ISABEL VILLA TAYABAS CITY**

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

**SECURITY BANK CORPORATION,**  
 Applicant-Mortgagee,

- versus - **EJF NO. TG-23-011**  
 FOR: Application for Extra-Judicial  
 Foreclosure of the Real Estate Mortgage  
 under Act No. 3135, As Amended

**ANNALIZA C. VALIMENTO,**  
 Debtor-Mortgagor.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **SECURITY BANK CORPORATION,** a universal banking institution duly organized and existing by virtue of the laws of the Philippines, with principal office and place of business at Security Bank Centre Building, 6776 Ayala Avenue, Makati City, pursuant to the terms and conditions of the Uniform Mortgage Agreement ("MORTGAGE") executed and notarized on June 27, 2022 by Debtor/Mortgagor, **ANNALIZA C. VALIMENTO,** with residence and postal addresses at (1) 1714, Avida Tower, I San Lorenzo, Pasong Tamo, Makati City; (2) Serin West Tagaytay, Unit 620, 6th Floor with Balcony, Tower 2, Barangay Silang, Crossing East, Tagaytay City, Cavite and (3) 25 Columbia St., Better Living, Parañaque City, 1700, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2019001118** of the Registry of Deeds for Tagaytay City, in

In the event the public auction should not take place on the said date, it shall be held on **May 11, 2023** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2019000848** the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, March 17, 2023.

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

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

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

Copy Furnished:

**BDO UNIBANK, INC.,**  
 Mortgagee  
 BDO Corporate Center, No. 7899 Makati Ave., Makati City

**SPOUSES EFREN DELOS SANTOS TALISAYON and ANNABEL SERDON TALISAYON,**  
 Mortgagors

(1) Blk. 12, Lot 11, Anonas Drive cor. Guyabano St., Sta. Isabel Village, Tayabas, Quezon Province  
 (2) Unit 0GF-0014, Ground Floor, Building 1, Pine Suites Tagaytay, Silang Junction West, Tagaytay City, Cavite

**MARIBA OGAÑA ARELA**  
 Attorney-in-Fact of the Mortgagors  
 Guyabano St., Santa Isabel Village Tayabas City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: April 3, 10 & 17, 2023

order to satisfy the outstanding loan obligation of the Mortgagor/Borrower in the amount of **FIVE MILLION ONE HUNDRED FORTY-THREE THOUSAND THREE HUNDRED FIVE PESOS AND 70/100 (Php5,143,305.70)** inclusive of interest, penalty and other charges, as of November 29, 2022, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Rhiz Sa?el C. Toledo, will sell at public auction on **April 25, 2023 at 10:00 o'clock in the morning** or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

**CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2019001118**  
**Registry of Deeds for Tagaytay City**

"IT IS HEREBY CERTIFIED that the unit identified and described as:

**FLOOR** : 6  
**UNIT CALL OUT** : 620  
**UNIT TYPE** : 1 BEDROOM  
**UNIT AREA** : 40.20 SQUARE METERS  
**BALCONY AREA** : 10.55 SQUARE METERS  
**TOTAL AREA** : 50.75 SQUARE METERS

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on **TRANSFER CERTIFICATE OF TITLE 2012005377** which embraces and describes the land located at BRGY. SILANG, CROSSING EAST, TAGAYTAY CITY with an area of **TEN THOUSAND (10,000) Square Meter**, is registered in the name of

**Owner: ANNALIZA CRUZ VALIMENTO, SINGLE, OF LEGALAGE, FILIPINO**

**Address: 25 COLUMBIA ST., BETTER LIVING, PARAÑAQUE CITY, 1700"**

In the event the public auction should not take place on the said date, it shall be held on **May 2, 2023**, without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2019001118** the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, March 27, 2023.

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

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

Copy Furnished:

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

**ANNALIZA C. VALIMENTO**  
 Mortgagor  
 (1) 1714, Avida Tower, I San Lorenzo, Pasong Tamo, Makati City  
 (2) Serin West Tagaytay, Unit 620, 6" Floor with Balcony, Tower 2, Barangay Silang, Crossing East, Tagaytay City Cavite  
 (3) 25 Columbia St., Better Living, Parañaque City, 1700

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: April 3, 10 & 17, 2023

**SMALL ACTS,  
 WHEN MULTIPLIED BY  
 MILLIONS OF PEOPLE,  
 CAN TRANSFORM THE WORLD**  
 - Howard Zinn

# LEGAL NOTICES

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

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

**- versus - EJF NO. TG-22-074**  
FOR: Application for Extra-judicial  
Foreclosure of Mortgage  
[Under Act No. 3135, As Amended]

**BENSON JAY R. ALMONTE,**  
Debtor/Mortgagor.

X- - - - - X

**SECOND NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office and place of business at 11F BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City, pursuant to the terms and conditions of the Real Estate Mortgage ("MORTGAGE") executed and notarized on December 14, 2018 by Debtor/Mortgagor, **BENSON JAY R. ALMONTE**, of legal age, Filipino, with residence and postal addresses at (1) 397 A Samalabanan Subd., Medicion II-C, Imus, Cavite; (2) 169 M.H. Del Pilar St., Pinagbuhatan, Pasig City; and (3) Blk. 24, Lot 16, Kohana Grove, Sabutan, Silang, Cavite; and (4) 0800 ME (A) Samala Subd., Medicion II-D, Imus, Cavite represented by **JUDIE REGINIO ALMONTE** as per Special Power of Attorney executed and notarized on December 03, 2015, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 076-2017010686** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor/Borrower in the amount of **TWO MILLION SEVEN HUNDRED SIXTY THOUSAND FIVE HUNDRED NINE PESOS AND 67/100 (Php2,760,509.67)** inclusive of interest, penalties and other charges, as of August 30, 2022, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on **May 4, 2023 at 10:00 o'clock in the morning** or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 076-2017010686**  
**Registry of Deeds for Tagaytay City**

"IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF SABUTAN, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, ISLAND OF LUZON, more particularly bounded and described as follows:

A PARCEL OF LAND (LOT 16, BLK. 24 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-028109, BEING A PORTION OF LOTS 2651-A, 2651-B, 2651-C, 2651-D, 2651-E, 2651-F, 2651-G, 2651-H, 2651-I, 2651-J, CSD-04-028969-D ), SITUATED IN THE BARANGAY OF SABUTAN, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 2, BLOCK 24; ON THE SE., ALONG LINE 3-4 BY ROAD LOT 26 AND ON THE SW., ALONG LINE 4-1 BY LOT 17, BLOCK 24 ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 24 DEG. 39'E., 4120.27 M. FROM BLLM NO. 1, CAD-452-D, SILANG CADASTRE, THENCE N. 02 DEG. 39' E., 9.00 M. TO POINT 2; THENCE S. 87 DEG. 21' E., 10.00 M. TO POINT 3; THENCE S. 02 DEG. 39' W., 9.00 M. TO POINT 4; THENCE N. 87 DEG. 21' W., 10.00 M. TO THE POINT OF BEGINNING, CONTAINING AN AREA OF **NINETY (90), SQUARE METERS**. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40

**Republic of the Philippines  
REGIONAL TRIAL COURT  
Fourth Judicial Region  
Branch 109, Carmona, Cavite  
2ndFlr., Hall of Justice Bldg., Brgy. Maduya,  
Carmona, Cavite  
Email add: rtc2cac109@judiciary.gov.ph; Tel.  
No. (046) 4828527**

**METROPOLITAN BANK & TRUST COMPANY,**  
Mortgagee,

**- versus - EJF-2023-24**  
For: EXTRA JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE UNDER  
ACT 3135, AS AMENDED BY ACT 4118

**JOHN KENNETH C. PUCIO, represented by his  
Atty-in-fact, ESTELITA M. FURTON**  
Mortgagors/Debtors.

X- - - - - X

**NOTICE OF SHERIFF'S SALE**

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **METROPOLITAN BANK & TRUST COMPANY**, with postal address at Metrobank Plaza Building, Sen. Gil J. Puyat

CMS; BEARINGS TRUE; DATE OF ORIGINAL SURVEY; DEC. 7, 1973 TO DEC. 4, 1975 AND THAT OF THE CONSOLIDATION-SUBDIVISION SURVEY EXECUTED BY ABRAHAM O. MALING, GEODETIC ENGINEER, ON SEPT. 19-OCT. 27, 2012 AND WAS APPROVED ON MARCH 25, 2013. is registered in accordance with the provision of Section 103 the Property Registration Decree in the name of **Owner: BENSON JAY R. ALMONTE**, SINGLE, FILIPINO, OF LEGAL AGE **Address: 0800 ME (A) SAMALA SUBD., MEDICION II-D, IMUS, CAVITE**

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

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 076-2017010686** the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, March 17, 2022.

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

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

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

**Copy Furnished:**

**BDO UNIBANK, INC.**,  
Mortgagee  
11F BDO Towers Valero (formerly Citibank Tower),  
8741 Paseo de Roxas, Makati City

**BENSON JAY R. ALMONTE**  
Mortgagor  
(1) 397 A Samalabanan Subd., Medicion II-C, Imus, Cavite  
(2) 169 M.H. Del Pilar St., Pinagbuhatan, Pasig City  
(3) Blk. 24, Lot 16, Kohana Grove, Sabutan, Silang, Cavite  
(4) 0800 ME (A) Samala Subd., Medicion II-D, Imus, Cavite

**JUDIE REGINIO ALMONTE**  
Attorney-in-Fact of the Mortgagor  
169 M.H. Del Pilar St., Pinagbuhatan, Pasig City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: April 3, 10 & 17, 2023

Avenue Extension, Makati City, against the mortgagor/debtor, **JOHN KENNETH C. PUCIO** represent by his attorney-in-fact **ESTELITA M. FURTON** with residence and postal address/es at 1.) 3135 Me Belizario Comp. Brgy. San Jose, Biñan, Laguna; and 2.) Block 10 Lot 33 Phase 2, Carmona Estates, Brgy. Lantic, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 31 January 2023 amounts to **ONE MILLION THIRTY NINE THOUSAND THREE HUNDRED SEVENTY SIX PESOS AND FIFTY SIX CENTAVOS (Php1,039,376.56)**, 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 **May 18, 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. 057-2016033827**

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF LANTIC, MUN. OF CARMONA, PROV. OF CAVITE, ISLAND OF LUZON, bounded and described as follows: "A PARCEL OF LAND (LOT 33, BLK. 10 OF THE CONS. AND SUBD. PLAN, PCS-04-025224, BEING A PORTION OF THE CONS. OF LOTS 1 TO 3, BLK. 6 ROAD LOT 9, ALL OF PCS-04-023857, L.R.C. REC. NO. 169 & 52711), SITUATED IN THE BRGY. OF LANTIC, MUN. OF CARMONA, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 34, BLK. 10; ON THE SE., ALONG LINE 2-3 LOT 35, BLK. 10; ON THE SW., ALONG LINE 3-4 BY ROAD LOT 11; AND ON THE NW., ALONG LINE 4-1 BY LOT 31, BLK. 10, ALL OF THE CONS. AND SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S. 27 DEG. 11'W., 2742.75 M. FROM BLLM. #6, CAD-285, CARMONA CADASTRE; THENCE S. 27 DEG. 57'E., 5.00 M. TO PT. 2; THENCE S. 62 DEG. 03'W., 10.00 M. TO PT. 3; THENCE N. 27 DEG. 57'W., 5.00 M. TO PT. 4; THENCE N. 62 DEG. 03'E., 10.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **FIFTY (50) SQ. METERS, MORE OR LESS**. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S., CYL. CONC. MONS. 15X40CMS; BEARINGS TRUE; DATE OF ORIG. SURVEY; JAN. 24, 25 & 27, 1936 & AUG. 1940 TO MAY 1941, AND THAT OF THE CONS. AND SUBD. SURVEY; JAN. 1-15, 2009 & WAS APPROVED ON APRIL 16, 2009."

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 **May 25, 2023**, at the same time and place without further notice.

27 March 2023 at Carmona, Cavite.

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

Prepared by:

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

**Copy furnished:**

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

**CORPUZ EJERCITO MACASAET RIVERA & CORPUZ LAW OFFICES**  
By **GREGORIO S. EJERCITO, JR.**  
16/F Unit 1602 Centerpoint Building, Julia Vargas Avenue corner Garnet Road, Ortigas Center, Pasig Center

**JOHN KENNETH C. PUCIO, rep. by ATTY-IN-FACT ESTELITA M. FURTON**  
1.) 3135 Me Belizario Comp. Brgy. San Jose, Biñan, Laguna  
2.) Block 10 Lot 33 Phase 2, Carmona Estates Brgy. Lantic, Carmona, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: April 3, 10 & 17, 2023

# LEGAL NOTICES

REPUBLIC OF THE PHILIPPINES  
 REGIONAL TRIAL COURT  
 FOURTH JUDICIAL REGION  
 BRANCH 4-FC  
 CITY OF IMUS, CAVITE

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

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

**ROLANDO V. OBAR married to ESTER JENNIFER F. OBAR,**  
 Mortgagors.  
**FC Case No. 17745-23**

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **ROLANDO V. OBAR married to ESTER JENNIFER F. OBAR**, mortgagors, with residential and postal address at 2133 Rd 15 Fabie Estate, Sta. Ana, Manila 1009 and/or Lot 2, Block 2, Sunset Meadow Marulas, Kawit, Cavite, to satisfy the mortgage indebtedness which as of November 11, 2022 amounts to **SIX HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED ELEVEN PESOS AND 60/100 (Php623,511.60)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **April 25, 2023 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE No. 057-2011002084**

"A parcel of land (Lot 2 Block 2 of the consolidation-subdivision plan Pcs-04024461, being a portion of Lot 470 cad-203, Kawit Cadastre & Lot 3-C, Psd-68831, LRC Record No. ), situated in the Brgy. Pasong Buaya, Municipality of Kawit, Province of Cavite, Island of Luzon. Bounded on the SW., along line 1-2 by Lot 3-B, Psd-68831; on the NW., along line 2-3 by Lot 3, Block 2; on the NE., along line 3-4 by Road Lot 2 and on the SE., along line 4-1 by Lot 1, Block 2 all of the cons. - subd. plan. x x x containing an area of **THIRTY SIX (36) SQUARE METERS, MORE OR LESS. x x x.**"

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

In the event the public auction should not take place on the said date, it shall be held on **May 2, 2023** at 10:00 o'clock in the morning without further notice.

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

City of Imus, Cavite, Philippines, January 31, 2023

**(Sgd.) EMMANUELLE H. FRANCISCO**  
 Sheriff IV

APPROVED

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

**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

**ROLANDO V. OBAR married to ESTER JENNIFER F. OBAR**  
 2133 Rd 15 Fabie Estate, Sta. Ana, Manila  
 Lot 2, Block 2, Sunset Meadow Marulas, Kawit, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: March 20, 27 & April 3, 2023

REPUBLIC OF THE PHILIPPINES  
 Regional Trial Court  
 Fourth Judicial Region  
 Branch 20  
 City of Imus, Cavite

**NATIONAL HOME MORTGAGE FINANCE CORPORATION,**  
 Mortgagee/Assignee,

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

**ROSS G. PAGUINTO,**  
 Mortgagor.  
**FC CASE NO. 17680-22**

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 file by **NATIONAL HOME MORTGAGE FINANCE CORPORATION**, mortgagee, with principal office at 104 Amorsolo St., Legaspi Village, Makati City, against **ROSS G. PAGUINTO**, mortgagors, with residence address at A.R.G. Bahayang Pag-Asa Lot 29, Block 12, Pasong Buaya, Imus, Cavite/86 Jasmin St., Caloocan City, to satisfy the mortgage indebtedness which as of October 31, 2022 amounts to **EIGHT HUNDRED EIGHTY THOUSAND FOUR HUNDRED TWENTY TWO PESOS & 20/100 (Php880,422.20)** Philippine Currency, excluding interest and penalty charges, attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at Public Auction on **May 2, 2023 at 10:00 a.m.**, or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder for cash and in Philippine Currency, the following property with all the improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE No. T- 403771**

"A parcel of land (Lot 29, Blk. 12 of the cons. - subd. Plan, Pcs-042109-007183, being a portion of the cons. Of Lots 5612 & 5613, Imus Estate, LRC Rec. No. ), situated in the Brgy. Pasong Buaya, Mun. of Imus, Prov. Of Cavite, Is. Of Luzon. Bounded on the SE., along line 1-2 by Lot 31, Blk. 12; on the SE., along line 2-3 by Road Lot 11; on the NW., along line 3-4 by Lot 26; & on the NE., along line 4-1 by Lot 28, both Blk. 12, all of the cons. - subd. Plan. x x x containing an area of **SIXTY (60) SQ. METERS. X x x**"

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

In the event the public auction should not take place on the said date, it shall be held on **May 9, 2023** at 10:00 a.m without prior notice.

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

Imus, Cavite, Philippines, March 13, 2023

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

Approved:

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

**Copy Furnished:**

**NATIONAL HOME MORTGAGE FINANCE CORP.**  
 104 Amorsolo St., Legaspi Village, Makati City

**ROSS G. PAGUINTO**  
 A.R.G. Bahayang Pag-Asa Lot 29, Block 12, Pasong Buaya, Imus, Cavite 86 Jasmin St., Caloocan City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: March 20, 27 & April 3, 2023

**Cavitex**

from  
 page 1

"Safe Trip Mo, Sagot Ko (SMSK) " motorist assistance program from 6AM of April 5 to 6AM of April 11, 2023 across its road network. The program provides a range of services such as the provision of additional manpower for on-ground services such as traffic management and toll collection, standby emergency medical services, and incident response teams to render assistance to motorists.

Also under the SMSK program, the toll road operator will offer free towing for CLASS 1 vehicles (up to the nearest exit only). The SMSK program in CAVITEX is being done in partnership with its joint venture partner, Philippine Reclamation Authority through its operator, PEATC.

Motorists assistance is also made available through the following channels: 24/7 Customer Service Centers, 24/7 Customer Care Hotline 1-35000, and 24/7 social channels (Facebook: fb.com/caviteXpressway, fb.com/OfficialCALAX, and Twitter accounts: twitter.com/caviteXpressway, twitter.com/OfficialCALAX) during this period.

"We always encourage our motorists to avail of the free Easytrip RFID and ensure sufficient load balance in their Easytrip RFID for smoother travel. This makes toll transaction quicker, more efficient, helping reduce traffic congestion especially now that we are almost at the pre-pandemic level and more cars are seen traversing the roads," urged Mr. Raul L. Ignacio, President and General Manager of MPT South.

"Easytrip RFIDs can now be used on all toll roads in Luzon," reminded Ignacio. Motorists need only to enroll their Easytrip RFID to Autosweep to be able to use it on non-MPTC toll roads.

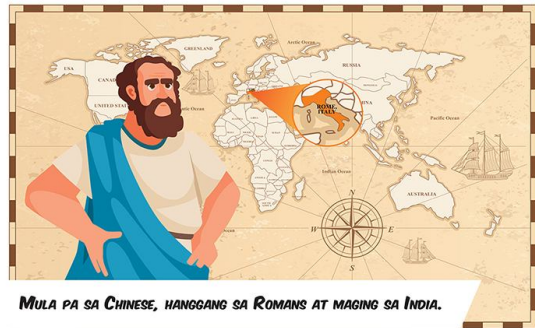
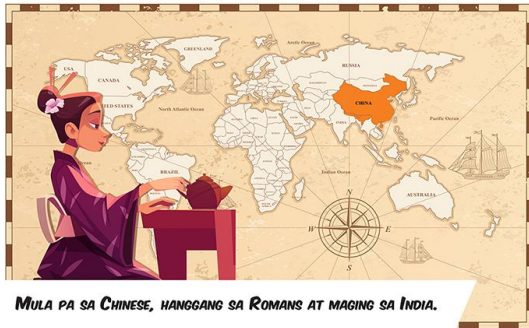
Easytrip services in Customer Service Centers of CAVITEX C5 Link and CALAX will be open during the holiday on a

regular schedule (Re-loading-24/7, Installation and Autosweep Enrollment- 5AM to 10PM), and 24/7 in CAVITEX Customer Service Centers- Manila and Cavite bound (except Good Friday- until 12AM only). For a full list of Easytrip stations and their schedule, motorists may visit [www.easytrip.ph/subscription](http://www.easytrip.ph/subscription) or Easytrip's official Facebook account ([fb.com/easytripPH](https://fb.com/easytripPH)).

Motorists can also reload and check their balance in the palm of their hand via the MPT DriveHub app available on IOS and android devices. It allows tracking of passages, calculation of toll fees, and monitoring of traffic conditions of MPTC expressways.

Moreover, MPT South encourages travelers to take the great opportunity of the long weekend and explore the beautiful destinations down South that are easily accessible thru MPT South's toll road. For those who are looking for exciting adventures or serene getaways in the provinces of Cavite and Laguna, MPT South's Biyaheng South social channels on Facebook and Tiktok (@biyahengsouth) and Instagram (@biyahengsouthph) offer valuable recommendations. Visitors can explore the garden capital of Silang, visit historical places in Kawit and Imus, or discover the coffee capital, Amadeo, and many more. MPT South is committed to providing travelers with the best possible travel experiences, whether they are driving for leisure or business.

MPTC is the biggest toll road developer and operator in the country. Aside from the CALAX and CAVITEX network of toll roads, MPTC's domestic portfolio includes the concessions for the North Luzon Expressway (NLEX), the NLEX Connector Road, the Subic-Clark-Tarlac Expressway (SCTEX) and the Cebu-Cordova Link Expressway (CCLEX) in Cebu.



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