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CSC urges civil servants to respect the PH flag as National Flag Days commence

In honor of the ongoing National Flag Days, which are observed from May 28 to June 12, Civil Service Commission (CSC) Chairperson Karlo Nograles has called upon civil servants to embrace patriotism by showing unwavering respect for the Philippine flag.

CSC URGES • 4

Tagaytay boosts sanitation, green dev't with treatment plant

TAGAYTAY City – PrimeWater and Tagaytay City Water District (TCWD) have completed the first septage treatment plant as part of their commitment to accelerate efforts in ensuring water sanitation and maintaining standards of public health to almost 19,000 customers all over this highland city in Cavite.

The completion of this septage treatment facility complies with the Republic Act 9275 or the Philippine Clean Water Act of 2004 which aims to safeguard, conserve and revitalize water sources in the country.

"This project marks a significant milestone in our commitment to proper wastewater management and environmental protection. Together with PrimeWater, we take this significant step towards promoting sanitation and sustainable development in our city," TCWD General Manager Carmelita O. Ferma said in a news release on Sunday.

The new facility, inaugurated at Barangay Guinhawa North can treat 30 cubic meters per day of wastewater collected from the septic tanks of concessionaires before releasing it to waterways.

"Recognizing the importance of reliable and sustainable water sources, we prioritize investing in infrastructure that meets the standards of water treatment and purification," PrimeWater Head for Wastewater and Sanitation Architect Vergel Angelo Paule said.

TAGAYTAY BOOSTS • 5



The Philippine Movement for Climate Justice, together with members of KAPAKANAN, Quezon for Environment (QUEEN), and residents of Atimonan, Quezon trooped to the DENR Central Office to file their opposition against the construction of Atimonan One Energy (A1E) Inc. of its 2,400-megawatt fossil gas plant project in Barangay Villa Ibaba, Atimonan citing threats to the environment, and the people's health and livelihood.

Buwan ng Magsasaka at Mangingisda, ipinagdiwang sa Cavite

TRECE MARTIRES CITY, Cavite (PIA) — Mas inilapit pa ng pamahalaan ang mga serbisyo nito para sa sektor ng agrikultura sa Calabarzon, kasabay ng pagdiriwang ng Buwan ng mga Magsasaka at Mangingisda sa pangunguna ng Department of Agriculture (DA) Region IV-A at Agricultural Training Institute (ATI) Calabarzon.



Inilunsad ng DA 4A Agribusiness and Marketing Assistance Division (AMAD) ang KADIWA Retail Selling na nilahukan ng siyam na Farmer Cooperatives Association (FCA) sa lalawigan. Kabilang dito ang Magallanes Samahang Magsasaka ng Kay-Apas at Medina Agriculture Cooperative, General Trias Dairy Raisers Multi-Purpose Cooperative, Daine 1 & 2 Farmers Association Inc., Pacheco Agrarian

Reform Cooperative, Café Amadeo Development Cooperative, Yakap at Halik MPC-Cavite, Luntian MPC, Laly's Mushroom Embotido at Bounty Harvest Farm. Umarangkada ang KADIWA upang tulungan ang mga FCA na mailapit ang kani-kanilang mga pangunahing produkto tulad ng gulay, prutas at karne sa mga lugar kung saan magkakaroon naman ng access ang mga mamimili sa mas mababang halaga

kumpara sa mga regular na pamilihan.

Naghatid rin ng bagong kaalaman ang DA IV-A sa pamamagitan ng tatlong paksang tinalakay sa "ATI@Home Urban Agriculture Seminar Series."

Sa kanyang mensahe, pinasalamatang ni ATI Calabarzon Center Director Rolando V. Maniang ang 40 kalahok

BUWAN • 7

NEWS

PBBM ADMIN WORKING TO ADDRESS VAT COLLECTION INEFFICIENCY, SAYS FINANCE CHIEF

The Marcos administration is working with the International Monetary Fund (IMF) for the conduct of a study aimed at addressing the low value-added tax (VAT) efficiency in the country, the Finance Department said on Tuesday.

"We actually talked with the IMF and we asked them to conduct a study on where we can improve on broadening the tax base," Finance Secretary Benjamin Diokno said in a press briefing in Malacañang when asked about government measures to tackle low VAT efficiency.

"Meaning, maybe we find areas where we can recover iyong mga too much exemptions. For example: one exemption talaga is the cooperatives – iyon, madami talagang hindi nagbabayad ng VAT because of the cooperatives. So, the IMF study will tell us how do we recover kasi 0.4, that's really poor ... poor performance," he said.

With VAT being the best tax in the world, with 90 percent of the countries around the world imposing such tax, Diokno said, "it is in our interest to improve on the efficiency of the VAT."

Although the Philippines has the highest VAT rate compared to other countries, Diokno said its VAT collection is the most inefficient at only 40 percent as a result of many exemptions.

Prior to the passage of the reforms, the Philippine Tax Code contains many exemptions – some 56 lines of exemp-

tions and 84 additional exemptions in special laws, he explained.

"So, from 2016 to 2020, the Philippines collected an average P723 billion from VAT which is only 40 percent of the expected VAT collections," Diokno said.

"Tayo, ang kinukolekta lang natin is 40 percent and that's because of a lot of exemptions. So, the various incentives and exemptions granted outside the Philippine Tax Code erode the revenue base and this requires the establishment of safeguards in tax administration to prevent abuse which further inflates the true cost of granting incentives."

Citing a World Bank study, the finance secretary said the policy gap or the supposed tax to be collected and what is actually collected could reach as high as P539 billion.

He added that when they made the distinction between export and domestic market enterprises, the government favors giving incentives to export-oriented firms because they are competing with the rest of the world and should not be put at a disadvantage.

"Whereas if you are locally-based, then you are competing with other local domestic industries and therefore you should



President Bongbong Marcos

not be given a lot of incentives," he pointed out.

"So, to sum up, the distinction between registered exporters and domestic market-oriented enterprises must remain to preserve the integrity of our tax framework. So, ito iyong arguments why we need to help those who are export-oriented and why we need to tax the domestic firms."

The revenue impact is significant with an annual average of P34 billion or P409 billion in one incentive cycle or the incentives that are being given away, he said.

Because the administration wants to maintain fiscal discipline and carry out consolidation until 2028, there is a need to preserve the existing tax system.

"It's not perfect but we continue to review it – if there are some areas we can improve on, we will improve on it," Diokno said. | PND

DOST

from page 8

Regional Directors of the Luzon Cluster were also present including OIC-Regional Director Teresita Tabag of DOST I, Director Virginia G. Bilgera of DOST II, Director Julius Caesar V. Sicat of DOST III, Director Emelita P. Bagsit of DOST-CALABARZON, OIC-Regional Director Romelen T. Tresvalles of DOST-NCR, and Director Nancy Bantog of the DOST-CAR (host region).

This year's RSM gathered stakeholders from various sectors to discuss the role of S&T in democratization and development, and explored ways to further empower Filipinos through greater inclusivity and better welfare. Contestants and winners of the Scientific Poster Session were also evaluated and awarded.

Moreover, DOST-CALABARZON's repre-

sentatives to the Scientific Poster Session also presented their researches, namely, Joepet Jerome S. Jaro and Christine Joy D. Montalbo of the Southern Luzon State University (SLSU)-Lucena, and Lloyd O. Balinado of the Cavite State University (CvSU).

After a series of plenary sessions, a resolution was drafted and will be further discussed and presented during the 45th Annual Scientific Meeting (ASM) this coming July 12-13, 2023. (By Halyn Lunel Gamboa)

Overall grid performance better under NGCP

NGCP continues to improve the performance of the power grid since taking over as the country's transmission service provider in 2009.

NGCP's overall performance in operating the grid from 2009 to 2022 was significantly better as indicated by improved performance indicators compared to when the grid was run by the government from 2000 to 2008.

Among the key indicators is the Frequency of Tripping (FOT) which measures the number of times high-voltage transmission lines tripped or experienced forced outages for every 100 circuit kilometers (ckm). NGCP's performance shows a significant decrease in tripping incidents across all three major island grids. In Luzon, the average FOT has gone down from 6.4732 in 2000-2008 to 1.3386 in 2009-2022, from 6.6530 to 0.9508 in Visayas, and from 8.0788 to 1.3285 for Mindanao.

NGCP also improved the capability of the grid to mitigate the impact of power interruptions to overall grid operations, which are measured by the System Availability (SA) indicator and System Interruption Severity Index (SISI).

With NGCP at the helm, System Availability

NGCP

for Luzon is at 99.3160%, Visayas at 99.6538%, and Mindanao at 99.7206%. For the SISI, Luzon only averaged 10.7236 system minutes of interruptions in 2009-2022 compared to 13.8978 from 2000-2008; in Visayas, 47.3318 system minutes of interruption during 2009-2022 compared to 10.434 in Mindanao.

"These indicators are the most tangible proof of our performance felt by end-users. Our improved numbers are attributed to the continuous upgrading and expansion projects such as wood pole replacement, substation additions, capacitor bank projects, and new transmission lines, effectively reinforcing the stability and reliability of the grid," NGCP said.

All three grids have significantly reduced, if not completely eliminated, violations on fre-

quency and voltage limits.

The average Voltage Limit Compliance (VLC) improved across all three grids, while Frequency Limit Compliance (FLC) improved in both Luzon and Visayas, generally ensuring stability of the transmission grid.

"Since NGCP took over transmission operations in 2009, we performed over and above our targets year-on-year. This is a result of the company's commitment to deliver on our mandate to provide quality transmission services. We assure our stakeholders that NGCP's ongoing projects and programs seek only to further improve our services," the company added.

NGCP's performance indicator ratings are the basis of its incentives, as indicated in the Performance Incentive Scheme (PIS) which is reviewed and approved every regulatory period by the Energy Regulatory Commission (ERC).



PGC Santacruzán 2023. On May 31, 2023, employees of the Provincial Government of Cavite witnessed with much anticipation, the annual Santacruzán spearheaded by the PGC-QMS Workplace Organization Committee – a tradition which has been celebrated by the PGC every month of May. Highlight of the Santacruzán is the grand procession of muses from different offices representing biblical Queens and their attributes. Afterwards, a simple ceremony to pay tribute to the Virgin Mary was done at the capitol grounds, where flowers were presented as an offering. Ms Yolanda Manganaan of the Office of the Provincial Governor was the Hermana Mayor 2023 while Ms. Luzviminda Amparo of the Office of the General Services Officer will be the Hermana Mayor for next year. In the province of Cavite, the Santacruzán remains a cherished event that not only pays tribute to its rich cultural heritage but also showcases the beauty and resilience of its people. (PICAD)

Editorial

A good result from govt energy saving program

ACCORDING to the Department of Energy (DoE), the Government Energy Management Program (GEMP), an initiative to cut energy usage by at least 10 percent in government offices, has been an outstanding success in the first quarter of the year. The fact that a substantial amount of taxpayers' money has been saved is certainly welcome news, as is the obvious reduction in the government's carbon footprint. The challenge now is to expand this proven program to every Filipino household and business.

The DoE said the total savings under the GEMP initiative for the first quarter of 2023 reached P205 million, or 20 million kilowatt-hours (kWh).

This was achieved through a program of regular energy audits and spot checks of government entities, as well as an outreach program to boost awareness among government personnel, encouraging them to adopt energy efficiency and conservation by reducing expenditures on fuel and electric utility services.

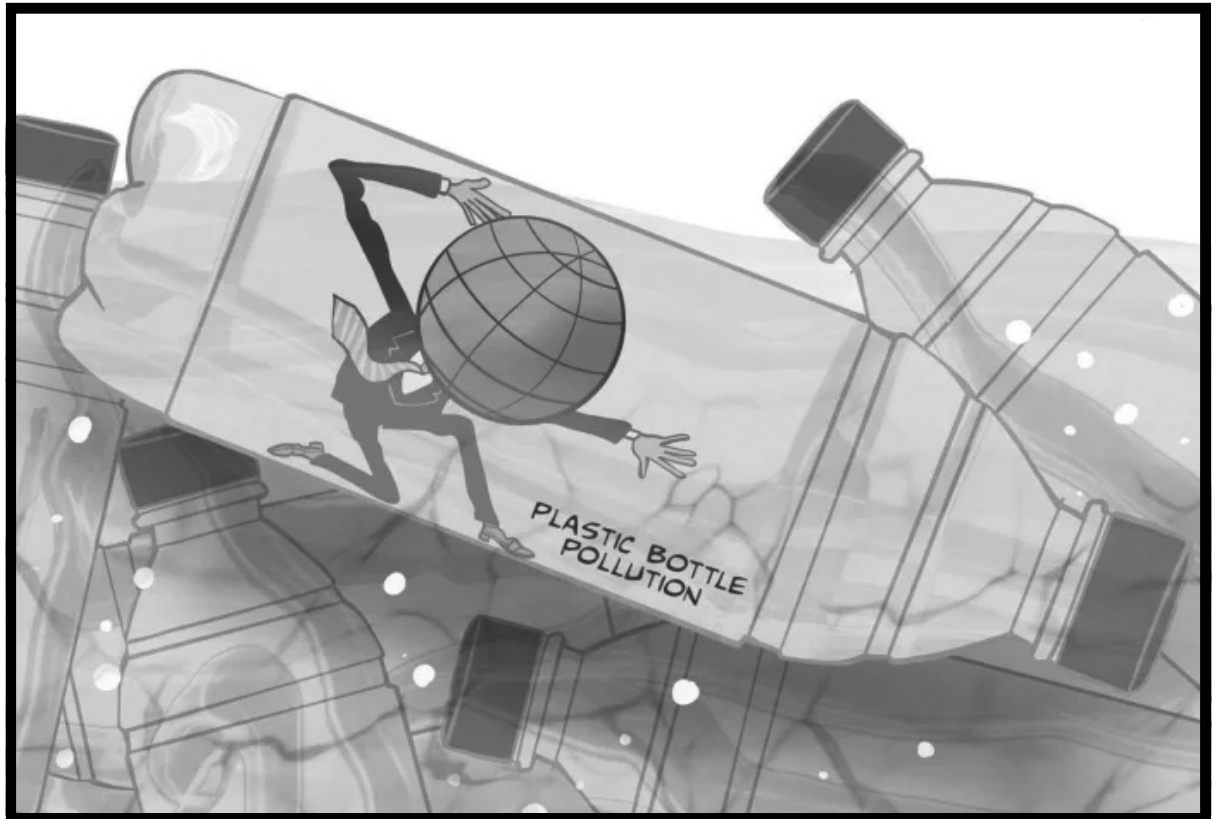
The GEMP is overseen by the Inter-Agency Energy Efficiency and Conservation Committee (IAEECC) created by Republic Act 11285, or the "Energy Efficiency and Conservation Act," which took effect in late 2019. Under RA 11285, the government has a target of reducing its total electricity and fuel consumption by at least 10 percent by implementing energy efficiency and conservation strategies.

The DoE said the implementation of the program under RA 11285 helped the government to boost its energy savings fourfold, from about 5 million kWh under older conservation initiatives to the current 20 million kWh.

Some of the energy-saving strategies employed in government offices and facilities include changing to lower-energy LED lighting, replacing older air conditioning equipment with inverter-type units, using electric, hybrid or more fuel-efficient vehicles, and within the DoE itself, adopting a hybrid work scheme whereby most employees are able to work from home at least one day per week. Energy Secretary Raphael Lotilla said this scheme alone had resulted in an estimated 49 percent savings in electricity for the department since its implementation in February, amounting to about P5.13 million or about 430,000 kWh of electricity.

The DoE has since proposed to the IAEECC that its flexible work scheme be adopted by other government agencies.

Commenting on the good news of the government's first-quarter energy savings, Lotilla said, "We commend the efforts of our government agencies in implementing energy efficiency mea-



asures. Small acts and what appears to be minor could indeed drive significant impact, especially when the entire bureaucracy, including the local government units and state universities and colleges, would adopt behavioral changes and imbibe energy conservation as a way of life."

That's great, but we see no reason why that objective could not be pushed for the entire population. Many of the energy conservation measures utilized under the mandate to government entities are indeed "small acts and what appears to be minor," which is another way of saying "easy things to do that do not significantly change one's normal activities, nor impose unbearable costs." And of course, many households and businesses do follow some energy conservation practices, but not everyone does, either from a lack of awareness or a mistaken belief that

doing so would be expensive or inconvenient.

Of the various conservation methods used, the only one that may give businesses pause — though it would likely be welcomed by working individuals — is the flexible work arrangement that has been successfully piloted by the DoE. Although the government has backed away from the Duterte administration's mandates for some enterprises and strong encouragement for others to have employees return to "normal" pre-pandemic work routines as the threat of Covid-19 began to wane, it has not exactly promoted the idea of hybrid or flexible work. Encouraging businesses to implement such schemes if they can do so, and perhaps even developing some incentives for it is something the government should seriously consider, given the enormous savings in energy it would provide.

Gout Arthritis at Mataas ang Uric Acid

Ang gout ay isang pangkaraniwang sakit. Ang sintomas ng gout ay ang matinding pamamaga at pananakit ng mga kasu-kasuan ng mga daliri ng paa, kamay at tuhod. Sobrang sakit ang gout.

Para malaman kung gouty arthritis nga ang sakit, kailangan natin suriin ang Uric Acid sa isang blood test. Kapag mataas ito, gout ang dahilan ng iyong arthritis. Iba kasi ang gamutan ng gout sa ordinaryong arthritis lamang.

Nakukuha ang gout sa 2 bagay: (1) Lahi - Namana sa magulang, (2) Pagkain - Mahilig kumain ng mga pagkaing mataas sa uric acid. Ano ang pagkaing dapat iwasan ng isang taong may gout?

Sa mga gulay, iwasan ang pagkain ng asparagus, cauliflower, mushroom at spinach. Mataas ito sa uric acid. OK lang ang kanin, pero dapat bawasan ang oatmeal at whole grain cereals.

Pagdating naman sa ulam, dito tayo nagkakatalo. Umiiwas sa mga lamang loob (bituka, atay, utak, puso at kidneys), sisig, beans, sardines, tunsoy, tamban, dilis, bagoong, tahong at lahat ng klaseng mani. Ang gravy, patis, at lechon liver sauce at mataas din sa uric acid. At para sa mga alcoholic, umiiwas sa pag-inom ng beer at alak kung ayaw mong atakihan ng sakit na gout.

Ano na lang ba ang puwede kainin? Puwede naman ang lahat ng gulay puwera sa mga nabanggit ko na. Ang gatas, keso at paminsan-minsan na karne ay pinapayagan din. Ang coffee, tea, gelatin at lahat ng prutas ay hindi bawal sa gout.

Ano ang mga gamot sa gout?

Kapag inatake na ng gout, hindi na sapat ang pagdiyeta sa pagkain lamang. Kailangan ng maintenance na gamot para bumaba ang iyong uric acid levels sa dugo. Nagrereseta kami ng Allopurinol 100 mg o 300 mg tablet bawat araw depende sa taas ng iyong uric acid. Allurase at Llanol ang mga murang brand names.

DOKTOR NG MASA

ni Dr. Willie Ong



Mga P5 hanggang P10 ang bawat tableta. Inumin ito araw araw para hindi umatake ang gout. Kailangan po ito. Sa oras ng pagsumpong ng gout, nagbibigay kami ng Colchicine tablets, 4 na beses sa maghapon. Puwedeng uminom ng Mefenamic Acid din para sa kirot.

Isang mahalagang tip lang po: Bawal ang Allopurinol tablets habang matindi ang atake ng gout. Inumin lang ang maintenance na Allopurinol kapag humupay na ang sakit pagkalipas ng 2 araw.

Ganito lang po ang gamutan ng mga doktor sa gout! Simple lang, di ba?



GOUTY ARTHRITIS AT MATAAS ANG URIC ACID

DOC WILLIE ONG



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-0648-23
For: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act No.
3135 as amended by Act No. 4118

PEACHY I. GANZON,
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, **PEACHY I. GANZON**, with postal address at #1606 Eusebio Street, Pandacan, Manila; Lot 20 Block 29, Village Park Subd., Langkaan, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 21 March 2023 amounts to **TWO HUNDRED TWENTY THREE THOUSAND THREE HUNDRED THIRTY NINE PESOS & 05/100 (Php 223,339.05)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **June 23, 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. T-810159

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Dasmarias, Province of Cavite bounded and described as follows: A parcel of land (Lot 20 Blk 29 of the cons./subd. Plan, PCS-04-010634, being a portion of the cons. Of Lots 6919, Imus Estate & Lot 6918-1, (LRC) PSD-296038, LRC Rec. No.), situated in the Bo. Of Langkaan, Municipality of Dasmariñas, Province of Cavite. Bounded on the N., along line 1-2 by Lot 19, Blk 29, of the cons./subd. Plan; on the E., along line 2-3 by Lot 6917 (Port), Imus Estate; on the S., along line 3-4 by Lot 21, Blk 29; and on the W., along line 4-1 by Road Lot 28, both of the cons./subd. Plan. Beginning at a point marked "1" on plan being N. 03 Deg. 13'W., 3623.78 m. from MON. No. 99, Imus Estate; Thence N. 89 Deg. 55'E., 9.50 m. to point 2; thence S. 00 Deg. 05'E., 4.00 m. to point 3; thence S. 89 Deg. 55'W., 9.50 m. to point 4; thence N. 00 Deg. 05'W., 4.00 m. to the point of beginning; containing an area of **THIRTY EIGHT (38) Sq. Meters**. All points referred to are indicated on the plan and are marked on the ground by P.S., CYL. CONC. MONS. 15x 40 cm; Bearings true; Date of original survey July 27, 1905 - June 11, 1908 and that of the cons./ subd. Survey, Jan. 4-31, 1995 and was approved on July 28, 1995.

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 July 7, 2023 at the same time and place without further notice.

Dasmariñas City, Province of Cavite, May 10, 2023.

(Sgd.) GERALD A. FARGAS
Sheriff IV

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

PHILIPPINE NATIONAL BANK,
Mortgagee,

- versus - FORECLOSURE CASE NO. F-089-23

**SPOUSES NOEL JOSE M. MENDOZA AND
ROSANA M. MENDOZA,**
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, **PHILIPPINE NATIONAL BANK**, with business address at PNB Financial Center, Pres. Diosdado Macapagal Blvd., Pasay City against the Mortgagor/s, **SPOUSES NOEL JOSE M. MENDOZA AND ROSANA M. MENDOZA** with residence and postal address at: 1.) Lot 38, Block 4, Kensington, Barangay Navarro, General Trias City, Cavite and 2.) 378 Hawk corner Palo Sts. Alto Subdivision, Habay I, Bacoor, Philippines to satisfy the mortgage indebtedness which as of 28 February 2023 amounts to **TWO MILLION TWENTY THREE THOUSAND SEVEN HUNDRED EIGHTEEN PESOS and 65/100 (P2,023,718.65)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **14 JUNE 2023 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 for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2016012894

A PARCEL OF LAND (LOT 38, BLK 4 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-026626, BEING A PORTION OF CONSOLIDATION OF LOTS 1671-A-1 (LRC) PSD-11152 & 1671-B, PSD-37928) SITUATED IN THE BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 37, BLK 4; ON THE SE., ALONG LINE 2-3 BY LOT 36, BLK 4; ON THE SW., ALONG LINE 3-4 BY ROAD LOT 11 AND ON THE NW., ALONG LINE 4-1 BY LOT 40, BLK 4 ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **FIFTY (50) SQUARE METERS MORE OR LESS, XXX**

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

In the event the public auction should not take place on the said date and time, it shall be held on **28 JUNE 2023** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and

(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. Melanio A. Badenas, Jr.
Attorney-in-Fact, GCCS & Associates Corp.
RM 209 Megastate Building, Brgy. Tatalon, Quezon City

PEACHY I. GANZON
#1606 Eusebio Street, Pandacan, Manila
Lot 20 Block 29, Village Park Subd., Langkaan, Dasmariñas City, Cavite

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Dates: May 15, 22 & 29, 2023

encumbrances thereon, if any there be.
Trece Martires City, 12 MAY 2023.

(Sgd.) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

PHILIPPINE NATIONAL BANK
PNB Financial Center, Pres. Diosdado Macapagal Blvd., Pasay City

**ATTY. ROBERTO R. PANGANIBAN &
ATTY. RACHELLE ALMA R. PANGANIBAN**
3rd Floor, MYPA Building D. Silang st., Batangas City

SPOUSES NOEL JOSE M. MENDOZA AND ROSANA M. MENDOZA
Lot 38, Block 4, Kensington, Barangay Navarro, General Trias City, Cavite
378 Hawk corner Palo Sts. Alto Subdivision, Habay I, Bacoor, Philippines

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: May 15, 22 & 29, 2023

CSC urges from page 1

Chairperson Nograles reminded government officials and employees of their sworn oath to adhere to the eight norms of conduct mandated under Republic Act (R.A.) No. 6713, also known as the Code of Conduct and Ethical Standards for Public Officials and Employees. These norms include the principles of "nationalism and patriotism." "Bilang mga kawani ng gobyerno, ugaliin po nating ipakita ang paggalang sa watawat hindi lang dahil sa ating sinumpaang tungkulin kundi dahil sa marubdob na pagmamahal sa bansa," Chair Nograles said.

Furthermore, Chair Nograles emphasized the importance of complying with the provisions of R.A. No. 8491, commonly referred to as the Flag and Heraldic Code of the Philippines. This law mandates that the flag, anthem, and other national symbols must be revered and respected at all times, as they embody the nation's ideals, traditions, and principles of sovereignty and national solidarity.

The legislation specifies that the flag should be appropriately displayed and raised. Additionally, it outlines the conduct of flag ceremonies during official or civic events, emphasizing the need for a simple and dignified approach. Attendees are expected to stand in attention when

the first note of the national anthem is played, placing their right palms over their chests. The National Anthem should be sung correctly, followed by the recitation of the Panunumpa sa Watawat.

Moreover, R.A. No. 8491 strictly prohibits mutilating, trampling, or engaging in any act that dishonors or ridicules the flag. It also forbids using the flag as drapery, tablecloth, or covering for various objects, as well as wearing it as a costume or uniform. The law prohibits adding any word, figure, mark, picture, design, drawing, advertisement, or imprint on the flag. It further explicitly forbids printing, painting, or attaching representations of the flag on items such as handkerchiefs, napkins, cushions, and merchandise.

"May we always aspire to serve as examples for our stakeholders and fellow Filipinos in the way that we honor the flag not only during flag ceremonies but in and out of the office. Remember that patriotism is not just a requirement for civil servants. It is a virtue that leads to a common goal - national development," stated Chairperson Nograles.

Former President Diosdado Macapagal, through Proclamation No. 374, designated May

LEGAL NOTICES

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

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,

- versus - FORECLOSURE CASE NO. F-069-23

JOANN RIPALDA LUCINARIO
Mortgagor/s,

X----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **JOANN RIPALDA LUCINARIO** with residence and postal address at Blk 14 Lot 20, Le Rica Homes, Brgy. San Francisco, Gen. Trias, Cavite and Lot 9 Blk 1, San Jose Townhomes Subd., Pasong Camacile II, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 15 March 2023 amounts to **SIX HUNDRED FIFTY SIX THOUSAND EIGHT HUNDRED TWENTY TWO PESOS AND 60/100 (P656,822.60)** excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **14 JUNE 2023 at 10:00 o'clock in the morning** until 12 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-
2017034712**

A PARCEL OF LAND (LOT 9, BLOCK 1 OF THE SUBDD. PLAN PSD-04-218144, BEING A PORTION OF LOT 2527-A PSD-04-208349, LRC RECORD NO.), SITUATED IN THE BRGY. OF PASONG CAMACHILE-II, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 10; ON THE NW., ALONG LINE 2-3 BY LOT 13 (EXCLUDED AREA); ON THE NE., ALONG LINE 3-4 BY LOT 8, ALL BLK 1; ON THE SE., ALONG LINE 4-1 BY ROAD LOT 4 (6.50 M. WIDE), ALL OF THE SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **FORTY (40) 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 **28 JUNE 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, 12 MAY 2023.

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
C/O ATTY. MAYBELLE JOY E. BERNALES
ANCHOR COLLECTION SERVICES INC.
Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan Quezon City

JOANN RIPALDA LUCINARIO
Blk 14 Lot 20, Le Rica Homes, Brgy. San Francisco, Gen. Trias, Cavite
Lot 9 Blk 1, San Jose Townhomes Subd., Pasong Camacile II, 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: May 15, 22 & 29, 2023

**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**

TRBANK, Inc. (A Rural Bank),
Mortgagee,

- versus - EJF NO. TG-23-022
FOR: EXTRA-JUDICIAL FORECLOSURE
PROCEEDINGS OF MORTGAGED
REAL PROPERTY UNDER ACT
3135 AS AMENDED BY ACT 4118

JOSEFINA R. RICALDE,
Mortgagor/s,

JOSEPH JONATHAN R. GRECH,
Borrower,

X----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **TRBank, Inc. (A Rural Bank)**, a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with principal office and place of business at 31st Floor, Unit 3101-3108, Raffles Corporate Center, F. Ortigas Jr. Road, Ortigas Center, Pasig City pursuant to the terms and conditions of the Real Estate Mortgage ("MORTGAGE") executed and notarized on March 24, 2021 by Borrower/Mortgagor, **JOSEFINA R. RICALDE** with residence and postal addresses at (1) L2 B2 Azucena Street, Sampaguita Subd., Brgy. 175, Caloocan City and (2) Unit 1218 Crown Tower University Belt, 839 Tolentino St., Sampaloc, Manila, as security for the loan obtained by **JOSEPH JONATHAN R. GRECH**, (Co-Borrower), with residence and postal address at L2 B2 Azucena Street, Sampaguita Subd., Brgy. 175, Caloocan City, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2016000791** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor/Borrower in the amount of **ONE MILLION EIGHT HUNDRED FIFTY-SEVEN THOUSAND EIGHT HUNDRED NINETY-THREE PESOS AND 54/100 (Php1,857,893.54)**, as of March 27, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver N. Mendoza, will sell at public auction on **June 22, 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-
2016000791**

Registry of Deeds for Tagaytay City

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

9TH FLOOR: MV2-923 : 1-BEDROOM UNIT : 44.58 SQ. M

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on **TRANSFER CERTIFICATE OF TITLE T-84380; T-84381** which embraces and describes the land located at BRGY. OF LALAN, MUNICIPALITY OF SILANG, CAVITE with an area of **FIFTY THOUSAND NINE HUNDRED SEVENTY-NINE (50,979) Square Meter**, is registered in the name of:

Owner: JOSEFINA R. RICALDE, SINGLE, OF LEGALAGE, FILIPINO

Address: Unit 1218 CROWN TOWER UNIVERSITY BELT, 839 TOLENTINO ST., SAMPALOC, MANILA"

In the event the public auction should not take place on the said date, it shall be held on **June 29, 2023** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2016000791**

CSC urges

from
page 4

28 as National Flag Day. This date commemorates the historic occasion in 1898 when the national flag was first raised in Alapan, Imus, Cavite, after the Philippine Revolutionary Army achieved victory in the Battle of Alapan, symbolizing the defeat of the Spanish forces.

In 1998, Republic Act No. 6713 modified the previous law, expanding the observance of Flag Days from May 28 to June 12 of each year. During

this period, all offices, agencies, and instrumentalities of government, business establishments, learning institutions, and private homes are encouraged to proudly display the Philippine flag.

As National Flag Days continue, the CSC hopes that civil servants and citizens alike will demonstrate their deep love for the country by respecting and upholding the dignity of the Philippine flag, thus fostering **(CSC / PIA-NCR)**

Tagaytay boosts

from
page 1

A 2020 World Health Organization report revealed that 45 percent of households worldwide discharge generated wastewater without safe treatment, a practice that may be linked to the spread of water-borne diseases.

PrimeWater-TCWD will also deploy vacuum

trucks to secure the continuous sanitation service in all 34 barangays served in Tagaytay City.

"This project signifies our commitment to sustainably managing water sources today and for future generations," PrimeWater Assistant Vice President for JV Operations Cezar Ong said. **(PNA)**

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

- Howard Zinn

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, May 05, 2023.

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

(Sgd.) OLIVER N. MENDOZA
Sheriff-In-Charge

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

Copy Furnished:

TRBANK, Inc. (A Rural Bank)
Mortgagee
31st Floor, Unit 3101-3108, Raffles Corporate Center, F. Ortigas Jr. Road, Ortigas Center, Pasig City

JOSEFINA R. RICALDE
Borrower/Mortgagor
(1) L2 B2 Azucena Street, Sampaguita Subd., Brgy. 175, Caloocan City
(2) Unit 1218 Crown Tower University Belt, 839 Tolentino St., Sampaloc, Manila

JOSEPH JONATHAN R. GRECH
Co-Borrower
Lot 2 Blk. 2 Azuna Street, Sampaguita Subd., Brgy. 175, Caloocan City

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: May 22, 29 June 5, 2023

LEGAL NOTICES

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

HOME DEVELOPMENT MUTUAL FUND
 Mortgagee,

- versus - FORECLOSURE CASE NO. F-064-23

SAMUEL GABRINAO ABARQUEZ MARRIED TO
 MARITES MURILLO ABARQUEZ
 Mortgagor/s,

X- - - - - X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, SAMUEL GABRINAO ABARQUEZ MARRIED TO MARITES MURILLO ABARQUEZ with residence and postal address at Blk 139 Lot 24 M.H Del Pilar St., Makati City and Lot 4 Blk 84 Ph1 Tahanang Yaman Homes, Buenavista, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 15 March 2023 amounts to THREE HUNDRED TWENTY FOUR THOUSAND FOUR HUNDRED EIGHTY FIVE PESOS AND 41/100 (P324,485.41) excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on 14 JUNE 2023 at 10:00 o'clock in the morning until 12 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. 057-2014000559

A PARCEL OF LAND (LOT 4 BLOCK 84 OF THE CONSOLIDATION SUBDIVISION PLAN PCS-04-025187, BEING A PORTION OF LOT 1 TO 9 BLK 72; LOT 1 TO 13 BLK 73; LOT 1 TO 6 AND 11 TO 16 BLK 74; LOT 1 TO 5 AND 10 TO 14 BLK 75; LOTS 1 TO 6 BLK 76; LOT 1 BLK 77; LOT 1 TO 4 BLK 78; LOTS 1 TO 4 BLK 79; LOT 8 AND 12 BLK 80; LOT 5 TO 8 BLK 81; LOT 5 TO 8 BLK 82; LOT 5 TO 8 BLK 83; LOT 1 TO 14 BLK 84; LOT 1 TO 14 BLK 85; LOT 1 TO 18 BLK 86; LOTS 1 TO 7 BLK 87; LOT 1, 9 TO 17 AND 31 BLK 88; LOT 1 TO 16 BLK 106; LOT 1 TO 14 BLK 107 LOTS 1, 2, 13 AND 14 BLK 108; LOT 1, 2, 11 AND 12 BLK 109; LOTS 1, 2, 9 AND 10 BLK 110; LOT 1 TO 4 BLK 111; LOT 1 BLK 112; LOT 1 BLK 113; LOT 1 BLK 118; FOOTPATH 62 TO 66, 71, 72, BUENAVISTA, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE E ALONG LINE 1-2 BY LOT 3 BLOCK 84; ON THE S ALONG LINES 2-4 BY ROAD LOT 5 (6.50 M. ROW); ON THE SW AND W ALONG LINES 4-10 BY ROAD LOT 3; AND ON THE N ALONG LINE 10-1 BY LOT 5 BLOCK 84, ALL OF THE CONSOLIDATION SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF FORTY SIX (46) SQAURE METERS XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on 28 JUNE 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, 12 MAY 2023.

(Sgd.) ANDRES B. ESPINA
 Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
 C/O ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO
 24KACCOUNTS CONSULTANTS, INC.
 3F Fass Inteli College Bldg., No. 11 Pittsburgh St.,
 Brgy. Silangan, Cubao, Quezon City

Republic of the Philippines
 Fourth Judicial Region
 REGIONAL TRIAL COURT
 Branch 89
 City of Bacoor
 rtc2bcr089@judiciary.gov.ph
 09084163855

IN RE: PETITION FOR THE
 RECONSTITUTION OF THE LOST
 OWNER'S DUPLICATE TRANSFER
 CERTIFICATE OF TITLE NO. T- 651406 OF
 THE REGISTRY OF DEEDS OF BACoor,
 CAVITE UNDER THE NAME OF MARLINE C.
 AMAZONA

MARLINE C. AMAZONA
 Petitioner,

- versus - LRC-8843-2018-39

REGISTRY OF DEEDS OF BACoor, CAVITE,
 Respondent.

X- - - - - X

ORDER

This is a petition for instituted by Marline C. Amazona for the issuance of new owner's duplicate copy of Transfer Certificate of Title No. T-651406 of the Register of Deeds for the Province of Cavite, registered under her name, in lieu of the lost title.

NOTICE IS GIVEN that the petition is set for hearing on 13 September 2023 at 1:30 in the afternoon. All those interested are cited to appears and show cause why the petition should not be granted.

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

The Sheriff of this Court is ordered to post copies of this Order in three conspicuous places in the City of Bacoor, where the subject property is located.

Furnish copies of this Order the Offices of the Register of Deeds for the Province of Cavite, Trece Martires City, Cavite and Bacoor City Branch as well as the Office of the Clerk of Court, Regional Trial Court, City of Bacoor for raffle of this Order to the accredited newspaper.

SO ORDERED.

GIVEN IN CHAMBERS, this 17th day of April 2023 in the City of Bacoor.

(Sgd.) ROSALINDA E. BELTRAN-KAWADA
 Presiding Judge

Copy furnished:

- Office of the Register of Deeds for the Province of Cavite – Trece Martires City
- Office of the Register of Deeds for the Province of Cavite – Bacoor City Branch – City Hall, City of Bacoor
- Office of the Clerk of Court, Regional Trial Court – 2nd Floor Hall of Justice Building, Tabing Dagat, City of Bacoor
- Miralles Amazona Navarro Law Offices – 28-C Sct. Tuason cor. Sct. Delgado St., Barangay Laging Handa, Quezon City 1103

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: May 15, 22 & 29, 2023

SAMUEL GABRINAO ABARQUEZ MARRIED TO MARITES MURILLO ABARQUEZ

Blk 139 Lot 24 M.H Del Pilar St., Makati City
 Lot 4 Blk 84 Ph1 Tahanang Yaman Homes, Buenavista, 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: May 15, 22 & 29, 2023

REPUBLIC OF THE PHILIPPINES
 REGIONAL TRIAL COURT
 FOURTH JUDICIAL REGION
 BRANCH 122
 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

RODOLFO T. REPIA represented by his
 Atty-in-fact MARILYN P. NERCUA,
 Mortgagors.

FC Case No. 17738-23

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 (otherwise known as PAG-IBIG FUND), mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against RODOLFO T. REPIA represented by his Atty-in-fact MARILYN P. NERCUA, mortgagors, with residential and postal address at Lot 44 Blk. 12, Richlane Townhomes Subdivision, Brgy. Anabu II-E, Imus, Cavite AND/OR #2 Mirasol Street Phase 1-A, CAA CPD, BF Int'l Vill., Las Pinas City, Metro Manila to satisfy the mortgage indebtedness which as of November 03, 2022 amounts to SIX HUNDRED SEVENTEEN THOUSAND EIGHT HUNDRED NINE PESOS & 61/100 (Php 617,809.61), 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 June 27, 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. 057-2016071843

"A parcel of land (Lot 44 Blk. 12 of the subdivision plan PSD-04-224791, being a portion of Lot 2529-B, (LRC) PSD-37583), situated in Anabu II-E, Imus, Cavite, Island of Luzon Bounded on the SE., along line 1-2 by Road Lot 1, on the SW., along line 2-3 by Lot 45 Blk. 12, on the NW., along line 3-4 by Lot 2529-A, (LRC) PSD-37583 on the NE., along line 4-1 by Lot 43 Blk. 12 all of the subdivision plan. x x x containing an area of THIRTY SIX (36) SQUARE METERS. xxx."

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

In the event the public auction should not take place on the said date, it shall be held on July 04, 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, February 2, 2023.

(Sgd.) MHINARD SANTOS
 Sheriff IV

APPROVED BY

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

COPY FURNISHED:

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

ATTY. MELANIO A. BADENAS JR.

GCCS & Associates Corp.
 RM. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City

RODOLFO T. REPIA represented by his Atty-in-fact MARILYN P. NERCUA

Lot 44 Blk. 12, Richlane Townhomes Subdivision, Brgy. Anabu II-E, Imus, Cavite
 #2 Mirasol Street Phase 1-A, CAA CPD, BF INT'L VILL., Las Pinas City, Metro Manila

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: May 22, 29 & June 5, 2023

LEGAL NOTICES

REPUBLIC OF THE PHILIPPINES
 Regional Trial Court
 Fourth Judicial Region
 Branch 120
 City of Imus, Cavite

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

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

LADY FRANCIS P. ESQUILLO,
 Mortgagors.
FC CASE NO. 17817-23

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 office at The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue, Makati City, against **LADY FRANCIS P. ESQUILLO**, mortgagor, with residence and postal addresses at 1963 Bagong Silang St., Baclaran, Parañaque City and Blk. 3 Lot 25 Bloomfields Subdivision, Alapan, Imus, Cavite, to satisfy the mortgage indebtedness which as of February 13, 2023 amounts to **ONE MILLION SIXTY TWO THOUSAND NINE HUNDRED THIRTY FOUR PESOS & 49/100 (P1,062,934.49)** 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 Sheriff IV will sell at Public Auction on **July 4, 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 improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-
 2018054542**

"A PARCEL OF LAND (LOT 25, BLOCK. 3 OF THE CONSOLIDATION/SUBD. PLAN, PCS-042109-008815, BEING A PORTION OF THE CONSOLIDATION OF LOTS 1562-A & 1562-B, PSD-04-050235, L.R.C. REC. NO.), SITUATED IN THE BO. OF ALAPAN, MUN. OF IMUS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 26, BLK. 3; ON THE SW., ALONG LINE 2-3 BY LOT 23, BLK. 3; ON THE NW., ALONG LINE 3-4 BY RD. LOT 1; ON THE NE., ALONG LINE 4-1 BY LOT 27, BLK. 3, ALL OF THE CONSOLIDATION/SUBD. PLAN. XXX CONTAINING AN AREA OF **EIGHTY (80) SQUARE METERS. XXX**"

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 **July 11, 2023** at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, March 14, 2023.

(Sgd.) BENITO A. CARRASCAL
 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. JOHN LINCOLN F. LAURON
 The Law Firm of LAURON DE LOS REYES & PARTNERS
 Unit 1003 Union Square Condominium No. 145, 15th Avenue,
 Cubao, Quezon City

LADY FRANCIS P. ESQUILLO
 1963 Bagong Silang St., Baclaran, Parañaque City
 Blk. 3 Lot 25 Bloomfields Subdivision, Alapan, Imus, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: May 29, June 5 & 12, 2023



A life-saving medical mission amidst unpredictable weather. In the midst of unpredictable weather, a medical mission headed by the Office of the Provincial Governor-Extension and Provincial Health Office (PHO) in cooperation with Abot Kamay ng Masa (AKMA), a non-government organization, was conducted in Barangay San Dionisio, City of Dasmariñas on May 30, 2023. Undeterred by the wind and imminent rain, the team set up a makeshift clinic in a covered court, determined to bring hope and healing. They successfully treated a range of ailments and provided medicines to almost 300 patients. Their unwavering commitment showcased the power of compassion and resilience.--- PICAD

Researchers

from
 page 8

for common infections.

AMR is considered the next silent pandemic. According to the World Health Organization, AMR is one of the top 10 biggest threats of the century, causing nearly five million deaths annually and over 1.2 million deaths directly attributed to AMR.

"Hot springs and volcanic environments have been shown to harbor high microbial biodiversity with unique metabolic profiles, yet they remained untapped and understudied for their production of novel druggable chemical entities," Dr. Maglangit said. The NPs isolated from hot springs and volcanic microbes represent structural diversity and novelty in comparison to the NPs isolated from terrestrial or marine habitats. The hot spring water temperatures provide favorable conditions for thermophilic microbes to generate a wide array of bioactive metabolites.

Hot springs, also called thermal springs,

are springs with water temperatures above their surroundings. They are produced by geothermally heated groundwater which is warmed either by shallow intrusions of molten rock in volcanic areas or by circulation through faults to hot rock deep in the Earth's crust.

Hot springs are inhabited by heat-loving microorganisms or thermophiles that can thrive at high temperatures. The diversity of these organisms has been mainly attributed to temperature. Other factors include pH, dissolved hydrogen sulfide levels, biogeography, and geological history.

Thermophiles have attracted significant interest in recent years for their production of heat-stable enzymes for biotechnological applications including industrial, agriculture, and medical processes.

Maglangit's team recommended the conduct of more extensive experiments, whether in animal models or human

subjects since some of the compounds that have been identified from hot springs and volcanic microbes have only been tested in vitro.

Hot springs have been shown to host a wide variety of heat-tolerating or thermophilic, microorganisms, and among these are the hot springs in Mt. Makiling, Los Baños, Laguna, as well as the Wonder Lake hot springs, also in Laguna, and the two hot springs in Benguet - Badekbe and Dalupirip.

Incidentally, the same research team is currently involved in a research project with Mainit Hot Springs located in Brgy. Montaña, Malabuyoc, Cebu as the area of interest. Project ISAAC (Isolation, Screening, and Antimicrobial Activity of Compounds from Actinobacteria) aims to isolate, screen, and characterize thermophilic Actinobacteria for the production of bioactive compounds with the potential for drug development. To date, several thermophilic strains were isolated from Mainit Hot Springs with remark-

able bioactivities against Gram-positive pathogens including *Staphylococcus aureus* and *Bacillus subtilis* compared with gentamicin or oxytetracycline antibiotic control. Isolation and characterization of the bioactive compounds are currently underway in their laboratories.

The microbial species and chemical diversity in hot springs and volcanic habitats are indeed indicative of future exploration. These novel microorganisms will also likely produce novel druggable molecules.

The research is funded by the Department of Science and Technology-National Research Council of the Philippines (DOST-NRCP).

The full report on this research will appear in the Philippine Journal of Science (PJS), the oldest science journal in the country on June 2023 issue. PJS is published by the Department of Science and Technology Information Institute (DOST-STII). **(Geraldine Bulaon-Ducusin, S&T Media Service)**

Buwan

from
 page 1

na nakiisa sa pagsasanay ukol sa Hydroponics, Recordkeeping at Mushroom Production.

Tumanggap rin sila ng mga sertipiko at urban gardening starter kit sa pagtatapos ng serye ng

mga seminar. Ipinagdiriwang ang Buwan ng mga Magsasaka at Mangingisda tuwing buwan ng Mayo upang bigyang pagkilala ang kanilang kontribusyon sa

food security ng bansa. Binibigyang pagkilala rin nito ang mga mangingisda at magsasaka sa kanilang pagsusumikap sa food production. **(PB/ATICalabarzon)**

Second China-ASEAN Online Influencers Conference concludes

The Second ASEAN-China Online Influencers Conference themed “Meet in the Blessed Land across Mountains and Seas” concluded successfully in Fuzhou, China on May 21.

The event was joined by over 60 guests, including diplomatic envoys, 13 online influencers, and media representatives from China and the ten ASEAN countries, who discussed China-ASEAN development achievements, economy and trade, digital economy, and other topics. The conference was livestreamed and watched by over 14 million people.

During the four-day “Visit to Fuzhou” activity, diplomatic envoys and online influencers learned the Spirit of Fujian businessmen in Shangxiahang Historical and Cultural District, watched Min opera on Love Island, tasted food from various countries at the ASEAN-China Goodies Festival in “Three Lanes and Seven Alleys?” witnessed the inheritance and innovation of Fujian Cuisine at the Fujian Cuisine Culture Museum, and had an futuristic experience at Fujian's VR Experience Center. The trip deepened their understanding of not only the Chinese culture, but also their identity as “cultural envoys”.



Researchers urge exploration of PH hot springs and volcanic microorganisms for biotech and pharma applications

The researchers suggest further microbial and natural product (NP) exploration of volcanoes and hot springs - underexplored habitats - that will undoubtedly yield a huge repertoire of novel and biologically active compounds.



DNA extraction from thermophilic bacteria

Microbial natural products (NPs) have been prominent sources of drugs for a long history, especially for cancer and infectious diseases and hot springs and volcanic environments represent valuable sources of novel natural products (NPs), yet largely untapped and understudied.

Given this, a study on “Bioactive Compounds from Hot Spring and Volcanic Microorganisms,” was conducted by a research team from the University of the Philippines Cebu and Adamson University.

There are almost 400 volcanoes located all

over the country according to the Philippine Institute of Volcanology and Seismology, about 25 of which are considered active, and the Philippines is also endowed with many natural hot springs.

The study by the team of Dr. Fleurdeliz Maglangit surveyed the bioactive NPs from hot springs and volcanic microbes from 2006–2022, highlighting their chemical structures and biological potential.

“Microbial pathogens or microorganisms that are capable of producing diseases, quickly evolve new ways to combat drug

therapy, more rapidly than the introduction of new drugs and drug candidates to the clinical pipeline, that's why new sources of biologically active compounds effective against drug resistant cells are urgently needed,” Dr. Maglangit said, one of the researchers.

The threat of antimicrobial resistance (AMR) and superbugs, which are microbial strains that have become resistant to the drugs used to treat them, have continued to rise relentlessly, rendering the current antibiotics and drugs ineffective

RESEARCHERS • 7

DOST-CALABARZON joins this year's Regional Scientific Meeting in Luzon, supports NAST-PHL, DOST ROs in democratizing S&T in the country



“[In this activity] we will explore how Science and Technology can accelerate democratic and developmental empowerment,” said President Jaime Montoya of the NAST PHL during his message, “Specifically in democratizing health and healthcare through equity in health, evidence-based democratic governance and democratic citizenship, strengthening democratic institutions and open-science initiatives, and the role of data in governance.”

With this year's theme of “Science and Technology for Democracy”, the Luzon Regional Scientific Meeting (RSM) was conducted from May 17-18, 2023 at the Orchard Hotel in Baguio City, Benguet.

This was organized by the National Academy of Science and Technology Philippines (NAST PHL) and hosted by the DOST - CAR in cooperation with the DOST Regional Offices (RO) of the Luzon Cluster. This was the last leg of the series of RSMs conducted in the country.

DOST Key Officials graced the event including DOST Secretary Renato Solidum, Jr., Undersecretary Sancho Maborang of the DOST Regional Operations, President Jaime Montoya of the NAST PHL; and Director Luningning Samarita Domingo of the NAST-PHL.

Sec. Solidum expressed his gratitude to the organizers of the event. “We are grateful for your efforts in bringing together experts and stakeholders to discuss critical issues and identify opportunities for collaboration in advancing Science and Technology for the benefit of the Filipino people,” Sec. Solidum remarked.