



# CALAX Opens Silang (Aguinaldo) Interchange

Cavite, Philippines - In a significant move, MPCALA Holdings Inc. (MHI), the concessionaire for the Cavite-Laguna Expressway (CALAX), announces the highly anticipated opening of the Silang (Aguinaldo) Interchange. This 3.9-kilometer, 2x2 lane subsection of the expressway is set to improve travel convenience for motorists across the region.

Starting from 12:00 AM on November 8, 2023, motorists can seamlessly navigate this new subsection at no cost, providing free passage until further notice. Motorists will only be charged up to the Silang East Interchange toll fee, marking a customer-centric approach to travel on CALAX.

CALAX • 7

## Passport on Wheels: Bringing Convenience to Caviteños



In an era marked by technological advancements and the pursuit of greater convenience, Provincial Government of Cavite through the Office of the Public Employment Service Manager (OPPESM) took a significant step forward by spearheading the Passport on Wheels on November 8, 2023 at SM City Trece. The initiative was carried out in collaboration with the Department of Foreign Affairs-Office of Consular Affairs (DFA-OCA), making the process of obtaining and renewing a passport more accessible and efficient to more than 300 Caviteños.

PASSPORT • 2

## JOEY AYALA: 'MARIJUANA IS A GREAT MUSCLE RELAXANT'

SONGWRITER/SINGER Joey Ayala, a medical cannabis or marijuana use advocate said that the hemp is a great muscle relaxant.



His father was sort of "supportive" of Ayala's use of the plant in the 70's when he was in high school. "Kung gagamit ka niyan, dito ka lang sa bahay. Kung sa labas, baka antukin ka, baka mahilo ka at masagasaan ka," Ayala quoted his father as telling him. Because of his father's "openness," to accept the plant's use, there was no more mystery, so he did not become an addict as a common notion now.

Regarding the present law's avoidance of the use of medical cannabis, Ayala said the more they try to stop people from using it, the more it becomes a mystery to them or curious about it.

It has been over a decade when advocates and medical cannabis supporters have been pushing for the legalization of its use as medicines. "It is more important to de-mystify and allow people to form their own opinions, to make their own control rather than to make external controls," Ayala explained in support of the move to legalize marijuana use as medicines for epilepsy, chronic pain, nausea and vomiting and multiple sclerosis, age wasting syndrome, among other ailments.

JOEY AYALA • 5

# NEWS

## IT'S STARTING TO LOOK A LOT LIKE CHRISTMAS AT SM CITY BACCOOR, SM CITY MOLINO, AND SM CENTER IMUS!

It's officially Christmas at the three malls, giving Bacooreños and Imuseños a wonderful and magical shopping experience with a lot of Christmas decorations, shop and dining offers, and the three centerpieces on the malls unveiled at their Event Center. Come and visit these instagrammable back-



### SEND YOUR LETTERS TO SANTA!

Have you been naughty or nice? Let Santa Clause decide as you send him your wish lists through SM City Bacoor's North Pole Post Office with gi-

ant mailboxes under their huge Christmas Tree!

The air was filled with Yuletide spirit as the chore sang Christmas carols to bring holiday cheer. The children also sent huge letters in the mail-

boxes as dancers invite the shoppers to witness the official lighting of the huge Christmas Tree. Balloons dropped with Christmas letters while lights, confetti, and excitement fill the Event



## B-POP SQUAD 2023

### Buy One, Donate One!

Buy a bear and donate another to a child in need for only P250.00

Available in select SM Supermalls, SM Online, & Toy Kingdom Online Stores

**Selling Period:**  
November 15 - December 25, 2023

SM 65  
SM SUPERMALLS

DTI Fair Trade Permit No. FTEB-179524 Series of 2023

Celebrate the #HappiestChristmasAtSM with the B-Pop Squad! Get ready to pop into the holiday spirit with the B-Pop Squad! Join Bin, Eya, Ace, and Rina in making someone's holiday extra special. For just P250, you can share the love and bring a smile to a child in need. Keep an eye out for the squad at select SM Supermalls, SM Malls Online, and Toy Kingdom Online Store. #SMBearsOfJoy2023 #SupportingCommunities

### Center. CHRISTMAS ARE FOR FURBABIES TOO!

Cute corgis in Christmas outfit joined Santa and his friends on the launch of SM City Molino's Christmas Bus Station centerpiece. The furbabies played and pose with their furparents at the famous red Telephone booth and London-themed bus and lamp posts.

The evening was filled with thrill and excitement as former Ms. Earth-Air Philippines Zahra Saldua lead the countdown along with SM City Molino's

Mall Manager Joseph Forrosuelo, Cavite Board Member Ram Revilla, Bacoor City Promotions Officer Khei Sanchez, and Assistant Mall Manager Lyd Russel Abrazado along with Santa Claus. DLSUD Rhythm N' Motions also gave a magical performance as they dance along famous yuletide songs.

### FILL THE STOCKINGS WITH TOYS!

Christmas is all about giving. And we all know that we'd be hoarding toys again to give as presents to our kids and friends.

SM Center Imus got you as they officially launch their Christmas Toy Fair! Santa Clause also made a grand entrance as he dance and hand out sweet treats to the children.

SM also unveiled their new collection of Bears of Joy and their new Christmas jingle sang by no other than Mr. Christmas himself - Jose Mari Chan.

So head now at SM City Bacoor, SM City Molino, and SM Center Imus and feel the magic as we celebrate the brightest, and the happiest Christmas at SM!

## Passport from page 1

The Passport on Wheels offered application for new passports and renewal of existing ones. It provided a comfortable and efficient setting for applicants to submit their requirements, have their biometric data

captured, and receive guidance on the passport application process.

Furthermore, the presence of highly-trained DFA-OCA personnel ensured that applicants received accurate information and sup-

port throughout the process, making the passport application process as seamless as possible.

The initiative received an overwhelming response from the community.

Residents appreciated the convenience of having passport services readily available at their doorstep. (OPIO)

## Editorial

### Defending PH in a rough neighborhood

The Philippines renounces war as an instrument of national policy, adopts the generally accepted principles of international law as part of the law of the land and adheres to the policy of peace, equality, justice, freedom, cooperation, and amity with all nations."

Thus reads Article II, Section 2 of the 1987 Constitution declaring the country's principles and state policies for all Filipinos to abide by.

It is a good stance to adopt. But it is, unfortunately, easier said than done, especially in the over three decades that have passed since those words became part of our basic legal pillars.

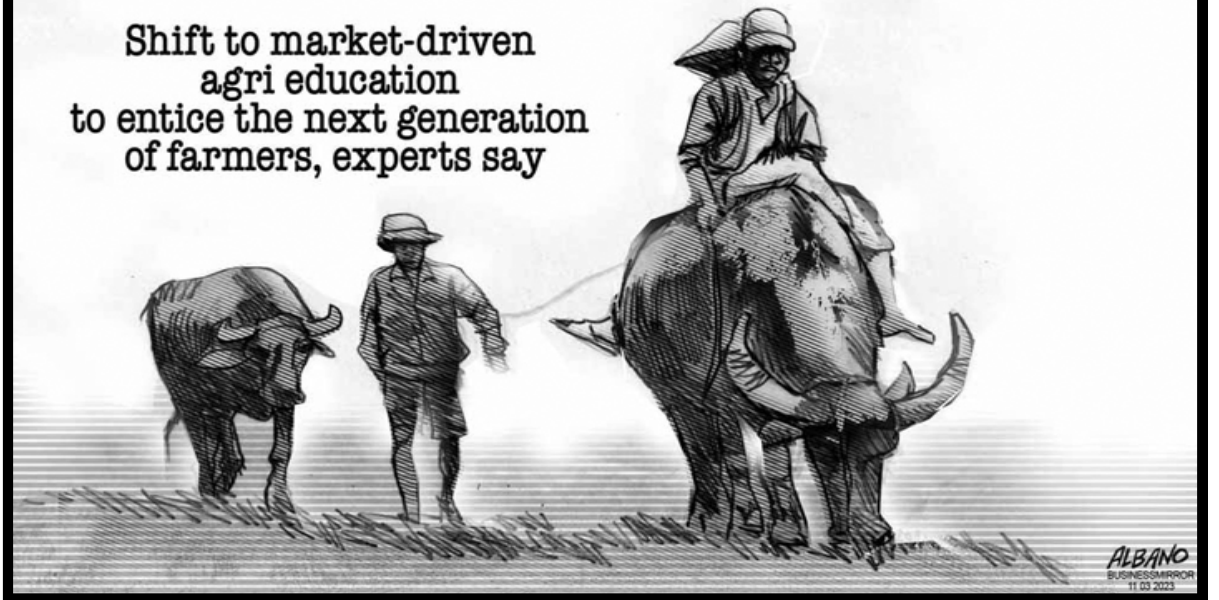
Renouncing war and embracing international law is ideal, but can be challenging when confronted by a giant neighbor that routinely threatens others in the neighborhood with its military might and displays abject contempt for international law, especially where territories are concerned. Proclaiming amity with all nations is well and good, but can feel a little hollow when a nation like China repeats well-worn lines about friendship between our peoples, but encroaches on one's exclusive economic zone, builds permanent structures within them, positions military assets on reclaimed islands a stone's throw away from us, and proceeds to steal the resources in the area, not least of which are the maritime wealth that helps sustain Filipino fishermen. Being a good country is easier said than done, especially when faced with China's bullying in recent years.

But stand up to a bully we must, and doing so means developing the ability to—in the worst case scenario, knock on wood—give any militarily stronger aggressor the proverbial bloody nose should they choose to press their luck against a peace-loving nation like ours.

To this end, the proposal of senators to allocate P1 billion as seed money to help grow the country's defense industry has merit.

We should support the proposed Self-Reliant Defense Posture Revitalization Act being championed by Senate President Juan Miguel Zubiri, and backed by Senators Loren Legarda, Joel Villanueva, Ramon Revilla Jr., Jinggoy Estrada, Imee Marcos, and Sherwin Gatchalian which seeks to "revitalize the country's self-reliance defense posture program and to fully harness the potential of the defense industry at a time when security threats are imminent and continue to evolve."

Shift to market-driven agri education to entice the next generation of farmers, experts say



The Philippines does have a small private defense industry, mainly manufacturing small arms and ammunition, but more is needed for this country to be able to harness its intellectual and technological talents and use these to secure the nation's interests against miscreants in the region.

The proposed P1-billion seed capital is small compared to what this country needs after decades of having the military focus on internal security concerns rather than external defense. But it is an important start that could potentially get the ball rolling and invite greater private sector investment that will ultimately lead to a stronger defense posture, and help create a more vibrant economy as a bonus. The ongoing Armed Forces of modernization program should also be geared toward achieving this goal.

At the same time, our policymakers must harness the ever-growing international support of our like-minded allies, like that offered by Japanese Prime Minister Fumio Kishida during his recent visit. Relying on our international partners for military support, especially on the United States, is nothing new to the Philippines for we have done so for decades.

But this time around, our leaders should ensure that we rely on our allies not as a crippled country relying on external crutches permanently, but as a revitalized nation learning to walk, nay run, after lean-

ing on stronger friends for so long.

Growing a local defense industry will not happen overnight. But we must begin now if we hope to one day wish to be freed from the necessity of taking sides in a conflict between superpowers.

Indeed, Article II, Section 2 of our country's fundamental law mandates that we be a peaceful nation, that follows globally established rules and aspires to be a friend to all and an enemy to none.

But what if that isn't possible? What should we do when faced with the clear and present danger of another country taking what is rightfully ours? The answer is written in the very next line of the very same document.

"The Armed Forces of the Philippines is the protector of the people and the State. Its goal is to secure the sovereignty of the State and the integrity of the national territory," reads Article II, Section 3 of the 1987 Constitution.

And for our protectors to be able to adequately fulfill this mandate, our military must have the tools to achieve their mission of deterring foreign aggression. Without these means—without a domestic defense industry to support the "minimum credible defense posture" that the Philippines needs—all we will have to protect us against China are allies that can come and go, and our own bravado and hot air.

## Sabaw Ng Manok: Pampalakas Ng Katawan (Chicken Soup)

Kahit noong unang panahon, ginagamit na ang chicken soup o sabaw ng manok para sa may karamdaman. Ang chicken soup ay may benepisyong sa mga sumusunod na kondisyon: ubo, sipon, trangkaso, hangover at nagpapa-breast feed.

Heto ang sangkap: 1 buong manok, 4 butil ng bawang, 3 sibuyas, 10 carrots, 1 kamote, 6 tangkay ng celery at pamintang buo.

Paraan ng Pagluto: Ilagay ang manok sa isang malaking kaldero. Lagyan ng 14 na basong tubig. Pakuluin ang sabaw. Ihalo ang sibuyas, bawang, celery, kamote at carrots. Pakuluan ng mga 2 oras. Dagdagan ng konting asin at pamintang buo para magkalasa.

Espesyal na Sangkap:

1. Chicken soup – Ayon sa mga pagsusuri ni Dr. Stephen Rennard ng University of Nebraska, ang chicken soup ay tumutulong sa pag-alis ng pagbabara ng sipon at plema. Pinipigilan nito ang pamamaga ng tonsils at paggawa ng plema (anti-inflammatory). Ang chicken soup ay may sangkap na amino acid o cysteine, na lumalabas sa pagluluto ng sabaw ng manok. Ang cysteine ay nagpapalabnaw ng plema sa baga, at pinapabilis ang ating pag-galing. Ang manok ay mataas din sa protina.

2. Sweet potato (Kamote) – Ang kamote ay may maraming carotenoids tulad ng beta-carotene. Mataas ang kamote sa fiber, vitamins B6, C at E, folate at potassium. Bukod dito, mababa pa ito sa

**DOKTOR  
NG MASA**

ni Dr. Willie Ong



calories. Ang isang kamote ay may 54 calories lamang. At ayon sa pagsusuri, nakababawas ng tsansa ng lung cancer ang pagkain ng kamote, kahit pa ikaw ay naninigarilyo.

3. Carrots – Ang carrots ay may taglay na beta-carotene at Vitamin A. Ang vitamin A ay tumutulong lumaban sa impeksyon at mabuti rin sa ating mata. Puwedeng pang-diyeta ang carrots dahil 35 calories lang ang kalahating tasa nito.

4. Celery – Ang celery ay mataas sa vitamin C, magnesium at iron na kailangan ng ating dugo. Ayon sa ibang eksperto, may tulong ang celery sa mga sakit sa baga tulad ng hika at bronchitis. Puwede din ang celery sa may sakit sa puso.

5. Black pepper – May taglay itong volatile oils at alkaloids na makatutulong sa pagluwag ng ating sinuses o ang daanan ng sipon. Puwede din ang black pepper sa may ubo at trangkaso. Medyo pagpapawisan ka nga lang kapag kumain ng black pepper.

# LEGAL NOTICES

Republic of the Philippines  
 Fourth Judicial Region  
 REGIONAL TRIAL COURT  
 OFFICE OF THE CLERK OF COURT  
 City of Bacoor  
 Email: [rtcbcrocc@judiciary.gov.ph](mailto:rtcbcrocc@judiciary.gov.ph)  
 Telephone No. 09273707489

**HOME DEVELOPMENT MUTUAL FUND**  
 (otherwise known as Pag-IBIG Fund),  
 Mortgagee,

- versus - **Foreclosure No. 2023-306**  
 For: Extra-Judicial Foreclosure of  
 Real Estate Mortgage

**ANTONIO DELA PEÑA married to**  
**NORMA DELA PEÑA,**  
 Mortgagor.

X-----X

**NOTICE OF EXTRA JUDICIAL FORECLOSURE**

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, at The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City and against the mortgagors **ANTONIO DELA PEÑA married to NORMA DELA PEÑA** at 1715 Int. B. San Vicente Pedro Gil St., Paco, Manila and Lot 14 Block 10, Camella Homes Springville Heights, Phase 4, Bo. Molino, Bacoor, Cavite, **ANTONIO DELA PEÑA is herein represented by NORMA DELA PEÑA as his Attorney-in-Fact**, to satisfy the mortgagee indebtedness which as of August 15, 2023, amounts to **FOUR HUNDRED EIGHTEEN THOUSAND TWO HUNDRED SIXTY FOUR PESOS & 01/100 (P418,264.01)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **November 21, 2023 at 10:00 o'clock in the morning** or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, 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. T-572353**

"A Parcel of Land (Lot 14 of the cons. Subd. Plan, Pcs-042103-008242, being a portion of the cons. of Lots 29,31,33,35,37,38,39, Blk. 10, Pcs-04-005285, LRC Rec. No. 8843), situated in the Bo. of Molino, Mun. of Bacoor, Prov. of Cavite, Is. of Luzon. Beginning at a pt. marked "1" on plan x x x, Containing an area of **EIGHTY EIGHT (88) SQ. METERS.**"

"All sealed bid 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 **November 28, 2023**, without further notice."

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

City of Bacoor, October 9, 2023.

(Sgd.) **MELY C. HERMOSURA-VISTA**  
 Clerk of Court VI

By: (Sgd.) **ARTHUR T. SAN MIGUEL**  
 Sheriff IV

**Copy Furnished:**

**HOME DEVELOPMENT MUTUAL FUND**  
 (otherwise known as Pag-IBIG Fund)  
 The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City

**PAULINO E. CASES, JR.**

**c/o Cases Chun & Associates Law Offices**  
 6th Floor JELP Business Solution Building, 409 Addition Hills, Shaw Blvd, Mandaluyong City

**ANTONIO DELA PEÑA married to NORMA DELA PEÑA**  
 1715 Int. B. San Vicente Pedro Gil St., Paco, Manila  
 Lot 14 Block 10, Camella Homes Springville Heights, Phase 4, Bo. Molino, Bacoor, 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: October 23, 30 & November 6, 2023

REPUBLIC OF THE PHILIPPINES  
 FOURTH JUDICIAL REGION  
 REGIONAL TRIAL COURT  
 BRANCH 15, NAIC, CAVITE  
 OFFICE OF THE CLERK OF COURT  
 NAIC, CAVITE

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

- versus - **FNC – 2023-507**  
 For: Extra-Judicial Foreclosure of  
 Real Estate Mortgage under Act  
 3135, as Amended by Act 4118

**MARJORIE T. VILLAFRIA, single,**  
 Mortgagor/Respondent.

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial petition for sale under Act 3135, as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, mortgagee/petitioner, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **MARJORIE T. VILLAFRIA, single** with postal address at Lot 44 Block 4 Hazel St., Capitol Hills Executive Subdivision II, Brgy. Lapidario, Trece Martires City, Cavite, to satisfy the mortgage indebtedness which as of June 13, 2023 amounts to **ONE MILLION SEVEN HUNDRED THIRTEEN THOUSAND TWO HUNDRED ELEVEN PESOS & 93/100 (P1,713,211.93)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **November 21, 2023 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2018052740**

A parcel of land (Lot 4, Blk. 11 of the subd. Plan PSD-04-105835, being a portion of Lot 6010, CAD-459-D, Indang Cadastre, L.R.C. Record No. ), situated in the Bo. Of Buna Cerca, Mun. of Indang, Province of Cavite. Bounded on the SW., along line 1-2 by Lot 3, Blk. 10; on the NW., along line 2-3 by Lot 6, Blk. 11; on the NE., along line 3-4 by Road Lot 10; on the SE., along line 4-1 by Lot 2, Blk.11, all of the subd. Plan. X x x x Containing an area of **SIXTY EIGHT (68) SQUARE METERS x x XX**

**TRANSFER CERTIFICATE OF TITLE NO. 057-2018052741**

A parcel of land (Lot 2, Blk. 11 of the subd. Plan PSD-04-105835, being a portion of Lot 6010, CAD-459-D, Indang Cadastre, L.R.C. Record No. ), situated in the Bo. Of Buna Cerca, Mun. of Indang, Province of Cavite. Bounded on the NW., along line 1-2 by Lot 4, Blk. 11; on the NE., along line 2-3 by Road Lot 10, on the SE., along line 3-4-5 by Road Lot 9; on the SW., along line 5-1 by Lot 1, Blk.11, all of the subd. Plan. X x x x Containing an area of **SEVENTY (70) SQUARE METERS x 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 **November 28, 2023** without prior notice.

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

Naic, Cavite, September 15, 2023.

(Sgd.) **MA. CAROLINA M. POTENTE**  
 Sheriff IV

**Copy furnished:**

**Maria Victoria D. Capiral**  
 Acting Department Manager III  
 Foreclosure Department  
**Home Development Mutual Fund (PAG-IBIG FUND)**  
 The Petron Mega Plaza Building  
 No. 358 Sen. Gil Puyat Avenue Makati City, Metro Manila

**MARJORIE T. VILLAFRIA, single**

Lot 44 Block 4 Hazel St., Capitol Hills Executive Subdivision II Brgy. Lapidario, Trece Martires City, Cavite / Lot 2 & Lot 4, Block 11 Green Valleyfield Subdivision Bo. Buna Cerca Indang, Cavite

**Maria Victoria D. Capiral, c/o Atty. Pompeyo P. Maynigo**  
 Counselor for the Mortgagee Attorney-In-Fact, Vision Credit and Collection Services Incorporated  
 JRDC Building 117, Sen Gil. J. Puyat Ave., Pasay City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: October 23, 30 & November 6, 2023

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

**LAND BANK OF THE PHILIPPINES,**  
 Mortgagee,

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

**ARNOLD O. ABAO married to**  
**LOTA V. ABAO,**  
 Mortgagors.

**FC NO. 18511-23**

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **LAND BANK OF THE PHILIPPINES-PROVIDENT FUND**, mortgagee, with principal office at LANDBANK Plaza, No. 1598 M. H. Del Pilar corner Dr. J. Quintos Streets, Malate, Manila, against **ARNOLD O. ABAO married to LOTA V. ABAO**, mortgagors, with residence and postal address at Bldg. A, Room 401, Sambahayan sa Moriones, Tondo, Manila and Bldg. A, Rm. 308, Sambahayan Moriones cor. Kagitingan, Tondo, to satisfy the mortgage indebtedness which as of June 30, 2023 amounts to **TWO MILLION ONE HUNDRED EIGHTY SIX THOUSAND THREE HUNDRED FORTY EIGHT & 02/100 (Php2,186,348.02)** Philippine Currency, including interest, penalty charges and advances, 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 **December 5, 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. 057-2016050766**

A PARCEL OF LAND (LOT 9, BLK. 1 OF THE SUBD. PLAN PSD-04-080727, BEING A PORTION OF LOT 249-NEW, FLS-2394-D, LRC REC. NO. ), SIT. IN THE BO. OF BAYAN LUMA, MUN. OF IMUS, PROV. OF CAVITE. BOUNDED ON THE E., ALONG LINE 1-2 BY LOT 8, BLK. 1, OF THE SUBD. PLAN; ON THE S., ALONG LINE 2-3 BY LOT 249-B, FLS-2349-D; ON THE W., ALONG LINE 3-4 BY LOT 10, BLK. 1; ON THE N., ALONG LINE 4-1 BY RD. LOT 1, BOTH, OF THE SUBD. PLAN. X X CONTAINING AN AREA OF **THIRTY EIGHT (38) 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 **December 12, 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, August 25, 2023.

(Sgd.) **BENITO A. CARRASCAL**  
 Sheriff IV  
 RTC Branch 120

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

**Copy Furnished:**

**LAND BANK OF THE PHILIPPINES**  
 LANDBANK Plaza, No. 1598 M. H. Del Pilar corner Dr. J. Quintos Streets, Malate, Manila

**ARNOLD O. ABAO married to LOTA V. ABAO**  
 Bldg. A, Room 401, Sambahayan, Moriones, Tondo, Manila  
 Bldg. A, Rm. 308, Sambahayan, Moriones cor. Kagitingan, Tondo

**ATTY. MICHAEL ANGELO G. SICO**

LEGAL SERVICES GROUP  
 LAND BANK OF THE PHILIPPINES  
 FIELD LEGAL SERVICES-CAVITE  
 Counsel for Creditor-Mortgagee LBP Provident Fund  
 3rd Floor, LBP Building, Brgy. San Agustin II  
 Emilio Aguinaldo Hi-way, Dasmariñas, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: November 6, 13 & 20, 2023

# 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

**BANK OF THE PHILIPPINE ISLANDS,**  
**(Successor-in-interest of BPI Family Savings**  
**Bank, Inc.)**

Petitioner / Mortgagee,

**- versus -** **File No. FC-DC-1098 - 23**  
 For: Extra-Judicial Foreclosure of  
 Real Estate Mortgage under Act No.  
 3135 as amended by Act No. 4118

**SPOUSES VALERIE DELOS REYES VALERA**  
**a.k.a. Valerie V. Palmos a.k.a. Valerie Valera**  
**Palmos and ROCEL CYRIL MANABAT**  
**PALMOS a.k.a. Rocel Cyril M. Palmos,**  
 Respondents / Mortgagors.

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, **BANK OF THE PHILIPPINE ISLANDS**, with postal address at BPI Buendia Center, 27th Floor BPI Buendia Center Building, 372 Sen. Gil Puyat Avenue, Brgy. Bel-Air, Makati City 1209 against the respondents/mortgagors, **SPOUSES VALERIE DELOS REYES VALERA a.k.a. Valerie V. Palmos a.k.a. Valerie Valera Palmos and ROCEL CYRIL MANABAT PALMOS a.k.a. Rocel Cyril M. Palmos**, with postal address at Blk. 19 Lot 48, Pigeon St., Southcrest Village, Dasmariñas, Cavite; Blk. 10 Lot 14, Phase 1, Avida Residences Dasmariñas, Paliparan, Dasmariñas, Cavite; and for the satisfaction of the mortgaged debt which as of 13 September 2023 amounts to **ONE MILLION SIX HUNDRED SEVENTY THREE THOUSAND SIX HUNDRED SIXTEEN PESOS & 23/100 (Php 1,673,616.23)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **November 24, 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 2, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit :

**TRANSFER CERTIFICATE OF TITLE No. 057-2021049337**

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

A parcel of land (Lot 14 Blk 10 of the cons.- subd. plan PCS-04-025564, being a portion of Lots 6661-B and 6661-C, (LRC) PSD-238654), situated in the Barangay of Paliparan, Municipality of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 16, Block 10; on the NE., along line 2-3 by Lot 13 Blk. 10; on the SE., along line 3-4 by Lot 12, Blk. 10; and on the SW., along line 4-1 by Road Lot 14 all of the cons.- subd. plan. Beginning at a point marked "1" on plan being N. 69 Deg. 26'E., 2462.17 m. from MON. No. 160, Imus Estate; Thence N. 88 Deg. 29'E., 11.00 m to point 2; Thence S. 01 Deg. 31'E., 10.00 m. to point 3; Thence S. 88 Deg. 29'W., 11.00 m. to point 4; Thence N. 01 Deg. 31'W., 10.00 m. to the point of beginning, containing an area of **ONE HUNDRED TEN (110) Sq. Meters, more or less.**

All points referred to are indicated on the plan and are marked on the ground by P.S., CYL. CONC. MONS. 15x40 cms; Bearings True; Date of original survey July 27, 1905 to June 11, 1908 and that of the cons.- subd. survey: August 1-5, 2009 and was approved on September 24, 2009.

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

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-1122-23**  
**EXTRA JUDICIAL FORECLOSURE OF**  
**REAL ESTATE MORTGAGE UNDER**  
**ACT 3135, AS AMENDED BY ACT 4118**

**SPS. NUNILON A. GARCIA and**  
**MA. CECILIA R. GARCIA**

Respondents / Mortgagors.

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 respondents/mortgagors, **SPS. NUNILON A. GARCIA (Principal borrower) and MA. CECILIA R. GARCIA (co-borrower)**, with postal address at Camerino Avenue, Brgy. Zone I, Dasmariñas, Cavite; Lot 12 Block 5, Emerald Crest Village, Brgy. San Jose, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 5 September 2023 amounts to **SEVEN HUNDRED SIXTY TWO THOUSAND FOUR HUNDRED TWENTY TWO PESOS AND 12/100 (P762,422.12)** exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **November 24, 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-809648**

IT IS HEREBY CERTIFIED that certain land situated in Municipality of Dasmariñas, Province of Cavite, and described as follows:

A parcel of land (Lot 12, Block 5 of the subd. plan PSD-04-100270, being a portion of Lot 3456, Imus Estate, Rs-04-000713, LRC Rec. No. ) situated in the Brgy. of San Jose, Municipality of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 13; on the SW., along line 2-3 by Lot 14, both Blk. 5; on the N.W., along

place on the said date and time, it shall be held on **December 8, 2023** at the same time and place without further notice.

Dasmariñas City, Province of Cavite, October 18, 2023.

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

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

**Copy furnished :**

**Bank of the Philippine Islands**  
 BPI Buendia Center, 27th Floor BPI Buendia Center Bldg., 372 Sen. Gil Puyat Avenue, Brgy. Bel-Air, Makati City 1209

**SPOUSES VALERIE DELOS REYES VALERA a.k.a. Valerie V. Palmos a.k.a. Valerie Valera Palmos and ROCEL CYRIL MANABAT PALMOS a.k.a. Rocel Cyril M. Palmos** Blk. 19 Lot 48, Pigeon St., Southcrest Village, Dasmariñas, Cavite  
 Blk. 10 Lot 14, Phase 1, Avida Residences Dasmariñas, Brgy. Paliparan, Dasmariñas, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: October 23, 30 & November 6, 2023

line 3-4 by Rd. Lot 10; on the N.E., along line 4-5 by Lot 10; and on the S.E., along line 5-1 by Lot 11, both Blk. 5 of the subd. plan. Beginning at a point marked "1" on plan, being N. 41 deg. 07'W., 936.92 m. from Mon. No. 148, Imus Estate, thence S. 80 deg 39'W, 5.00 m. to pt. 2; thence N. 09 deg. 21'W., 10.00 m. to pt. 3; thence N. 80 deg. 39'E., 8.00 m. to pt. 4; thence S. 09 deg. 21'E., 10.00 m. to pt. 5; thence S. 80 deg. 39'W., 3.00 m. to the pt. of beginning, containing an area of **EIGHTY (80) SQ. METERS.**

All pts. referred to are indicated on the plan and are marked on the ground by old PS cyl. Conc. Mons. 15x40 cm.; Bearings true; date of orig. survey, July 27, 1905- June 1, 1908 and that of the subd. survey, Dec. 14-21, 1996 and was approved on May 9, 1997.

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 **December 8, 2023** at the same time and place without further notice.

Dasmariñas City, Province of Cavite, October 18, 2023.

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

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

**Copy furnished:**

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

**Atty. Rizaldy F. De Leon**  
 Attorney-in-fact, Bernales & Associates  
 Suites 6, 3rd Floor, A. Francisco Gold Condominium I, 784 EDSA West Kamias District, Quezon City

**SPS. NUNILON A. GARCIA/MA. CECILIA R. GARCIA**  
 Camerino Avenue, Brgy Zone I, Dasmariñas City, Cavite,  
 Lot 12 Block 5, Emerald Crest Village, Brgy. San Jose,  
 Dasmariñas City, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
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## Joey Ayala

from  
 page 1

Ayala was one of the panelists in this week's Media Health Forum of Bauertek Corporation with Dr. Richard Nixon Gomez as its general manager. Other regular panelist was Dr. Gem Marq Mutia, a specialist in adult medicine and founder of Philippine Cannabinoid Medicine, who said that the use of marijuana as medicine started centuries ago. "Wala ng mas tradisyonal pa sa marijuana" he said and when it comes to mainstream medicines or western conventional medicines, the plant has also undergone clinical trials and proven to be effective.

It is disheartening to note however, that only one patient was granted a compassionate special permit to buy the imported marijuana oil but nobody has availed yet because of additional processes to purchase the medicine. Mutia mentioned national hero Dr. Jose Rizal who was able to buy marijuana medicine from a pharmacy in 1879.

Ayala said he prefers to use marijuana if he's looking for "something relaxing." Its use is not as bad as soft drinks, alcohol, coffee, he said.

Gomez said that anxiety and depression can also be cured by marijuana medicine. "Medical cannabis immediately matutulungan ka sa anxiety, depression," he said rather than waiting for doctors for appointment and who charged exorbitant fees.

Mutia meanwhile explained that our body has endo cannabinoid system and known as stress-management professionals.

Ayala on the other hand, explained that he doesn't use marijuana for his performance but as muscle relaxant. He is well known for his style of music that combines the sounds of Filipino ethnic instruments with modern pop music.

Bauertek Corporation produces and manufactures pharmaceuticals, supplements and cosmetics. **(Nelson Santos)**

# LEGAL NOTICES

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

**JENNIFER R. ORTEGA, for herself and as Atty-in-fact of her husband TYRONE G. ORTEGA,**  
Mortgagors.  
**FC Case No. 18611-23**

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 **JENNIFER R. ORTEGA, for herself and as Atty-in-fact of her husband TYRONE G. ORTEGA**, mortgagors, with residential and postal address at Blk. 02, Lakas Bisig West Floodway, Brgy. San Andres, Cainta, Rizal, and/or Lot 1, Blk. 9, The Legian South Subd., Carsadang Bago, Imus, Cavite, to satisfy the mortgage indebtedness which as of August 3, 2023 amounts to **NINE HUNDRED FIFTY FIVE THOUSAND FIVE HUNDRED SIXTY NINE PESOS & 86/100 (Php955,569.86)**, 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 **December 5, 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. 057-2017023390**

"A PARCEL OF LAND ( LOT 1 BLK 9 OF THE CONS. SUBD. PLAN PCS-04-027645, BEING A PORTION OF LOT 1310-C-1, (LRA) PSD-403628, LOT 1311, (NOW RS-04-004658), LOTS 1317-A TO 1317-1, PSD-04-043289 ) SITUATED IN CARSADANG BAGO, IMUS, CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW ALONG LINE 1-2-3 BY ROAD LOT 1, ON THE NE ALONG LINE 3-4 BY ROAD LOT 3, ON THE SE ALONG LINE 4-5 BY LOT 2 BLK 9, ON THE SW ALONG LINE 5-1 BY LOT 7 BLK 9 ALL OF THE CONS. SUBD. PLAN. XXX CONTAINING AN AREA OF **NINETY TWO (92) 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 **December 12, 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, October 6, 2023.

**(Sgd.) ROSVIDA C. NOCUM**  
Sheriff IV  
Branch 22

APPROVED BY  
**(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. SIMEON P. MADRID**  
Attorney-in-Fact, S.P. Madrid & Associates  
Unit 2010 20/F Herrera Tower, V.A. Rufino cor. Valero Streets, Makati City

**JENNIFER R. ORTEGA**  
**TYRONE G. ORTEGA**  
Blk. 02, Lakas Bisig West Floodway, Brgy. San Andres, Cainta, Rizal and/or Lot 1, Blk. 9, The Legian South Subd., Carsadang Bago, Imus, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 6, 13 & 20, 2023

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

**ARIEL L. RABANSO,**  
Mortgagor.  
**FC Case No. 18148-23**

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 **ARIEL L. RABANSO**, mortgagor, with residential and postal address at 167 Palongon Tipas Taguig Metro Manila AND/OR Blk 7 Lot 44 Bahayang Pag-Asa Subdivision-Woodside 3, Pasong Buaya, Imus, Cavite to satisfy the mortgage indebtedness which as of March 21, 2023 amounts to **TWO HUNDRED SIXTY-FOUR THOUSAND SEVEN HUNDRED NINETY-THREE PESOS & 15/100 (Php264,793.15)**, 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 **December 5, 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. T-575914**

"A Parcel of Land (Lot 44 Blk. 7 of the cons./subd. Plan Pcs-04-010524, being a portion of the cons. Of Lot 5593-B, (LRC) Psd-38541 & lots 5609, 5608-A & 5624, Imus Estate, L.R.C. Rec. No. ), situated in the Brgy. Of Pasong Buaya, Mun. of Imus, Prov. Of Cavite, Island Of Luzon. Bounded on the E., along line 1-2 by Lot 46, Blk. 7; on the S., along line 2-3 by Road Lot 8; on the W., along line 3-4 by Lot 42, and on the N., along line 4-1 by Lot 45, both of Blk. 7 all of the cons.-subd. Plan. X X X containing an area of **THIRTY SIX (36) SQ. METERS. 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 **December 12, 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, September 20, 2023.

**(Sgd.) MHINARD SANTOS**  
Sheriff IV  
BRANCH 122

APPROVED BY  
**(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**  
Attorney-In-Fact, The Law Firm of Lauron Delos Reyes and Partners  
Unit 1003 Union Square Condominium, #145 15th Avenue, Cubao, Quezon City

**ARIEL L. RABANSO**  
167 Palongon Tipas Taguig Metro Manila and/or Blk 7 Lot 44 Bahayang Pag-Asa Subdivision-Woodside 3, Pasong Buaya, Imus Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 6, 13 & 20, 2023

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

**PAUL C. MONROY married to**  
**MARISSA F. MONROY,**  
Mortgagors.  
**FC Case No. 18555-23**

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 **PAUL C. MONROY married to MARISSA F. MONROY**, mortgagors, with residential and postal address at B-F L-22 Ph 5, ACM Woodstock Homes, Alapan 1, Imus, Cavite to satisfy the mortgage indebtedness which as of August 17, 2023 amounts to **FIVE HUNDRED SEVENTY EIGHT THOUSAND EIGHT HUNDRED NINETY PESOS AND 87/100 (Php578,890.87)**, 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 **December 5, 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. T-741698**

"A parcel of land (Lot 22 Blk F of the subd. Plan, Psd-04-098008, being a portion of Lot 1576-B, Psd-34020, L.R.C. Rec. No. 8843 ), situated in the Brgy. of Carsadang Bago, Mun. of Imus, Prov. of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 21, Blk. F; on the SW., along line 2-3 by Lot 20, Blk. F on the NW., along line 3-4 by Rd. Lot B (6.50 m. wide), and on the NE., along line 5-1 by Lot 24 Blk. F all of the subd. Plan. X x x containing an area of **FIFTY TWO (52) SQ. METERS. 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 **December 12, 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, October 16, 2023.

**(Sgd.) MHINARD SANTOS**  
Sheriff IV  
BRANCH 122

APPROVED BY  
**(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

**ANTONIO E. ESCOBER**  
Attorney-In-Fact, CONSORTIUM (Tagayunan Panopio Escobar Law Firm, ESP Collection Agency, Panopio Escobar Law Offices)  
2/F/AZPHI Bldg., Ma. Aurora St., cor. E. Zobel St., Brgy. Poblacionalati City

**PAUL C. MONROY married to MARISSA F. MONROY**  
B-F L-22 Ph 5, ACM Woodstock Homes, Alapan I, Imus, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: November 6, 13 & 20, 2023

## Nutridense

from  
page 8

That entrepreneur was Mr. Racky Doctor. Behind his appearance lies a purposeful advocacy instrumental to his success in entrepreneurship.

In more than a decade-long partnership with DOST 1, this guy successfully established Nutridense Food Manufacturing Corporation, which soon became one of the country's leading licensed food manufacturers of healthy, nutritious, and research-based food products.

Early beginnings:

Doctor's first company, Long Live Pharma, initially ventured on Hyposol or "Waterine" solution that serves as a drinking water disinfectant. It was in 2009 when he first availed of the Small Enterprise Technology Upgrading Program (SETUP) assistance, which helped them acquire equipment to increase productivity and improve packaging.

SETUP is DOST's flag-

ship program to address the needs and requirements of various enterprises through the provision and upgrading of technology and equipment, fortifying their innovation capability, increasing productivity, and producing quality products that further the attainment of sustainable and inclusive growth in the country.

Eventually, Doctor established Nutridense Food Manufacturing Corporation, a subsidiary of Long Live Pharma (LLP).

His passion for producing new products and his burning desire to uplift nutrition problems, are both instrumental in the birth of Nutridense.

With the help of the DOST-FNRI and SETUP, Nutridense gradually permeated the food manufacturing industry. It also contributed to address the nutrition problem among Filipino children.

Advocacy-driven Nutridense came to light when the DOST-FNRI offered Doctor the technology and formula to produce complementary food for children as part of the department's science and technology-based intervention program to address malnutrition.

Doctor immediately grabbed the opportunity, as he recognized the significant role of entrepreneurs in solving the problem.

In realizing the aim to alleviate malnutrition, Nutridense produced different food products specifically formulated to reduce the malnourishment rate in the country. These products include RIMO Curls, a rice-mongo curls snack, RIMO Blends, rice-mongo instant baby cereals, Momsie, a rich-nutty chocolate complementary food, brown rice bar, enhanced Nutribun, and Go and Grow, a micronutrient powder mix, among others.

With their nutritional management," adding that his department has initiated several initiatives like the activation of the DILG operation centers and others. Abalos assured the DOST of its "all-out support."

Leyte Governor Carlos Jericho Petilla said that "we can't really prepare enough" referring to the forthcoming disasters, but preparation should be to the maximum. "We have to see disaster as a science and a solution as a science," the governor told the even attendees. "I wish we can eliminate disasters but we can only do reduction."

In the afternoon, during the presentation of the Disaster Preparedness Technologies forum, DOST presented projects such as abaca-fiber reinforced composites for transport; collapsible toilet bowls; upgraded emergency disinfection system; rainwater collection system; and emergency food reserve.

The three-day event showcases a series of technology fora, where scientists, experts and resource speakers discuss the DOST-developed, supported and funded DRRM technologies. **(Nelson S. Santos)**

benefits, some of these food products are currently used in the Department of Education and Department of Social Welfare and Development's (DSWD) supplementary feeding programs.

Nutridense also took significant steps in addressing anemia among Filipinos in 2016. The promotion and consumption of iron-fortified rice in La Union is one of Nutridense's answers to the said problem.

Doctor said Iron-Fortified Rice (IFR) is a well-milled rice mixed with mineral iron in rice kernel form. It is like ordinary rice but contains more iron which prevents Iron Deficiency Anemia among the people.

To this day, Nutridense continues to produce these goods. The mission to realize their advocacies continues to roll on.

Starting a new business is challenging. Even if Doctor had a prior business with LLP, buying the equipment needed to produce food products was quite a handful. Then the DOST-FNRI and SETUP supported him in acquiring the technologies and equipment needed to operate the business.

Some of the FNRI-developed technologies are the IFR and RIMO blends. The FNRI was instrumental in the early development of the firm, as it assisted in the supervision of equipment

test runs and trial productions.

In 2015, SETUP provided the equipment like two-screw kernel extruders and blending machine, to commercialize the technologies.

SETUP's intervention and FNRI's food formulas were vital in the significant increase of gross sales and volume production of Nutridense.

The former attendee of a forum is now an established entrepreneur, who received recognitions and spoke on different forums and events for his advocacy-driven enterprise.

His previous awards include FNRI-DOST's Scaling-up Rice Fortification and Kabalikatan Award. Doctor also served as a speaker on nutrition during emergencies, malnutrition reduction and complementary feeding, among others.

He was also one of the Science, Technology, and Innovation (STI) Ambassadors of this year's Regional Science, Technology, and Innovation Week (RSTW) in Laoag City, Ilocos Norte from October 16 to 18. "As one of the chosen science ambassadors, together with our esteemed ambassadors awarded today, I commit to support STI programs and activities in Region 1 and personally join to bring science to everyone," Doctor said in his short speech as an

STI ambassador during the opening of RSTW 2023 on October 16.

With Nutridense's accomplishments and effective adoption of DOST's technological intervention, the DOST-1 also recognized him as the Regional Winner of the 2023 Most Industry 4.0-Ready (I-Ready) Award in the Pinna-SciGLAT Awards of the recently concluded RSTW. "Your continuous assistance in mentoring us and our co-MSMEs, through your programs, has elevated a lot of lives, families, and communities. This I-Ready award ignites another opportunity for Nutridense and a reminder to be always better in serving our customers," Karl Doctor, the elder Doctor's son, said in his acceptance speech.

Today, the businessman serves as an inspiration to every aspiring entrepreneur in founding a company with a cause. While there are risks in establishing enterprises, DOST's programs, like SETUP and research institutions, such as FNRI, are more than willing to lend a hand for the betterment of Filipinos' lives.

In the case of Nutridense, Doctor successfully grew the business by fusing flavors towards the cause of alleviating nutrition problems among Filipino children with the help of DOST. **(Patrick R. Balanon)**

## PBBM

from  
page 8

held in Summit Hotel, from Nov. 8-10 tackled "Innovations in Disaster Risk Reduction and Management Exposition."

The president said what happened 10 years ago "underscores the importance of disaster risk reduction and management." The Filipinos' spirit is incredible, he added. "Our ability to come together to support one another, to rebuild during such adversity is always an inspiration."

The event is an annual exposition of innovations in Disaster Risk Reduction and Management (DRRM). This year's theme is "STY Yolanda remembered: understanding Risks and Preventing Future Disasters."

Marcos further said that the government is always committed to advancing the country's disaster resilience. He mentioned the importance of the role of DOST in the undertaking. "The DOST has been instrumental in developing cutting-edge technology for disaster risk prevention, mitigation preparedness, response and recovery."

Collaboration among

government agencies, local government and the private sectors and communities "is a key to effective and successful in disaster risk and management."

"The difference between victims of disasters and victors over disasters is how they handle adversities. The first one suffers from the same repeated story. The latter moves forward and builds resilience," said DOST secretary, Dr. Renato Solidum Jr., for his part. He explained that investing in resilience is a legacy opportunity. "As we build Philippine resilience, we are making Filipino communities more prosperous and secure than before."

Solidum delivered the opening remarks while Tacloban City Mayor Alfred Romualdez welcomed the guests to the event.

Dept. of the Interior and Local Government (DILG) Secretary Benhur Abalos Jr. said: "We at the DILG stand together with the DOST in our commitment in enhancing the capacities of our LGUs in the disaster risk

## CALAX

from  
page 1

"We're thrilled about this CALAX expansion, which will not only make life easier for our motorists but also boost the local economy. By providing a quicker and more convenient route to popular destinations in Cavite, we're creating opportunities for businesses to thrive and for families to make the most of their time together," said Mr. Raul Ignacio, President, and General Manager of MHI.

The Silang (Aguinaldo) Interchange will play a significant role in decongesting the busiest highway in Cavite, offering a faster route to the emerging tourism destinations of Silang town and Tagaytay City. It is ex-

pected to cater to an additional 5,000 daily motorists, providing them with convenient access to these vibrant areas.

This latest development connects CALAX to Aguinaldo Highway in Silang, further enhancing its accessibility and extending the benefits of convenient travel to the local community and beyond.

Looking ahead, CALAX will further expand to a total of 45 kilometers by 2024 and will feature eight interchanges: Technopark, Laguna Boulevard, Santa Rosa-Tagaytay Road, Silang East, Silang (Aguinaldo), Governor's Drive, Open Canal, and Kawit Interchange. CALAX will eventually connect to the Ma-

nila-Cavite Expressway (CAVITEX) in Kawit, uniting key regions seamlessly. Presently, its operational segments span from Mamplasan Rotunda up to Silang East Interchange.

MPTC is the leading mobility infrastructure and solutions provider in the Philippines. It is the toll road development arm of Metro Pacific Investments Corporation (MPIC). Aside from CALAX and CAVITEX, MPTC also holds the concession rights for North Luzon Expressway (NLEX), NLEX Connector Road, Subic-Clark-Tarlac Expressway (SCTEX), and Cebu-Cordova Link Expressway (CCLEX) in Cebu.

For inquiries about this press release please email us at: [corpcomm@mptsouth.com](mailto:corpcomm@mptsouth.com)

# LEGAL NOTICES

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
BRANCH 15, NAIC, CAVITE  
OFFICE OF THE CLERK OF COURT  
NAIC, CAVITE

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

- versus - **FNC – 2023-535**  
For: Extra-Judicial Foreclosure of  
Real Estate Mortgage under Act  
3135, as Amended by Act 4118

**ELIZABETH A. MABUYOG** married to  
**JEFFREY M. MABUYOG**,  
Mortgagor.

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/petitioner, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **ELIZABETH A. MABUYOG** married to **JEFFREY M. MABUYOG** with postal address at Block 6, Lot 11, Ciudad Nuevo Phase 3B, Sabang, Naic, Cavite, to satisfy the mortgage indebtedness which as of July 04, 2023 amounts to **FOUR HUNDRED FIFTY EIGHT THOUSAND SEVEN HUNDRED TWENTY FOUR PESOS AND 08/100 (P458,724.08)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **November 28, 2023 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2020005115**

A parcel of land (Lot 74 Blk. 5 of the subd. Plan PSD-04-216489, being a portion of PCN-04-001969, LRC Rec. No. 8340), situated in Brgy. of Timalan, Mun. of Naic, Prov. of Cavite, Is. of Luzon. Bounded on the NE., along line 1-2-3 by Rd. Lot 5 8.00 m. wide); on the SE., along line 3-4 by Lot 75, Blk. 5 (Easement); on the SW., along lines 4-5-6 by Rd. Lot 27 (Road widening); & on the NW., along line 6-1 by Lot 73, Blk. 5, all of the subd. Plan. X x x x Containing an area of **FIFTY ONE (51) SQUARE METERS** x 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 **December 05, 2023** without prior notice.

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

Naic, Cavite, September 28, 2023.

(Sgd.) **MA. CAROLINA M. POTENTE**  
Sheriff IV

**Copy furnished:**

**Maria Victoria D. Capiral**  
Acting Department Manager III  
Foreclosure Department  
**Home Development Mutual Fund (PAG-IBIG FUND)**  
The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue Makati City, Metro Manila

**ELIZABETH A. MABUYOG** married to **JEFFREY M. MABUYOG**  
Block 6, Lot 11, Ciudad Nuevo Phase 3B, Sabang, Naic, Cavite / Lot 74, Block5, Hillview Royale 2 Timalan, Naic, Cavite

**Maria Victoria D. Capiral,**  
**c/o Atty. Michael Yancy P. Yngson**  
Attorney-In-Fact, RECEIVERS AND LIQUIDATORS INC.  
Unit C, 10th Floor, Strata 2000 Bldg., F. Ortigas Jr. Rd., Ortigas Center, Pasig City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: October 23, 30 & November 6, 2023

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
BRANCH 15, NAIC, CAVITE  
OFFICE OF THE CLERK OF COURT  
NAIC, CAVITE

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

- versus - **FNC – 2023-512**  
For: Extra-Judicial Foreclosure of  
Real Estate Mortgage under Act  
3135, as Amended by Act 4118

**JULIUS CABALO PINEDA** married to **LANIE PLAMES PINEDA**,  
Mortgagor.

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/petitioner, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **JULIUS CABALO PINEDA** married to **LANIE PLAMES PINEDA** with postal address at No. 6 P. Paterno Sta. Lucia, Novaliches, Quezon City, Metro Manila, to satisfy the mortgage indebtedness which as of June 13, 2023 amounts to **FOUR HUNDRED NINETEEN THOUSAND THREE HUNDRED FIFTY SIX PESOS & 99/100 (P419,356.99)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **November 21, 2023 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2017007298**

A parcel of land (Lot 24, Block 11 of the consolidation subd. Plan PCS-04-025949, being a portion of Lot 2967 FLS-986-D, Naic Estate (VS-04-000597), Lot 2968-A-2, PSD-04-213184, L.R.C. Rec. No. 8340), situated in Barangay Timalan, Municipality of Naic, Province of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 23 Block 11 of the consolidation subdivision plan; on the SE., along line 2-3 by Lot 2966, Naic Estate (VS-04-000597); on the SW., along line 3-4 by Lot 25 Block 11; and on the NW., along line 4-1 by Road Lot 19 (6.50 m. row), all of the consolidation subdivision plan. Xxxx Containing an area of **FIFTY SEVEN (57) SQUARE METERS**. xxxxx

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 **November 28, 2023** without prior notice.

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

Naic, Cavite, September 15, 2023.

(Sgd.) **MA. CAROLINA M. POTENTE**  
Sheriff IV

**Copy furnished:**

**Maria Victoria D. Capiral**  
Acting Department Manager III  
Foreclosure Department  
**Home Development Mutual Fund (PAG-IBIG FUND)**  
The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue Makati City, Metro Manila

**JULIUS CABALO PINEDA** married to **LANIE PLAMES PINEDA**  
No. 6 P. Paterno Sta. Lucia, Novaliches Quezon City, Metro Manila / Lot 24, Block 11, Phase 5 Ciudad Nuevo Brgy. Timalan, Naic, Cavite

**Maria Victoria D. Capiral, c/o Atty. Pompeyo P. Maynigo**  
Counsel for the Mortgagee Attorney-In-Fact, Vision Credit and Collection Services Incorporated  
JRDC Building 117, Sen Gil. J. Puyat Ave., Pasay City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: October 23, 30 & November 6, 2023

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
BRANCH 15, NAIC, CAVITE  
OFFICE OF THE CLERK OF COURT  
NAIC, CAVITE

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

- versus - **FNC – 2023-501**  
For: Extra-Judicial Foreclosure of  
Real Estate Mortgage under Act  
3135, as Amended by Act 4118

**RONNIE KIM RANARA LOPEZ**, single,  
Mortgagor.

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 address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **RONNIE KIM RANARA LOPEZ**, single, with postal address at 0012 BE Blk 14 ST P. 2 St. Augustine Village, Daang Amaya 2, Tanza, Cavite, to satisfy the mortgage indebtedness which as of April 28, 2023 amounts to **FOUR HUNDRED SIXTY FOUR THOUSAND EIGHTY ONE AND 25/100 PESOS (P464,081.25)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **November 21, 2023 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2018032510**

A parcel of land situated in Barangay of Sabang (Formerly Timalan), Municipality of Naic, Province of Cavite, Island of Luzon, bounded and described as follows:

**Lot No: 11, Block No: 55, Plan No: PSD-04-246095**  
**Portion of:** Subd. Of Lot 2933, FLS-986-D, Naic Estate, (VS-04-000597), L.R.C. No. 8340

**Location:** Barangay of Sabang (Formerly Timalan) Municipality of Naic, Province of Cavite, Island of Luzon, bounded and described.

**Boundaries:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	Lot 12, Block 55, PSD-04-246095
2-3	SE	Alley Lot 33, PSD-04-246095
3-4	SW	Lot 10, Block 55, PSD-04-246095
4-1	NW	Lot 4, Block 53, PSD-04-246095

**XXXX Area: TWENTY EIGHT SQUARE METERS (28), more or less** Description of Corners: All points are referred on the plan by P.S. Cyl. Conc. Mons. 15x40 CMS XX XX

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 **November 28, 2023** without prior notice.

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

Naic, Cavite, September 15, 2023.

(Sgd.) **MA. CAROLINA M. POTENTE**  
Sheriff IV

**Copy furnished:**

**Maria Victoria D. Capiral**  
Acting Department Manager III  
Foreclosure Department  
**Home Development Mutual Fund (PAG-IBIG FUND)**  
The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue Makati City, Metro Manila

**RONNIE KIM RANARA LOPEZ**, single,  
0012 BE Blk 14 ST P. 2 St. Augustine Village  
Daang Amaya 2, Tanza, Cavite / Lot 11 Blk 55 Pasinaya Homes Phase 2 Sabang, Naic, Cavite

**Maria Victoria D. Capiral**  
**c/o Atty. Julius Voltaire Rommel C. Cubelo**  
Attorney-In-Fact, 24K Accounts Consultant, Inc.  
3F Fass Intelli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: October 23, 30 & November 6, 2023



# LEGAL NOTICES

**REPUBLIC OF THE PHILIPPINES**  
**Fourth Judicial Region**  
**Regional Trial Court**  
**Office of the Clerk of Court**  
**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

**OLIVER R. ACOJEDO for himself and as Atty-in-Fact of his wife JANICE L. ACOJEDO,**  
 Mortgagors,  
**FC CASE NO. 18657-23**

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/Assignee, with principal office at The Petron Mega Plaza Bldg. No. 358 Sen. Gil Puyat Ave., Makati City, against **OLIVER R. ACOJEDO for himself and as Atty-in-Fact of his wife JANICE L. ACOJEDO**, mortgagors, with postal address at 1251 Atis St., CAA BF Int'l., Las Piñas City and/or Lot 31 Blk 12, Dreamville 4 Imus Subd., Brgy. Alapan 1C, Imus, Cavite to satisfy the mortgage indebtedness which as of September 5, 2023 amounts to **SIX HUNDRED FORTY ONE THOUSAND FOUR HUNDRED FIFTY TWO PESOS AND 63/100 (P 641,452.63)** Philippine Currency, including interest and penalty charges, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at Public Auction on **November 28, 2023 at 10:00 a.m.**, or soon thereafter at the main entrance of the Office of the Clerk of Court, 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. 057-2012008338**

"A PARCEL OF LAND (LOT 31 BLK. 12 OF THE SUBD. PLAN, PSD-04-200927, BEING A PORTION OF LOT 1556-C-1, PSD-042109-065639, L.R.C. REC. NO. 8843) SITUATED IN THE BRGY. OF ALAPAN 1C, MUN. OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE S.W., ALONG LINE 1-2 BY ROAD LOT 13; ON THE N.W., ALONG LINE 2-3 BY LOT 30 BLK. 12 BOTH OF THE SUBD. PLAN; ON THE N.E., ALONG LINE 3-4 BY LOT 1555, IMUS ESTATE; AND ON THE S.E., ALONG LINE 4-1 BY LOT 32 BLK. 12, OF THE SUBD. PLAN. X X X CONTAINING AN AREA OF **THIRTY SIX (36) SQ. M.** 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 **December 5, 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, October 20, 2023

**(Sgd.) ANSELMO P. PAGUNSAN, JR**  
 Sheriff IV  
 RTC, Branch 20

Approved

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

**Copy Furnished**

**HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG FUND)**  
 The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave., Makati City

**ATTY. RIZALDY F. DE LEON**

Atty-in-Fact, Bernales and Associates.  
 Suite 6 Third Floor. A. Francisco Gold Condominium I, 784 EDSA West Kamias District, Quezon City

**SPS. OLIVER R. ACOJEDO & JANICE L. ACOJEDO**

1251 Atis St., CAA BF Int'l., Las Piñas City  
 Lot 31 Blk 12, Dreamville 4 Imus Subd., Brgy. Alapan 1C, Imus, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: October 23, 30 & November 6, 2023

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

**JOEL L. EDAR,**  
 Mortgagor.  
**FC Case No. 18237-23**

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 **JOEL L. EDAR**, mortgagor, with residential and postal address at Ph 5B Lot 7 Chapel Road Gatchalian Subd Las Pinas City AND/OR Lot 52 Blk 7 Ph. B the Legian Imus Two Subd. Calsadang Bago, Imus, Cavite to satisfy the mortgage indebtedness which as of April 28, 2023 amounts to **SIX HUNDRED SIXTY EIGHT THOUSAND TWO HUNDRED FIFTY SEVEN PESOS & 11/100 (Php668,257.11)**, 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 **November 28, 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. 057-2016024701**

"A PARCEL OF LAND ( LOT 52 BLK 7 OF THE CONS. - SUBD. PLAN PCS-04-026819, BEING A PORTION OF LOTS 1298, 1300 BOTH OF IMUS ESTATE, 1301 (NOW RS-04-005038), 1302 (NOW RS-04-005065 ), 1188 (NOW RS-04-005039), 1304-A-1 AND 1304-A-2 BOTH OF PSD-04-081431 AND LOT 1 BLOCK 13, PCS-04-026053) SITUATED IN CALSADANG BAGO, IMUS, CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE, SW ALONG LINE 1-2-3 BY ROAD LOT 8, ON THE NW ALONG LINE 3-4 BY LOT 50 BLK 7, ON THE NE ALONG LINE 4-5 BY LOT 51 BLK 7, ON THE SE ALONG LINE 5-1 BY ROAD LOT 2, ALL OF THE CONS. - SUBD. PLAN. X X X CONTAINING AN AREA OF **SIXTY (60) 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 **December 5, 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, September 27, 2023.

**(Sgd.) MHINARD SANTOS**  
 Sheriff IV  
 BRANCH 122

APPROVED BY

**(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. CAESAR S. EUROPA**

Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.  
 3F Fass Intelli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

**JOEL L. EDAR**

Ph. 5B Lot 7 Chapel Road Gatchalian Subd Las Pinas City and/or Lot 52 Blk 7 Ph. B The Legian Imus Two Subd, Calsadang Bago, Imus, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: October 23, 30 & November 6, 2023

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

**MANUELITO C. REGIS, represented by IVY ROSE I. MARIANO as his Atty-in-Fact,**  
 Mortgagors.  
**FC Case No. 18266-23**

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 **MANUELITO C. REGIS, represented by IVY ROSE I. MARIANO as his Atty-in-fact**, mortgagors, with residential and postal address at Rm. 203, MV Apartment, Leon Guinto St., Paco, Manila AND/OR Lot 12, Block 3, The Istana Subd., Malagasang, Imus, Cavite to satisfy the mortgage indebtedness which as of April 28, 2023 amounts to **SIX HUNDRED TWENTY TWO THOUSAND FORTY ONE PESOS AND 16/100 (Php622,041.16)**, 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 **November 28, 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. 057-2012028002**

"A PARCEL OF LAND (LOT 12 BLOCK 3 OF THE CONS.- SUBD. PLAN PCS-04-024408, BEING A PORTION OF LOT 2382-F, (LRC) PSD-207775, LOT 2384-A, PSD-04-198262 AND LOT 5896, IMUS ESTATE (RS-04-004664) SITUATED IN MALAGASANG, IMUS, CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY ROAD LOT 4; ON THE NE., ALONG LINE 2-3 BY LOT 10 BLOCK 3, ON THE SE., ALONG LINE 3-4 BY LOT 11 BLOCK 3, ON THE SW., ALONG LINE 4-1 BY LOT 14 BLOCK 3 ALL OF THE CONS. - SUBD. PLAN. X X X CONTAINING AN AREA OF **FORTY (40) SQUARE METERS.** 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 **December 05, 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, September 27, 2023.

**(Sgd.) MHINARD SANTOS**  
 Sheriff IV  
 BRANCH 122

APPROVED BY

**(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. MICHAEL YANCY P. YNGSON**

Attorney-In-Fact, RECEIVERS AND LIQUIDATORS INC.  
 Unit C, 10th Floor, Strata 2000 Bldg., F. Ortigas Jr. Rd., Ortigas Center, Pasig City

**MANUELITO C. REGIS represented by IVY ROSE I. MARIANO as his Atty-in-Fact,**

RM. 203, MV Apartment, Leon Guinto St., Paco Manila and/or Lot 12 Block 3, The Istana Subd., Malagasang, Imus, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: October 23, 30 & November 6, 2023

## PBBM LAUNCHES "HANDA PILIPINAS" VISAYAS LEG IN TACLOBAN



**PRESIDENT Ferdinand "Bongbong" R. Marcos Jr. graced the "Handa Pilipinas" Visayas Leg – a celebration commemorating the 10th anniversary of the catastrophic super typhoon "Yolanda" on Nov. 8, 2013 in Tacloban City.**  
 The exposition led by the Dept. of Science and Technology (DOST) **PBBM • 7**

## NUTRIDENSE'S JOURNEY TO SUCCESS



**WAYBACK in 2011, an entrepreneur sat in a four-cornered room, was listening, and passionately processing the talk of Engr. Rosemarie Garcia of the DOST-Food and Nutrition Research Institute (FNRI) on complimentary.**  
 This happened during a food in a technology forum hosted by the Department of Science and Technology Regional Office 1 (DOST 1). Later, that forum would catalyze a long-term relationship with the DOST toward achieving a common goal -- to alleviate the malnutrition problem among Filipino children. **NUTRIDENSE • 7**

**SM 65**

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# Sports Life



By Francis Buenaventura

## "BCOPSAA General Assembly: Fostering Scholastic Sports Development in Bacoor City"

The inaugural Bacoor City Organization of Private Schools Athletic Association (BCOPSAA) General Assembly, held at Cavite School of St. Mark (CSSM), marked a significant milestone in the scholastic sports development of for Bacoor City. Under the guidance of Mr. Ariel Arias II from CSSM, Mr. Dahrell Villanueva of Harell Horne Integrated School, and Reymer Crisologo of Divine Light Academy, the assembly presented an in-depth overview of the planned events and competitions for the upcoming school year.



(From Left to Right: Coaches Francis, France, Dahrell and Reymer)

The atmosphere at the assembly was charged with enthusiasm and excitement, as representatives from more than thirty schools eagerly delved into the promising opportunities awaiting student-athletes. This collective spirit underscored the importance of unity and collaboration within Bacoor City's scholastic sports community.

The diverse participation of schools showcased the widespread interest and eagerness for BCOPSAA initiatives. School representatives expressed their genuine enthusiasm for the upcoming events, reflecting the shared dedication of these educational institutions to nurturing young talents and promoting a culture of sportsmanship and teamwork.

Beyond being an information-sharing platform, the assembly instilled a sense of purpose and determination among attendees. It emphasized the strength in unity, highlighting the collective effort necessary to elevate BCOPSAA in the sports arena. The variety of participating schools underscored the city's rich educational landscape and the willingness of these institutions to contribute to this transformative sports journey.

As BCOPSAA charts an exciting path for the upcoming year of sports and competition, the General Assembly stands as a testament to the stakeholders' unwavering commitment to fostering the athletic potential of Bacoor City's youth. Through collaborative endeavors, unwavering passion, and a shared vision, BCOPSAA is poised to create an environment where young athletes can thrive, aspirations can reach new heights, and the spirit of sportsmanship can flourish. The assembly not only laid the foundation for an eventful year but also planted the seeds for a future where sports serve as a catalyst for holistic education and community unity.

You'll be amazed at the interest it got from the schools in Bacoor City:  
 Casa De San Miguel Montessori School - Cavite School of Life  
 Cavite School of St. Mark - Christian Values School Foundation Inc.  
 Crown of King Solomon Academy - Divine Light Academy  
 Divine Jesus Learning Center, Inc. - Five Star Standard College  
 Green Valley Academy Inc. - Harrel Horne Integrated School  
 Joseph Immanuel Christian School - King Solomon Bacoor School, Inc.  
 La Camelle School - La Vlaize Integrated Science School  
 Marvelous Faith Academy of Bacoor - Millennium Christian High School of Cavite  
 Mt. Pisgah Learning Center - Neville Heights Academy  
 Queen's Row Integrated Science School - Ruther E. Esconde School of MI  
 Saint Jerome Emiliani Institute, Inc. - Seven Seas Academy  
 St. Alphonsus Liguori Integrated School - St. Matthew Academy Of Cavite  
 St. Michaels Institute - St. Peregrine Institute Inc.  
 St. Thomas Moore Academy - Statefields School, Inc.  
 The Bearer of Light and Wisdom Colleges - The Palmridge School  
 Theresian School of Cavite - Young Shepherd's School, Inc.

Hoping to see you all in our games!

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