



## Archbishop Jumoad named apostolic administrator of Pagadian diocese

Pope Francis has named Archbishop Martin Jumoad of Ozamis as the apostolic administrator of the Diocese of Pagadian. In this capacity, he serves as the caretaker for the diocese at this time of transition, addressing the pastoral needs of the faithful and keeping things in an orderly way until the new bishop is appointed.

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**pulsocaviteño**  
 ng Makabagong  
**CAVITEÑO**  
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# Celebrating Excellence: PGC recognizes 29 Caviteño athletes

In a simple ceremony held on December 28, 2023 at the Ceremonial Hall, Provincial Capitol Building, Trece Martires City, the Provincial Government of Cavite recognized the outstanding performance of Caviteño athletes during the 32nd Southeast Asian (SEA) Games in Cambodia last May 2023. These athletes showcased their prowess, determination, and dedication to their respective sports, earning recognition not only for themselves, the province of Cavite and the country.



Seven (7) Caviteño athletes who clinched the gold at the 32nd SEA Games received a well-deserved reward of P50,000 pesos each; nine (9) silver medalists, who demonstrated exceptional skills and determination received a commendable prize of P30,000 pesos each; and, thirteen (13) bronze

## DOH TOUTS MORE ACCESSIBLE, ADAPTABLE HEALTHCARE SERVICES UNDER MARCOS ADMINISTRATION

The Department of Health (DOH), under the administration of President Ferdinand R. Marcos Jr., has reported significant strides in ensuring more accessible and adaptable healthcare services for all Filipinos as the government takes action towards the full implementation of the Universal Health Care (UHC) Act of 2019.

In his first 100 days since his appointment on June 6 this year, Health Secretary Teodoro Herbosa focused on ensuring healthcare services are accessible to all Filipinos, regardless of socio-economic status.

"Dapat ramdam ng bawat Pilipino ang UHC," Herbosa said during one of his engagements.

The DOH said they employed the principle of "No One Gets Left Behind" aligned with their 8-Point Action Agenda, which encompasses safe, and quality service delivery, preparedness against pandemics and crisis, as well as ensuring the welfare and rights of healthcare workers—key aspects that underscore the much-needed transformation in the country's health sector.

The 8-Point Action Agenda of DOH include Bawat Pilipino, Ramdam ang Kalusugan; Ligtas, DOH TOUTS • 5





# NEWS

## Keeping the wheels of justice rolling

More than the resolution of high-profile cases, radical and long overdue reforms in the country's justice system highlight the first full year of the Marcos administration under the watch of Justice Secretary Jesus Crispin Remulla and the judiciary with Chief Justice Alexander Gesmundo at the helm.

### 'Luffy' and immigration reforms

The Department of Justice (DOJ) has proven its firm resolve in ensuring that the Philippines would not be a haven for unscrupulous aliens evading prosecution in their homelands.

In the first quarter of this year, the deportation of Japanese fugitive Yuki Watanabe, more commonly known as "Luffy", made headlines. He is the alleged leader of a gang responsible for a string of violent robberies in Japan.

Watanabe ran the gang's operations online while detained at the Bureau of Immigration's (BI) facility in Taguig City, through mobile phones smuggled into his cell.

Following Japanese prosecutors' request, Watanabe, along with three other Japanese nationals, were sent back to Japan.

Remulla vowed action against defense lawyers whom he said prepared "contrived" cases for their detained expatriate clients to prevent them from being deported to their home countries.

The trumped-up cases involved bogus charges for violence against women and children usually done through a sworn statement by a supposed girlfriend of the suspect in the Philippines.

The DOJ is currently working with the Supreme Court (SC) to tighten the rules on the practice of law in these cases.

In October, a former Bureau of Immigration (BI) official was convicted of faking the travel documents of Jan Marsalek, an Austrian fugitive businessman who is wanted for his involvement in the collapse of the German payment processing firm Wirecard.

The Pasay City Regional Trial Court Branch 111, in an Oct. 9 ruling, found former BI supervising officer Marcos Nicodemus guilty of two charges of violating Republic Act (RA) 10175 (Cybercrime Prevention Act of 2012) and RA 3019

(Anti-Graft and Corrupt Practices Act) and sentenced him to up to nine years imprisonment with perpetual disqualification to hold public office for falsifying the travel records of Marsalek during the height of the pandemic.

Marsalek, 43, who is believed to be somewhere in Russia, is wanted by the International Criminal Police Organization (Interpol) for his part in the Wirecard scandal, which involved more than USD2 billion in missing funds.

To address the involvement of BI personnel in irregularities, the government has announced that it is considering outsourcing the process of issuing visas following the discovery of anomalies in visas issued to Chinese travelers.

Remulla recommended to Malacanang that the processing of visas of Chinese nationals entering the Philippines be handled by third-party visa outsourcing and technology services specialist VFS Global.

The firm works with governments and diplomatic missions worldwide, with more than 3,000 application centers and operations in 149 countries.

### POGOs and human trafficking

The government has also mounted a crackdown on human trafficking amid controversies over the extent of the power of immigration officers to hold an outbound Filipino from boarding a flight.

Several raids this year on large-scale Philippine Offshore Gaming Operations (POGO) which employed Filipinos and foreigners have revealed white slavery conditions.

These firms which operate in self-contained buildings in Metro Manila and nearby provinces have shown many indications of human trafficking and other related crimes, the DOJ said.

Employees are typically misled as they are being told that they would work like legitimate customer service

representatives but are later directed to engage in scams or other illegal activities, DOJ Undersecretary Nicholas Felix Ty said.

Ty, Undersecretary for the Inter-Agency Council Against Trafficking (IACAT), said raided POGOs committing human trafficking also confiscated passports and other important personal belongings of their employees.

The DOJ also revealed that employees who are not able to meet their quotas experience various forms of abuse.

Several victims have since been sent back to their home countries by the Philippine government.

Prosecutors have also started cracking down on old-style illegal recruitment of local workers.

In November, the National Bureau of Investigation (NBI) filed criminal charges against a firm that allegedly promised employment in Italy in exchange for up to PHP180,000 in placement fees.

Scores of individuals from Cavite and Batangas filed a complaint with the assistance of the NBI against Alpha Assistenza SLR officials.

Several applicants who paid the firm have claimed that the Italian authorities subsequently rejected their visa applications because of fake "nulla osta" or work permits provided by Alpha Assistenza.

### Hunt on for Bantag, Teves

The DOJ also made progress in going after primary suspects in high-profile cases – former Bureau of Corrections chief Gerald Bantag, the alleged mastermind in the murder of journalist Percival "Percy Lapid" Mabasa and then Negros Oriental representative Arnolfo Teves Jr, the prime suspect in the March 4 killing of then Negros Oriental Governor Roel Degamo.

In the case of Teves, the DOJ has made representation with the government of East Timor where he is supposedly



Justice Secretary Jesus Crispin Remulla (File photo)

hiding for the former lawmaker's return to the country to face prosecution.

The DOJ has also met with representatives of other countries such as the United Kingdom and China to discuss terms of prisoner swaps and deportation.

### Prosecution reforms, jail decongestion

To further decongest both court dockets and jail facilities, Remulla announced that talks are ongoing with the high court to reform procedures to allow closer coordination between prosecutors and law enforcement agencies to ensure a higher rate of conviction, as well as help do away with nuisance suits.

Ahead of the proposed changes in court procedure, the DOJ in February formally directed prosecutors to withdraw cases where the chances of conviction are slim.

Department Circular No. 008 stated that the measure will decongest court dockets and is "in view of the department's policy direction to only file cases with a reasonable certainty of conviction."

Prosecutors were directed to "carefully assess all their cases and to determine if each has a reasonable certainty of conviction based on the evidence in hand, availability of witnesses and continued interest of private complainants."

"If upon assessment by the handling prosecutor, it is determined that there is no such reasonable certainty of conviction, the said handling prosecutor is ordered to immediately file the proper motion to withdraw (the) information,"

Remulla said.

As part of efforts to improve the justice system, the DOJ also announced new guidelines for prosecutors in reducing the recommended bail in criminal cases for temporary liberty to PHP10,000 for indigents.

In Department Circular 11, the prosecutor in cases involving indigent respondents shall only indicate 50 percent of the recommended bail as stated in the 2018 Bail Bond Guide or PHP10,000, whichever is lower.

The measure along with an earlier circular, Department Circular 008-A, only quality criminal cases backed by credible evidence will have the effect of "decongesting

court dockets," the DOJ said.

The new rule applies to all cases undergoing inquest or preliminary investigation of indigents if these do not include punishable by death, reclusion perpetua or life imprisonment.

The reduced bail is eyed to prevent the detention of individuals for crimes that are in fact bailable but are unable to afford the amount set by the court.

The measure was brought as an offshoot of the recent Justice Sector Coordinating Council (JSCC) dialogue last month, which included discussions on overpopulation and congestion of jail and detention facilities. (PNA)

Celebrating

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resilience and tenacity in their competitions, were rewarded with P20,000 pesos each.

The substantial prizes serve as both a token of appreciation and a source of motivation for these athletes to continue pushing their boundaries and inspiring the youth of Cavite to pursue excellence in sports.

The acknowledgment likewise emphasizes the value placed on every achievement, underscoring the importance of hard work, dedication, and sportsmanship.

Mr. Rodel Vincent T. Bae, OIC-Provincial Administrator and Mr. Gerry Olaes, OPG- Executive Assistant V together with the staff of the Office of the Provincial Youth Development Officer were

present at the event to welcome the athletes. Mr. Bae and Mr. Olaes also took the opportunity to applaud the athletes for their hard work and dedication.

Their visible support at the games not only boosted the morale of the competing athletes but also communicated the importance of sports in the overall development of the province.

The rewards and recognition for Caviteño athletes goes beyond mere monetary incentives.

It plays a crucial role in fostering a culture of excellence within the province, inspiring the younger generation to pursue their dreams in sports, promoting an active and healthy lifestyle. (OPIO)

## Editorial

### Equality vs equity in devolution

**A**t last, the government has set the ball rolling on the devolution of its functions to local government units (LGUs), after a months-long review of the previous administration's preparatory groundwork for the decentralization project.

On Dec. 21, President Marcos issued a set of instructions to agencies to evaluate the impact of genuine local autonomy on cities, provinces, towns, and barangays, and to draw up a list of basic services that these LGUs can offer without draining their coffers.

It's evident that the President and his advisers are treading lightly on this massive undertaking to turn LGUs into "self-reliant communities," as the authors of the Local Government Code envisioned 32 years ago.

And well they should.

That our bureaucrats are opting for more prudence than haste is an encouraging sign for the success of this decades-long endeavor. At stake, after all, is the delivery of critical services, such as health, agriculture, environmental management, local infrastructure, social welfare, and tourism.

#### Greater responsibility

As it is, many LGUs are too poorly equipped to assume new mandates, willing but unable to absorb the larger share of national revenues to which they are now entitled under the 2018 Mandanas ruling of the Supreme Court.

LGUs had rejoiced when that decision came out five years ago, in anticipation of a much bigger national tax allotment (NTA), previously known as IRA, or internal revenue allotment. The ruling means LGUs' 40-percent share in the national wealth is no longer limited to taxes collected by the Bureau of Internal Revenue but includes those by the Bureau of Customs and similar agencies.

In 2024, LGUs will receive P871.3 billion in NTA, higher by some P50 billion than their share this year.

But with greater funding comes greater responsibility, and one too heavy to shoulder for many LGUs. In March, Budget Secretary Amenah Pangandaman said some 450 LGUs were ill-prepared to take on their devolved functions for not having enough skill, capacity, or resources. Between then and nine months later, the situation has not changed much, or at all.

#### Elephant in the room

The elephant in the room, of course, is the wide chasm between the wealthiest local governments and the most impoverished ones. Compare the likes of Quezon City and Makati City, whose locally sourced revenues already dwarf their NTA shares, with the municipalities barely scraping by with their



own meager portions, only to be saddled with more work than their offices can realistically handle.

In the recent Palace meeting, the President ordered the National Economic Development Authority to analyze what the government could gain from the devolution initiative and create a timeline, while the Department of the Interior and Local Government was asked to list down the functions LGUs should perform based on their devolution transition plans.

Earlier, Mr. Marcos had sought a study on the impact of Executive Order No. 138, issued by then President Rodrigo Duterte in June 2021, which set the stage for full devolution by 2024.

#### Not one-size-fits all

"The conclusion that we arrived at is that it should not be one-size-fits-all," Mr. Marcos said in March, warning that a penniless municipality might receive more funds due to the Mandanas ruling but ironically find itself in a "poorer, financial condition."

The crux of the problem lies not only in funding availability for cash-strapped LGUs but in fiscal management, too.

In a 2022 report, the United Nations Development Programme observed a "significant disparity among LGUs in terms of technical capacity and preparedness" for implementing the Mandanas ruling.

"The larger an LGU's budget, the lower the rate of budget utilization," the report said, noting that cities

and provinces on average would have about P604 million in unspent funds per year.

In a study published in May, the Philippine Institute for Development Studies agreed that the devolution policy should reflect the "heterogeneity in capacity" among LGUs, instead of imposing uniform rules for all.

#### Formula for distribution

Under the Local Government Code, the formula for the distribution of national wealth among LGUs is computed according to population (50 percent), land area (25 percent), and equal sharing (25 percent). But this system prioritizes equality, where LGUs are given the same resources regardless of their circumstances, over equity, which addresses the inequalities among them. As a result, the richest cities end up with inflated NTA shares they don't need, while LGUs that need more are deprived of the opportunity to catch up.

Congress would be well advised to revisit this policy and consider a fairer system that factors in another crucial variable—poverty.

Ultimately, the onus is on the government to support struggling LGUs in the devolution process until they reach their highest potential as self-governing political units. The top imperative, always, must be to ensure that the poorest communities aren't left behind.

## 10 Paraan Para Tumalino

**A**yon sa isang pagsusuri, sa bawat pagdagdag ng taon sa ating pag-edad, humihina ang ating pag-iisip ng bahagya. Ngunit, may ibang tao naman na lalo pang tumatalino kapag nagkaka-edad. Ano ba ang sikreto nila para tumalino?

1. Maglakad ng 45 minutos. Kapag tayo'y nageehersisyo, mas gumaganda ang sirkulasyon ng dugo sa ating katawan, kabilang na ang daloy ng dugo sa ating utak. Sa mga estudyante, kapag hindi mo alam ang sagot sa test, igalaw-galaw ang iyong mga paa at baka maalala mo na ang tamang sagot.

2. Paganahin ang utak. Gamitin palagi ang ating pag-iisip. Magsagot ng crossword at mga puzzles. Mag-enroll sa eskwelahan. Makipaglaban sa chess. Huwag magretiro at ituloy lang ang iyong mga proyekto.

3. Kumain ng pampatalino. Ang mga subok na brain foods ay ang mani, matatabang isda (tulad ng tuna, tilapia, salmon, sardinas, dilis at tamban), abocado, olive oil, cocoa, spaghetti sauce at tomato sauce.

4. Puwedeng uminom ng Omega 3 fish oil supplements. Napatunayan na makatutulong ito sa pagganda ng daloy ng dugo sa ating puso at utak.

5. Itanong sa doktor kung puwede kang mag-Aspirin. Kung ika'y may diabetes, sakit sa puso, o istrok, baka makatulong sa iyo ang aspirin 80 mg tableta bawat araw. Kumonsulta sa doktor.

6. Magkaroon ng kaibigang mas bata at mas matanda sa iyo. Huwag puro kaedad mo lang ang

## DOKTOR NG MASA

ni Dr. Willie Ong



kausapin mo. Marami kang matututunan sa mga nakatatanda sa iyo. At sa pakikipag-usap sa mga bata, mahahawa ka sa sigla nila.

7. Labanan ang stress. Masama ang stress sa katawan at utak. Nakatatanda ang stress lalo na kapag hindi agad nabigayan ng solusyon ang iyong problema. Ayusin ang mga problema at dalhin ng magaan ang iyong mga ginagawa.

8. Mangarap ng mangarap. Magtiwala kang magkakatotoo ang iyong mga pangarap. Daanin mo sa sipag at dasal at baka makamtan mo na ang iyong inaasam.

9. Alagaan ang iyong ulo. Iwasang mahulog o matumba. Magsuot ng helmet at maglagay ng seatbelt para iwas sa aksidente. Huwag hayaang masuntok o mauntog ang iyong ulo. Baka mamatay at mabawasan ang mga selula natin sa utak.

10. Kumonsulta sa doktor at magpa-check up bawat taon. Kapag malusog ang iyong katawan, siguradong masigla din ang lagay ng iyong utak. Good luck.

#### SUBSCRIPTION RATE

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

#### ADVERTISING RATE

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

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# LEGAL NOTICES

**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**

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

**-versus- EJF NO. TG-23-146**  
FOR: Extra-Judicial Foreclosure of  
Real Estate Mortgage under Act  
No. 3135, as amended

**EDWIN I. JOYA,**  
Mortgagor,

X----- X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on July 22, 1998 by Mortgagor, **EDWIN I. JOYA**, single, of legal age, Filipino citizen, with residence and postal addresses at (1) 501 Sampaguita St., Ayala Housing, Mandaluyong City 1554 (2) Lot 34, Block 16, Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NO. (T-809546) 17435 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of **FIVE HUNDRED TWENTY-SIX THOUSAND ONE HUNDRED SIXTY-NINE PESOS AND 98/100 (Php526,169.98)** inclusive of interest and other charges, as of August 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on **February 8, 2024 at 10:00 o'clock in the morning** or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. (T-809546)  
17435  
Registry of Deeds for Tagaytay City**

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Silang, Prov. of Cavite bounded and describes as follows:

A parcel of land (Lot 34 Blk. 16 of the cons./ subd. plan Pcs-04-012899 being a portion of Lot 8014, 8015, 8017, 8018, Cad. 452-D, Silang Cad., Lots 8016-A to 8016-H, Csd-04-006071-D, Lot 15709-A, Csd-042118-012810-D & Lot Blk. 71, Pcs-04-011250, LRC Rec. No. ), situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the NE., along line 1-2 by Lot 35 of Blk. 16; on the SE., along line 2-3 by Rd. Lot 14; on the SW., along line 3-4 by Lot 33; and on the NW., along line 4-1 by Lot 36 both of Blk. 16, all of the cons./ subd. plan. Beginning at a pt. marked "1" on plan, being S. 66 deg. 20'E., 4857.30 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence N. 78 deg. 02'E., 10.00 m. to pt. 2; thence S. 11 deg. 58'E., 7.00 m. to pt. 3; hence S. 78 deg. 02'W., 10.00 m. to pt. 4; thence N. 11 deg. 58'W., 7.00 m. to pt. 1; beginning, containing an area of **SEVENTY (70) SQ. METERS**. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. onc. mons. 15x60 cm.; bearings true; date of orig. survey and that of the subd. survey, Aug. 1-30, 1997 and was approved on Dec. 5, 1997.

is registered in accordance with the provisions of the Property Registration Decree in the name of **EDWIN I. JOYA**, single, of legal age, Filipino.

In the event the public auction should not take place on the said date, it shall be held on February 15, 2024, without further notice.

Prospective bidders or buyers are hereby enjoined to

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

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

**-versus- EJF-2023-181**  
For: EXTRA JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE UNDER  
ACT 3135, AS AMENDED BY ACT 4118

**CHRISTINE A. CORNEJO, married to  
FERDINAND R. CORNEJO,**  
Mortgagors/Borrowers.

X----- X

**NOTICE OF SHERIFF'S SALE**

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the mortgagors/borrowers, **CRISTINE A. CORNEJO, married to FERDINAND R. CORNEJO**, with postal address/es at 1.) Unit 503 Amsterdam Kassel Residences, E. Rodriguez Ave., Brgy. Moonwalk, Paranaque City; and 2.) Lot 58 Block 5, Alta Tierra Homes, Phase 2B, Brgy. Olaes, Gen. Mariano Alvarez, Cavite, and for the satisfaction of the mortgaged debt which as of 24 November 2023 amounts to **NINE HUNDRED FORTY-SEVEN THOUSAND THIRTY-ONE PESOS AND 48/100 (PhP947,031.48)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will SELL at public auction on **February 1, 2024 at 1:00 o'clock in the afternoon** at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for CASH or MANAGER'S CHECK, in Philippine

investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-809546) 17435** the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, December 5, 2023.

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

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

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

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

**MARIA VICTORIA D. CAPIRAL C/O PAULINO E. CASES, JR.**  
Attorney-in-Fact for the Mortgagee  
CASES COLLECTION MANAGEMENT, INC.  
6th Floor JELP Business Solutions Building, 409 Addition Hills,  
Shaw Boulevard, Mandaluyong City

**EDWIN I. JOYA**  
Mortgagor  
501 Sampaguita St., Ayala Housing, Mandaluyong City 1554  
Lot 34, Blk. 16, Rancho Imperial de Silang, Brgy. Tartaria,  
Silang, Cavite

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Dates: December 18, 25, 2023 & January 1, 2024

currency, the mortgaged property/ies with all the improvements thereon to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2019064342**

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF OLAES, MUN. OF GEN. MARIANO ALVAREZ, PROV. OF CAVITE, ISLAND OF LUZON, bounded and described as follows: "A PARCEL OF LAND (LOT 58 BLK. 5 OF THE CONS. SUBD. PLAN, PCS-04-024562, BEING A PORTION OF THE CONS. OF BLK. 2, PSD-04-185184 & RESERVED LOT 4, PSD-04-197135, LRC REC. NOS. 2166 & 55349) SITUATED IN BRGY. OF OLAES, MUN. OF GEN. MARIANO ALVAREZ, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 57; ON THE SE., ALONG LINE 2-3 BY LOT 8; ALONG LINE 3-4 BY LOT 7; ON THE SW., ALONG LINE 4-5 BY LOT 59 ALL OF BLK. 5, AND ON THE NW., ALONG LINE 5-1 BY ROAD LOT 5-B (10.00 M. WIDE), ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN BEING N. 81 DEG. 45'W., 2202.82 M. FROM BLLM NO. 14, CARMONA CADASTRE; THENCE S. 46 DEG. 48'E., 15.00 M. TO PT. 2; THENCE S. 43 DEG. 12'W., 0.67 M. TO PT. 3; THENCE S. 43 DEG. 12'W., 3.33 M. TO PT. 4; THENCE N. 46 DEG. 48'W., 15.00 M. TO PT. 5; THENCE N. 43 DEG. 12'E., 4.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **SIXTY (60) SQ. METERS**. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15X40 CM; BEARINGS TRUE; DATE OF ORIGINAL SURVEY; AUG. 16, 1940-JULY 31, 1941 AND THAT OF THE CONS. SUBD. SURVEY; JUNE 9-14, 2008 & WAS APPROVED ON SEPT. 3, 2008."

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 8, 2024** at the same time and place without further notice.

December 11, 2023 at Carmona, Cavite.

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

Prepared by:

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

**Copy furnished:  
HOME DEVELOPMENT MUTUAL FUND**  
The Petron Mega Plaza Bldg. No. 358 Sen. Gil Puyat Avenue,  
Makati City

**MARIA VICTORIA D. CAPIRAL  
c/o ATTY. RIZALDY F. DE LEON**  
Attorney-In-Fact, Bernales & Associates  
Suite 6 Third Floor, A. Francisco Gold Condominium I,  
784 EDSA West Kamias District, Quezon City

**CHRISTINE A. CORNEJO/ FERDINAND R. CORNEJO**  
1.) Unit 503 Amsterdam Kassel Residences E. Rodriguez Ave., Brgy. Moonwalk, Paranaque City  
2.) Lot 58 Block 5, Alta Tierra Homes, Phase 2B Brgy. Olaes, Gen. Mariano Alvarez, Cavite

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Dates: January 1, 8 & 15, 2024

**ERRATUM**

This is to correct the error made in the publication of Extra-Judicial Foreclosure of Real Estate Mortgage filed by **HOME DEVELOPMENT MUTUAL FUND (Otherwise known as Pag-IBIG Fund)**, against **BENEDICTO R. PRIETO**, filed at RTC Carmona with **EJF-2023-149** has an error on the title **situated in Bo. Ulong Tubig**. The right and correct entry should be **situated on Bo. Ulong Tubig**, which was not included on the original notice, dated on November 27, December 4 & 11, 2023. Our apology.

The Publisher

Publication: PMCPulsongMakabagongCaviteñoNewsPublication  
Date: January 1, 2024

# LEGAL NOTICES

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
Branch 90  
DASMARIÑAS CITY, CAVITE

HOME DEVELOPMENT MUTUAL FUND  
(Otherwise known as PAG-IBIG Fund),  
Petitioner/Mortgagee,

-versus- File No. FC-DC-1202-23  
EXTRA JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER  
ACT 3135, AS AMENDED BY ACT 4118

OLIVIA M. LOBO MARRIED TO  
LEONARDO B. LOBO, JR.,  
Respondent/Mortgagor.

X- - - - - X

**NOTICE OF SHERIFF'S SALE**

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, **HOME DEVELOPMENT MUTUAL FUND (Otherwise known as 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 respondents/mortgagors, **OLIVIA M. LOBO MARRIED TO LEONARDO B. LOBO, JR** with postal address at (1) No. 106 Retiro St., cor. Iba, Laloma Quezon City; (2) Lot 4 Block 23 Goldenville Subdivision, Brgy. Sabang, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of OCTOBER 09, 2023 amounts to **FIVE HUNDRED SEVENTY ONE THOUSAND SIX HUNDRED TWENTY FIVE PESOS AND 07/100 (Php 571,625.07)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **JANUARY 16, 2024 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 I, 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-685719**

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Dasmariñas Prov. of CAVITE bounded and described as follows: A parcel of land (Lot 4 of the cons.- subd. plan, Pcs-042106-008893, being a portion of Lot 4-12, Blk. 23, Psd-042106-064739, L.R.C. Rec. No. ), situated in the brgy. of Sabang, Mun. of Dasmariñas, Province of Cavite. Bounded on the NW., along line 1-2 by Lot 3 of the cons.- subd. plan; on the NE., along line 2-3-4 by Road Lot 2, Psd-042106-064739; on the SE., along line 4-5 by Lot 5 of the cons.- subd. plan; and on the SW., along lines 5-6-1, by Lot 34 54, Imus Estate. Beginning at a pt. marked "1" on plan, being S. 3 deg. 19 'E., 415°88 m. from Mon. 40, Imus Estate; thence N. 59 deg. 06'E., 10.00 m. to pt. 2; thence S. 27 deg. 15'E., 2.79 m. to pt. 3; thence S. 23 deg. 44'E., 5.45 m. to pt. 4; thence S. 66 deg. 16'W., 10.00 m. to pt. 5: thence N. 23 deg. 44'W., 6.22 m. to pt. 6; thence N. 30 deg. 54'W., 0.76 m. to pt. of beginning, containing an area of **SEVENTY SIX (76) SQ. METERS**. All pts. referred to are indicated on the plan and are marked on the ground by Ps cyl. conc. mons. 15x60 cm.; bearings true; date of orig. survey, July 27, 1905-June 11, 1909, and that of the subd. survey, July 1, 1994, and was approved on Aug. 17, 1994. xxxxxx is registered in accordance with the provisions of the Property Registration Decree in the name of **OLIVIA M. LOBO, married to Leonardo B. Lobo, Jr.**, Filipinos, of legal ages.

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 that the public auction should not take place on the said date and time, it shall be held on **JANUARY 30, 2024**, at the same time and place without further notice.

Dasmariñas City, Cavite, December 11, 2023.

(Sgd.) **ARLYN P. BARCELON**  
Sheriff IV

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

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

-versus- EJF-2023-169  
For: EXTRA JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE UNDER  
ACT 3135, AS AMENDED BY ACT 4118

JOLLY EDWARD B. POSADA,  
Mortgagor/Borrower.

X- - - - - X

**NOTICE OF SHERIFF'S SALE**

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the mortgagor/borrower, **JOLLY EDWARD B. POSADA, herein represented by ZHA ZHA MARIE P. SORNO as his Attorney-in-Fact**, with postal address/es at 1.) 12 Salivio St., P4B Lower Bicutan, Taguig City; and 2.) Lot 13 Block 6, Casa De Monteverde Subdivision, Brgy. F De Castro, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 30 October 2023 amounts to **THREE MILLION EIGHT HUNDRED FIFTY-TWO THOUSAND EIGHT HUNDRED SIXTY-TWO PESOS & 16/100 (Php3,852,862.16)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will SELL at public auction on **January 25, 2024 at 1:00 o'clock in the afternoon** at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for CASH or MANAGER'S CHECK, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2022017569**

IT IS HEREBY CERTIFIED that certain land situated in MUN. OF CARMONA, PROV. OF CAVITE, bounded and described as follows:

"A PARCEL OF LAND (LOT 13 BLK. 6 OF THE SUBD. PLAN PSD-04-009847, BEING A PORTION OF PARCEL-3, PSD-04-004652, L.R.C. REC. NO. ), SITUATED IN THE MUN. OF CARMONA, PROV. OF CAVITE. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 14; ON THE SW., ALONG LINE 2-3 BY LOT 11, BOTH OF BLK. 6; ON THE NW., ALONG LINE 3-4 BY ROAD LOT 2; AND ON THE NE., ALONG LINE 4-1 BY LOT 15, BLK. 6, OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING N. 47 DEG. 41'W., 848.54 M.

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

Copy furnished:

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

**MARIA VICTORIA D. CAPIRAL C/O POMPEYO P. MAYNIGO**  
Vision Credit & Collection Services Incorporated  
JRDC Building 117 Sen Gil J. Puyat Ave., Pasay City

**OLIVIA M. LOBO MARRIED TO LEONARDO B. LOBO, JR.**  
No. 106 Retiro St., cor. Iba, Laloma Quezon City;  
Lot 4 Block 23 Goldenville Subdivision, Brgy. Sabang, Dasmariñas, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: December 18, 25, 2023 & January 1, 2024

FROM BLLM NO. 14, CARMONA, CAVITE; THENCE S. 59 DEG. 18'W., 10.00 M. TO PT. 2; THENCE N. 30 DEG. 42'W., 15.00 M. TO PT. 3; THENCE N. 59 DEG. 18'E., 10.00 M. TO PT. 4; THENCE S. 30 DEG. 42'E., 15.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **ONE HUNDRED FIFTY (150) SQ. METERS**. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15X60 CM., BEARING STRUE; DATE OF ORIG. SURVEY, APRIL 14, 1940 – JULY 31, 1941 AND THAT OF THE SUBD. SURVEY, JUNE 1-12, 1984 AND WAS APPROVED ON JULY 19, 1984."

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 1, 2024** at the same time and place without further notice.

December 7, 2023 at Carmona, Cavite.

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

Prepared by:

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

Copy furnished:

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

**MARIA VICTORIA D. CAPIRAL c/o ATTY. MELANIO A. BADENAS JR.**  
Attorney-In-Fact, GCCS & Associates Corp.  
RM. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City

**JOLLY EDWARD B. POSADA / ZHA ZHA MARIE P. SORNO**  
1.) 12 Salivio St., P4B Lower Bicutan, Taguig City  
2.) Lot 13 Block 6 Casa De Monteverde Subdivision, Brgy. F De Castro, Carmona, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: December 18 & 25, 2023 & January 1, 2024

## DOH touts from page 1

dekalidad, at meeting, seminars, and m a p a g k a l i n g a n g conferences that would serbisyo; Teknolohiya help strengthen the para sa mabilis na implementation of UHC. s e r b i s y o n g

DOH took President pangkalusugan; Handa Marcos' directive to pursue a whole-of-society sa Krisis; Pag-iwas sa approach in combating sakit; Ginhawa sa Isip at tuberculosis, or TB, and Damdamin; Kapakanan at Karapatan ng Health Workers; and, HIV/AIDS.

The agency also reported on its preparedness to assist local government units in times of crisis situations, through its participation in earthquake drills, and presence in areas under emergency situations such as disasters and calamities.

Under Herbosa's leadership, the DOH also made sure to look after the welfare of healthcare workers, especially in pushing for the release of past-due obligations to healthcare workers who served during the COVID-19 pandemic. / PND

For 2023, the health department has sustained a one-stop shop program that provides government health services for indigent patients by putting up more Malasakit Centers across the country. As of September, there are already 159 Malasakit Centers, with the latest inaugurated at the Bislig District Hospital in Bislig City, Surigao del Sur.

They also continued to engage with their stakeholders through various



# 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-893-23

JHONSENN SALES PRIVADO,  
 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 Ave. Makati City against the Mortgagor, **JHONSENN SALES PRIVADO** with residence and postal address at 2277 Lapu-Lapu St., Baclaran, Parañaque City and Lot 6 Block 63, Heneral Dos, Barangay Hugo Perez, Trece Martires City, Cavite to satisfy the mortgage indebtedness as of 11 July 2023 amounts to **FOUR HUNDRED THIRTY EIGHT THOUSAND FIVE HUNDRED THIRTY NINE PESOS & 92/100 (P438,539.92)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **January 23, 2024 at 10:00 o'clock in the morning** at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE No. 057-2020026691**

**LOT NO : 6 BLOCK NO: 63 PLAN NO: PSD-04-233311 PORTION OF: LOT 3238 - NEW, FLS-800-D, SAN FRANCISCO DE MALABON ESTATE (RS-04-003882); LRC REC. 5964**

**LOCATION: BARANGAY OF HUGO PEREZ (FORMERLY: SAMPALUCAN), MUNICIPALITY OF TRECE MARTIRES (FORMERLY: GEN. TRIAS) PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	ROAD LOT 62, PSD-04-233311
2-3	NW	LOT 7, BLOCK 63, PSD-04-233311
3-4	NE	LOT 3300, FLS-167, SFDM ESTATE
4-1	SE	LOT 5, BLOCK 63, PSD-04-233311

**AREA: SIXTY SQUARE METERS (60), MORE OR LESS**

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 6, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
**c/o ATTY. RIZALDY F. DE LEON**  
 Attorney-in-Fact, Bernales & Associates  
 Suite 6 Third Floor, A. Francisco Gold Condominium 1, 784 EDSA West Kamias District, Quezon City

**JHONSENN SALES PRIVADO**  
 2277 Lapu-Lapu St., Baclaran, Parañaque City  
 Lot 6 Block 63, Heneral Dos, Barangay Hugo Perez, Trece Martires City, 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: January 1, 8 & 15, 2024

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-953-23

SPS. EDMUND DAQUIOAG MALLILLIN AND  
 KAREN CENTENO MALLILLIN,  
 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 Ave. Makati City against the Mortgagor, **SPS. EDMUND DAQUIOAG MALLILLIN AND KAREN CENTENO MALLILLIN** with residence and postal address at 14-A Ocampo Street, UP Campus, Quezon City and Lot 30, Blk H, Christine Ville IV, Barangay Biga, Tanza, Cavite to satisfy the mortgage indebtedness as of 4 July 2023 amounts to **FIVE HUNDRED SIXTY SEVEN THOUSAND SEVEN HUNDRED NINETY SEVEN PESOS & 52/100 (P567,797.52)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **January 23, 2024 at 10:00 o'clock in the morning** at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2015034868**

A PARCEL OF LAND (LOT 30, BLK. H, PSD-04-081861, BEING A PORTION OF LOT 1058-NEW FLS-1113 ) SIT. AT THE BRGY. BIGA, MUN. OF TANZA, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NW & SE., PTS. 1-2 AND 3-4 BY LOTS 28 & 32; ON THE SW., PTS. 4-5 AND 5-1 BY LOT 31 AND 39, ALL BY BLK. H AND ON THE NE., PTS 2-3 BY RD LOT 9 6.50 M. WIDE, ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **FORTY FOUR (44) SQ. 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 **February 6, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
**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

**SPS. EDMUND DAQUIOAG MALLILLIN AND KAREN CENTENO MALLILLIN**  
 14-A Ocampo Street, UP Campus, Quezon City  
 Lot 30, Blk H, Christine Ville IV, Barangay Biga, Tanza, 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: January 1, 8 & 15, 2024

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-949-23

HENRY A. JAO, married to  
 MARISS D. JAO,  
 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 Ave. Makati City against the Mortgagor, **HENRY A. JAO, married to MARISS D. JAO** with residence and postal address at Langkaan II, Humafao, Dasmariñas, Cavite and Lot 22, Block 118 Mary Cris Complex Phase IV, Brgy. Alang-Ilang, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 4 July 2023 amounts to **TWO HUNDRED TWENTY NINE THOUSAND SIX HUNDRED TWENTY PESOS & 68/100 (P229,620.68)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **January 23, 2024 at 10:00 o'clock in the morning** at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. T-760688**

A PARCEL OF LAND (Lot 22 Block 118) of the subdivision plan Psd-04-093013, being a portion of Lot 2533 SFD MALABON EST, situated in the barrio of ALANG-ILANG, municipality of GEN TRIAS, province of CAVITE, island of LUZON. Bounded on the SW, along line 1-2 by Lot 5 Block 118, on the NW, along line 2-3 by Lot 23 Block 118, on the NE, along line 3-4 by ALLEY 85, and on the SE, along line 4-1 by Lot 21 Block 118, all of the subdivision plan. Beginning at a point marked "1" on plan being xxx 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 and time, it shall be held on **February 6, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
**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

**HENRY A. JAO, married to MARISS D. JAO**  
 Langkaan II, Humafao, Dasmariñas, Cavite  
 Lot 22, Block 118 Mary Cris Complex Phase IV, Brgy. Alang-Ilang, 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: January 1, 8 & 15, 2024

# 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-871-23

SPOUSES ARNYL DOWES SABERON  
AND ROSANA DELA VIDA SABERON,  
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 Ave. Makati City against the Mortgagor, **SPOUSES ARNYL DOWES SABERON AND ROSANA DELA VIDA SABERON** with residence and postal address at #802-1 Garizon St., Ligtong 3, Rosario, Cavite and Lot 45, Block 3, Sunrise Place Subd., Barangay Tres Cruces, Tanza, Cavite to satisfy the mortgage indebtedness as of 5 July 2023 amounts to **FOUR HUNDRED THOUSAND ONE HUNDRED THIRTY THREE PESOS & 97/100 (P400,133.97)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **January 23, 2024 at 10:00 o'clock in the morning** at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2015002365**

A PARCEL OF LAND (LOT 45 BLOCK 3 OF THE CONSOLIDATION SUBDIVISION PLAN PCS-04-023349, BEING A PORTION OF LOTS 2675, 2676, & 3492, S. C. D. M. ESTATE, L.R.C. RECORD NO. 6832), SITUATED IN BARANGAY TRES CRUSES, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE ALONG LINE 1-2 BY ROAD LOT 1 (10.00 M WIDE); ON THE SE ALONG LINE 2-3 BY LOT 44 BLOCK 3; ON THE SW ALONG LINE 3-4 BY BLOCK 31; AND ON THE NW ALONG LINE 4-1 BY LOT 46 BLOCK 3, ALL OF THE CONSOLIDATION SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **THIRTY FIVE (35) 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 and time, it shall be held on **February 6, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
c/o **SIMEON P. MADRID**

Attorney-in-Fact, S.P. MADRID & ASSOCIATES  
Unit 2010 20/F Herrera Tower, V.A. Rufino cor. Valero Street,  
Makati City

**SPOUSES ARNYL DOWES SABERON**  
**AND ROSANA DELA VIDA SABERON**

#802-1 Garizon St., Ligtong 3, Rosario, Cavite  
Lot 45, Block3, Sunrise Place Subd., Barangay Tres Cruces,  
Tanza, 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: January 1, 8 & 15, 2024

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-889-23

LOUIE S. SUSON,  
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 Ave. Makati City against the Mortgagor, **LOUIE S. SUSON** with residence and postal address at Lot 17 Blk 64, Holiday Homes, Biclatan, Gen. Trias, Cavite and Lot 7 Blk 38, Holiday Homes Subd., Bo. Biclatan, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 11 July 2023 amounts to **FIVE HUNDRED THIRTY NINE THOUSAND TWENTY PESOS & 01/100 (P539,020.01)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **January 23, 2024 at 10:00 o'clock in the morning** at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2016057244**

A PARCEL OF LAND (LOT 7, BLK. 38 OF THE CONS./SUBD. PLAN, PCS-04-011670, BEING A PORTION OF THE CONS. OF LOTS 2847-B & 2847-C, PSD-04-030633 & LOT 2848, SAN FRANCISCO DE MALABON ESTATE, LRC REC. NO. ), SITUATED IN THE BO. OF BICLATAN, MUN. OF GEN. TRIAS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE E., ALONG LINE 1-2 BY LOT 20; ON THE S., ALONG LINE 2-3 BY LOT 6, BOTH OF BLK. 38; ON THE W., ALONG LINE 3-4 BY ALLEY 33; AND ON THE N., ALONG LINE 4-1 BY LOT 8 BLK. 38, ALL OF THE CONS./SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN BEING XXX CONTAINING AN AREA OF **SIXTY (60) SQ. 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 **February 6, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**

c/o **ATTY. RIZALDY F. DE LEON**

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

**LOUIE S. SUSON**

Lot 17 Blk 64, Holiday Homes, Biclatan, Gen. Trias, Cavite  
Lot 7 Blk 38, Holiday Homes Subd., Bo. Biclatan, 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: January 1, 8 & 15, 2024

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-785-23

HERMAN S. NAVARRO, married to  
JOYLYN M. NAVARRO

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, **HERMAN S. NAVARRO, married to JOYLYN M. NAVARRO** with residence and postal address at Block 21, Lot 10, Sec 12, Phase 1, Pabahay, Paradahan II, Tanza, Cavite and Lot 16, Block 44, Phase 1, Lumina, Tanza, Bagtas, Tanza, Cavite to satisfy the mortgage indebtedness which as of 15 June 2023 amounts to **EIGHT HUNDRED SEVENTY FOUR THOUSAND FIFTY FOUR PESOS AND 70/100 (P874,054.70)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **January 23, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2020007750**

**LOT NO: 16 BLOCK NO: 44 PLAN NO: PSD-04-239022**  
**PORTION OF: LOT 2-A, PSD-04-239718:**

**LOCATION: BARANGAY OF BAGTAS, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	ROAD LOT 11, PSD-04-239022
2-3-4-5-6	NE, SE	ROAD LOT 16, PSD-04-239022
6-7	SW	LOT 15, BLOCK 44, PSD-04-239022
7-1	NW	LOT 17, BLOCK 44, PSD-04-239022

**AREA: SIXTY ONE SQUARE METERS (61), MORE OR LESS**

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 6, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

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

The Petron Mega Plaza Building, No. 358 Sen Gil. Puyat Avenue, Makati City,

**ATTY. MAYBELLE JOY E. BERNALES**

ANCHOR COLLECTION SERVICES INC.  
Bldg. #2 Malakas cor. Mapagmahal St. Brgy, Pinyahan  
Quezon City

**HERMAN S. NAVARRO, married to JOYLYN M. NAVARRO**

Block 21, Lot 10, Sec 12, Phase 1, Pabahay, Paradahan II,  
Tanza, Cavite  
Lot 16, Block 44. Phase 1, Lumina, Tanza, Bagtas, Tanza,  
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: January 1, 8 & 15, 2024

# 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-1043-23**

**SHIELLA MARIE D. ABANES**  
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, **SHIELLA MARIE D. ABANES** with residence and postal address at No. 3 Ipil Street, Admiral Talon 3, Las Piñas City and, Lot 30 Blk 17 Amaia Scapes Cavite, Brgy. Santiago, General Trias, Cavite to satisfy the mortgage indebtedness which as of 25 July 2023 amounts to **FIVE HUNDRED NINETY FIVE THOUSAND FOUR HUNDRED EIGHTY TWO PESOS AND 94/100 (P595,482.94)**, excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **January 24, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property/ies with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2016070861**

A PARCEL OF LAND ( LOT 30, BLK 17 OF THE CONSOLIDATION & SUBDIVISION PLAN PCS-04-026861, BEING A PORTION OF LOTS 2374-A, FLS-2049-D & LOI 2372 SAN FRANCISCO DE MALABON ESTATE & LOTS 2374-B-1 & 2374-B-2, PSD-04-030238 ) SITUATED IN BARANGAY OF SANTIAGO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY ROAD LOT 7; ON THE NW., ALONG LINE 2-3 BY LOT 31, BLK 17; ON THE NE., ALONG LINE 3-4 BY LOT 3, BLK 17; ON THE NE., ALONG LINE 4-5 BY LOT 5, BLK 17 AND ON THE SE., ALONG LINE 5-1 BY LOT 29, BLK 17 ALL OF THE CONSOLIDATION & SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **SIXTY FIVE (65) 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 **February 7, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

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

The Petron Mega Plaza Building, No. 358 Sen Gil. Puyat Avenue, Makati City,

**C/O ATTY, POMPEYO P. MAYNIGO**

Vision Credit & Collection Services Incorporated  
JRDC Building 117 Sen Gil J. Puyat Ave. Pasay City

**SHIELLA MARIE D. ABANES**

No. 3 Ipil Street, Admiral Talon 3, Las Piñas City and, Lot 30 Blk 17 Amaia Scapes Cavite, Brgy. Santiago, General 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: January 1, 8 & 15, 2024

**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-788-23**

**AIZZA MALAYAO BULAN,**  
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, **AIZZA MALAYAO BULAN**, with residence and postal address at No. 3086 Ramon Magsaysay Blvd., Sta. Mesa, Manila and Lot 10 Block 58, Heneral Dos, Hugo Perez, Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of 15 June 2023 amounts to **FOUR HUNDRED SEVENTY FIVE THOUSAND TWO HUNDRED NINE PESOS & 46/100 (P475,209.46)** inclusive of interest, other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **January 23, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2019024825**

**LOT NO: 10 BLOCK NO: 58 PLAN NO: PSD-04-233311 PORTION OF:** LOT 3238 - NEW, FLS-800-D, SAN FRANCISCO DE MALABON ESTATE (RS-04-003882); LRC REC. 5964 **LOCATION:** BARANGAY OF HUGO PEREZ (FORMERLY: SAMPALUCAN), MUNICIPALITY OF TRECE MARTIRES CITY (FORMERLY: GEN. TRIAS), PROVINCE OF CAVITE, ISLAND OF LUZON

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 9, BLOCK 58, PSD-04-233311
2-3	SW	ROAD LOT 57, PSD-04-233311
3-4	NW	LOT 11, BLOCK 58, PSD-04-233311
4-5	NE	LOT 22, BLOCK 58, PSD-04-233311
5-1	NE	LOT 23, BLOCK 58, PSD-04-233311

**AREA: SIXTY SQUARE METERS (60), MORE OR LESS**

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 6, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

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

The Petron Mega Plaza Building, No. 358 Sen Gil. Puyat Avenue, Makati City,

**ATTY. MAYBELLE JOY E. BERNALES**

ANCHOR COLLECTION SERVICES INC.  
Bldg. #2 Malakas cor. Mapagmahal St. Brgy, Pinyahan Quezon City

**AIZZA MALAYAO BULAN**

No. 3086 Ramon Magsaysay Blvd., Sta. Mesa, Manila Lot 10 Block 58, Heneral Dos, Hugo Perez, Trece Martires City, 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: January 1, 8 & 15, 2024

**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-1026-23**

**WILFREDO NADAL PALIZA,**  
**Married to CHRISTY G. PALIZA,**  
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, **WILFREDO NADAL PALIZA, married to CHRISTY G. PALIZA** with residence and postal address at #291 Magtanggol St., Timog Caa, Las Piñas, Metro Manila and Lot 9 Block 38 Parklane Country Homes Subdivision, Santiago, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 18 July 2023 amounts to **TWO HUNDRED EIGHT THOUSAND FOUR HUNDRED EIGHTY FOUR PESOS & 48/100 (P281,484.48)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **JANUARY 24, 2024 at 10:00 o'clock in the morning** at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. T-685789**

A parcel of land (Lot 9 Blk. 38 of the subd. plan Psd-04-086693, being a portion of Lot 2582 San Francisco de Malabon Estate (Rs-04-002189) LRC Rec. No. ), situated in the Brgy. Santiago, Mun. Of Gen. Trias, Prov. of Cavite. Bounded on the NW., along line 1-2 by Lot 7 Blk 38; on the NE., along line 2-3 by Alley 10; on the SE., along line 3-4 by Lot 14 & on the SW., along line 4-1 by Lot 10 both Blk. 38 all of the subd. plan. Beginning at a pt. marked "1" on plan xxx containing an area of **THIRTY SIX (36) SQ. 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 **February 7, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
**c/o ATTY. MELANIO A. BADENAS JR.**

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

**WILFREDO NADAL PALIZA,**  
**married to CHRISTY G. PALIZA**

#291 Magtanggol St., Timog Caa, Las Piñas, Metro Manila Lot 9 Block 38 Parklane Country Homes Subdivision, Santiago, 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: January 1, 8 & 15, 2024



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-2023-380**  
 For: Extra-Judicial Foreclosure of  
 Real Estate Mortgage under Act

**MARK ANTHONY IGNACIO ESCALANTE**, 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 **MARK ANTHONY IGNACIO ESCALANTE**, single with postal address at BLK. 51, PHASE 7 PACKAGE 7 ALY, BAGONG SILANG, CALOOCAN CITY, METRO MANILA and LOT 20, BLOCK 24, PASINAYA HOMES I SUBDIVISION, SABANG (FORMERLY TIMALAN) NAIC, CAVITE to satisfy the mortgage indebtedness which as of March 31, 2023 amounts to **FOUR HUNDRED SIXTY FOUR THOUSAND TWO HUNDRED TWENTY ONE PESOS AND 47/100 PESOS (P464,221.47)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **January 09, 2024 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 . 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. 057-2018008691**

IT IS HEREBY CERTIFIED that certain land situated in SABANG (FORMERLY TIMALAN), NAIC, CAVITE, LUZON, bounded and described as follows:

**Lot No: 20 Block No: 24 Plan No: PCS-04-030597**  
**Portion of:** CONS. SUBD. OF LOTS 2935 AND 2936, FLS-986-D (NAIC ESTATE) (VS-04-000597)

**Location:** SABANG (FORMERLY TIMALAN) NAIC, CAVITE, LUZON, bounded and described.

**Boundaries:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SE	LOT 37, BLOCK BLK. 24, PCS-04030597
2-3	SW	LOT 21, BLOCK BLK. 24, PCS-04-030597
3-4	NW	ROAD LOT 6, PCS-04-030597
4-1	NE	LOT 19, BLOCK BLK. 24, PCS-04-030597

**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

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

In the event the public auction should not take place on the said date, it shall be held on **January 16, 2024** 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, November 14, 2023.

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

**Copy furnished:**

**MARIA VICTORIA D. CAPIRAL**  
**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

**MARK ANTHONY IGNACIO ESCALANTE**

BLK. 51, PHASE 7 PACKAGE 7 ALY, BAGONG SILANG  
 CALOOCAN CITY, METRO MANILA/ LOT 20, BLOCK 24,  
 PASINAYA HOMES I SUBDIVISION SABANG (FORMERLY  
 TIMALAN) NAIC, 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: December 18, 25, 2023 & January 1, 2024

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

HOME DEVELOPMENT MUTUAL FUND  
 Petitioner-Mortgagee,

-versus- **FNC 2023-682**

**HELI CABAUG DE LUYON MARRIED TO**  
**CELESTINA LONEZO DE LUYON**,  
 Respondents-Mortgagors.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by **HOME DEVELOPMENT MUTUAL FUND**, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **HELI CABAUG DE LUYON MARRIED TO CELESTINA LONEZO DE LUYON**, Mortgagors, with postal address at Lot 3, Block 8, Sinaguas Street, Golden Acres Subdivision, Talon 1, Las Pinas City, Metro Manila and/or Lot 18, Block 24B, Phase 3B, Sinaguas Street, Ciudad Nuevo, Brgy. Timalan, Naic, CAVITE, to satisfy the mortgage indebtedness which as of October 8, 2023, amounted to **THREE HUNDRED TWENTY SIX THOUSAND ONE HUNDRED NINETY THREE PESOS & 05/100 (Php.326,193.05)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **January 18, 2024 at 9:00 in the morning** or soon thereafter at the Regional Trial Court, Naic Cavite, to the highest bidder in CASH or MANAGER'S CHECK and in Philippine Currency the property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2016035020**

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: A PARCEL OF LAND (LOT 18 BLOCK 21B OF THE CONSOLIDATION SUBDIVISION PLAN PCS-04-024419, BEING A PORTION OF LOT 2975-B, PSD-04-199020; LOT 2969-A, PSD-04-199021 AND LOT 2974-B, PSD-04-199022, L.R.C. RECORD NO.\_\_\_\_) SITUATED IN BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON x x x CONTAINING AN AREA OF **SIXTY SIX (66) SQUARE METERS**. x x x.

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

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

In the event the public auction should not take place on the said date, it shall be held on **January 25, 2024** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, December 12, 2023

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

**Copy furnished:**

**HOME DEVELOPMENT MUTUAL FUND-**

The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

**Heli Cabahug De Luyon And Celestina Lonezo De Luyon**,  
 - Lot 3, Block 8, Sinaguas Street, Golden Acres Subdivision, Talon 1, Las Pinas City, Metro Manila and Lot 18, Block 24B, Phase 3B, Sinaguas Street, Ciudad Nuevo, Brgy. Timalan, Naic, CAVITE

**Atty. Maybelle Joy E. Bernales-**

ANCHOR COLLECTION SERVICES INC.  
 Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan,  
 Quezon City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: December 18, 25, 2023 & January 1, 2024

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

HOME DEVELOPMENT MUTUAL FUND  
 Petitioner-Mortgagee,

-versus- **FNC 2023-696**

**EDILYN Y. CARREON**, represented by  
**RENE VILLANUEVA**

Respondent-Mortgagor.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by **HOME DEVELOPMENT MUTUAL FUND**, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **EDILYN Y. CARREON, represented by Rene Villanueva**, Mortgagor, with postal address at Phase 6 Cairo Muntinational Village, Brgy. Moonwalk, Paranaque City and/or Lot 8 Blk.1, Pagsibol Village South, Barangay Timalan, Naic, Cavite, to satisfy the mortgage indebtedness which as of October 6, 2023, amounted to **NINE HUNDRED TWENTY THOUSAND SIX HUNDRED FIFTY ONE PESOS and 58/100 (Php.920,651.58)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **January 18, 2024 at 9:00 in the morning** or soon thereafter at the Regional Trial Court, Naic Cavite, to the highest bidder in CASH or MANAGER'S CHECK and in Philippine Currency the property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2022007429**

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY OF TIMALAN MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: LOT NO: 8, BLOCK NO: 1, PLAN NO: PSD-04-031665 PORTION OF: lots 3038, 3039, 3040, 3041 & 3042, ALL OF NAIC ESTATE (VS-04-000597), LOCATION: BARANGAY OF TIMALAN MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON x x x AREA: **FIFTY FOUR (54) SQUARE METERS, MORE OR LESS** x x x.

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

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

In the event the public auction should not take place on the said date, it shall be held on **January 25, 2024** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, December 12, 2023

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

**Copy furnished:**

**HOME DEVELOPMENT MUTUAL FUND-**

The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

**Edilyn Y. Carreon and Rene Villanueva-**

Phase 6 Cairo Muntinational Village, Brgy. Moonwalk, Paranaque City and/or Lot 8 Blk.1, Pagsibol Village South, Barangay Timalan, Naic, Cavite

**Atty. Airisa Fe Esperanza D. Molaer-**

Alexis A. Molaer Law Offices,  
 Lex Citadel Bldg. No. 7 La Salle St., Brgy Silangan, Cubao,  
 Quezon City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: December 18, 25, 2023 & January 1, 2024

# 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-1177-23

VALLENTE, DENNIS V.  
 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, **VALLENTE, DENNIS V.** with residence and postal address at 6092 J. Bagong Cuneta CLJN Bo Sto. Niño Default, Pasay City and Lot 30 Blk. 16 Wellington, Tanza Residences, Phase 2, Tres Cruces, Tanza, Cavite to satisfy the mortgage indebtedness as of 22 August 2023 amounts to **FIVE HUNDRED SIXTY THOUSAND NINE HUNDRED FORTY PESOS & 09/100 (P560,940.09)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **JANUARY 24, 2024 at 10:00 o'clock in the morning** at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2018015487**

**LOT NO: 30 BLOCK NO: 16 PLAN NO: PSD-04-028445 PORTION OF:** LOTS 1, 2, 3, & 4 (LRA) PCS-31859 & LOTS 3731, 3732, & 3733, FLS-2424;

**LOCATION:** BARANGAY OF TRES CRUCES, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 29, BLOCK 16, PCS-04-028445
2-3	NW	ROAD LOT 16, PCS-04-028445
3-4	NE	LOT 31, BLOCK 16, PCS-04-028445
4-1	SE	LOT 3, BLOCK 16, PCS-04-028445

**AREA: THIRTY SIX SQUARE METERS (36), MORE OR LESS**

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 7, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
**c/o ATTY. CAESAR S. EUROPA**

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

**VALLENTE, DENNIS V.**

6092 J Bagong Cuneta CLJN Bo Sto Niño Default, Pasay City  
 Lot 30 Blk 16 Wellington, Tanza Residences, Phase 2, Tres Cruces, Tanza, 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: January 1, 8 & 15, 2024

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-1111-23

JONATHAN DELOS SANTOS BAYLON,  
 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, **JONATHAN DELOS SANTOS BAYLON** with residence and postal address at NO. 1232 BALITA ST., BRGY. ILAYA, LAS PIÑAS CITY and LOT 44 BLOCK 7 KAIA HOMES, BRGY. PASONG KAWAYAN II, GENERAL TRIAS, CAVITE to satisfy the mortgage indebtedness which as of 23 August 2023 amounts to **FOUR HUNDRED THIRTY THREE THOUSAND ONE HUNDRED EIGHTY FIVE PESOS & 46/100 (P433,185.46)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **JANUARY 24, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2021007582**

**LOT NO: 44 BLOCK NO: 7 PLAN NO: PCS-04-029795 PORTION OF:** CONSOLIDATION-SUBDIVISION OF LOTS 3300, 3371, 3372, SAN FRANCISCO DE MALABON ESTATE (ALL COVERED BY RS-04-005070) LRC RECORD NO. 5964

**LOCATION:** BARANGAY OF PASONG KAWAYAN II, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	ROAD LOT 5, PCS-04-029795
2-3	SW	LOT 45, BLOCK 7, PCS-04-029795
3-4	NW	LOT3305- NEW SAN FRANCISCO DE MALABON ESTATE (RS-04-003882)
4-1	NE	LOT 43, BLOCK 7, PCS-04-029795

**AREA: THIRTY SIX SQUARE METERS (36), MORE OR LESS**

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 7, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
**c/o POMPEYO P. MAYNIGO, Atty-In-Fact,**

VISION CREDIT & COLLECTION SERVICES INCORPORATED  
 JRDC Building 117 Sen. Gil Puyat Ave. Pasay City

**JONATHAN DELOS SANTOS**

No. 1232 Balita St., Brgy. Ilaya, Las Piñas City  
 Lot 44 Block 7 Kaia Homes, Brgy. Pasong Kawayan II, General 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: January 1, 8 & 15, 2024

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-1142-23

CATHERINE L. MISTAL, (principal borrower)  
 AND CHERISH L. MISTAL (co-borrower)  
 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, **CATHERINE L. MISTAL, (principal borrower) and CHERISH L. MISTAL (co-borrower)** with residence and postal address at BLOCK 55, LOT 40, BELALDEA SUBD., SAN FRANCISCO, GEN. TRIAS, CAVITE and LOT 40, BLOCK 55, BEL ALDEA SUBD. DEL FUEGO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness which as of 26 July 2023 amounts to **SEVEN HUNDRED ONE THOUSAND FOUR HUNDRED FORTY NINE PESOS & 62/100 (P701,449.62)**, Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **JANUARY 24, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2017012523**

A PARCEL OF LAND (LOT 40, BLK. 55 OF THE CONS.-SUBD. PLAN PCS-04-011869, BEING A PORTION OF THE CONS. OF LOTS 2680-G-3 TO 8, ALL OF (LRC) PSD-222174, LOT 2680-J-2, SAN FRANCISCO DE MALABON EST (LRC) PSD-101732, LOTS 2680-H, I, & K, ALL OF PSD-336 19, L.R.C. REC. NO. ) SITUATED IN THE BRGY. OF FUEGO, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE, IS. OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 42, BLK. 55; ON THE NE., ALONG LINE 2-3 BY ROAD LOT 73, (6.5 M. WIDE); ON THE SE., ALONG LINE 3-4 BY LOT 38; ON THE SW., ALONG LINE 4-1 BY LOT 41, BOTH OF BLK. 55, ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF **FORTY ONE SQ. METERS AND FORTY SEVEN SQ. DECIMETERS (41.47). 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 and time, it shall be held on **February 7, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
**c/o Atty. Michael Yancy P. Yngson, Atty-in-Fact**

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

**CATHERINE L. MISTAL, (principal borrower) and**

**CHERISH L. MISTAL (co-borrower)**  
**Block 55, Lot 40, Bel Aldea Subd., San Francisco, Gen. Trias, Cavite**  
 Lot 40, Block 55, Bel Aldea Subd., Del Fuego, 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: January 1, 8 & 15, 2024

# 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-1140-23

MANECLANG, PRINCESS C.  
 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, **MANECLANG, PRINCESS C.**, with residence and postal address at 4626, VALENZUELA ST., OLD STA. MESA, MANILA to satisfy the mortgage indebtedness as of 26 July 2023 amounts to **SIX HUNDRED THIRTY THOUSAND THREE HUNDRED EIGHTY SEVEN PESOS & 60/100 (P 630,387.60)** excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **JANUARY 24, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2018042556**

**LOT NO: 17 BLOCK NO: 64 PLAN NO: PCS-04-028445 PORTION OF: LOTS 1, 2, 3, & 4 (LRA) PCS-31859 & LOTS 3731, 3732, & 3733, FLS-2424;**

**LOCATION: BARANGAY OF TRES CRUSES, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 18, BLOCK 64, PCS-04-028445
2-3	NW	ROAD LOT 63, PCS-04-028445
3-4	NE	LOT 16, BLOCK 64, PCS-04-028445
4-1	SE	LOT 32, BLOCK 64, PCS-04-028445

**AREA: FORTY SQUARE METERS AND TWENTY FIVE SQUARE DECIMETERS (40.25), MORE OR LESS**

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 7, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
**c/o Atty. Michael Yancy P. Yngson, Atty-in-Fact**  
 RECEIVERS AND LIQUIDATORS INC.  
 Unit C. 10th Floor, Strata 2000 Bldg. F. Ortigas Jr. Rd. Ortigas Center, Pasig City

**MANECLANG, PRINCESS C.,**  
 4626, VALENZUELA ST., OLD STA. MESA, MANILA

**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: January 1, 8 & 15, 2024

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-1220-23

EMERENCIANA T. SALIBA married to  
 REDENTOR M. SALIBA

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, **EMERENCIANA T. SALIBA married to REDENTOR M. SALIBA** with residence and postal address at LOT 6 BLOCK 28 PARAMOUNT HOMES PHASE I, BRGY. NAVARRO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of 17 August 2023 amounts to **TWO HUNDRED TWENTY SIX THOUSAND TWO HUNDRED TWENTY FOUR PESOS & 42/100 (P 226,224.42)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **JANUARY 24, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. T-863295**

A parcel of land (Lot 6, Blk. 28) of the subd. plan, Psd-04-104526, being a portion of Lot 1742, San Francisco de Malabon Estate, Rs-04-002673, LRC Rec. No. 5964, situated in the Brgy. of Navarro, Mun. of Gen. Trias, Prov. of Cavite, Island of Luzon. Bounded on the SW., along line 1-2 by Lot 5, Blk. 28; on the NW., along line 2-3 by Lot 4, Blk. 28; on the NE., along line 3-4 by Alley Lot 23 (4.50 m. wide); and on the SE., along line 4-1 by Lot 8, Blk. 28; all of the subd. plan. XXX CONTAINING AN AREA OF **THIRTY TWO (32) SQ. 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 **February 7, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
**c/o ATTY. MELANIO A. BADENAS JR.**  
 Attorney-in-Fact, GCCS & Associates Corp.  
 Rm. 209, Megastate Bldg., No. 737, G. Araneta Avenue, Tatalon, Quezon City

**EMERENCIANA T. SALIBA married to**  
**REDENTOR M. SALIBA**  
 LOT 6 BLOCK 28 PARAMOUNT HOMES PHASE 1, BRGY. NAVARRO, GEN. TRIAS, CAVITE

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: January 1, 8 & 15, 2024

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-1265-23

JENILYN C. ESCUYOS is herein  
 represented by RUBY E. VALENZUELA  
 as her Attorney-in-fact,

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, **JENILYN C. ESCUYOS is herein represented by RUBY E. VALENZUELA as her Attorney-in-fact** with residence and postal address at: 1.) LOT 4 BLOCK 32 PHASE IV SAMPAGUITA VILLAGE, INOCENCIO, CAVITE; and 2.) LOT 23 BLOCK 26 GREEN FORBES CITY SUBDIVISION, PALAWIT, TRECE MARTIRES, CAVITE to satisfy the mortgage indebtedness as of 04 July 2023 amounts to **FOUR HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED TWENTY THREE PESOS and 13/100 (P427,523.13)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **JANUARY 24, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE No. 077-2018002336**

A PARCEL OF LAND (LOT 23, BLK. 26 OF THE CONS./SUBD. PCS-04-025381, BEING A PORTION OF LOTS 3641 & 3694, FLS-2234, S.F. DE MALABON ESTATE (GLRO REC. NO. 5964 & 5960), SITUATED IN THE BRGY. OF BRGY. OF PALAWIT MUN. OF TRECE MARTIRES, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 24; ON THE NW., ALONG LINE 2-3 BY LOT 25; BOTH OF BLK. 26; ON THE NE., ALONG LINE 3-4 BY RD. LOT 24 AND ON THE SE., ALONG LINE 4-1 BY LOT 21, BLK. 26 ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, XXX CONTAINING AN AREA OF **FIFTY FIVE (55) SQ. 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 **February 7, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
**c/o ATTY. MELANIO A. BADENAS JR.**  
 Attorney-in-Fact, GCCS & Associates Corp.  
 Rm. 209, Megastate Bldg., No. 737, G. Araneta Avenue, Tatalon, Quezon City

**JENILYN C. ESCUYOS and RUBY E. VALENZUELA**  
 LOT 4 BLOCK 42 PHASE IV SAMPAGUITA VILLAGE, INOCENCIO, CAVITE  
 LOT 23 BLOCK 26 GREEN FORBES CITY SUBDIVISION, PALAWIT, TRECE MARTIRES, 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: January 1, 8 & 15, 2024



# 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-1189-23

SPS. ELMER P. MONTALBAN and  
 CRISTETAS. MONTALBAN  
 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, **SPS. ELMER P. MONTALBAN and CRISTETA S. MONTALBAN** with residence and postal address at LOT 16 BLOCK 74, GRAND RIVERSIDE SUBDIVISION, PH. 2-A, PASONG CAMACHILE, GENERAL TRIAS, CAVITE to satisfy the mortgage indebtedness as of 20 September 2023 amounts to **ONE HUNDRED SIXTY NINE THOUSAND TWO HUNDRED FIFTY ONE PESOS & 68/100 (P 169,251.68)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **JANUARY 24, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2013007069**

A parcel of land (Lot 16 Blk. 74) of the cons. subd. plan Pcs-04-014361, being a portion of the cons. of Lots 1 Blk 32; 1 Blk. 33 both of Pcs-04-012772; 1790-E Psd-04-031323; 1954-A Psd-04-109084; 1953 (Rs-04-002594); 3135 (Rs-04-002596) and 3379 all of S.F.D.M. Estate situated in the Bo. of Pasong Camachile, Mun. of Gen. Trias, Prov. of Cavite, Is. of Luzon. Bounded on the NE., along line 1-2 by Lot 38 Blk. 74, on the SE., along line 2-3 by Lot 17 Blk. 74, on the SW., along line 3-4 by Lot Alley 54, and on the NW., along line 4-1 by Lot 15 Blk. 74, all of the cons. subd. plan. XXX 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 and time, it shall be held on **February 7, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
 c/o **ATTY. MAYBELLE JOY E. BERNALES**  
 ANCHOR COLLECTION SERVICES INC.  
 Bldg. #2 Malakas cor. Mapagmahal St. Brgy. Pinyahan Quezon City

**SPS. ELMER P. MONTALBAN and CRISTETA S. MONTALBAN**  
 LOT 16 BLOCK 74, GRAND RIVERSIDE SUBDIVISION, PH. 2-A, PASONG CAMACHILE, GENERAL 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: January 1, 8 & 15, 2024

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-1252-23

MARK ANTHONY B. REYES married to  
 CHERRIE ANN S. REYES,  
 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, **MARK ANTHONY B. REYES married to CHERRIE ANN S. REYES** with residence and postal address at: 1.) 570 FACUNDO ST., BRGY. AURORA, PASAY CITY; 2.) LOT 4 BLOCK 48 SUNNY BROOKE 1, BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of 17 August 2023 amounts to **ONE HUNDRED SEVENTY FOUR THOUSAND FOUR HUNDRED SIXTY FIVE PESOS & 25/100 (P 174,465.25)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **JANUARY 24, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2018042271**

A PARCEL OF LAND (LOT 4 OF THE CONS.-SUBD. PLAN PCS-04-025833 BEING A PORTION OF LOTS 7 TO 20, BLOCK 48, PCS-04-016562) SITUATED IN THE BRGY. OF BAGTAS, MUN. OF TANZA, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 3 OF THE CONS.-SUBD. PLAN; ON THE SW., ALONG LINE 2-3 BY LOT 16, BLOCK 47, PCS-04-016562; ON THE SW., ALONG LINES 3-4-5 BY LOT 15, BLOCK 47, PCS-04-016562; ON THE NW., ALONG LINE 6-7 BY LOT 5 OF THE CONS.-SUBD. PLAN; ON THE NE., ALONG LINE 7-8-1 BY ROAD LOT 4, PCS-04-016562. BEGINNING AT A PT. MARKED "1" ON PLAN. XXX CONTAINING AN AREA OF **SEVENTY FIVE & HALF (75.50) 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 and time, it shall be held on **February 7, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
 c/o **ATTY. MELANIO A. BADENAS JR.**  
 Attorney-in-Fact, GCCS & Associates Corp.  
 Rm. 209, Megastate Bldg., No. 737, G. Araneta Avenue, Tatalon, Quezon City

**MARK ANTHONY B. REYES married to CHERRIE ANNS. REYES**  
 633 KALIMBAS ST., STA. CRUZ, MANILA  
 LOT 21 BLOCK 41-PHASE 3 CARISSA HOMES-TANZA, BAGTAS, TANZA, 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  
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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-918-23

JULIET O. ARGUELLES married to  
 LEONARDO E. ARGUELLES,  
 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, **JULIET O. ARGUELLES married to LEONARDO E. ARGUELLES** residence and postal address at: 1) No. 117 Basa Compound, Las Piñas City; and 2) Lot 1 Block 33 Phase 1 Tahanag Yaman Homes, Brgy. Buenavista, General Trias, Cavite to satisfy the mortgage indebtedness as of 25 July 2023 amounts to **TWO HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED FIFTY ONE PESOS and 56/100 (P 217,551.56)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **JANUARY 23, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE No. T-1333376**

A PARCEL OF LAND (Lot 1 Block 33 of the consolidation-subdivision Plan Pcs-04-019767 being a portion of the consolidation of Lots 2628, 2644, 2645 of San Francisco de Malabon Estate and Lot 2649-A, Psd-04-163932, LRC No., situated in Barangay Buenavista, Municipality of Gen. Trias, Province of Cavite. Bounded on the north along line 13-4 by F Path 20; on the east along line 4-1 Lot 7 Blk 22; on the south along line 1-2 by Lot 28 Blk 22; on the west along line 2-3 by Lot 2647 all line consolidation-subdivision plan. Beginning at a point marked "1" on plan. XXX CONTAINING AN AREA OF **THIRTY TWO SQUARE METERS (32) 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 **February 6, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
 c/o **ATTY. POMPEYO P. MAYNIGO**  
 Vision Credit & Collection Services Incorporated  
 JRDC Building 117 Sen Gil J. Puyat Ave.  
 Pasay City

**JULIET O. ARGUELLES married to LEONARDO E. ARGUELLES**  
 No. 117 Basa Compound, Las Piñas City  
 Lot 1 Block 33 Phase 1 Tahanag Yaman Homes, Brgy. Buenavista, General 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: January 1, 8 & 15, 2024

# 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-1005-23

**JOEVERT P. SABLON** married to  
**SANDRA A. SABLON**,  
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, **JOEVERT P. SABLON** married to **SANDRA A. SABLON**, residence and postal address at: 1.) LOT 11 BLOCK 1 SUNNY CREST ROYAL SALITRAN II, DASMARIÑAS, CAVITE; and 2.) LOT 5 BLOCK 19 LUMINA GEN. TRIAS PHASE 1, SANTIAGO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of 25 July 2023 amounts to **FOUR HUNDRED EIGHTEEN THOUSAND NINE HUNDRED TWENTY NINE PESOS & 72/100 (P 418,929.72)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **JANUARY 23, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2020009053**

**LOT NO: 5 BLOCK NO: 19 PLAN NO: PCS-04-029720**  
**PORTION OF:** LOTS 3165-B, PSD-71285 AND 3170-B-2, PSD-04-238085

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

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	ROAD LOT 18, PCS-04-029720
2-3	SW	LOT 6, BLOCK 19, PCS-04-029720
3-4	NW	LOT 24, BLOCK 19, PCS-04-029720
4-5	NW	LOT 25, BLOCK 19, PCS-04-029720
5-1	NE	LOT 4, BLOCK 19, PCS-04-029720

**AREA: THIRTY SIX SQUARE METERS (36), MORE OR LESS**

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 6, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
c/o **ATTY. MELANIO A. BADENAS JR.**

Attorney-in-Fact, GCCS & Associates Corp.  
Rm. 209, Megastate Bldg., No. 737, G. Araneta Avenue Tatalon, Quezon City

**JOEVERT P. SABLON** and **SANDRA A. SABLON**  
LOT 11 BLOCK 1 SUNNY CREST ROYAL SALITRAN II, DASMARIÑAS, CAVITE  
LOT 5 BLOCK 19 LUMINA GEN. TRIAS PHASE 1, SANTIAGO, 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  
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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-878-23

**EMMANUEL VILLANUEVA PUATO**,  
married to **VALERIANA R. PUATO**,  
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 (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s **EMMANUEL VILLANUEVA PUATO**, married to **VALERIANA R. PUATO**, with residence and postal address at #347 Dalisay St., Bacood, Sta. Mesa, Manila and Lot 9, Blk. 30A, Ph. 5 Parklane Country Homes, Bo. Santiago, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 5 July 2023 amounts to **TWO HUNDRED NINE THOUSAND TWENTY THREE PESOS & 81/100 (P209,023.81)** exclusive of interest, other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **January 23, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. T-852078**

A parcel of land (Lot 9 Blk. 30A of the cons.-subd. plan, Pcs-04-012428, being a portion of Lots 2586-B & 2586-C, (LRC) Psd-71086, 2587-A (LRC) Psd-61396, 2592-A, Psd-04-085771, 177, Blk. 1, Pcs-04-011595, Lot 2584, RS-04-002021, 3163, RS-04-002071, 3163, RS-04-002188, Blk. 97, Psd-04-095680, Case No. 5964, LRC Rec. No. ), situated in the Bo. of Santiago, Mun. of Gen. Trias, Province of Cavite. Bounded on the NW., along line 1-2 by Lot 10, Blk. 30A; on the NE., along line 2-3 by Road Lot 19; on the SE., along line 3-4 by Lot 8, Blk. 30A, on the SW., along line 4-1 by Lot 19, Blk. 30A, all of the cons.-subd. plan. Beginning at a pt. marked "1" on plan X X X containing an area of **EIGHTY (80) 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 and time, it shall be held on **February 6, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

**HOME DEVELOPMENT MUTUAL FUND**  
(otherwise known as **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

**EMMANUEL VILLANUEVA PUATO**,  
married to **VALERIANA R. PUATO**

#347 Dalisay St., Bacood, Sta. Mesa, Manila  
Lot 9, Blk. 30A, Ph. 5 Parklane Country Homes, Bo. Santiago, Gen. Trias, Cavite

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

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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-797-23

**KAMENSA, SAUDIA M.**,  
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 (otherwise known as Pag-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil. Puyat Avenue, Makati City, against the Mortgagor/s, **KAMENSA, SAUDIA M.**, with residence and postal address at Block 15, Lot 49, The Istana Malagasang I-E, Imus, Cavite and Lot 21, Block 107, Phase 12-B, Wellington Place, (Mary Cris Complex Subd.) Santiago, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 15 June 2023 amounts to **FOUR HUNDRED SIXTY THREE THOUSAND THREE HUNDRED FIFTY SIX PESOS & 42/100 (P463,356.42)** exclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **January 23, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2016024342**

A PARCEL OF LAND (LOT 21, BLK 107 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-04-026496, BEING A PORTION OF THE CONSOLIDATION OF LOT 2532-A-13, PSD-04-041373 (AR); LOT 2535-B, PSD-04-124458; LOT 2637-B, PSD-04-140399; LOTS 21 & 30, BLOCK 21; BLOCKS 22 & 43 AND ROAD LOT 21, PCS-04-024827; LOT 2534 (RS-04-004834); LOT 2536 (RS-04-004717) & LOT 2540 (RS-04-002857) ALL OF SAN FRANCISCO DE MALABON ESTATE, L.R.C. RECORD NO. 5964) SITUATED IN THE BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY ROAD LOT 55; ON THE NE., ALONG LINE 2-3 BY LOT 20, BLK 107; ON THE SE., ALONG LINE 3-4 BY LOT 43, BLK 107; ON THE SW., ALONG LINE 4-5 BY LOT 42, BLK 107 AND ON THE SW., ALONG LINE 5-1 BY LOT 22, BLK 107 ALL OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX 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 and time, it shall be held on **February 6, 2024** 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, December 29, 2023.

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

**Copy Furnished:**

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

The Petron Mega Plaza Building, No. 358 Sen. Gil. Puyat Avenue, Makati City,

**ATTY. MAYBELLE JOY E. BERNALES**

ANCHOR COLLECTION SERVICES INC.  
Bldg. #2 Malakas cor. Mapagmahal St. Brgy. Pinyahan Quezon City

**KAMENSA, SAUDIA M.**,

Block 15, Lot 49, The Istana Malagasang I-E, Imus, Cavite Lot 21, Block 107, Phase 12-B, Wellington Place, (Mary Cris Complex Subd.) Santiago, Gen. Trias, Cavite

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Publication: PMC Pulso ng Makabagong Caviteño News Publication  
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# LEGAL NOTICES

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

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

**-versus-** **Foreclosure No. 2023-321**  
 For: Extra-Judicial Foreclosure of  
 Real Estate Mortgage

**SPS. VICENTE C. BAON AND GINA D. BAON,**  
 Mortgagors.

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 **SPS. VICENTE C. BAON AND GINA D. BAON** at #2028-C Smith St., Malate, Manila City and Lot 9 Blk. 19 Addas Village Ph. IV, Bo. Mambog, Bacoor, Cavite; **VICENTE C. BAON, is represented by his wife, GINA B. BAON as his Atty-in-Fact** to satisfy the mortgagee indebtedness which as of August 15, 2023, amounts to **THREE HUNDRED SEVENTY FIVE THOUSAND TWO HUNDRED THIRTY SEVEN PESOS & 91/100 (P375,237.91)**, 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 **January 23, 2024 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-613663**

"A Parcel of Land (Lot 9 Blk. 19 of the cons. subd. plan, Pcs-04-005817, being a portion of the cons. of Lots 4762-A Fls-2076-D, Lot 4762-B-2 (LRC) Psd-99595 & Lot 4755-A, Psd-04-018362, LRC Rec. No. ), situated in the Bo of Mambog, Mun. of Bacoor, Prov. of Cavite. X x x, Containing an area of **SIXTY (60) 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 **February 1, 2024**, 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, December 5, 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

**SPS. VICENTE C. BAON AND GINA D. BAON**  
 #2028-C Smith St., Malate, Manila City  
 Lot 9 Blk. 19 Addas Village Ph. IV, Bo. Mambog, 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: January 1, 8 & 15, 2024

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

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

**-versus-** **Foreclosure No. 2023-468**  
 For: Extra-Judicial Foreclosure of  
 Real Estate Mortgage

**ROMEO M. FERNANDEZ married to**  
**MARIFE S. FERNANDEZ,**  
 Mortgagors.

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 **ROMEO M. FERNANDEZ married to MARIFE S. FERNANDEZ** at Lot 4 Block 7 Terrasa 2 Subdivision, Buhay na Tubig, Imus Cavite and Lot 15 Block 3 Greensquare Villas, Brgy. Mambog I, Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of October 9, 2023, amounts to **SIX HUNDRED SIXTY THREE THOUSAND SEVEN HUNDRED SIXTY FOUR PESOS & 28/100 (P663,764.28)**, 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 **February 6, 2024 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. 057-2013025932**

"A PARCEL OF LAND (LOT 15 BLOCK 3 OF THE SUBD. PLAN, PSD-04-212563, BEING A PORTION OF LOT 4746, IMUS ESTATE, L.R.C. RECORD NO. 8843), SITUATED IN THE BARANGAY OF MAMBOG, MUNICIPALITY OF BACoor, PROVINCE OF CAVITE, ISLAND OF LUZON. X X X, CONTAINING AN AREA OF **FORTY SEVEN (47) SQ. M.**"

"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 **February 13, 2024**, 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, December 22, 2023.

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

By:  
 (Sgd.) **DANILO B. BERLON**  
 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

**POMPEYO P. MAYNIGO**  
 JRDC Building 117 Sen Gil J. Puyat Ave. Pasay City

**ROMEO M. FERNANDEZ married to**  
**MARIFE S. FERNANDEZ**  
 Lot 4 Block 7 Terrasa 2 Subdivision, Buhay na Tubig, Imus Cavite  
 Lot 15 Block 3 Greensquare Villas, Brgy. Mambog I, 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: January 1, 8 & 15, 2024

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

**ANA MARIA C. OBON,**  
 Mortgagor,  
**FC CASE NO. 18730-23**

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 Bldg. No. 358 Sen. Gil Puyat Ave., Makati City, against **ANA MARIE C. OBON**, mortgagor, with postal address Blk 13 Lot 25, Spain St Metroville Subd, Phase 2, Brgy. Alapan 1C, Imus, Cavite and/or Lot 24 Blk 17A, Metroville Subdivision, Brgy. Alapan, Imus, Cavite to satisfy the mortgage indebtedness which as of October 6, 2023 amounts to **NINE HUNDRED TWENTY FIVE THOUSAND FOUR HUNDRED TWENTY ONE PESOS AND 77/100 (P 925,421.77)** 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 **February 6, 2024 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. 057-2018026996**

"A PARCEL OF LAND ( LOT 24, BLK. 17A, OF THE CONS. SUBD. PLAN PCS-04-021969, BEING A PORTION OF LOTS 1-10, BLK. 17, 1-10, BLK. 18, 1-10, BLK. 19, ROAD LOTS 15 TO 18, ALL OF PSD-04-174521, LRC. REC. NO. ), SITUATED IN THE BRGY. OF ALAPAN, MUN. OF IMUS, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW, ALONG LINE 1-2 BY LOT 23; ON THE NW., ALONG LINE 2-3 BY LOT 29 (ROAD LOT); ON THE NE., ALONG LINE 3-4 BY LOT 25; AND ON THE SE., ALONG LINE 4-1 BY LOT 5 ALL OF THE CONS.- SUBD.PLAN x x x CONTAINING AN AREA OF **THIRTY SIX (36) 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 **February 13, 2024** 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, January 2, 2024

(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. AIRISA FE ESPERANZA D. MOLARER**  
 Atty-in-Fact, ALEXIS A. MOLARER LAW OFFICES  
 LEX Citadel Bldg., No. La Salle St., Brgy. Silangan, Cubao, Quezon City

**ANA MARIE C. OBON**  
 Blk 13 Lot 25, Spain St Metroville Subd, Phase 2, Brgy. Alapan 1C, Imus, Cavite  
 Lot 24 Blk 17A, Metroville Subdivision, Brgy. Alapan, Imus, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: January 1, 8 & 15, 2024



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

**IN RE: PETITION FOR CONFIRMATION OF TITLE OVER REAL PROPERTY COVERED BY TRANSFER CERTIFICATE OF TITLE (TCT) NO. T-89664 OF THE REGISTRY OF DEEDS OF THE PROVINCE OF CAVITE,**

**LRC Case No. 8843-2019-78**  
 For Confirmation of Title under Act No. 496

**GOVERNMENT SERVICE INSURANCE SYSTEM**

Petitioner,

**Awardee: Spouses Cirilo K. Bare and Emma C. Bare**

-versus-

**QUEEN'S ROW SUBDIVISION INC. AND THE REGISTER OF DEEDS OF PROVINCE OF CAVITE**  
 Respondents.

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**AMENDED ORDER**

This is a petition instituted by the **Government Service Insurance System** for the confirmation of the sale and petitioner's ownership over the real property covered by **Transfer Certificate of Title (TCT) No. T-89664** of the Register of Deeds for the Province of Cavite, registered in the name of Queen's Row Subdivision, Inc; Cancellation of the said title and the issuance of a new certificate of title in the name of the petitioner as owner of the said property.

NOTICE IS GIVEN that said petition is set for hearing on **26 June 2024 at 1:30 in the afternoon**. All those interested are cited to appear and show cause why the same should not be granted.

Let this Order be published twice in successive issues in the Official Gazette and 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 situated.

Furnish copies of this Order the Office of the Solicitor General, Office of the City Prosecutor of Bacoor, Land Registration Authority, Bureau of Lands, Office of the Register of Deeds for the Province of Cavite, Trece Martires City and Bacoor City Branch, Queen's Row Subdivision, Inc. and Spouses Cirilo K. Bare and Emma C. Bare.

SO ORDERED.

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

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

**Copy furnished:**

1. **ATTY. WILFRED RAPHIDIM L. LADANGA** - LEGAL SERVICES GROUP, Level 6, GSIS Bldg., Financial Center Area, Pres. D. Macapagal Ave., Pasay City - lsqcentralreceiving@gsis.gov.ph
2. **REGISTER OF DEEDS**- Bacoor City
3. **REGISTER OF DEEDS**- Trece Martires City
4. **OFFICE OF THE SOLICITOR GENERAL** - 134 Amorsolo St. Legaspi Village, Makati City
5. **OFFICE OF THE CITY PROSECUTOR** - Bacoor City
6. **LAND REGISTRATION AUTHORITY** - Quezon City
7. **BUREAU OF LANDS** - Quezon City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
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**TOY FESTIVAL AT SM CITY TRECE MARTIRES: Toy enthusiasts and cosplayers gathered at SM City Trece Martires for the Toy Fest for all ages on December 25 to 30, 2023. Favorite collectibles from various animes, cartoons, and superheroes were displayed and exhibited while South Cosplayers showcased their cosplay and runway skills here at SM City Trece Martires!**

## DOST instills

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every Filipino. Beyond the mere ticking of the clock, the department envisions a broader impact on the fabric of society, recognizing that the habit of being on time is a cornerstone in all aspects of businesses and activities.

The theme for 2024 speaks directly to the heart of the matter, urging Filipinos to embrace a culture where time is regarded with utmost importance. "G na G! Oras Pinas para sa Bagong Pilipinas" encapsulates the spirit of enthusiasm, vibrancy, and commitment towards a new and punctual nation towards a progressive society.

At its core, this year's NTCW theme is designed to focus on the younger generation. The DOST aims to impart the value of punctuality to the youth, emphasizing the profound impact of time management on their future success. By cultivating an understanding of the essence of time, early on, the department be-

lieves that young Filipinos can harness this knowledge as a powerful tool in shaping their personal and professional trajectories.

The Philippine Standard Time (PhST) Act of 2013.

This advocacy aims to promote the new Pilipino time which is under Republic Act No. 10535 or The Philippine Standard Time (PhST) Act of 2013.

The law requires all national and local government agencies as well as broadcasting companies to adhere to and display the PhST in their respective offices. This makes these entities not only united but also in sync with each other, a perfect gesture of synergy needed to efficiently run a bureaucracy.

The DOST-Philippine Atmospheric, Geophysical, and Astronomical Services Administration (PAGASA) is tasked to be the official timekeeper.

However, it was started in 2011 as an advocacy campaign

which was called as "Juan Time", a play of words on "One Time" (single or unified time) and "Juan" being the common name for Filipinos.

Thereafter, the main campaign was rebranded two years ago into "Oras Pinas" which hopes to institutionalize the new Filipino culture of being always on time and having only one time as a nation.

The GPS and the atomic clock

The PhST must be kept according to the Coordinated Universal Time (UCT)—the world's official time. How does this office ensure that we get the correct time all the time? Since 2003, DOST-PAGASA has been using a very accurate clock, specifically a rubidium atomic clock for time-keeping. The rubidium clock is one of the two most widely used atomic clocks in the world (the other one being the more accurate cesium clock).

The rubidium clock in the DOST-PAGASA station is equipped with a receiver that receives timing signals from at least four orbiting satel-

lites in the Global Positioning System (GPS) within its range. These satellites are each equipped with up to four atomic clocks which are periodically updated from a cesium atomic clock based in Boulder, Colorado.

This system keeps the DOST-PAGASA clock synchronized to the UTC. GPS is the same technology being used for modern navigation consisting of 24 satellites that broadcast their location, status, and precise time. Precise time is necessary for the GPS to work, as this will be used to compute the exact location of a receiver using geometry principles.

To sync your timepieces, just visit the DOST-PAGASA website (<http://bagong.pagasa.dost.gov.ph/>) and get the official Oras Pinas.

For more updates about Oras Pinas campaign, please visit the DOST Philippines official Facebook Page: <https://www.facebook.com/DOSTph>. **(By Allan Mauro V. Marfal, DOST-STII)**



# DOST instills culture of punctuality to the young in time for National Time Consciousness Week

In an era marked by incessant distractions, the art of respecting and valuing one another's time often takes a back seat, which may cause, in some instances, inconvenience to both parties. The pressing demands of modern life, coupled with a myriad of diversions, contribute to the oversight of responsible time management. The consequence, however, extends beyond the individual level, impacting relationships with family, friends, partners, and co-workers in ways often underestimated.

Recognizing the critical need for a cultural shift towards time consciousness, the Department of Science and Technology (DOST) is set to take the lead, once more, in promoting the National Time Consciousness Week (NTCW) in 2024. From January 1 to 7, under the resonating theme "G na G! Oras Pinas para sa

Bagong Pilipinas," the DOST aims to synchronize all timepieces across the nation, creating a unified commitment to punctuality and respect for each other's time.

As the New Year unfolds, the DOST emphasizes the significance of instilling a habit of punctuality in the minds of

DOST INSTILLS • 15



## More exciting food stops at SM City Dasmariñas!

No other fun way to spend holiday but eating, right? SM City Dasmariñas got you with its newest food stops of different food choices that will surely make you stay for the whole day!



Spend your brunch at Bonchon SM City Dasmariñas and satisfy your Korean chicken cravings! Located at the lower ground floor.

After a quick run at the mall for some errands, make a stop for lunch at Out of Nowhere Kitchen at the lower ground floor for a wider variety of food choices.

Lunch at Out of Nowhere was really a not-your-ordinary meal of the day and it is nice to also have some not-your-ordinary dessert at Puffy's Soufflé Pancake Café at the lower ground floor.

After enjoying your lunch and dessert, shopping is what you need to do and while going around the mall or before going home carry a very healthy food that will set a good mood, grab a froyo at the first ever branch of BLK 513 in SM Malls in Cavite. Located at the upper ground floor near H&M.



**BE A JUNIOR PIZZA MASTER AT SHAKEY'S SM CITY BACOR!** SM CITY BACOR, CAVITE - Experience FUN, FAMILY, PIZZA here at SHAKEY'S SM BACOR when you let your kids unleash their JUNIOR PIZZA MASTER! This is where kids discover and learn the art of pizza making. REGISTRATION IS NOW OPEN for kids ages 4-12 years old. This comes with a Junior Pizza Master's Hat, Junior Pizza Master's Apron, Regular Hawaiian Delight Pizza (hand tossed) activity kit, and a Fun day Certificate. We are so much excited to see you on our Pizza Making Fun Day.