



60th Death Anniversary of

# EMILIO AGUINALDO

6 February 2024  
Museo ni Emilio Aguinaldo  
Kawit, Cavite

PMC  
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ng Makabagong  
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## NHCP commemorates the 60th death anniversary of Emilio Aguinaldo

**KAWIT, Cavite - The National Historical Commission of the Philippines (NHCP) together with the Municipality of Kawit, will spearhead the simple commemorative rites for the death anniversary of the first President of the Philippine Republic at the Emilio Aguinaldo Shrine on 6 February 2024 at 8:00 a.m.**

Kawit Mayor Angelo Emilio G. Aguinaldo will lead the flag-raising and wreath-laying ceremony. He will be joined by 1st District Representative Ramon Revilla III; Cavite Governor Juanito Victor C. Remulla; NHCP Chairman Emmanuel Franco Calairo; Philippine National Police (PNP) PLTCOL Freddie Dantes and PMAJ Jean Noche Alagos; Bureau of Fire Protection (BFP) SINSIP Precious V. Petalio; Kawit Vice Mayor Edward R. Samala; Engr. Rey Victor Santos of the Municipal Government of Kawit; Department of Education (DEPED) District Supervisor **NHCP • 7**

### PGC extends medical and other health services in General Mariano Alvarez



**On February 6, 2024, the residents of Brgy. Benjamin Tirona, GMA, experienced a remarkable event as a medical and dental mission unfolded, providing essential healthcare services to 621 beneficiaries. Spearheaded by the OPG and GEAMH Medical and Dental team, in collaboration with CARSIGMA RHU, Imus Medical and Dental team, and volunteers from Christian Grace School of Cavite-GMA, the mission showcased the collective dedication and expertise of healthcare practitioners in meeting the community's healthcare needs.**

With the invaluable assistance of Punong Barangay Ma. **PGC EXTENDS • 7**

### DOST upskills dairy coop in Bukidnon

**THE Dept. of Science and Technology (DOST) upskills employees of a dairy cooperative in Malaybalay City, Bukidnon.**



This is with Food Safety Training and various science and technology interventions. Members of the Dalwangan Malaybalay United Dairy Agrarian Reform Cooperative (DAMAUDARC) now adopt the Good Manufacturing Practices (GMP) in the daily production of cow's milk.

The two-day training aims to enhance the knowledge and skills of the 64 cooperative members in terms of basic food handling, food safety hazards, and GMP. Further, it also aims to improve the plant efficiency through improved processes incorporated in the production.

Guest speakers for the training were Lesli N. Uy, DOST-X in-house food safety expert and Geli Foods owner and GMP speaker, Erwin M. Geli. The latter emphasized the importance of the implementation of control measures, and strict documentation and record-keeping practices.

The training, conducted on November 9-10, 2023, was actively participated by 26 dairy farmers directly involved in the produc- **DOST UPSKILLS • 7**

# NEWS

## DTI-Laguna Awards Livelihood Packages to Former Rebels thru the PPG Program

Santa Rosa City — The Department of Trade and Industry – Laguna Provincial Office (DTI-Laguna), in partnership with the Armed Forces of the Philippines (AFP) and the City Government Unit of Santa Rosa, conducted the awarding of livelihood packages to former rebels as part of the Pangkabuhayan sa Pagbangon at Ginhawa (PPG) Program Implementation held at the Covered Court of Berkeley Heights Subdivision, Brgy. Pulong Sta. Cruz, Santa Rosa City, Laguna, on January 31, 2024.



Through the help of DTI and other government units, the PPG Program primarily provides small businesses a source on how to start their own businesses.

This program seeks to ensure the economic growth and help the beneficiaries to start again from the scratch. Provision of entrepreneurial training is also included in

the package, covering topics on entrepreneurial mindset, consumer education, business registration, and simplified action planning.

The following officials

graced the event and showed support to this initiative: Laguna Trade and Industry Director Christian Ted Tungohan, DTI-4A Assistant Regional Director Revelyn Cortez, Vice Governor Karen Agapay (Province of Laguna), Hon. Danzel Rafter Y. Fernandez (Board Member, First District of Laguna), Col.

Ronald Jess S. Alcudia (Commanding Officer, Task Force Army), Police Senior Master Sergeant Rex Mendoza, Pat Christopher Retutal (Santa Rosa City PNP), Nelson Barlaio (DILG representative), Hon. Josel Bondoc (Brgy. Councilor of Pulong Sta. Cruz, Santa Rosa City, Laguna), and Jonathan A. Irinco (Presi-

dent, Sun Logistic Workers Union Independent).

The program started with preliminaries and opening remarks afterwards. Then, the above-mentioned officials delivered their individual messages of support to a total of 40 participants who were present on the said activity (*NJA Atayde, DTI-Laguna*).

## Full completion of 500kV Bataan line stalled by SC TRO

The full completion of NGCP's Hermosa-San Jose 500-kiloVolt (kV) Transmission Line is stalled due to a Temporary Restraining Order (TRO) issued by the Supreme Court.

A TRO was issued against the expropriation and construction on a portion of the Hermosa-San Jose 500kV Line (HSJ) owned by Phirst Park Homes, Inc. (PPHI). Upon receipt on 06 July 2023, NGCP immediately stopped project-related activities along Towers 170-178 of the said line, stalling the ongoing stringing of the line's remaining circuit.

The HSJ was already energized last 27 May 2023 to accommodate power generation from Bataan. However, the court prohibition will affect the remaining works for its full completion. It currently has a transfer capacity of 2,000MW, only a quarter of the full 8,000MW capacity of Lines 1 and 2 which cannot be accomplished due



to the work stoppage following the TRO.

"Regrettably, it appears that the petition filed by PPHI is merely one of its tactics to obstruct NGCP from finalizing the project, despite numerous rounds of negotiations and proposed out-of-court settlements between the involved parties," said NGCP. NGCP has repeatedly reached out to PPHI to settle the issue amicably. As early as February this year, negotiations with PPHI have been ongoing.

NGCP had to seek the assistance of the Department of Interior and Local Government to proceed with construction

activities, which PPHI continually tried to block despite the valid permits and Writs of Possession under NGCP's favor.

"NGCP made it clear to PPHI that the HSJ is an Energy Project of National Significance (EPNS), and its completion and energization are critical to prevent Luzon-wide power interruptions. NGCP has repeatedly expressed its willingness to negotiate further. Still, we assert that the project's activities can no longer be delayed given the greater national interest in the project's immediate completion," the company said.

### DOST

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"We believe that Science and Technology are essential for solving the challenges of our time and creating a better future for all, kaya nga tayo ay Science Foundation," she said, "Very timely itong pagpupursigi nila Director Emy na magkaroon talaga tayong Strategic Planning because it's also time for us to review ano na ang nagawa natin vis-a-vis our vision and what we hope to accomplish because this is our 40th year."

The LBSCFI was formed in 1984 and was officially registered as a science foundation at the Securities Exchange Commission in 2001. Cur-

rently, the foundation has 25 active member-agencies.

Meanwhile, Ms. Emelita P. Bagsit, echoed Dr. Bandalaria's sentiments. She mentioned, "It is imperative that we recognize the significance of having a better harmonized vision, mission, and goals for our foundation. After all, the strategic planning process serves as the compass that guides science foundations or any other organization towards success and impact."

During the two-day workshop, faculty and staff of the UPLB Department of Community and Environmental Resource Planning (UPLB DCERP)

facilitated the discussion.

Representatives and heads from the LBSCFI's eight committees (i.e. Education, Membership, Environment, R&D Awards, Information, Tourism, Livelihood, and the Ways and Means) identified the Foundation's mission, vision, and core values; SWOC Strategies and its Roadmapping; and examined the responsibilities of each committee.

The new LBSCFI strategic plan aims to align the Foundation's Programs, Projects, and Activities (PPAs) with the Los Baños community's needs and concerns to make a more meaningful impact to its citizens. For more information about the Foundation, visit <https://lbscfi.org/>. (*By Halyn Lunel Gamboa*)

### Unmasked

from page 8

"Unmasked" will run until May 26, 2024. The public can also catch the

exhibit at SM City San Pablo, SM City Calamba, SM City Tanza, SM City

Molino, SM City Trece Martires, SM City Batangas, SM City Lipa, SM City Lucena, SM City Daet, SM City Naga, SM City Legazpi, and SM City Sorsogon.



SM City Dasmariñas was honored to open the Unmasked exhibit with journalists (right to left) Mr. Howie Severino, Mr. Atom Araullo and SM Dasmariñas Assistant Mall Manager Mr. Charles Yap.

## Editorial

### A deeper issue with moves to change the Charter

Since the term of former President Fidel Ramos until the current dispensation, the maneuvers to change the Charter, largely through Peoples Initiative, has been a consistent political fixture. This seemingly is becoming a political bad habit. Always, the battle cry of the prime movers hovers on improving the lives of Filipinos that can solely be done with the magic wand of Cha-Cha.

But this time, it's worse. The political schemers now blame the 1987 Constitution for the pitiful plight of Juan de Cruz. On January 9, people who were glued to their TV sets watching the Feast of the Black Nazarene on primetime newscast, were barraged with repetitive airing of a paid advertisement about "EDSA-Pwera," which obviously is a play on the word "etsa-pwera" (tossed side) that took the feigned narrative of social media trolls in discrediting the 1987 Constitution and demonizing the 1986 "people power" revolution.

And even the logic of these Cha-Cha plotters is skewed. For how in the world could amending the economic provisions of the Constitution become the silver bullet that will solve the economic and social ills of the country? Quite more frequently nowadays in the country, one has to be an entrenched member of a cult to buy this kind of oblique reasoning.

Last December 17, 2023, House Speaker Ferdinand Martin Romualdez was quoted as saying "In summary, our Constitution, as noble and well-intentioned as it is, has elements that are no longer adaptive to our needs." Really? What adapts, therefore? And whose needs? As if to add insult to injury, President Ferdinand Marcos Jr said in an interview with GMA News last January 23, 2024, "The 1987 Constitution was not written for a globalized world. We have to adjust so that we can increase the economic activity in the Philippines, we can attract more foreign investors." One may easily perceive that such statement comes from one who has not considered or has little knowledge if at all of eco-



nomics fundamentals.

But truth to tell, many multinational investors have not really found the Philippines very alluring due to, among others, inadequate infrastructure and high power costs, not to mention the red tape and the weak and compromised regulatory environment in both national and local government units. All these have certainly nothing to do with the Constitution.

Putting some good sense to the issue, retired Chief Justice Hilario Davide Jr said recently during the hearing of the Senate Subcommittee on Constitutional Amendments and Revision of Codes, "Our problems are not due to the restrictive economic provisions of the Constitution. They cannot be solved by removing these restrictive economic provisions and completely leaving Congress the future under the clause 'unless otherwise provided by law'.... On the contrary, they would create more serious and disturbing problems and consequences.... I will not hesitate to say again that amendments to

or revision of the Constitution at this time would be a lethal experiment, a fatal hit, a plunge to death."

The abominable issue, however, is that all these initiatives to change the Constitution since the time of President Ramos until today are coming from most powerful politicians who rave to open the Constitution to revisions primarily to serve their personal political agenda. Imagine, amending the fundamental law of the land in order to serve the private interests of a setting political dynasty.

But the deeper and most disturbing issue is, people keep electing them to power, ad nauseam. Despite government statistics reporting many categories to poverty, majority of Filipinos are simply poor. When one is poor there are not really much choices but to opt for what immediately fills the stomach. While people are poor there can never free elections where people may elect freely the best, the efficient and the saint.

## 4 Prutas Para Sa Hindi Makarumi

Maraming tao ang hindi makarumi ng regular. Ang tawag dito ay constipation o pagtitibi. Ang pagtitibi ay puwedeng magpalala ng sakit sa puso, luslos at hemorrhoids.

Ang mga buntis, kababaihan at may edad ay madalas hirap makarumi. Hindi namin pinapayo ang pag-inom ng gamot o herbal tea para makarumi. Sa katagalan ay makasasama ito.

May mga prutas na mabisang lunas para sa hindi makarumi. Subukan niyo ang 4 na prutas na nag-uumpisa sa letrang "P".

1. Pakwan – Ang pakwan ay may taglay na 92% alkaline water. Mataas ito sa vitamin A, Vitamin B, Vitamin C, lycopene at potassium. Ang pagkain ng 2 hiwa ng pakwan sa maghapon ay puwede nang magpalambot ng dumi. May benepisyo din ang pakwan para sa bibig, sikmura at bituka. Makatutulong ito sa may singaw at bad breath (mabaho ang hininga).

2. Papaya – Ang papaya ay napakabisang prutas para sa hindi makarumi. Kapag kumain ka ng 1 o 2 hiwa ng papaya ay siguradong lalambot ang iyong dumi. Kapag matamis ang papaya ay mas mabisa ito. May sangkap na papain ang papaya, isang enzyme na nakatutulong sa paglambot ng dumi. Mataas din sa vitamin C ang papaya kaya masustansya ito. Huwag lang sosobrahan ang pagkain at baka magtae ka naman.

3. Peras (Pears) – Ang peras ay mayaman sa fiber at sorbitol na makatutulong sa pagdumi.



**DOKTOR  
NG MASA**

ni Dr. Willie Ong

Ang fiber ay nagbibigay ng hugis (o bulk) sa dumi. Ang sorbitol naman ay nagbibigay ng tamis sa peras at naghahatak ng tubig sa loob ng bituka para lumambot ang dumi. Ayon kay Dr. Jay Hoecker ng Mayo Clinic, puwedeng bigyan ng peras ang mga sanggol at bata na hindi makarumi. Ang 2 hanggang 4 na onsa (ounce) ng katas ng peras ay maaaring makatulong sa pagdumi ng bata.

4. Prunes – Sa Pilipinas, makabibili tayo ng prune juice at dried prunes sa mga supermarkets. Ang prunes ay matagal nang lunas para sa pagtitibi. Tulad ng peras, may taglay na fiber, sorbitol at antioxidants ang prunes. Sa bawat kalahating baso ng prune juice (100 ml) may sangkap itong 6.1 grams ng sorbitol. Dahil dito, napapalambot ng prunes ang dumi. Ayon sa mga eksperto, may tulong din ang prunes sa buto at sa pag-iwas sa osteoporosis.

Kaya tandaan natin ang apat na prutas na nabanggit para maiwasan ang pagtitibi at maging malusog ang ating katawan.



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# LEGAL NOTICES

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

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

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

JENNIFER D. AGUIRRE,  
Mortgagor,  
**FC Case No. 18896-24**

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **JENNIFER D. AGUIRRE**, mortgagor, with residence and postal address at 299 R. Espiritu St., Ugong, Pasig City and/or Lot 26 Block 21 Phase B, The Legian Imus Two Subdivision, Imus, Cavite, to satisfy the mortgage indebtedness which as of November 15, 2023 amounts to **SIX HUNDRED SIXTY FOUR THOUSAND SIX HUNDRED SIXTY TWO PESOS and 91/100 (Php 664,662.91)** 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 **March 5, 2024 at 10:00 a.m.** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit;

**TRANSFER CERTIFICATE OF TITLE NO. 057-2018054451**

"A PARCEL OF LAND (LOT 26 BLK 21 OF THE CONS.-SUBD. PLAN PCS-04-026819, BEING A PORTION OF LOTS 1298, 1300 BOTH OF IMUS ESTATE, 1301 (NOW RS-04-005038), 1302 (NOW RS-04-005065), 1188 (NOW RS-04-005039), 1304-A-1 AND 1304-A-2 BOTH OF PSD-04-081431 AND LOT 1 BLOCK 13, PCS-04--026053) SITUATED IN CALSADANG BAGO, IMUS, CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY ROAD LOT 22, ON THE NW., ALONG LINE 2-3 BY LOT 28 BLK 21, ON THE NE., ALONG LINE 3-4 BY LOT 25 BLK 21, ON THE SE., ALONG LINE 4-1 BY LOT 24 BLK 21 ALL OF THE CONS.-SUBD. PLAN. x x x CONTAINING AN AREA OF **FORTY (40) SQUARE METERS.** x x x"

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 **March 12, 2024** 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 City, Cavite, Philippines, January 18, 2024.

(Sgd.) **MARIA CHONA D. TANGUANCO**  
Sheriff IV

Approved:

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

**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. MELANIO A. BADENAS JR.**

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

**JENNIFER D. AGUIRRE**

299 R. Espiritu St., Ugong, Pasig City and/or Lot 26 Block 21 Phase B, The Legian Imus Two Subdivision, Imus, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
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REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
OFFICE OF THE CLERK OF COURT  
CITY OF IMUS, CAVITE

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

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

RONALD S. ROXAS,  
Mortgagor,  
**FC Case No. 18752-23**

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **RONALD S. ROXAS**, mortgagor, with residence and postal address at No. 607 Colon St., Concepcion, Ermita, Manila and/or Lot 21 Block 4 Phase 1, Green Estate, Brgy. Malagasang I-G, Imus, Cavite, to satisfy the mortgage indebtedness which as of October 9, 2023 amounts to **FIVE HUNDRED NINETY SEVEN THOUSAND ONE HUNDRED SEVENTY NINE PESOS and 66/100 (Php 597,179.66)** 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 20, 2024 at 10:00 a.m.** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit;

**TRANSFER CERTIFICATE OF TITLE NO. 057-2018047436**

"A PARCEL OF LAND (LOT 21, BLOCK 4, OF THE CONSOLIDATION-SUBDIVISION PLAN, PCS-04-026285, BEING A PORTION OF THE CONSOLIDATION OF LOT 1877, IMUS ESTATE (RS-04-004971), LOT 1880 IMUS ESTATE (RS-04-004970) & LOT 1876-A (LRC) PSD-6794, LRC RECORD NO. 8843), SITUATED IN THE BARANGAY OF MALAGASANG, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NORTH, ALONG LINE 1-2 BY ROAD LOT 1; ON THE EAST, ALONG LINE 2-3 BY LOT 20, BLOCK 4, BOTH OF THE CONSOLIDATION-SUBDIVISION PLAN; ON THE SOUTH, ALONG LINE 3-4 BY LOT 1876; AND ON THE WEST, ALONG LINE 4-1 BY LOT 22, BLOCK 4 OF THE CONSOLIDATION-SUBDIVISION PLAN. xxx CONTAINING AN AREA OF **THIRTY SIX (36) SQ. M.** xxx"

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 27, 2024 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 City, Cavite, Philippines, January 5, 2024.

(Sgd.) **MARIA CHONA D. TANGUANCO**  
Sheriff IV

Approved:

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

**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

**MARIA VICTORIA D. CAPIRAL**

c/o **POMPEYO P. MAYNIGO**  
Attorney-in-Fact, Vision Credit & Collection Services Incorporated  
JRDC Building 117 Sen Gil. J. Puyat Ave. Pasay City

**RONALD S. ROXAS**

No. 607 Colon St., Concepcion, Ermita, Manila and/or Lot 21 Block 4 Phase 1. Green Estate, Brgy. Malagasang I-G Imus, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
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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 2023-675**

**RAMMEL CASTILLO CORCUERA married to LOLITA MANALON CORCUERA,**  
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 **RAMMEL CASTILLO CORCUERA married to LOLITA MANALON CORCUERA**, Mortgagor, with postal address at 605 E. RODRIGUEZ EXT., MALIBAY PASAY CITY and/ LOT 48 BLK 8 PH 3B CIUDAD NUEVO TIMALAN NAIC, CAVITE, to satisfy the mortgage indebtedness which as of September 05, 2023, amounted to **TWO HUNDRED THIRTY-TWO THOUSAND AND ONE HUNDRED PESOS and 08/100 (Php.232,100.08)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **February 27, 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. 057-2013023633**

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: A PARCEL OF LAND (LOT NO. 48 BLK NO. 8 OF THE CONSOLIDATION SUBDIVISION PLAN NO. 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 OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON. x x x **AREA: THIRTY TWO (32) 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 **March 06, 2024** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, January 23, 2024

(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

**Rammel Castillo Concuera married to Lolita Manalon Concuera-**

605 E. Rodriguez Ext., Malibay Pasay City and/ Lot 48 Blk 8 Ph 3b Ciudad Nuevo Timalan Naic, Cavite

**Maria Victoria D. Capiral**

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

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# LEGAL NOTICES

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 626**

**ROLAND ABANGAN AQUINO JR.**  
 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 **ROLAND ABANGAN AQUINO JR.**, Mortgagor, with postal address at 9 F. VICTOR STREET, STA. CLARA, PASAY CITY, METRO MANILA and/ LOT 5 BLOCK 7 PHASE 3-B CIUDAD NUEVO SUBDIVISION, TIMALAN, NAIC, CAVITE, to satisfy the mortgage indebtedness which as of August 15, 2023, amounted **TWO HUNDRED SIXTY TWO THOUSAND and FOUR HUNDRED FORTY-FOUR PESOS AND 74\100 (P 262,444.74)** Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **February 27, 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. 057-2014082661**

A PARCEL OF LAND (LOT 5 BLOCK 7 OF THE CONSOLIDATION SUBD PLAN PCS-04-024419, BEING A PORTION OF LOT 2975-B PSD-04-199020, LOT 2969-A PSD-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 **THIRTY FOUR (34) SQUARE METERS.**

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 **March 06, 2024** at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, January 23, 2024.

(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

**Roland Abangan Aquino Jr -**  
 9 F. Victor Street, Sta clara, Pasay City, Metro Manila and/ Lot 5 Block 7 Phase 3-B Ciudad Nuevo Subdivision, Timalan, Naic, Cavite

**MARIA VICTORIA D, CAPIRAL**  
**c/o PAULINO E CASES, JR,**  
 CASES COLLECTION MANAGEMENT, INC,  
 Attorney-In-fact, Cases Chun & Associates Law Offices, 6TH Floor JELP Business solutions building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: January 29, February 5 & 12, 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 - 2023-768**  
 For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act 3135, as Amended by Act 4118

**FLORA BUTIAL GLUMAL married to ROLITO DELA CRUZ GLUMAL**  
 Respondent-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 **FLORA BUTIAL GLUMAL married to ROLITO DELA CRUZ GLUMAL** with postal address at SITIO KANLURAN, BACAO 1, GEN. TRIAS, CAVITE and LOT 11, BLOCK 70, PHASE 2, PASINAYA HOMES, BARANGAY SABANG (FORMERLY TIMALAN), NAIC CAVITE to satisfy the mortgage indebtedness which as of October 27, 2023 amounts to **FOUR HUNDRED TWENTY FOUR THOUSAND EIGHT HUNDRED FIFTY FOUR PESOS AND 84\100 (P424,854.84)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **March 05, 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 B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2018046117**

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

**Lot No: 11, Block No. 70, Plan No: PSD-04-246095**  
**Portion of:** SUBD., OF LOT 2933, FLS-986-D NAIC ESTATE (VS-01-0005970 L.R.C. RECORD NO. 8340;

**Location:** BARANGAY OF SABANG (FORMERLY TIMALAN), MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON.

**Boundaries:**

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NE	LOT 12, BLOCK 70, PSD-04-246095
2-3	SE	ALLEY LOT 43, PSD-04-246095
3-4	SW	LOT 10, BLOCK 70, PSD-04-246095
4-1	NW	LOT 23, BLOCK 70, PSD-04-246095

**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 **March 12, 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, January 26, 2024.

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

Copy furnished:

**MARIA VICTORIA D. CAPIRAL c/o ATTY. SIMEON P. MADRID**  
 Attorney-In-Fact, S.P. MADRID & ASSOCIATES  
 5th Floor Bedrock Building, Kayumanggi Center  
 Commonwealth Ave., Matandang Balara Quezon City

**FLORA BUTIAL GLUMAL married to ROLITO DELA CRUZ GLUMAL**  
 SITIO KANLURAN, BACAO 1, GEN. TRIAS, CAVITE / LOT 11, BLOCK 70, PHASE 2, PASINAYA HOMES BARANGAY 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: January 29, February 5 & 12, 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 - 2023-642**  
 For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act 3135, as Amended by Act 4118

**LEOPOLDO V. DE GUZMAN JR., married to MIRIAM E. DE GUZMAN,**  
 Respondent-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 **LEOPOLDO V. DE GUZMAN JR., married to MIRIAM E. DE GUZMAN**, with postal address at LOT 12, BLOCK 24, GOLDEN CITY SUBDIVISION DASMA 4, SALAWAG DASMARIÑAS, CAVITE and LOT 28, BLOCK 10, HILLSVIEW ROYALE SUBDIVISION, TIMALAN, NAIC, CAVITE to satisfy the mortgage indebtedness which as of AUGUST 15, 2023 amounts to **THREE HUNDRED FIFTY THOUSAND THIRTY SEVEN PESOS AND 33\100 (P350,037.33)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **February 27, 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 B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2013029148**

A PARCEL OF LAND (LOT 28, BLK. 10 OF THE SUBD. PLAN, PSD-04-196108, BEING A PORTION OF PLAN PCN-04-001968, LRC REC. NO. 8340) SITUATED IN THE BRGY. OF TIMALAN, MUN. OF NAIC, PROV. OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 27 BLK. 10; ON THE SE., ALONG LINE 2-3 BY ROAD LOT 16 (8.00 M. WIDE); ON THE SW., ALONG LINE 3-4 BY LOT 29; AND ON THE NW., ALONG LINE 4-1 BY LOT 36, BOTH OF BLK. 10, ALL OF THE SUBD. PLAN. x x x x CONTAINING AN AREA OF **FORTY (40) SQ. METERS.** x x x x

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

In the event the public auction should not take place on the said date, it shall be held on **March 05, 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, January 08, 2024.

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

Copy furnished:

**MARIA VICTORIA D. CAPIRAL c/o ATTY. PAULINO E. CASES JR.**  
 CASES COLLECTION MANAGEMENT, INC.  
 Attorney-In-Fact, c/o Cases Chun & Associates Law Offices  
 6th Floor JELP Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City

**LEOPOLDO V. DE GUZMAN JR., married to MIRIAM E. DE GUZMAN**  
 LOT 12, BLOCK 24, GOLDEN CITY SUBDIVISION DASMA 4, SALAWAG DASMARIÑAS, CAVITE / LOT 28, BLOCK 10, HILLSVIEW ROYALE SUBDIVISION 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  
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# LEGAL NOTICES

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

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

-versus- **FNC - 2023-659**  
 For: Extra-Judicial Foreclosure of  
 Real Estate Mortgage under Act  
 3135, as Amended by Act 4118

**CARLOS DE LEON CASTRO** married to  
**LEAH MAGDASAL CASTRO**,  
 Respondent-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 **CARLOS DE LEON CASTRO** married to **LEAH MAGDASAL CASTRO**, with postal address at SAN LORENZO RUIZ ST., SIGNAL VILLAGE ZONE 3, TAGUIG CITY 1633 and LOT 11, BLOCK 15, PHASE 1-A, CIUDAD NUEVO, TIMALAN, NAIC, CAVITE to satisfy the mortgage indebtedness which as of AUGUST 15, 2023 amounts to **TWO HUNDRED TWENTY NINE THOUSAND ONE HUNDRED SEVENTY FIVE PESOS AND 37/100 (P229,175.37)** Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **February 27, 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 B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2011024720**

A PARCEL OF LAND (LOT 11 BLOCK 15 OF THE CONSOLIDATION SUBDIVISION PLAN PCS-04-021366, BEING A PORTION OF LOTS 2, 3 AND 6, PCS-04-021231; L.R.C. RECORD NO. ), SITUATED IN BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 12 BLOCK 15; ON THE SE., ALONG LINE 2-3 BY LOT 13 BLOCK 15; ON THE SW., ALONG LINE 3-4 BY LOT 10 BLOCK 15; AND ON THE NW., ALONG LINE 4-1 BY ROAD LOT 5, ALL OF THE CONSOLIDATION SUBDIVISION PLAN. xxxCONTAINING AN AREA OF **THIRTY FOUR (34) SQUARE METERS.** x x x x

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

In the event the public auction should not take place on the said date, it shall be held on **March 05, 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, January 08, 2024.

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

**Copy furnished:**

**MARIA VICTORIA D. CAPIRAL** c/o **ATTY. PAULINO E. CASES JR.** CASES COLLECTION MANAGEMENT, INC. Attorney-In-Fact, c/o Cases Chun & Associates Law Offices 6th Floor JELP Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City

**CARLOS DE LEON CASTRO** married to **LEAH MAGDASAL CASTRO**  
 SAN LORENZO RUIZ ST., SIGNAL VILLAGE ZONE 3, TAGUIG CITY 1633 / LOT 11, BLOCK 15, PHASE 1-A, CIUDAD NUEVO 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: January 29, February 5 & 12, 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

**ARIEL JUANIZA**, married to  
**EDERLENE RUTH JUANIZA**,  
 Mortgagor,  
**FC CASE NO. 18837-23**

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 **ARIEL JUANIZA**, married to **EDERLENE RUTH JUANIZA**, mortgagors, with postal address at 1469 P. Gueverra St., Sampaloc, Manila and/or Lot 33 Blk 3, Ph. 3, CH-Barcelona, Bo. Tanzang Luma, Imus, Cavite to satisfy the mortgage indebtedness which as of October 18, 2023 amounts to **FIVE HUNDRED THIRTY TWO THOUSAND ONE HUNDRED FORTY SEVEN PESOS & 78/100 (P 532,147.78)** 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 **March 12, 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. T-614161**

"A parcel of land (Lot 33, Blk. 3 of the cons. subd. plan, Pcs-042109-009098, being a portion of the cons. of Lots 5470-D, 5470-F, 5470-0, all of Psd-04-036874, LRC Rec. No. 8843), situated in the Bo. of Tanzang Luma, Mun. of Imus, Prov. of Cavite. Bounded on the NE., along line 1-2 by Lot 34, Blk. 3, on the SE., along line 2-3 by Rd. Lot 6, on the SW., along line 3-4 by Lot 32, on the NW., along line 4-1 by Lot 27, both of Blk. 3, all of the cons. subd. plan. x x x containing an area of **SEVENTY SEVEN (77) SQ. METERS.** XXX"

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

In the event the public auction should not take place on the said date, it shall be held on **March 19, 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, February 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. MOLAEER**  
 Atty-in-Fact, ALEXIS A. MOLAEER LAW OFFICES  
 LEX Citadel Bldg., No. 1 La Salle St., Brgy. Silangan, Cubao, Quezon City

**SPS. ARIEL JUANIZA & EDERLENE RUTH JUANIZA**  
 1469 P. Gueverra St., Sampaloc, Manila  
 Lot 33 Blk 3, Ph. 3, CH-Barcelona, Bo. Tanzang Luma, Imus, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: February 5, 12 & 19, 2024

REPUBLIC OF THE PHILIPPINES  
 REGIONAL TRIAL COURT  
 FOURTH JUDICIAL REGION  
 BRANCH 121  
 CITY OF IMUS, CAVITE

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

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

**MELBOURNE B. PIZA** herein represented by  
 his Atty.-in-Fact **MARIE LIANE M. BERLANGA**,  
 Debtors/Mortgagors.  
**FC Case No. 18881-23**

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**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **BDO UNIBANK, INC.,** mortgagee, with principal place of business at 11th Floor, BDO Towers Valero 8741 Paseo de Roxas, Makati City, against **MELBOURNE B. PIZA** herein represented by his Atty.-in-Fact **MARIE LIANE M. BERLANGA**, debtors/ mortgagors, with residence and postal addresses at Block 1 Lot 1 Camella Bukandala Phase 2, Brgy. Bucandala, Imus, Cavite and/or Block 6 Lot 4 Tulip Street, Camella Home Classics, Brgy. Don Bosco, Better Living Subd, Parañaque, to satisfy the mortgage indebtedness which as of December 15, 2023 amounts to **ONE MILLION SEVEN HUNDRED FIFTY SEVEN THOUSAND SEVEN HUNDRED SEVENTY FIVE AND 41/100 (Php1,757,775.41)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **February 27, 2024 at 10:00 o'clock in the morning** or soon thereafter at the main entrance of the Office of the Clerk of Court, Hall of Justice, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE No. 057-2018004462**

**LOT NO: 1 BLOCK NO: 1 PLAN NO: PCS-04-028716**  
**PORTION OF: LOTS 1941, IMUS ESTATE AND 5883, IMUS ESTATE,**  
**LOCATION: BARANGAY OF BUCANDALA, MUNICIPALITY**  
**OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3-4-5, 7-1	SW, SE	ROAD LOT 1, PCS-04-028716
5-6	NW	LOT 1939, IMUS ESTATE
6-7	NE	LOT 2, BLOCK 1, PCS-04-028716
XXX		

**AREA: SIXTY SIX SQUARE METERS (66), 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, it shall be held on **March 5, 2024 at 10:00 o'clock** in the morning without further notice.

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

Imus, Cavite, Philippines, January 23, 2024.

**(Sgd.) DWIGHT ALDWIN S. GERONIMO, JD**  
 Sheriff IV

APPROVED

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

**COPY FURNISHED:**

**BDO UNIBANK, INC.,**  
 11th Floor, BDO Towers Valero 8741 Paseo de Roxas, Makati City

**MELBOURNE B. PIZA** and **MARIE LIANE M. BERLANGA**  
 Block 1 Lot 1 Camella Bukandala Phase 2, Brgy. Bucandala, Imus, Cavite and/or  
 Block 6 Lot 4 Tulip Street, Camella Home Classics, Brgy. Don Bosco, Better Living Subd., Parañaque

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: February 5, 12 & 19, 2024

# LEGAL NOTICES

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

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

-versus- **Foreclosure No. 2023-399**  
For: Extra-Judicial Foreclosure  
of Real Estate Mortgage

**LARRY B. MARTURILLAS** married to  
**RENELYN R. MARTURILLAS**,  
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 **LARRY B. MARTURILLAS** married to **RENELYN R. MARTURILLAS** at 594 F. Blumentritt Street, Hulo, Mandaluyong City, Metro Manila and Lot 16, Block 1, Citihomes-Molino, Molino, Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of August 15, 2023, amounts to **ONE HUNDRED NINETY SIX THOUSAND SEVEN HUNDRED FIFTY FIVE PESOS & 39/100 (P196,755.39)**, 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 **March 05, 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-558399

"A Parcel of Land (Lot 16 Blk. 1 of the subd. plan, Psd-04-2103-075663, being a portion of Lot 22, Blk. 14, Pcs-042103-008105, LRC Rec. No. ), situated in the Brgy. of Molino, Mun. of Bacoor, Prov. of Cavite. X x x, Containing an area of **THIRTY FIVE SQ. METERS AND SIXTY THREE SQ. DECIMETERS (35.63).**"

"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 **March 12, 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, January 22, 2023.

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

By:

(Sgd.) **ROBERT JON A. DELA CRUZ**  
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

**LARRY B. MARTURILLAS** married to  
**RENELYN R. MARTURILLAS**

594 F. Blumentritt Street, Hulo, Mandaluyong City, Metro Manila  
Lot 16, Block 1, Citihomes-Molino, Molino, Bacoor, Cavite

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: February 5, 12 & 19, 2024

## Unlocking

from  
page 8

### Luck in Love Fair

SM malls will be transformed into a sea of red and lucky charms, creating a unique atmosphere that you won't want to miss. From traditional trinkets to modern interpretations, discover the perfect token for your special someone in these bazaars.

### Spot Love at the Lucky Dragon

Capture Instagrammable and TikTok-worthy moments with SM's enchanting dragon installations adorned with hearts. It's the perfect backdrop to share your love story with the world.

As February also marks the Chinese New Year, welcome prosperity and success at SM with these special activities:

#### Lucky Forecast

Explore the mysteries of the future with our "Lucky Forecast" showcasing Chinese zodiac predictions. Uncover what the stars have in store for your love life as you step into the year of the Dragon.

#### Lucky Dance

Be mesmerized by the vibrant Lion and Dragon Dancers parading through the mall, bringing good luck and positive energy to all. Join in the festivities and dance your way into a prosperous year ahead.

#### Fireworks Display

Prepare to be dazzled by a fireworks display in select SM malls, lighting up the night sky and adding an extra touch of enchantment to your celebrations.

#### Free Feng Shui Consultation

Curious about what the future holds? Participate in a free Feng Shui consultation in select malls. Register via the SM Malls Online app to unlock insights into the energy flow of your space and make positive changes for the year ahead.

But of course, what's February without some Valentine's Day festivities? SM Supermalls will be sprinkling the love dust all over with these activities:

#### Love Thrills

Embark on a variety of bonding activities tailored for every couple. From movie dates and ice skating to Game Park and Sky Ranch adventures, find the perfect thrill to elevate your love story.

#### Love Playlist

Let the mall resonate with the sweet melodies of love. Enjoy couple serenades and performances that will fill the air

with romance, turning your shopping experience into a musical love affair.

#### Pets-in-Love

Even our furry friends deserve a chance at love! Super Pets Club members can participate in a Twinning Costume Contest, pet blessings, and more. Share the love with your pets and celebrate their unique charm.

February at SM Supermalls is not just a month but an experience, a journey through love, luck, and laughter. See what's in store for you this month and unlock the fortune of love together and make this February one to remember. Gather your loved ones and don't miss the "Luck in Love" festivities at your favorite SM mall!

Stay in the loop about all things SM. Visit [www.smsupermalls.com](http://www.smsupermalls.com) or follow @SMSupermalls on social media.

## DOST upskills

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tion. It was conducted in collaboration with the city government of Malaybalay through the City Agriculture Office.

Richard B. Leono, Officer-in-Charge of City Agriculture Office, expressed gratitude to DOST for turning the project a reality. "Mapasalamaton mi sa DOST for their assistance and support. Naa najud atong dugay nga gipangandoy ug kani nga food safety training ang first step para ma realize nato atong goal nga naa njud tay dairy processing diri sa Malaybalay City," he said.

(We are thankful to DOST for their assistance and support.

This food safety training is the first step towards realizing our goal of having a dairy processing facility here in Malaybalay City.)

DOST has assisted the coop to follow a GMP-compliant plant layout and organizational structure. These technical interventions are stepping stones in the cooperative's goal of acquiring license to operate and Product Registration to the Food and Drug Administration.

DAMAUDARC has first

received the assistance of the agency through the program, Community Empowerment through Science and Technology (CEST) on 2018. Through the support and partnership with LGU Malaybalay, DAMAUDARC has availed an automatic liquid packaging machine, ultraviolet sterilizer, thermal batch/code printer, tubular heater, holding tank, batch pasteurizer, and many more.

The dairy farmers successfully conducted their first dairy production on October 25, 2023, producing a total of 485 liters of milk from October to November.

Currently, their fresh milk and chocolate milk

are now on display in their processing plant and ready for sale and will soon be available at the Malaybalay City Agri Food Display.

The 1-liter fresh milk and choco milk are priced at Php 100.00 to Php 110.00. Ongoing product development and innovation are being conducted and a product launching event will introduce the dairy milk products formally.

DOST remains committed to supporting the project through additional consultancy services, like packaging and labeling, acquisition of FDA License to Operate and the Manufacturing Productivity Extension Program.

## NHCP

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Rolando P. Talon, Ph.D.; Mrs. Emilie A. Pulido, descendant of Emilio Aguinaldo; Association of Barangay Captains Councilor Rossel

Arellano; Veterans Federation of the Philippines – Region IV Vice President VET Celso C. Voluntad; and President Emilio Aguinaldo Memo-

rial Lodge No. 5 Grand Master MW Ruel Saunoy.

After the commemorative rites, Rev. Fr. Eren Bugayong will officiate the blessing of Emilio Aguinaldo's tomb.

The NHCP is the national government

agency mandated to promote Philippine history through its museums, research, and publications, and to preserve historical heritage through conservation and the marking of historic sites and structures.

(NHCP)

## PGC extends

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Josephine O. Binaday together with Barangay Health Workers, the mission seamlessly provided vital services to the constituents. A total of 492 individuals received medical consultations, addressing various health concerns and providing necessary treatments.

Additionally, 53 beneficiaries availed dental extractions, addressing dental health issues crucial for overall well-being. The OPG staff also distributed prescription medicines, supplements, vitamins, and mosquito repellent lotion to beneficiaries.

Furthermore, the mission extended its reach offering specialized services (LAB for ALL), including 40 electrocardiograms (ECG) and 36 x-rays, ensuring a comprehensive approach to healthcare delivery. These diagnostic procedures play a critical role in identifying underlying health conditions, contributing significantly to early detection and intervention.

The resounding success of the mission is a testament to the collaborative efforts of the dedicated medical and dental practitioners, volunteers, and local government officials. Their commitment to serving the community and promoting health equity has undoubtedly made a meaningful impact on the lives of the beneficiaries.

(OPIO)

# DOST-CALABARZON leads conduct of LBSCFI Strategic Planning Workshop, revisits its 40 years of milestones with fellow member-agencies

The Los Baños Science Community Foundation (LBSCFI) conducted a Strategic Planning Workshop at the RD Guerrero III Hall, DPITC, DOST PCAARRD last 18-19 January to develop the direction-setting, Five-Year Strategic Plan of the Foundation. A Pre-Workshop Meeting was conducted last 12 January 2024 via Zoom.



The workshop aims to gather LBSCFI member-agencies' heads and representatives to help develop a comprehensive strategic plan that aligns with the organization's mission, vision, and goals for the years 2024-2028.

Dr. Melinda dP. Bandalaria, President of the LBSCFI and the Chancellor of the University of the Philippines Open University (UPOU) emphasized the crucial role of the foundation in offering S&T solutions to the Los Baños community and its nearby areas.

DOST • 2

## Unmasked: An exhibit of photos from the field by Howie Severino and Atom Araullo at SM City Dasmariñas



Veteran Journalists Howie Severino and Atom Araullo shared photos of their I-Witness journey in a photo exhibit called UNMASKED at SM City Dasmariñas on January 28 to February 4, 2024.

UNMASKED photo exhibit features the stories Atom and Howie encountered during the coverage and shoot for I-witness. The exhibit brought the public into the real world, make them disconnected from gadgets and interact with other people at the exhibit area at the main mall event center.

The exhibit launch was attended by the journalists themselves, Mr. Atom Araullo and Ms. Howie Severino. Both of them spoke about the exhibit and their lives as journalists. They also had a tour around the exhibit with the participating students from different colleges and universities in Cavite.

UNMASKED • 2



## Unlocking Love's Fortune: SM celebrates Luck in Love this February



Love is in the air, and SM Supermalls is turning February into a magical journey like no other! Experience the convergence of Chinese New Year and Valentine's Day at Luck in Love— a spectacular blend of traditions, festivities, and romantic moments that will sweep you off your feet with activities happening from February 1 to 29, 2024.

### Luck in Love Feast

Indulge in the magic of togetherness as SM malls host the Luck in Love Feast. This event will bring people together over special food and dining deals because what better way to celebrate the Love Month and Chinese New Year than over a delicious meal?

UNLOCKING • 7



GET LUCKY WITH ACE HARDWARE – SM CITY BACOOR, CAVITE - Luck is on your side at ACE Fortune Finds Sale! From Feb 3-7, get up to 40% OFF + 10% OFF with min. spend of P2K w/ ACE Rewards. Enjoy great offers for up to 40% OFF on selected items, 10% OFF using Ace Rewards Card with min. P2,000 spend. For inquiries, reservation or request for quotations, you may reach Ace Hardware at 0917-8246152 / 0998-5914368 also on viber / 0998-5384021, or Email Opns.ACE.Bac@smretail.com. Visit Ace Hardware at the Lower Ground Level of SM City Bacoor today!