



Fr. Antonio Labiao and Bishop Gerardo Alminaza of Caritas Philippines (fourth and fifth from left, front row) during the launching of "Koalisyon Laban sa ChaCha" in Manila on Feb. 14, 2024. CBCP NEWS

Manila archbishop calls to 'rethink' pro-life strategy

It's time to 'rethink' the pro-life strategy, and this reevaluation must encompass new approaches that refrain from further judgment and condemnation, the head of Manila's Roman Catholic Church said Saturday.

During the Mass for this year's "Walk for Life," Cardinal Jose Advincula of Manila spoke about the need for the Church to explore "new pathways" to better respond to the dominant values of contemporary times.

"We need to engage in more listening and dialogue. This is part of walking for life," Advincula told the congregation gathered at the open grounds of the University of Santo Tomas (UST) in Manila. **MANILA • 6**

Rep Flores, DOST encourage Bukidnon farmers to extract valuable fiber from waste pineapple leaves



Bukidnon Second Congressional District Representative Atty. Jonathan Keith Flores and the Department of Science and Technology have partnered to support projects in the production of fibers from pineapple leaves which are abundant in the province.

Through this joint initiative, various equipment were turned over to 38 marginalized pineapple farmer groups with over 1000 members on January 18, 2024 in Lantapan, Bukidnon

Among the equipment given were the 1-unit decorticating machine, 1-unit fiber brusher, and 1-unit hydraulic presser. **REP FLORES • 4**

Cavite celebrates the 2024 Provincial Oral Health Month

In ensuring healthy teeth of the children of the municipality of Ternate, the Office of the Provincial Health Officer, together with the Cavite Public Health Dentists and Dental Aides Association, kicked-off the Provincial Oral Health Month Celebration, bannering the theme "Chikiting Sagipin Unang Ngipin", held on February 16, 2024 at Ternate Central Elementary School with the aim to promote the importance of good oral hygiene and proper tooth brushing practices among the children.



In the opening remarks, Mr. Leonardo Cargullo, TCES District Su- **CAVITE • 5**

NEWS

DTI-Laguna Conducts Seminar-Workshop on How to Start Your Business, Business Plan Preparation, and Consumer Education

Calamba City — In lieu with the capacity building for entrepreneurs, the Laguna Provincial Office of the Department of Trade and Industry supports the City Government of Calamba's initiative to conduct ladderized trainings for existing and potential MSMEs to equip them with knowledge and skills in order to continuously operate their respective businesses.



Last February 16, 2024, DTI-Laguna, through Negosyo Centers Calauan and Santa Cruz, in partnership with the City Government of Calamba through its Cooperatives and Livelihood Development Department (CLDD) conducted a workshop-seminar on How To Start Your Business, Business Plan Preparation, and Consumer Education at Calamba City, Laguna. The event was attended by sixty (60) aspiring entrepreneurs.

Jean Kristine Torres, Senior Business Counselor of Negosyo Center Calauan, first discussed the pros and cons of entrepreneurship and fac-

tors to consider in establishing a business. She reiterated that entrepreneurs must be determined, open-minded, and resilient. Several aspects in choosing the place for business were then enumerated. Afterwards, Torres gave an overview on DTI's programs and services, specifically the step-by-step process on registering one's business name and on Barangay Micro Business Enterprise (BMBE).

Liana Mara DL. Bayunggan, Senior Business Counselor of Negosyo Center Santa Cruz, then tackled the concept and importance of a business plan followed by a detailed ori-

entation on its three parts namely: (1) Business Basic Information; (2) Marketing Plan (this includes discussion on 7Ps of Marketing Mix); and (3) Business Operations. It was followed by Torres' explanation on the 4th part of business plan which is the Finance section.

For the consumer education, Bayunggan emphasized the rights and responsibilities of consumers.

After the discussion, the participants were tasked to create their own business plans. Selected groups/individuals presented their outputs.

Phoebe Cervantes, Division Chief of Product Development and Mar-



keting at CLDD, expressed her gratitude on the agency's support on

helping their clients on improving their businesses and influencing

the others on starting one (JKL Torres, DTI-Laguna).

Albay LGU commits to 100% renewable energy, partners with PMCJ for Just Transition

Quezon City, Philippines—The governor of Albay declared today the province's commitment to pursuing 100% renewable energy before 2030. Albay Governor Greco "Grexx" Lagman also signed a memorandum of understanding with the Philippine Movement for Climate Justice (PMCJ), formalizing their partnership in working with communities, church, businesses and academe to promote and develop RE in and beyond Albay.

Albay is one of the provinces most frequently hit by devastating storms. Aside from damages on communities and infrastructure, these extreme weather events aggravate the region's power outage issues and their adverse impact on the local economy. Governor Lagman explained the urgency of developing RE: "We need reliable sources of electricity that do not worsen our climate. Thankfully, Albay has much potential in renewables like solar, wind, and geothermal."

Lagman detailed plans to survey potential sites in the province and develop a roadmap for RE projects that will benefit the larger population. "We have more than 10 Gigawatts of untapped RE potential, more than enough for Albay's energy needs. We intend to share this with other provinces and establish Albay as a hub for renewable energy in Luzon. With a long term vision of leadership, good business and investment models, and inclusive development, Albay will

ignite an industrial renaissance whose benefits will be shared by the people."

PMCJ's Luzon Coordinator Erwin Puhawan shared hopes that this will also inspire local and national government units to act. "We've seen the effects of climate change and fossil fuel use in different areas. Some struggle more with heavily polluted air, while others are more vulnerable to storms just like Albay. Regardless, communities suffer. We hope decision makers can follow Albay's example and adapt a plan to address the climate crisis before their citizens experience the worst."

"We have spent the last decade on discussions and promises. Now is the time to act," said Ian Rivera, National Coordinator of PMCJ. "If we have any chance of keeping global warming below 1.5C, fossil fuel use should peak by 2025 and should ideally be phased out by 2030, making way for renewable energy. Albay's commitment to 100% RE before 2030 shows their concern for

the people, and aligns with the COP28 agreement of tripling renewables by 2030.

Rivera added: "In the long run, citizens will also enjoy stable and cheaper electricity because RE is not subject to the volatile fossil fuel markets. This will be a game changer for the province. A comparative advantage on energy production will open up the floodgates for investments, jobs and development."

The governor of Albay declared climate emergency in the province on October 24, 2023. Lagman urged the local government units of Albay to declare climate emergency at the city and municipal levels, and to develop corresponding programs and policies.

This partnership will endeavor the creation of the province's RE road map, which will define areas for investment. The province targets six months from the MOU signing towards the holding of the RE and Investments Summit which will be attended by local and foreign RE investors and developers.



On February 20, 2024, the Office of the Provincial Governor - Medical Mission Team, in partnership with the Office of the Provincial Health Officer, led a compassionate health service initiative at Barangay Bucandala I, City of Imus. Three hundred seventy-one (371) patients received free medical consultations, while 50 individuals underwent free tooth extractions. All the beneficiaries who availed of the medical and dental services also received free prescription medicines. (OPIO)

Editorial

Households should take time to help mitigate effects of El Niño

What have you been doing to help mitigate the effects of El Niño in your household and in your community?

The Department of Agriculture has reported that agricultural damage, particularly in rice and corn, in Western Visayas and Zamboanga Peninsula has reached ₱151.3 million.

In a news forum of Task Force El Niño last weekend, it was reported that some 4,000 farmers in Western Visayas and Zamboanga Peninsula are now affected by the dry spell.

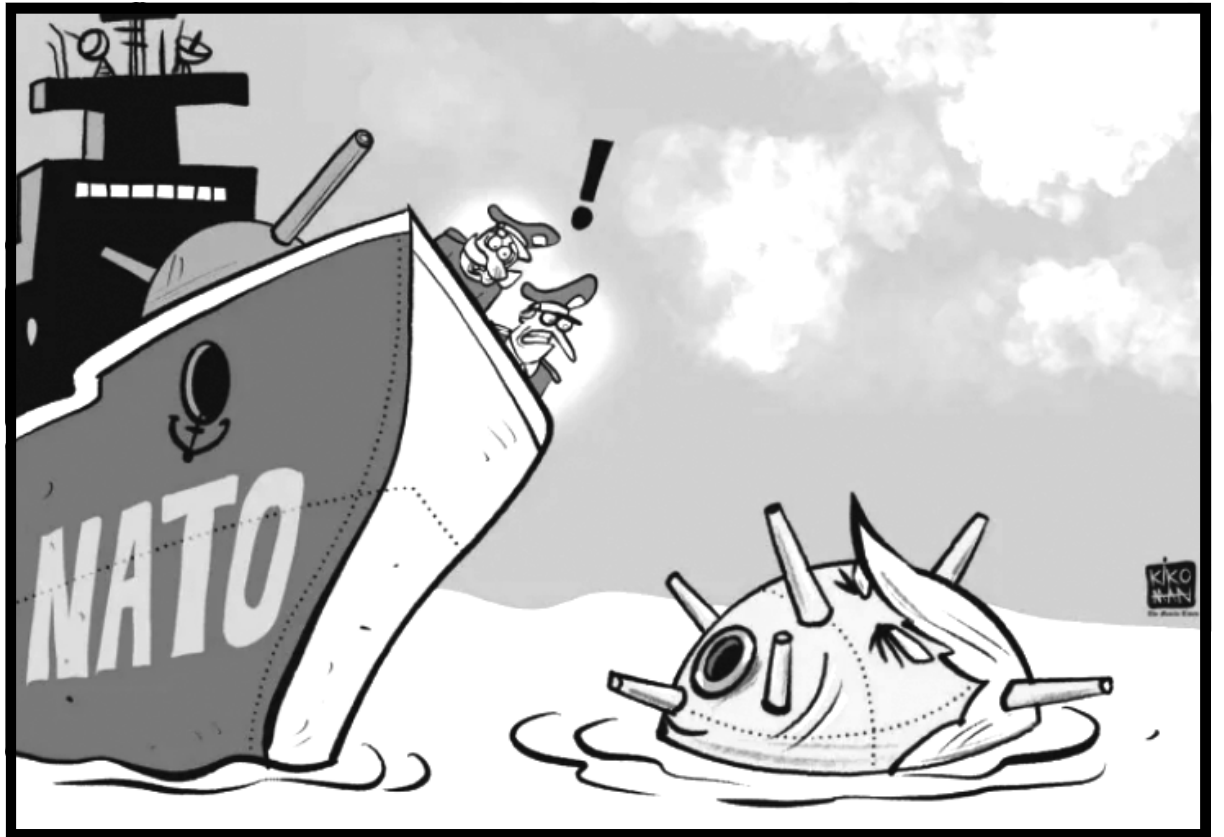
Forty-one provinces are now affected by the weather phenomenon – 17 of them are currently experiencing dry condition, 10 are under a dry spell, and 14 provinces are experiencing drought. Before the end of February, at least 10 more provinces will be affected, a government official has warned.

Government agencies, among them the National Irrigation Administration (NIA) and Department of Agriculture (DA), are now implementing interventions to cushion the effects of El Niño. These are in the form of direct assistance to farmers, infrastructure for food production, new planting techniques that use less water and allows immediate rice replanting right after harvest, to cash-for-training-and-work programs to the poor in the most vulnerable communities.

El Niño Task Force spokesperson and Presidential Communications Office (PCO) Assistant Secretary Joey Villarama said the affected farmers have been given seeds that are heat tolerant, domestic animals, social protection and financial aid.

The most recent programs are the Local Adaptation to Water Access and Breaking Insufficiency through Nutritious Harvest for the Poor projects (Projects LAWA and BINHI) launched by the Department of Social Services and Development (DSWD). The projects offer cash-for-training and cash-for-work to the poor and vulnerable sectors affected by El Niño. A memorandum of understanding (MOU) will be signed on Feb. 22 by the DSWD, Department of the Interior and Local Government, Department of Agriculture, University of the Philippines-Los Baños, and the United Nations World Food Programme.

The intended beneficiaries comprise households headed by farmers, fishermen, indigenous peoples, and other families vulnerable to climate



change and natural disasters. They will be involved in water efficiency projects, including building a small farm reservoir, renovating and repairing water harvesting facilities, maintaining multipurpose water infrastructure, diversifying water sources, aquaculture, and hydroponics.

Projects that will result in food production will also be part of the program as the beneficiaries will also engage in communal vegetable gardening, urban gardening, school-based and community-based vegetable gardening, community-based diversified integrated farming, planting of disaster-resilient crops, planting of fruit-bearing trees and mangroves, and vermicomposting.

Acting on the directive of President Marcos, Task Force El Niño is closely monitoring food security, water supply, power supply, health, and food prices.

Another factor that households should monitor – and be prepared for – is the rising temperature. PAGASA, the state weather bureau, last week said that temperatures could reach 36.5 degrees in Metro

Manila and could go as high as 40 degrees in Northern Luzon.

The private sector – particularly households – should take heed of the situation and set up plans to reduce the effects of El Niño, and to protect the health and safety of the community. Among the vital action points to consider are, among others: conserve water, be prepared with medicines for those with high-blood pressure condition, volunteer time to maintain community vegetable gardens, or nurture plants at home.

This is not a situation that will be over soon. And its undesirable effects, like increased food prices, will be felt by urban dwellers as more agricultural crops will be damaged by the drought.

Although PAGASA's El Niño Advisory No. 8 issued on Feb. 6 2024 said a strong El Niño is expected to continue through February 2024, "the majority of global climate models suggest that El Niño will likely persist until the March-April-May 2024 season," an advisory from reliefweb said.

Sakit sa tiyan: Ano kaya ito?

Para malaman ang mga posibleng dahilan ng pananakit ng tiyan, heto ang mga itanong sa pasyente. Una, nasaang parte ng tiyan ang masakit? Pangalawa, ano pa ang iba mong nararamdaman?

Alamin natin ang mga posibleng sanhi ng sakit ng tiyan:

1. Ulcer o hyperacidity - Kapag ang pananakit ay nasa itaas ng tiyan at nasa gitna, o medyo kaliwa, ito ang lugar ng sikmura. Posibleng ulcer o hyperacidity ang iyong sakit. Ang sakit na ito ay nararamdaman kapag ika'y gutom o kahit bagong kain. Nababawasan ang sakit kapag kumain ka ng saging o tinapay. Uminom din ng maraming tubig.

2. Gallbladder stones - Kapag ang sakit ay nasa itaas ng tiyan at nasa kanan, ito ang puwesto ng gallbladder o apdo. Posibleng may bato ka sa apdo. Minsan ang sakit na ito ay tumutugon din sa bandang taas ng likod. Dumarating din ang sakit kapag nakakakain ka ng mamantika at matataba na pagkain. Magpa-ultrasound ng tiyan para malaman kung may bato ka o wala.

3. Appendicitis - Kapag nasa ibaba at kanan na lugar, ito ang lugar ng appendix. Ang sakit ng appendicitis ay nag-uumpisa sa may sikmura at pagkaraan ng 2-3 araw ay lumilipat sa kanan. Masakit ang lugar na ito kapag dinidiinan. Kumonsulta agad sa doktor.

4. Colic - Kapag paikot-ikot ang sakit at walang permanenteng lugar, ito ay marahil sa paghilab ng

DOKTOR NG MASA

ni Dr. Willie Ong



bituka. Ang tawag dito ay colic at hindi naman delikado. Baka nasira ang iyong tiyan sa maduming pagkain at magtatae ka lang.

5. Gastroenteritis - Kung mahilab ang iyong tiyan at nagtatae ka, ito ay malamang dahil sa gastroenteritis o impeksyon na nakuha sa panis o maduming pagkain. Uminom ng maraming tubig at kumain ng saging.

6. Amebiasis - Kapag madalas kang dumumi at may bahid ito ng sipon at dugo, posibleng amebiasis ito. Uminom ng gamot.

7. Kidney infection or stones - Kapag sa may puson ang sumasakit at mahapdi ang iyong pag-ih, posibleng may impeksyon ka sa ihi o may bato sa bato (kidney stones). Tingnan din kung mapula ang ihi dahil senyales ito ng bato. Magpa-check ng urinalysis para malaman ang sakit.

8. Sakit sa matris o obaryo - Kapag ika'y babae at sa may puson ang sakit, posibleng nasa obaryo at matris ang iyong problema. Puwede itong dysmenorrhea (sakit kapag malapit na ang regla), ovarian cyst (bukol sa obaryo) o myoma.

Huwag matakot kumonsulta sa isang doktor para sa problema mo sa tiyan. Gastroenterologist, internist o surgeon ang dapat mong puntahan. Good luck!



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LEGAL NOTICES

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

BDO UNIBANK, INC.,
 Mortgagee,

FORECLOSURE CASE NO. F-1507-23

-versus-

SPS. HERBERT E. BALILLA, and ROSEMAR R. CATAYTAY, as represented by attorney-in-fact ROSELLIE C. DAWAMI,

Debtor/Mortgagor,

X- - - - - X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.,** with business address at BDO Towers Valero (formerly Citibank Tower), 8741 Paseo De Roxas, Makati City against the Mortgagor/s, **Rosellie C. Dawami, as attorney-in-fact of Sps Herbert E. Balilla and Rosemar R. Cataytay,** with residence and postal address at: 1.) Lot 22, Blk. 9, Phase 2, Allen Ville Subdivision, Manggahan, Binakayan, Kawit, Cavite; and 2.) #744 Suarez Street, Purok Muramurahan, Brgy. Cuambog, Mabini, Compostela Valley; and 3.) Lot 45, Blk. 19, Kensington 22, Brgy. Bacao I. Gen. Trias, Cavite, satisfy the mortgage indebtedness which as of 15 November 2023 amounts to **ONE MILLION TWO HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED FORTY SIX PESOS AND 61/100 (P1,218,546.61),** excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **March 7, 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. 057-2018013921

LOT NO: 45 BLOCK NO: 19 PLAN NO: PCS-04-028977 PORTION OF: THE CONS/SUBD OF LOTS 1632-A; 1632-B, 1632-C, PSD-04-134487; LOT 1631, (FRS-04-005440) & LOT 1642, (RS-04-002863) SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270, LRC. REC. NO. 5964

LOCATION: BARANGAY OF BACAO 1, MUNICIPALITY OF GEN. TRIAS PROVINCE OF CAVITE

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 46, BLOCK 19, PCS-04-028977
2-3	SW	LOT 112, BLOCK 19, PCS-04-028977
3-4	NW	LOT 44, BLOCK 19, PCS-04-028977
4-1	NE	ROAD LOT 30, PCS-04-028977

AREA: FIFTY FOUR (54) SQUARE METERS, 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 **March 21, 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, February 6, 2024.

(Sgd.) RICARDO A. TOLEDO
 Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.,
 RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
 11th Floor, BDO Towers Valero
 8741 Paseo De Roxas, Makati City, 1226, Metro Manila

SPS. HERBERT E. BALILLA, and ROSEMAR R. CATAYTAY and ROSELLIE C. DAWAMI

Lot 22, Blk. 9, Phase 2, Allen Ville Subdivision, Manggahan, Binakayan, Kawit, Cavite #744 Suarez Street, Purok

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

BDO UNIBANK, INC.,
 Mortgagee,

-versus- Foreclosure Case No. F-1296-23

SPS, RHINNEL GOMERA RIVERA AND CATHERINE PATRON RIVERA,

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, **BDO UNIBANK, INC.,** with business address at 11th F BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the Mortgagor/s, **SPS, RHINNEL GOMERA RIVERA AND CATHERINE PATRON RIVERA,** both of legal age, with residence and postal address at Blk. 1, Lot 7, Brighton Phase 2 Brgy., Pasong Camachile, Gen. Trias, Cavite; Blk. 1, Lot 7-8, Blake St., Brighton 2, Brgy. Pasong Camachile, Gen. Trias, Cavite and Phase 22-03 42, 7th Street, Brgy. 183, Villamor Airbase 1309, Pasay to satisfy the mortgage indebtedness as of 27 October 2021 amounts to **THREE MILLION EIGHTY ONE THOUSAND ONE HUNDRED EIGHTY FOUR AND 24/100 (P3,081,184.24),** 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 **March 7, 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. 057-2021013975

LOT NO : 7 BLOCK NO: 1 PLAN NO: PCS-04-030363 PORTION OF : LOT 1838, SAN FRANCISCO DE MALABON ESTATE. (FRS-04-005700), BLOCK 22, PCS-04-029303 & LOT 1, BLOCK 28, PCS-04-029304, DECREE NO. 4270, LRC REC. NO. 5964

LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE. ISLAND OF LUZON

BOUNDARIES :

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 8, BLOCK 1, PCS-04-030363
2-3	SE	LOT 59, BLOCK 1, PCS-04-030363
3-4	SW	LOT 6, BLOCK 1, PCS-04-030363
4-1	NW	ROAD LOT 2, PCS-04-030363

AREA: SEVENTY TWO (72) SQUARE METERS, 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 **March 21, 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, February 6, 2024.

(Sgd.) ANDRES B. ESPINA
 Sheriff IV

Copy Furnished:

Muramurahan, Brgy. Cuambog, Mabini, Compostela Valley Lot 45, Blk. 19, Kensington 22, Brgy. Bacao I. 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: February 12, 19 & 26, 2024

BDO UNIBANK, INC.,
 RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
 11th Floor, BDO South Tower, BDO Corporate Tower 7899
 Makati, Avenue, Makati City 0726

SPS, RHINNEL GOMERA RIVERA AND CATHERINE PATRON RIVERA

Blk. 1, Lot 7, Brighton Phase 2 Brgy., Pasong Camachile, Gen. Trias, Cavite;

Blk. 1, Lot 7-8, Blake St., Brighton 2, Brgy. Pasong Camachile, Gen. Trias, Cavite

Phase 22-03 42, 7th Street, Brgy. 183, Villamor Airbase 1309, Pasay

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 12, 19 & 26, 2024

Rep Flores from page 1

These innovative pineapple fiber equipment are designed to significantly improve the extraction and produce better fiber from waste pineapple leaves. These fibers will be sold to General Santos City and other parts of the country as fiber for textile and other products.

This intervention under the Community Empowerment thru Science and Technology (CEST) program, not only benefits the environment but also opens an opportunity for additional sources of income for the community.

Rep. Flores took note of the growing Pineapple industry in the province. "Bukidnon, is the Pineapple Capital of the Philippines. Wherever in the province, pineapple plantation is visible, and I've observed their process for disposing of plant parts after harvesting fruits. Utilizing the leaves for fiber extraction and textile production presents an opportunity to reduce waste and generate income for local communities," he said.

Rep. Flores recognized the challenges posed by the costly and labor-intensive disposal method of pineapple leaves and partnered with DOST for a science and technology-based innovation transforming these wastes into valuable fiber.

He has also allocated additional funds to facilitate the acquisition of more equipment. This move is geared towards replicating the successful production model in other parts of Bukidnon, ensuring that the benefits of this project reach far and wide.

The Local Government

of Lantapan has also expressed support for this initiative. Present during the event were LGU Lantapan councilors, Hon. Neil Joshua C. Luardo and Hon. Aurora Rubio, Municipal Engineer Jesell S. Pacturan, and Kibangay barangay officials and the presidents of the livelihood groups of HKJ Marketing Cooperative.

LGU Lantapan Mayor Enrie Devibar has been an active partner of DOST Bukidnon since 2017 through the CEST program. LGU Lantapan was awarded as the regional best CEST community by DOST in 2020.

Pineapple fiber, known for its versatility and quality, serves as a raw material for producing quality textiles that command a higher market price. Recognizing the sustainability potential of the project, local pineapple companies have pledged their support by providing pineapple leaves to the beneficiaries. This collaborative effort not only reduces waste but also reinforces the symbiotic relationship between industry players and the local community.

This project is anchored to the DOST Pillar of Wealth Creation, which aims to strengthen the livelihood initiatives through science, technology, and innovation. This is also anchored to the Sustainable Development Goal number 8 of the United Nations, which aims to Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all. **(Jenifer O. Pancho/DOST 10) #ScienceForThePeople #OneDOST4U**

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),
 Petitioner-Mortgagee,

-versus- **EJF NO. TG-23-097**
 FOR: Extra Judicial Foreclosure of
 Real Estate Mortgage under Act No.
 3135, as amended by Act No. 4118

RAMIR B. PACAMARRA married to
DOLORES L. PACAMARRA,
 Borrowers-Mortgagors.

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 August 19, 1998 by Borrowers-Mortgagors, **RAMIR B. PACAMARRA married to DOLORES L. PACAMARRA**, both of legal age, Filipino citizen, with residence and postal addresses at (1) #702 Tiaga St., Barangka Drive, Mandaluyong City 1550 and (2) Lot 14 Blk 32 Rancho Imperial de Silang, Brgy. Tartaria, Silang, Cavite, in favor of the Petitioner-Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. (T-808974) 16592** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors in the amount of **TWO HUNDRED THIRTEEN THOUSAND THREE HUNDRED SIXTY-TWO PESOS AND 90/100 (Php213,362.90)** inclusive of interest and other charges, as of September 5, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Ryan M. Genova, will sell at public auction on **March 14, 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-808974) 16592
 Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Silang, Prov. of Cavite, bounded and described as follows: A parcel of land (Lot 14 BIK. 32 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 13 of Blk. 32; on the SE., along line 2-3 by Rd. Lot 33; on the SW., along line 4-1 by Lot 3, Pcs-22355, all of the cons./subd. plan. Beginning at a pt., marked "1" on plan being S. 63 deg. 39'E.; 5029.72 m. from BLLM No. 1, Cad. 452-D, Silang, Cad.; thence N. 76 deg. 25'E., 10.00 m. to pt. 2; thence S. 13 deg. 31'E., 3.50 m. to pt. 3; thence S. 76 deg. 25'W., 10.00 m. to pt. 4; thence N. 13 deg. 31'W., 3.50 m. to pt. 1; beginning, containing an area of THIRTY FIVE (35) 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 Dec. 7, 1973 - Dec. 4, 1975 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* **RAMIR B. PACAMARRA**, married to Dolores L. Pacamarra, both of legal age, Filipinos."

In the event the public auction should not take place on the said date, it shall be held on **March 21, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to

Republic of the Philippines
 Fourth Judicial Region
 REGIONAL TRIAL COURT
 OFFICE OF THE CLERK OF COURT
 City of Bacoor
 Email: rtbcrocc@judiciary.gov.ph.
 Telephone No. 09273707489

RIZAL COMMERCIAL BANKING CORPORATION, (in its capacity as successor-in-interest of RCBC Savings Bank Inc.)
 represented by **Atty. Maria Cielito R. Santos**,
 Mortgagee,

-versus- **Foreclosure No. 2024-16**
 For: Extra-Judicial Foreclosure of
 Real Estate Mortgage

SPS. EDWIN CAJAYON FODULLA AND JANNETH QUIÑONES FODULLA as
 represented by **Attorney-in-Fact JANNETH Q. FODULLA**,
 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, **RIZAL COMMERCIAL BANKING CORPORATION, (in its capacity as successor-in-interest of RCBC Savings Bank Inc.)** represented by **Atty. Maria Cielito R. Santos** at 28th Floor AT Yuchengco Center, 25th & 26th Sts., Bonifacio Global City Taguig City, and against the mortgagors, **SPS. EDWIN CAJAYON FODULLA AND JANNETH QUIÑONES FODULLA as represented by Attorney-in-Fact JANNETH Q. FODULLA** at Blk. 25 Lot 25 Mulawin St., Casimiro Westville Homes Ligas 3, Bacoor City, Cavite and Blk. 10 Lot 1 Lessandra Bacoor Ph.7, Salinas, Bacoor City, Cavite, to satisfy the mortgagee indebtedness which as of January 31, 2024 amounts to **EIGHT HUNDRED SEVENTEEN THOUSAND ONE HUNDRED SIXTY FIVE PESOS & 24/100 (P817,165.24)**, Philippine Currency, exclusive of any penalties, interest and other fees incident to this foreclosure, the undersigned or her

investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-808974) 16592**, 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, February 1, 2024.

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

(Sgd.) **RYAN M. GENOVA**
 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)
 Petitioner-Mortgagee
 The Petron Mega Plaza Building, 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 1, 784 EDSA West Kamias District, Quezon City

RAMIR B. PACAMARRA married to DOLORES L. PACAMARRA
 Borrowers-Mortgagors
 (1) #702 Tiaga St., Barangka Drive, Mandaluyong City 1550
 (2) Lot 14 Blk. 32 Rancho Imperial de Silang, Brgy. Tartaria, Silang, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: February 12, 19 & 26, 2024

duly authorized representative will sell at the public auction on **March 12, 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. 167-2017002959

LOT NO: 1 BLOCK NO: 10 PLAN NO: PCS-04-028104
PORTION OF: THE CONS. OF LOTS 189, 190 & 191, PSU-164199, LRC REC. NO. N-35907 LOCATION: BARANGAY OF SALINAS, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON.
AREA: FIFTY SEVEN (57) 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 **March 19, 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, February 05, 2024.

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

By:

(Sgd.) **ALLISON ROMAN D. LABIAGA**
 Sheriff IV

Copy Furnished:
RIZAL COMMERCIAL BANKING CORPORATION
 28th Floor AT Yuchengco Center, 25th & 26th Sts., Bonifacio Global City Taguig City

SPS. EDWIN CAJAYON FODULLA AND JANNETH QUIÑONES FODULLA as represented by Attorney-in-Fact JANNETH Q. FODULLA
 Blk. 25 Lot 25 Mulawin St., Casimiro Westville Homes Ligas 3, Bacoor City, Cavite

SPS. EDWIN CAJAYON FODULLA AND JANNETH QUIÑONES FODULLA as represented by Attorney-in-Fact JANNETH Q. FODULLA
 Blk. 10 Lot 1 Lessandra Bacoor Ph. 7, Salinas, Bacoor 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: February 12, 19 & 26, 2024



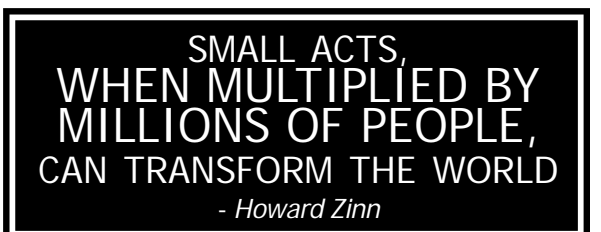
pervisor, and Mrs. Reby Nuestro, TCES Principal, delightfully welcomed the dental team, conveying their genuine gratitude for the time and effort they spent in extending the services to their locality.

The program commenced with the talk of Dr. Raymundo Parnala, presenting brief oral health education and demonstrating proper tooth brushing. He, then, inculcated the significance of brushing the teeth three times a day for a healthier smile.

Following was the distribution of dental kits to 40 school children by Cavite Public Health Dentists, conducting an actual tooth brushing exercise as part of the celebration.

Ms. MJ Aggabao, and some DepEd dentists graced the event and expressed their support in the activity.

The initiative underscores the dedication of the provincial government in adherence to good oral hygiene and dental care for the benefit and welfare of the Caviteños. **(OPIO)**



LEGAL NOTICES

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

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-1357-23

-versus-

JULIUS S. ESTORES,
Debtor/Mortgagor,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at BDO Towers Valero, 8741 Paseo De Roxas, Makati City against the Mortgagor/s, **JULIUS S. ESTORES** with residence and postal address at: 1.) #575 Jenny Avenue Maybunga Pasig City; and 2.) Block 6, Lot 8 Somerset 10 Brgy. Navarro General Trias, Cavite, satisfy the mortgage indebtedness which as of 27 October 2023 amounts to **ONE MILLION SEVEN HUNDRED THIRTY FOUR THOUSAND TWO HUNDRED EIGHTEEN PESOS AND 96/100 (P1,734,218.96)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **March 7, 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. 057-2017013978

LOT NO: 8 BLOCK NO: 6 PLAN NO: PCS-04-028446
PORTION OF: LOTS 1730-A & 1730-B, (LRA) PSD-366255, LOT 1731-C, FLS-1320-D=LOT 3505 (FRS-04-005748), LOT 2449, (FRS-04-005172) LOT 2451-B, FLS-1162-D=LOT 3429 (FRS-04-005362) & LOT 3504, FLS-1320-D (FRS-04-005160) SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270; LRC REC. NO. 5934

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

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 6, BLOCK 6, PCS-04-028446
2-3	NW	LOT 40, BLOCK 6, PCS-04-028446
3-4	NE	LOT 10, BLOCK 6, PCS-04-028446
4-1	SE	ROAD LOT 9, PCS-04-028446

AREA: EIGHTY (80) SQUARE METERS, 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 **March 21, 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, February 6, 2024.

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

Copy Furnished:

BDO UNIBANK, INC.,
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
11th Floor, BDO Towers Valero
8741 Paseo De Roxas, Makati City, 1226, Metro Manila

JULIUS S. ESTORES,
#575 Jenny Avenue Maybunga Pasig City
Block 6, Lot 8 Somerset 10 Brgy. Navarro 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: February 12, 19 & 26, 2024

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

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-1358-23

-versus-

DANIEL V. FRANCISCO,
Debtor/Mortgagor,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at BDO Towers Valero, 8741 Paseo De Roxas, Makati City against the Mortgagor/s, **Arsenia Francisco Reyes, Signing as attorney-in-fact of Daniel V. Francisco** with residence and postal address at: 1.) #411 F. Cayco Street, East Sampaloc Manila 1008; and 2.) Block 2, Lot 24 Brighton Phase 3, Brgy Pasong Camachile, General Trias, Cavite, satisfy the mortgage indebtedness which as of 27 October 2023 amounts to **THREE MILLION SIX HUNDRED FIFTY SIX THOUSAND SIX HUNDRED SIXTEEN PESOS AND 5/100 (P3,656,616.05)**, excluding penalties, charges, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **March 7, 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. 057-2021052181

LOT NO: 24 BLOCK NO: 2 PLAN NO: PCS-04-031781
PORTION OF: BLOCK 17, PCS-04-030363 & LOT 1832 SFDM ESTATE (FRS-04-005426), LRC. RECORD NO. 5964

LOCATION: BARANGAY OF PASONG CAMACHILE, CITY OF GEN. TRIAS PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 23, BLOCK 2, PCS-04-031781
2-3	SW	LOT 1, BLOCK 25, PCS-04-031781
3-4	NW	LOT 25, BLOCK 2, PCS-04-031781
4-1	NE	ROAD LOT 4, PCS-04-031781

AREA: EIGHTY (80) SQUARE METERS, 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 **March 21, 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, February 6, 2024.

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

Copy Furnished:

BDO UNIBANK, INC.,
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
11th Floor, BDO Towers Valero
8741 Paseo De Roxas, Makati City, 1226, Metro Manila

DANIEL V. FRANCISCO,
#411 F. Cayco Street, East Sampaloc Manila 1008
Block. 2, Lot 24 Brighton Phase 3, Brgy 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: February 12, 19 & 26, 2024

Manila

from page 1

"Yes, we are clear about teachings on the different issues connected with life and family but we also need to rethink our approaches, methodologies and strategies," he said.

The cardinal particularly called for better ways of dealing with, among other issues, the dilemmas and complexities of modern families, irregular situations in the home, and what he termed "the diversity in understanding identity and personhood."

He also emphasized that families today, especially the young people, need accompaniment in their journey.

"They don't need more judgments and condemnations," Advincula added. "To lead people to the truth, we must do so in love, truth in charity, walking together for life, this is where the holy spirit is leading us today."

Organized by the Council of the Laity of the Philippines, participants walked along España Boulevard from Welcome Rotonda in Quezon City to UST.

According to organizers, the event brought together more than 3,000 people from various religious and lay organizations, aiming to demonstrate solidarity in upholding the dignity of human life.

The concelebrants of the Mass include Bishop

Pablo Virgilio David of Kalookan, who is the president of the Catholic Bishops' Conference of the Philippines, and Bishop Severo Caermare of Dipolog and chairman of the CBCP Episcopal Commission on the Laity. Caermare said that this year's Walk for Life also raised important family and life issues and opposed attempts to revive the death penalty, divorce and same-sex unions in the Philippines.

"Our participation, our presence today is a demonstration of how we value the sacredness of life," he said.

Advincula enjoined the faithful to work together to defend the sacredness of life "in a rapidly changing world that is oftentimes more welcoming to a civilization of death and so hostile to a civilization of life and love".

"I encourage you to continue to be passionate in your ministry. Do not be disheartened if sometimes you feel if what you have been doing is not even noticed or ends up in an apparent failure. Take courage. You are not alone," he said.

"Our society today needs teachers that can lead others to the right path and to the right choices. We must not abandon this mission of being teachers and catechists of the Gospel of life," he also said.



Treat your Zarkada SM City Trece Martires! Head on to Zarks and get your favorite meal with your Zarkada! Visit them at the Upper Ground Floor, SM City Trece Martires!

LEGAL NOTICES

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Branch 109, Carmona, Cavite
2nd Flr., 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-2024-01**
For: EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

MA. TERESA B. ROMERO,
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, **MA. TERESA B. ROMERO**, with postal address/es at 1.) Block 36 Lot 26, Alta Tierra Homes, Brgy. Olaes, GMA, Cavite; and 2.) Lot 26 Block 36, Alta Tierra Homes, Brgy. Olaes, Gen. Mariano Alvarez, Cavite, and for the satisfaction of the mortgaged debt which as of 10 January 2024 amounts to **SIX HUNDRED FIFTY-ONE THOUSAND TWO HUNDRED EIGHTY FOUR PESOS AND 99/100 (PhP651,284.99)**, 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 **March 28, 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. 057-2015042650

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 26 BLK. 36 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 SE., ALONG LINE 1-2 BY LOT 28; ON THE SW, ALONG LINE 2-3 BY LOT 27; ALONG LINE 3-4 BY LOT 25; ON THE NW., ALONG LINE 4-5 BY LOT 24 ALL OF BLK. 36, AND ON THE NE., ALONG LINE 5-1 BY ROAD LOT 28 (8.00 M. WIDE), ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING N. 86 DEG. 43'W., 2306.89 M. FROM BLLM NO. 14, CARMONA CADASTRE; THENCE S. 60 DEG. 44'W., 11.00 M. TO PT. 2; THENCE N. 29 DEG. 16'W., 2.50 M. TO PT. 3; THENCE N. 29 DEG. 16'W., 1.50 M. TO PT. 4; THENCE N. 60 DEG. 44'E., 11.00 M. TO PT. 5; THENCE S. 29 DEG. 16'E., 4.00 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **FORTY FOUR (44) SQ. METERS, MORE OR LESS**. 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 **April 4, 2024** at the same time and place without further notice.

January 29, 2024 at Carmona, Cavite.

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Branch 109, Carmona, Cavite
2nd Flr., 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-2024-08**
For: EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

JOSIE C. FELIPE, married to
JAMES G. FELIPE / LUISITO R. RODRIGUEZ,
Mortgagor/s,

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, **JOSIE C. FELIPE, married to JAMES G. FELIPE**, with postal address/es at 1.) NO. 1505 NR (A) Capitol Provincial CPD, Trece Martires City, Cavite; 2.) Lot 19 Block 12 Phase 2, Terraverde Residences, Brgy. Bangkal, Carmona, Cavite; and 3.) No. 192 P. Santos St., Malibay, Pasay City; **LUISITO R. RODRIGUEZ represented by his Attorney-in-Fact, MARIA MICHELLE R. RODRIGUEZ**, and for the satisfaction of the mortgaged debt which as of 08 January 2024 amounts **ONE MILLION THREE HUNDRED THIRTY SIX THOUSAND SIX HUNDRED FORTY THREE PESOS AND 19/100 (PhP1,336,643.19)**, 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 **April 4, 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. 057-2021058710

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF BANGKAL, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:
LOT NO: 19 BLOCK NO: 12 PLAN NO: PCS-04-030820

(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. SIMEON P. MADRID**
Attorney-In-Fact, S.P. MADRID & ASSOCIATES
5th Floor Bedrock Building, Kayumanggi Center,
Commonwealth Ave., Matandang Balara, Quezon City

MA. TERESA B. ROMERO

1.) Block 36 Lot 26, Alta Tierra Homes, Brgy. Olaes, GMA, Cavite
2.) Lot 26 Block 36, Alta Tierra Homes, Brgy. Olaes, Gen. Mariano Alvarez, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: February 19, 26 & March 4, 2024

PORTION OF: CONS-SUBD. OF LOTS A-1, A-2, A-3 ALL OF PSD-04-238397 AND LOT 13, BLOCK 29, (RESERVED AREA), PCS-04-030323 LRC RECORD NO. 146623

LOCATION: BARANGAY OF BANGKAL, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 18, BLOCK 12, PCS-04-030820
2-3	NE	LOT 6, PSD-04-238397 (OLD), PCS-04-030323 (NOW)
3-4	SE	ROAD LOT 13, PCS-04-030820
4-5-6-7-1	SE, SW	ROAD LOT 12, PCS-04-030820

TIE POINT: BLLM NO. 1, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 66 ° 12 ' W	4173.42 M.
1-2	N. 21 ° 57 ' E	9.00 M.
2-3	S. 68 ° 03 ' E	10.52 M.
3-4	S. 34 ° 35 ' W	7.62 M.
4-5	S. 47 ° 29 ' W	0.89 M.
5-6	S. 73 ° 16 ' W	0.89 M.
6-7	N. 80 ° 56 ' W	0.89 M.
7-1	N. 68 ° 03 ' W	6.90 M.

AREA: EIGHTY FIVE SQUARE METERS (85), MORE OR LESS
DESCRIPTION OF CORNERS: ALL POINTS ARE REFERRED ON THE PLAN BY P.S. CYL. CONC. MONS 15X40 CMS
BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: AUGUST 22 TO 23, 1917

DATE OF SUBD/CONS SURVEY: JANUARY 5-30, 2017

DATE OF APPROVED SURVEY: JULY 17, 2017

GEODETIC ENGINEER: ELMERITO C. ROBLES

NOTES:

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 **April 11, 2024** at the same time and place without further notice.

February 12, 2024 at City of 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

ATTY. ARISTOTLE A. ONG c/o POMPEYO P. MAYNIGO

Attorney-In-Fact, Vision Credit & Collection Services Incorporated
JDRC Building 117 Sen Gil. J. Puyat Ave., Pasay City

JOSIE C. FELIPE / JAMES G. FELIPE
LUISITO R. RODRIGUEZ

- 1.) No. 1505 NR (A) Capitol Provincial CPD, Trece Martires City, Cavite
- 2.) Lot 19 Block 12 Phase 2, Terraverde Residences, Brgy. Bangkal, Carmona, Cavite
- 3.) No. 192 P. Santos St., Malibay, Pasay City

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: February 19, 26 & March 4, 2024

Get ready to groove at SM City Tanza! Time to get your body movin' with Ms. Princess Ryan of Kidz Groove for a FREE dance workshop for our friends with Autism, Down syndrome and IDD -- every Thursday | 3pm here at SM City Tanza Event Center! In partnership with SM Cares and SM City Tanza. See you later #SMFam!

#KIDZMOVEMENT
MOVE . CREATE . EXPRESS
AN INCLUSIVE DANCE WORKSHOP FOR KIDS AND PEOPLE WITH DOWN SYNDROME, AUTISM, CEREBRAL PALSY & I.D.D.
EVERY THURSDAY
3PM - 5PM
WITH CELEBRITY DANCER & CREATOR OF KIDZ GROOVE
PRINCESS RYAN!
SM CITY TANZA

LEGAL NOTICES

REPUBLIC OF THE PHILIPPINES
Fourth Judicial Region
Regional Trial Court
Office of the Clerk of Court
Imus, Cavite

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

-versus- Extra-Judicial Foreclosure of Real Estate Mortgage Under Act No. 3135, as Amended, by 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 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
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
City of Bacoor
Email: 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 mortgage 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, L.R.C. 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

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

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

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

JUDITH B. PLAZA,
 Mortgagor.
FC Case No. 18864-23

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 **JUDITH B. PLAZA**, mortgagor, with residence and postal address at Block 8 Lot 9 Sunnydale Villas Malagasang II-A, Imus, Cavite and/or Lot 39 Blk. 7 Greenplace Homes II-A Bo. Malagasang II, Imus, Cavite, to satisfy the mortgage indebtedness which as of October 9, 2023 amounts to **FOUR HUNDRED FORTY THREE THOUSAND SEVEN HUNDRED SEVENTY ONE PESOS and 97/100 (Php 443,771.97)**, 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 19, 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 City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2013035463

"A PARCELOF LAND (LOT 39, BLK. 7 OF THE CONS. AND SUBD. PLAN PCS-04-024772, BEING A PORTION OF THE CONS. OF BLOCK 12, PSD-04-199624, & LOT 1873, IMUS ESTATE, L.R.C. REC. NO. 8843) SITUATED IN BARRIO OF MALAGASANG-2, MUN. OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 40, BLK. 7; ON THE NE., ALONG LINE 2-3 BY LOT 41, BLK. 7; ON THE SE., ALONG LINE 3-4 BY ROAD LOT 3 AND ON THE SW., ALONG LINE 4-1 BY LOT 37, BLK. 7 ALL OF THE CONS. AND SUBD. PLAN. x x x CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS, MORE OR LESS. 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 **MARCH 26, 2024** at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, February 6, 2024.

(Sgd.) KATREENA MARIE L. POBLETE
 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. J.V. ROMMEL C. CUBELO
 Attorney-in-Fact, 24K Accounts Consultant, Inc.
 3F Fass Inteli College Bldg., No. 11 Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

JUDITH B. PLAZA
 Block 8 Lot 9 Sunnydale Villas, Malagasang II-A, Imus, Cavite
 Lot 39 Blk. 7 Greenplace Homes II-A Bo., Malagasang-2, Imus, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: February 12, 19 & 26, 2024

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 2024-22

RITCHIE F. FABREAG married to
 VIOLETAR. FABREAG,
 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 RITCHIE F. FABREAG married to VIOLETA R. FABREAG, Mortgagors, with postal address at Lot 10 and Lot 11 Block 10 Hillsview Royale Subdivision, Brgy. Timalan, Naic, Cavite and/or Lot 10 and Lot 11 Block 10 Hillsview Royale Subdivision, Brgy. Timalan, Naic, Cavite to satisfy the mortgage indebtedness which as of January 8, 2024, amounted to FIVE HUNDRED SEVENTY-SIX THOUSAND NINE HUNDRED SEVENTY-EIGHT PESOS & 92/100 (Php. 576,978.92) Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on March 14, 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. 057-2013034168

IT IS HEREBY CERTIFIED that a certain land situated in BRGY. OF TIMALAN MUN. OF NAIC, PROV. OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND (LOT 10 BLK. 10 OF THE SUBD. PLAN PSD-04-196108, BEING A PORTION OF PLAN PCN-04-001968, LRC REC. NO. 8340) SITUATED IN BRGY. OF TIMALAN, MUN. OF NAIC, PROV. OF CAVITE, ISLAND OF LUZON. CONTAINING AN AREA OF FORTY (40) SQUARE METERS. x xX.

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 21, 2024 at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, February 13, 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

Ritchie F. Fabreag & Violeta R. Fabreag, -
 Sabang, Naic, Cavite and/or Lot 10 Blk 10 Ciudad Nuevo, Ph1B, Brgy. Timalan, Naic, Cavite

Atty. Aristotle A. Ong c/o Pompeyo P. Maynigo-
 Atty.-in-Fact, Vision Credit & Collection Services Incorporated JRDC Building 117 Sen Gil Puyat. Ave., Pasay City

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: February 12, 19 & 26, 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 2024-23

NOEL BALAIS LUCENIO married to
 ARLENE LEGUA LUCENIO,
 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 NOEL BALAIS LUCENIO married to ARLENE LEGUA LUCENIO, Mortgagors, with postal address at Room No. 306 Building No. 7 Filinvest Socialize Housing, Alabang, Muntinlupa City and/or Lot 28 Block 33 Phase 2 Pasinaya Homes, Brgy. Sabang (Formerly Timalan), Naic, Cavite to satisfy the mortgage indebtedness which as of January 30, 2024, amounted to FOUR HUNDRED SEVENTY-TWO THOUSAND SEVEN HUNDRED PESOS & 90/100 (Php. 472,700.90) Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on March 14, 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. 057-2018032944

IT IS HEREBY CERTIFIED that a 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. 28 BLOCK 33 PLAN NO. PSD-04-246094 PORTION OF: SUBD. OF BLOCK 32, PCS-04-030597; LRC RECORD NO. 8340 LOCATION: BARANGAY OF SABANG (FORMERLY TIMALAN) MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON. CONTAINING AN AREA OF TWENTY-EIGHT (28) SQUARE METERS. Xxx

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 21, 2024 at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, February 13, 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

Noel Balais Lucenio & Arlene Legua Lucenio -
 Room No. 306 Building No. 7 Filinvest Socialize Housing, Alabang, Muntinlupa City and/or Lot 28 Block 33 Phase 2 Pasinaya Homes, Brgy. Sabang (Formerly Timalan), Naic, Cavite

Atty. Aristotle A. Ong c/o Pompeyo P. Maynigo-
 Atty.-in-Fact, Vision Credit & Collection Services Incorporated JRDC Building 117 Sen Gil Puyat. Ave., Pasay City

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: February 12, 19 & 26, 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

X- - - - - X

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

NEWS

Chinabank

from page 12

"This engagement with Michelle Dee signifies the beginning of many things to come. For us, Michelle is family. But beyond her obvious lineage to the bank's co-founders, we firmly believe that Michelle has the qualities to aptly represent a bank with a storied history and an unwavering commitment to building an inclusive and sustainable future for every Filipino," Chinabank President & CEO Romeo D. Uyan Jr. said during the contract signing.

Michelle expressed her happiness and excitement for her new role, noting that she and Chinabank are a good fit

as they share the same high regard for building trust, making an impact, and bringing about change.

"Chinabank isn't just any bank, it's been a beacon of trust and resilience for over a century. Now that's a lot of years of making a difference in people's lives and making dreams come true, but it's also the spirit of making a difference that really resonates with every Filipino heart," she said. "I would like to keep it real. I'm here to share my stories and the incredible work Chinabank does... I can't wait to make memories and make such ground breaking opportunities for ev-

eryone around us as well."

Chinabank founder Dee C. Chuan was Michelle Dee's paternal grand-uncle. Her grandfather was former Chinabank Chairman Dee K. Chiong whose leadership shaped the bank into prominence. He also led the bank's early foray into computer technology, becoming the first bank in Southeast Asia to process deposit accounts online.

Chinabank is the fourth largest private universal bank in the Philippines.

The bank is set to launch an advertising campaign featuring Michelle as it continues to innovate and improve its products and services with a keen focus on its customers.

HEARTS ARE EVERYWHERE AT SM CITY BACOOR, SM CITY MOLINO AND SM CENTER IMUS!



Shoppers receive big heart balloons and pose at the giant heart as they celebrate Valentines together with their love ones at SM City Bacoor



Double the hearts, double the love at SM Center Imus! Shoppers enjoy taking photos at the Valentines Display at SM Center Imus.

DOST, OCD

from page 12

Municipal Mayor Yñigo Jesus D. Romualdo said during his message that he aims to foster a resilient and adequately equipped community capable of effectively addressing and mitigating the impact of future emergencies by empowering disaster management leaders through the ICS Executive Course.

"I sincerely hope that no disasters occur in our municipality, but if one does arise, I trust that this training will be effective in responding to emergencies," he said.

He also hoped that after the training, the participants could apply the concepts they learned when a disaster arises. He added that he is very thankful for the comprehensive support from stakeholders and national agencies in completing the training mentioned.

Among the speakers were Patrick Alain

Callanta from the Office of the Civil Defense, Jonathan Paolo Del Rosario of LGU Tagoloan, Niño Desierto of PGO Lanao Del Norte, and Javlin Cordova of PGO Bukidnon.

"During incidents, our primary goal is to rescue individuals. ICS training is available to ensure that responders are effective in their role. This training ensures the safety of responders and enables us to establish smart objectives for emergency responses," Mr. Callanta said.

Topics included Introduction to ICS, ICS Organization, ICS Facilities, and Managing Planned Events and Major Incidents

Under Republic Act 10121 or the Philippine Disaster Risk Reduction and Management Act, the Office of Civil Defense has been tasked to formulate standard operating procedures for coor-

dination through the ICS.

The one-day crash course highlights ICS's core principles, features, and functions. It also allows users to adopt an integrated organizational structure for a response that is advantageous in any kind of incident, facilitating the integration of diverse personnel, ensuring accountability, and providing logistical and administrative support in a cost-efficient manner.

This significant event is a component of the LGU Mambajao's recent project from DOST on Mobile Command and Control Vehicle (MoCCoV).

Dr. Renato U. Solidum Jr., the Secretary of DOST, consistently underscores the critical significance of disaster risk reduction and resilience. He emphasizes that by applying science, technology, and innovation, Filipinos can triumph over adversities and emerge victors and not victims of disasters. **(Nice Nerjay C. Delada/DOST 10) #ScienceForThePeople #OneDOST4U**

PTFoMS

from page 12

CHR is, in fact, a member of the PTFoMS under AO1 and has been regularly attending its inter-agency meetings so this statement comes as quite a surprise," Gutierrez said.

Gutierrez added that aside from recognizing AO1, Khan made several recommendations to further strengthen its 'institutional capacity' that, he said, would be useful in guiding the agency "towards creating a media that is safe and free from fear as envisioned by President Ferdinand Marcos Jr. in partnership with relevant government agencies including the CHR.

Gutierrez also said the CHR's plan to create a separate media alert mechanism to be called, 'Alert system for media human rights violations (ALISTO) as proposed by the National Union of Journalists of the Philip-

pinas (NUJP), should align with the current alert mechanisms of AO1 and that of AO35 to ensure its effectiveness in quickly addressing and validating all reported cases of alleged attacks against the members of the press.

"Looking back, we note that the NUJP made a presentation as regards ALISTO last October 27, 2023, where two assistant secretaries from the Presidential Communications Office (PCO) and the AO1 staff were unfortunately not allowed to participate in the discussion despite being invited.

"Had this not been the case, the PCO and AO1 could have provided their inputs leading to a synergy of effort towards our common goal of protecting the members of the press," Gutierrez said.

"There is really no need to 'reinvent the wheel,' so to speak. But there is really a need to strengthen further the existing mechanisms that we have," he added.

"Of course, as a critical and reliable partner, we look forward to strengthening our working relationship with the CHR, relevant government agencies and all the stakeholders in the media profession.

"For the nth time, we again call on the NUJP and other media groups to re-engage with the PTFoMS so we can validate and address all these alleged violations of the rights of the members of the press and the perpetrators unmasked and punished as the case may be," Gutierrez said.

The NUJP, along with the Center for Media Freedom and Responsibility (CMFR) decided to leave the PTFoMS in the second quarter of 2019 citing "institutional differences."



MAGLIBANG TAYO

KAPALARAN

ARIES (Mar. 21-Apr. 19) - Hindi ka dapat magalit. Ang galit ay nagpapahina ng kalusugan. Mas magandang magkaroon ng pang-unawa at pagmamahal sa kapwa. Masuwerteng kulay-yellow. Tips sa lotto-2-14-19-23-34-40.

TAURUS (Apr. 20-May 20) - Maging mapagpatawad ka sa mga pagkakamali at pagkukulang ng iyong kapwa. Hindi ngayon ang panahon ng pagbubunguan at pagtatagisan ng isip. Masuwerteng kulay-purple. Tips sa lotto-6-15-18-21-27-36.

GEMINI (May 21-June 20) - Ngayon ang panahon ng pagsusuri sa iyong buhay. Masuwerteng kulay-pink. Tips sa lotto-5-14-23-32-39-41.

CANCER (June 21-July 22) - Huwag kang matakot. Ang mga nangyayari ay pansamantala lamang. Masuwerteng kulay-beige. Tips sa lotto-2-11-19-22-25-34.

LEO (July 23-Aug. 22) - Kung ano ang kaya mo iyon lang ang itulong mo. Huwag kang gumawa ng paraan para lang mapagbigyan ang mga taong lumalapit sa iyo. Masuwerteng kulay-blue. Tips sa lotto-1-4-10-19-25-28.

VIRGO (Aug. 23-Sept. 22) - Ngayon, nakikita ang kagandahan ng mga taong marunong magtiis. Masuwerteng kulay-black. Tips sa lotto-5-11-17-26-35-44.

LIBRA (Sept. 23-Oct. 22) - Hiram lang ang lahat sa mundo. Mas maganda kung gagawa ka ng kabutihan nang sa gayun matuwa ang langit at pagpalain ka. Masuwerteng kulay-violet. Tips sa lotto-7-12-29-34-40-45.

SCORPIO (Oct. 23-Nov. 21) - Ihanda mo ang iyong sarili dahil pagkatapos ng lahat ng paghihirap ang magandang oportunidad ay magdadagsaan sa iyong buhay. Masuwerteng kulay-peach. Tips sa lotto-2-11-25-34-37-44.

SAGITTARIUS (Nov. 22-Dec. 21) - Hindi tama na nariyan ka lang sa kasalukuyang estado ng inyong pamumuhay. Marami ka pang magagawa at mapapaunlad mo pa lalo ang buhay mo. Masuwerteng kulay-red. Tips sa lotto-3-18-21-27-33-39.

CAPRICORN (Dec. 22-Jan. 19) - Ngayon malalantad ang iyong magandang katangian. Marami ang hahanga sa iyo ngayon. Masuwerteng kulay-lilac. Tips sa lotto-4-8-17-26-35-44.

AQUARIUS (Jan. 20-Feb. 18) - Bawat maisip mong maganda, gawin mo agad. Dahil kapag hindi mo binilisan ang pagkilos, baka masingitan ka pa ng malas. Masuwerteng kulay-white. Tips sa lotto-1-13-22-27-31-40.

PISCES (Feb. 19-Mar. 20) - Nagbabago ang lahat. Pagkatapos ng paghihirap, ikaw ay makikitang may mga bagong kapalaran na kung saan mabilis mong mapapaunlad ang iyong buhay. Ito ang mensahe para sa iyo. Masuwerteng kulay-green. Tips sa lotto-7-16-25-29-33-43.

SUDOKU

7	2	3				1	5	9
6			3		2			8
8				1				2
	7		6	5	4		2	
		4	2		7	3		
	5		9	3	1		4	
5				7				3
4			1		3			6
9	3	2				7	1	4

SAGOT: SUDOKU VOL. 20 #50

6	9	4	5	7	8	2	1	3
7	5	1	3	6	2	9	8	4
3	2	8	1	9	4	6	5	7
8	3	6	2	4	5	7	9	1
1	7	2	6	3	9	5	4	8
9	4	5	8	1	7	3	2	6
2	1	9	7	8	3	4	6	5
4	8	3	9	5	6	1	7	2
5	6	7	4	2	1	8	3	9

HOW TO PLAY: Sudoku puzzle is made up of a 9-by-9 grid with nine 3-by-3 sub-grids called boxes. There are 9 rows, 9 columns and 9 boxes in every puzzle. The object of the game is to fill all squares in the grid with the correct number.

The rules are: • Every row, column and box must contain all the digits 1 to 9.

• Each number can only appear once in every row, column or box.

• Every puzzle has only one correct solution!

Did You Know?

DID YOU KNOW INSTRUMENT STRINGS WERE MADE FROM ANIMALS?

The strings of string instruments were originally made from the guts of animals like sheep or lambs. Now, instrument makers have transitioned to metal wiring. But before metal, it was common for all string instruments to be made from the guts of the animals geographically available to the makers. Find out more disturbing facts you'll wish weren't true.



WORD HUNT

Medical Office

N	A	T	I	P	N	D	N	S	E	I	T	U	D
G	Y	R	N	R	O	M	E	D	I	C	A	L	T
N	P	A	T	O	I	A	E	L	N	P	H	N	E
I	T	P	E	C	T	H	A	T	U	S	T	A	L
D	E	P	R	E	A	D	T	D	A	L	I	S	E
O	R	O	N	D	C	S	F	I	L	E	S	S	P
C	O	I	S	U	U	F	A	M	I	L	Y	I	H
P	T	N	H	R	D	T	E	L	Q	H	A	S	O
O	C	T	I	E	E	D	E	A	I	I	I	T	N
L	O	M	P	S	H	N	I	P	I	A	I	A	E
I	D	E	C	O	O	N	A	S	T	T	P	N	X
C	S	N	F	P	N	A	I	I	Y	P	S	T	A
Y	I	T	E	Q	U	I	P	M	E	N	T	O	F
N	P	U	P	E	T	P	A	T	I	E	N	T	E

- PROCEDURES
- APPOINTMENT
- ASSISTANT
- DOCTOR
- PATIENT
- EQUIPMENT
- EDUCATION
- HIPAA
- TELEPHONE
- INTERNSHIP
- CODING
- FAMILY
- DUTIES
- MEDICAL
- POLICY
- FAX
- FILES

PTFoMS: NO NEED FOR ADD'L MECHANISM FOR MEDIA'S PROTECTION

THE Presidential Task Force on Media Security (PTFoMS) reminded the public and the Commission on Human Rights (CHR) that there are already existing and functioning mechanisms to protect the members of the press from any violation of their right to life, liberty, and security.



"May I remind our good partners at the CHR that even UN Special Rapporteur on Freedom of Opinion and Expression (UNSR-FOE) Irene Khan recognized that the PTFoMS created in 2016 thru Administrative Order No. 1 (AO1) is the 'main mechanism for the safety of journalists' as stated in her preliminary report after the conclusion of her visit last February 2," said Usec. Paul M. Gutierrez, AO1 executive director.

"In fact, her opening statement was profuse in thanking the PTFoMS for its valuable assistance that led to the successful conclusion of her visit that include her consultation with the CHR," Gutierrez added.

The official made the remarks after the CHR over the weekend issued a statement urging the Executive Branch to "provide sufficient mechanisms" to ensure a safer environment for media workers.

"May I also remind the public and our media colleagues that the PTFoMS • 10

DOST, OCD partners with LGU Mambajao on Incident Command System training

In line with the advocacy of strengthening disaster resilience, the Department of Science and Technology and the Office of Civil Defense partners with the Local Government of Mambajao on the conduct of the Incident Command System (ICS) Executive Course held at New Operation Center of Mambajao, Camiguin on February 6, 2024.



A total of 40 participants completed the training, receiving essential knowledge on applying general concepts and principles of the Incident Command System from a managerial perspective.

These 40 participants are department heads of LGU Mambajao, uniform personnel, and national agencies.

An Incident Command System is a standard on-scene, all-hazard incident management concept that all response groups can use. Among the participants were the department heads of LGU Mambajao and the members of the Emergency and Response Clusters of the municipality.

DOST, OCD • 10

Chinabank welcomes the Year of the Dragon with Michelle Dee as brand ambassador

Chinabank has signed up its first ever brand ambassador, the reigning Miss Universe Philippines Michelle Marquez Dee. The collaboration was formalized on February 14, 2024 at the Chinabank head office in Makati City.



From left: Chinabank Chief Finance Officer Patrick Cheng, President & CEO Romy Uyan, Michelle Dee, Sparkle GMA Artist Center Vice President Joy Romina Marcelo, and Miss Universe Philippines Creative Director Jonas Gafud.

The beauty queen, actress, host, athlete, and model is a fitting and inspiring representative for Chinabank. Michelle, who has won the hearts and minds of Filipinos and the world with her charisma, authenticity, and sense of purpose, is redefining contemporary Filipino culture on a global stage. Her lifelong autism acceptance and inclusivity advocacy has led her to a degree in BS Psychology and to use her platform and her work with the Autism Society of the Philippines to create awareness about the condition. With Michelle on board, Chinabank is strengthening its brand presence and building a profound connection with the new generation of dynamic and forward-thinking banking customers.

CHINABANK • 10

Libreng Sakay

EVERY MONDAY TO WEDNESDAY

SM CITY BACOR TO SM CITY MOLINO	SM CITY MOLINO TO SM CITY BACOR
TIME OF DEPARTURE: MON - 7:30AM 1PM 5PM TUES & WED - 8:30AM 1PM 5PM	TIME OF DEPARTURE: 11AM 3PM
<ul style="list-style-type: none"> STOP 1: SM City Bacoor to St. Dominic Via Aquinaldo Highway STOP 2: St. Dominic to Bacoor City Hall Via Molino BLVD STOP 3: Bacoor City Hall to Waltermart Bacoor Via Molino BLVD STOP 4: Waltermart Bacoor to Avenida Rizal 7/11 Via Molino Road STOP 5: Avenida Rizal 7/11 to SM City Molino Via Molino Road 	<ul style="list-style-type: none"> STOP 1: SM City Molino to Avenida Rizal 7/11 Via Molino Road STOP 2: Avenida Rizal 7/11 to Waltermart Bacoor Via Molino Road STOP 3: Waltermart Bacoor to Bacoor City Hall Via Molino BLVD STOP 4: Bacoor City Hall to SM City Bacoor Via St. Dominic & Aquinaldo Highway



P2P LIBRENG SAKAY IS NOW IN SERVICE! The Bacoor Free Ride from SM City Bacoor to SM City Molino every Monday at 7:30am, Tuesday and Wednesday at 8:30am. Reduce your transportation expenses while ensuring a safe and pleasant journey through P2P Libreng Sakay.