



## Soon to rise: Suzuki Auto Imus

Suzuki Philippines is pleased to announce the successful groundbreaking ceremony of Suzuki Auto Imus, its newest dealership in the CALABARZON region. Owned and operated by Mt. Sinai Motors Corporation (MSMC), the Imus showroom and service center will be situated in Km 27 Emilio Aguinaldo Highway, Anabu 1-D, Imus City, Cavite. Located strategically in Imus, Cavite, the Suzuki Auto Imus dealership is poised to serve as a hub for Suzuki car enthusiasts in the region. With a focus on customer satisfaction and aftersales support, the dealership aims to elevate the standards of service excellence while offering a diverse range of Suzuki vehicles to meet the needs of discerning customers.

**PMC**  
**PULSO**  
 ng Makabagong  
**CAVITEÑO**  
 NEWS PUBLICATION  
 PINAGBUBUKLOD ANG MAMAMAYANG CAVITEÑO

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# Career Caravan brings employment opportunities to Magallanes residents

On May 15, 2024, the Office of the Provincial Public Employment Service Manager (OPPESM) and the SK Provincial Federation organized a successful Cavite Career Caravan in Magallanes, Cavite.



Hundreds of Magalleños availed the essential services provided by various national agencies, including Philippine Statistics Authority, PhilHealth, Pag-ibig, NBI and Overseas Workers Welfare Association (OWWA) which aimed at facilitating their employment readiness.

The caravan offered a range of services including document processing, employment application assistance, and other pre-requisites necessary for securing jobs. The collaboration between the OPPESM and the SK Provincial Federation ensured that the event was well-organized and accessible to all attendees.

Mayor Jasmin Maligaya-Bautista expressed her heartfelt gratitude to the provincial government for their continuous efforts in bringing essential services closer to the residents of Magallanes. "This initiative significantly eases the burden on our constituents by providing them with the neces- CAREER CARAVAN • 2

## DOST 1 Collaborates with LGU Vintar to Establish Bamboo Textile Hub

THE Department of Science and Technology Region 1 (DOST 1), through the Provincial Science and Technology Office – Ilocos Norte (PSTO-IN), convened with the Mayor of Vintar, Richard Degala, recently in this municipality.



The purpose of the meeting was to discuss the establishment of a bamboo textile hub and to explore opportunities for assistance through science, technology, and innovation (STI) in various sectors.

Present were Dr. Teresita A. Tabaog, DOST 1 Regional Director; Brian U. Rasco, Supervising SRS of PSTO-IN; Gerald Gabriel, Senior SRS of PSTO-IN; Sheeren Engada, SRS I of PSTO-IN; Mayor Richard Degala of Vintar; Maricel Serano, Municipal Agriculture Officer of Vintar; and Mr. Jogie Jimenez from the Provincial Government of Ilocos Norte ENRO.

Dr. Tabaog provided insights into the specifics required for setting up the Bamboo Textile Hub, as she explained its purpose and potential impact. She inquired about the current status of Vintar's bamboo industry and the municipality's ability to support the construction of the hub.

Once operational, the hub's output would find a market through DOST 1 • 2



# NEWS

## UPLB-CHE, DOST-CALABARZON nourish Brgy. Maahas community's awareness on Food Safety

Last May 9, 2024, volunteer cooks from the Municipal Social Welfare and Development Office (MSWDO) of the Los Baños Feeding Program and parents of daycare students in Brgy. Maahas, Los Baños, Laguna, attended, "Pagkaing Malinis, Kalusugan ay Wais!: Proper Hygiene and Sanitation in Household Food Preparation" at Maahas Elementary School, Los Baños, Laguna.

The seminar is the fifth installment of the "Batang Maahas: Patungo sa Mas Malusog na Bukas" Program, organized by students of the Department of Human and Family

Standards and Testing Laboratory (RSTL), Officer-in-Charge and DOST-CALABARZON Food Safety Team Member, served as the resource speaker where



Development Studies, College of Human Ecology, University of the Philippines Los Baños (UPLB-CHE) and officials of Brgy. Maahas, in collaboration with the Department of Science and Technology (DOST)-CALABARZON.

Ms. Jenny S. Bronburac, Regional

she aimed to upskill participants on food safety and proper food preparation and instilling the importance of basic food handling practices in the household.

Ms. Bronburac emphasized the importance of being knowledgeable about Food Safety for the

parents and volunteers of the Los Baños Feeding Program.

"Malalaman nila ang mga bagay na dapat iwasan upang masigurado na 'di makokontamina ang mga pagkain na siyang nagdudulot ng pagkakasakit o

'foodborne illnesses'," Ms. Bronburac said. She also shared how this initiative inspired her to lift these kinds of programs in the future. She also mentioned the impact of such seminars to the participants and community can be monumental even with its simplicity.

Mr. Clarenz Rendell B.

Ocampo, Program Head, expressed their gratitude towards DOST-CALABARZON for facilitating science and human development for the betterment of the children and parents of Barangay Maahas.

"The built partnership is integral in ensuring that Human Development

is facilitated in Barangay Maahas, especially in this effort to communicate health and nutrition science in the said community," said Mr. Ocampo, reiterating the collaboration of their class to the DOST-CALABARZON.

(By Kate Christian M. Ravelo & Clarenz Polo B. Ocampo)

## DTI Laguna, SEC conduct roadshow on business name and one-person corporation registration in Calamba City

Calamba City — The Department of Trade and Industry, thru DTI Regional Operations Group, DTI 4A CALABARZON and DTI Laguna, in partnership with the Securities and Exchange Commission (SEC) successfully conducted "Regional Roadshow on Business Name and One-Person Corporation Registration" for the promotion of Business Name and One-Person Corporation Registration at the San Jose Resort and Event Center, 0167 Don Bosco St, Brgy. Sirang Lupa, Calamba City, Laguna, on May 14, 2024.

The program commenced with opening remarks from DTI 4A CALABARZON Regional Director Marissa Argente, who expressed her support for the event and highlighted its significance in promoting business growth and development within the region.

Key speakers in the said event included (1) Mr. Theoperr Ian Empis who provided comprehensive information on the importance and procedures of business name registration; (2) Ms. Margarete Joy Golan who offered valuable insights into the concept, characteristics, policies, and registration processes for One-Person Corporation; and (3) Ms. Juvie Lyne Villamora who discussed the incentives, benefits, and registration process for Barangay Micro Business Enterprise (BMBE).

The event saw active engagement from the audience, which com-



prised DTI employees and business owners. The program concluded with closing remarks from DTI Laguna Provincial Director Christian Ted Tungohan, who reiterated the importance of such initiatives in supporting local businesses and encouraging economic growth.

This event is deemed

essential for empowering local entrepreneurs with the knowledge and resources needed to successfully start and grow their businesses, thereby contributing to the economic vitality of the region. For more inquiries, kindly contact DTI Laguna at r04a.laguna@dti.gov.ph (ARArrenal, DTI-Laguna).

### DOST 1

from page 1

DOST PTRI, offering a promising income-generating opportunity for the people of Vintar. Degala affirmed the municipality's unwavering commitment to the initiative, pledging full cooperation and support from the local government.

Further, the dialogue extended to the exploration of Vintar's diverse agricultural landscape, including its abundant mango and cacao resources. The mayor expressed enthusiasm for

revitalizing additional sectors, such as the honey bee and sugarcane industries, with the support of DOST 1's technical expertise and training programs.

Tabaog assured assistance from DOST 1, offering technical support and training programs for these commodities through initiatives like the Innovation, Science, and Technology for Accelerating Regional Technology-Based Development (iSTART) program.

The iSTART program aims to support the development of local government units (LGUs) by accelerating regional growth through science, technology, and innovation. This will also aid in their science, technology, and innovation (STI) planning processes. The meeting concluded with both parties committing to collaborate closely to advance science, technology, and innovation in Vintar.

DOST 1, through PSTO-IN, reaffirmed its dedication to providing solutions to create more opportunities in the municipality.

### Career Caravan

from page 1

sary support and resources to enhance their employment prospects," she said.

The Cavite Career Caravan is part of the provincial government's ongoing commitment to improving employment

opportunities and support for the residents of Cavite. By facilitating access to these crucial services, the event plays a pivotal role in boosting local employment and supporting community development.

The positive response from the community reflects the importance and impact of such initiatives. With the success of the Career Caravan in Magallanes, the OPPESM and the SK Provincial Federation continue to demonstrate their dedication to serving the people of Cavite and fostering a brighter future for all. (OPIO)

## Editorial

### Tourism and MSMEs: Create a circle of prosperity

**T**ourism is a powerful force in boosting the development of a country. It has been proven in many small towns and islands all over the world, creating strong tourism industries for their countries. We don't have to look far, our ASEAN neighbors, among them Thailand, Malaysia and Vietnam, have successful tourism industries that contribute significantly to their national economies.

It is the culture, the details of life in a community, the handicrafts fashioned by tradition, the atmosphere that welcomes a stranger into a charming village – that attract tourists to spend time and money to go there.

All of these we have in the Philippines, in the thousands of villages that inhabit the islands. And that's why tourism is fueling development in many small towns and cities, boosting micro, small, and medium enterprises (MSMEs). For example, in a small village in Mt. Pulag, an enterprise called "home-stay" services hikers because the climb to the summit to witness the sunrise starts late in the night. Complementing this, there are guides who have been trained to lead hiking groups. And villagers offer local food and crafts as souvenirs.

In the towns of Antique, there are trained guides for a ride called water-tubing where tourists ride individual rubber floats along a river, now a very popular attraction; trained masseurs for tired bodies; and trained videographers to document the tourist's experience – all small enterprises that support the resorts.

Tourism is not only a word, most locals now know it as a reality that is affecting their lives. We need sustained efforts to keep them aware of tourism's vast potential to affect even those who may feel insignificant in the scheme of economic development.

Government and private organizations



continue to work on deepening this awareness. Recently, a Tourism Summit organized by Go Negosyo, a non-profit organization, in partnership with Department of Tourism, gathered tourism companies, MSMEs, students, travel influencers, and content creators to discuss the vast opportunities offered by the tourism industry to MSMEs.

Joey Concepcion, who heads Go Negosyo, puts the role of tourism clearly: "Tourism has the potential to help MSMEs especially those in the provinces. We have to strengthen the pace of our economy and help those at the bottom of the pyramid so that the pyramid becomes a circle, a circle of prosperity where everyone benefits, where everyone helps each other and each link is crucial to the health of the entire circle."

Concepcion, president and chief operating officer of RFM Food Corporation, knows only too well the results of successful businesses to

the economy. "More MSMEs, more jobs. More jobs, more powerful consumers, which leads to more businesses being set up."

The vast potential presented by tourism to the MSMEs complements the private sectors' support to the tourism industry. In the same forum, President Marcos lauded the significant contribution of the private sector to the country's tourism sector, noting how it has made destinations in the Philippines stand out from all the others.

We can start by working on the "circle of prosperity where each link is crucial to the health of the whole circle" espoused by Concepcion. Making the Philippines a prime tourist destination starts from the locals – you and me. Choose to visit domestic destinations; buy local products, especially souvenir items; support leisure activities run by locals; and spread the good experience in social media.

## Mga Pagkaing Pampatalino (Brain Foods)

**M**ay mga pagkain na posibleng makatulong sa pagiging healthy ng ating utak. Kapag sapat sa bitamina at nutrisyon ang iyong pagkain, mas magiging matalas ang iyong pag-iisip at memorya kumpara sa mga taong hindi kumakain nito.

Alamin natin itong mga tinaguriang "brain foods":

1. Mani – Ang mani ay may taglay na vitamin E at good fats. Ayon sa pagsusuri, kapag mataas ang lebel ng vitamin E sa iyong katawan, mas matalas din ang iyong pag-iisip. May tulong din ang mani para sa memorya. Puwedeng kumain ng nilagang mani, kasoy at walnuts. Huwag lang piliin ang pritong mani na may maraming asin. Limitahan din ang pagkain ng mani sa isang dakot lamang (30 grams) dahil mataas din ito sa calories.

2. Matatabang isda (oily fish) – Ang mga oily fish ay ang tuna, tilapia, salmon, sardinas, tamban at taba ng bangus. May taglay itong omega-3 fatty acids na nagpapaganda ng daloy ng dugo. Dahil dito, mababawasan ang tsansang magkaroon ng sakit sa stroke at atake sa puso. Subukang kumain ng 4 ounces ng isda tatlong beses kada linggo.

3. Itlog – Ang itlog ay mataas sa choline, isang kemikal na kailangan ng mga bata para mag-develop ang kanilang utak at memorya. Mataas din sa vitamin A, iron at folate ang itlog. Puwedeng pakainin ang bata ng 1 itlog bawat araw. Ngunit kung ikaw ay may sakit sa puso o mataas ang kolesterol, limitahan ang pagkain ng itlog sa 3 itlog bawat linggo.

## DOKTOR NG MASA

ni Dr. Willie Ong



4. Kape – Makatutulong ang kape para maiwasan ang Alzheimer's disease at panghihina ng ating isipan. May sangkap na antioxidants at caffeine ang kape. May tulong din ang kape sa pag-memorya ng iyong inaaral pero panandalian lang ang epekto nito. Puwedeng uminom ng 1 o 2 tasang kape sa maghapon. Huwag din sosobrahan at baka bumilis ang pagtibok ng iyong puso. At sana ay huwag nang lagyan ng whip cream at full cream milk ang kape para hindi nakatataba.

5. Abokado – Ang abokado ay mayaman sa vitamin B at healthy fats (monounsaturated fats) na nagpapaganda ng daloy ng dugo sa utak. May mga pagsusuri sa hayop na nagpapakita na ang abokado ay nakababawas sa stroke at nakakababa ng blood pressure.

Bukod sa mga pagkaing ito, dapat din ay magkaroon ng healthy lifestyle para mapangalagaan ang ating utak. Matulog ng sapat at umiwas sa alak at sigarilyo. Good luck po.



PMC PULSO NG MAKABAGONG CAVITEÑO NEWS PUBLICATION, a community newspaper published weekly, every Sunday and circulated throughout the province of Cavite, has its editorial and business office at Blk. 7 Lot 8 & 10 Salinasville I, Bacoor City, Cavite

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NOTE: All news articles and opinions expressed by the writers are entirely their own and do not reflect the opinion of the Publisher, Management of this Publication.

# LEGAL NOTICES

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

**BDO UNIBANK, INC.,**  
Petitioner/Mortgagee,

**-versus- File No. FC-DC-1290-24**  
EXTRA JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER ACT  
3135, AS AMENDED BY ACT 4118

**JENNIFER C. TIU,**  
Respondent/Mortgagor.

X- - - - - X

**NOTICE OF SHERIFF'S SALE**

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, **BDO UNIBANK, INC.**, with postal address at 11F BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the respondent/mortgagor **JENNIFER C. TIU** with postal addresses at Blk. 21 Lot 40 Camella Island Park Phase 2, Paliparan II, Dasmariñas City, Cavite and Blk. 10 Lot 41 Piedras St., Bellazona Aragon Subd., Molino 3, Bacoor, Cavite and for the satisfaction of the mortgaged debt which as of 29 January 2024 amounts to **TWO MILLION FIVE HUNDRED FOUR THOUSAND TWO HUNDRED FOURTEEN PESOS & 28/100 (Php2,504,214.28)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **June 06, 2024 at 10:00 o'clock in the morning** or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2021012808**

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF SALAWAG, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

**LOT NO. 40 BLOCK 21 PLAN NO: PCS-04-027972**  
**PORTION OF: THE CONS. OF LOT 6161-NEW, FLS 2143-D (RS-04-005353) & LOT, 6349-K, FLS-2006 (IDEN. TO LOT 6971, IMUS ESTATE); LRC RECORD NO. 8843**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SOUTH	ROAD 27, PCS-04-027972
2-3	WEST	LOT 41, BLOCK 21, PCS-04-027972
3-4	NORTH	LOT 6968, IMUS ESTATE (FLS-2143-D)
4-1	EAST	LOT 39, BLOCK 21, PCS-04-027972

**TIE POINT: MON. NO. 163, IMUS ESTATE**

LINE	BEARING	DISTANCE
TO CORNER 1	S. 20 ° 52' W	1836.80 M.
1-2	DUE WEST	6.00 M.
2-3	DUE WEST	10.00 M.
3-4	DUE WEST	6.00 M.
4-1	DUE WEST	10.00 M.

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

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on **June 20, 2024** at the same time and place without further notice.

25 April 2024, Dasmariñas City, Province of Cavite.

(Sgd.) **RODRIGO C. ESTOGERO, JR.**  
Sheriff IV

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

**Copy furnished:**

**BDO UNIBANK, INC.,**  
11F BDO Towers Valero (formerly Citibank Tower),

**Republic of the Philippines  
Fourth Judicial Region  
Regional Trial Court of Cavite  
Office of the Clerk of Court & Ex-Officio  
Sheriff  
New Justice Hall, J.P. Rizal Avenue,  
Kaybagal South, Tagaytay City**

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

**-versus- EJF NO. TG-23-157**  
FOR: Extra-Judicial Foreclosure of  
Real Estate Mortgage under Act No.  
3135, as amended by Act No. 4118

**RODRIGO D. LUCIANO,**  
Respondent/Mortgagor,

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Petitioner/Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with principal office 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 executed and notarized on January 14, 1999 by Respondent/Mortgagor, **RODRIGO D. LUCIANO, single**, of legal age, Filipino citizen, with residence and postal addresses at (1) B4 180 JP Rizal St., Magsaysay Village, Tondo, Manila, 1012 and (2) Lot 8 Block 31 Rancho Imperial De Silang, Bo. 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-835873) 12674** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Respondent/Mortgagor in the amount of **TWO HUNDRED SEVENTY-EIGHT THOUSAND ONE HUNDRED FORTY-FOUR PESOS AND 29/100 (Php278,144.29)** inclusive of interest, penalties and other charges, as of August 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Rhiz Sañel C. Toledo, will sell at public auction on **June 11, 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-835873) 12674**

**Registry of Deeds for PROVINCE OF CAVITE**

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Silang, Prov. of Cavite, bounded and described as follows: APARCEL OF LAND (LOT 8, BLK. 31 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 SE., ALONG LINE 1-2 BY LOT 3; ON THE SW., ALONG LINE 2-3 BY LOT 7 OF BOTH OF BLK. 31; ON THE NW., ALONG LINE 3-4 BY RD. LOT 33; AND ON THE NE., ALONG LINE 4-1 BY LOT 9 OF BLK. 31, ALL OF THE CONS./SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN BEING S. 63 DEG. 52'E., 5048.77 M. FROM BLLM NO. 1, CAD. 452-D, SILANG CAD., THENCE S. 13 DEG. 31'E., 4.50 m. TO PT. 2; THENCE S. 76 DEG., 10.00 m. TO PT. 3; THENCE N. 13 DEG. 31'W., 4.50 m. TO PT. 4; THENCE N. 76 DEG. 29'E., 10.00 m.

8741 Paseo de Roxas, Makati City

**JENNIFER C. TIU**  
Blk. 21 Lot 40 Camella Island Park Phase 2, Paliparan II, Dasmariñas City, Cavite and  
Blk. 10 Lot 41 Piedras St., Bellazona Aragon Subd., Molino 3, Bacoor, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: April 29, May 6 & 13, 2024

TO PT. 1., BEGINNING, CONTAINING AN AREA OF **FORTY FIVE (45) 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, & THAT OF THE SUBD. SURVEY, AUG. 1-30, 1997, & WAS APPROVED ON DEC. 5, 1997. is registered in accordance with the provisions of the Property Registration Decree in the name of \* **RODRIGO D. LUCIANO**, single, of legal age, Filipino

In the event the public auction should not take place on the said date, it shall be held on **June 18, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-835873) 12674**, 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, April 4, 2024.

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

(Sgd.) **RHIZ SAÑEL C. TOLEDO**  
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 PAULINO E. CASES, JR.**  
Attorney-in-Fact of the Mortgagee  
c/o Cases Chun & Associates Law Offices  
6th Floor JELP Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City

**RODRIGO D. LUCIANO**  
(1) B4 180 JP Rizal St., Magsaysay Village, Tondo, Manila, 1012  
(2) Lot 8 Block 31 Rancho Imperial De Silang, Bo. Tartaria, Silang, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: April 29, May 6 & 13, 2024

**ERRATUM**

This is to correct the error made in the publication of Extra-Judicial Foreclosure of Real Estate Mortgage filed by **HOME DEVELOPMENT MUTUAL FUND, (otherwise known as Pag-IBIG Fund)**, against **ROMEO MALICSE, ILUMINADA CASTRO, SPS. JUAN M. SAN LUIS AND EMMA SAN LUIS**, filed at RTC Carmona with **EJF-2024-20** has an error on the **along line 1-2 by Lot 16 and 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., MatandangBalara, Quezon City**. The right and correct entry should be **along line 1-2 by Lot 15 and MARIA VICTORIA D. CAPIRAL c/o ATTY. RIZALDY F. DE LEON, Atty-in-Fact, Bernales and Associates, Suite 6 Third Floor. A. Francisco Gold Condominium I, 784 EDSA West Kamias District, Quezon City** which was not included on the original notice, dated on April 8, 15 & 22, 2024. Our apology.

The Publisher

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Date: May 13, 2024



# LEGAL NOTICES

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

NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC),  
Mortgagee,

-versus- **File No. FC-DC-1314-24**  
EXTRA JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER  
ACT 3135, AS AMENDED BY ACT 4118

ANTONIO M. RAYMUNDO MARRIED TO  
RAQUEL S. RAYMUNDO,  
Mortgagor.

X-----X

**NOTICE OF SHERIFF'S SALE**

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC), a government owned and controlled corporation created under P.D. No. 1267, with postal address at 104 Amorsolo St., Legaspi Village, Makati City against mortgagors, ANTONIO M. RAYMUNDO MARRIED TO RAQUEL S. RAYMUNDO with postal addresses at (1) Lot 5 Blk. 5 Camella Homes Ph. III, BO. Salawag, Dasmariñas City, Cavite and (2) 85 Luzon Avenue, Quezon City and for the satisfaction of the mortgaged debt which as of February 29, 2024 amounts to SEVEN HUNDRED TWENTY TWO THOUSAND FOUR HUNDRED PESOS AND 33/100 (Php722,400.33), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **June 11, 2024 at 10:00 o'clock in the morning** or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. T-448357**

IT IS HEREBY CERTIFIED that certain land situated in the Municipality OF DASMARIÑAS, PROVINCE OF CAVITE, bounded and described as follows: A parcel of land (Lot 5, Blk. 5 of the subd. plan, Psd-042106-063621, being a portion of Blk. 39, Psd-042106-061813, LRC Rec. No. ), situated in the Brgy. Salawag, Mun. of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 3, Blk. 5, on the SW., along line 2-3 by Alley 3, on the NW., along line 3-4 by Lot 7, on the NE., along line 4-1 by Lot 4, both Blk. 5, all of the subd. plan. Beginning at a pt. marked (1) on plan, being N. 51 deg. 09'W., 909.13 m. fr. Mon. 164, Imus Estate, thence S. 79 deg. 54'W., 9.33 m. to pt. 2; thence N. 10 deg. 06'W., 3.75 m. to pt. 3, thence N. 79 deg. 34'E., 9.33 m. to pt. 4; thence S. 10 deg. 06'E., 3.75 m. to pt. of beginning, containing an area of **THIRTY FIVE (35) SQUARE METERS**. All pts. referred to are indicated on the plan & are marked on the ground by PS cyl. conc. mons. 15x60 cm.; bearings true; date of orig. survey, July 27, 1905-June 11, 1908, & that of the subd. survey, May 22-23, 1993, & was approved on June 30, 1993. is registered in accordance with the provisions of the Property Registration Decree in the name of "ANTONIO M. RAYMUNDO married to Raquel S. Raymundo both of legal ages, Filipinos.

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

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

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

Dasmariñas City, Province of Cavite. April 29, 2024.

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

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

Copy furnished:

NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)  
104 Amorsolo St., Legaspi Village, Makati City

ANTONIO M. RAYMUNDO MARRIED TO RAQUEL S. RAYMUNDO  
(1) Lot 5 Blk. 5 Camella Homes Ph. III, BO. Salawag, Dasmariñas City, Cavite  
(2) 85 Luzon Avenue, Quezon City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: May 6, 13 & 20, 2024

## DOST PAGASA

from page 12

The inauguration will officially start the opening of the planetarium to viewers. The Planetarium aims to bring a world-class astronomical experience to the Mindanao region, ideally for students, tourists, and space enthusiasts.

The planetarium contains the astronomical observatory, a large dome-shaped projection theater that shows constellations, planets, and various astronomical phenomena, a gallery hall, and a conference room.

The planetarium's theater hall is built primarily for educational and entertainment shows about astronomy and the night sky.



"The planetarium is very beneficial, particularly for our elementary and high school students, as it helps them appreciate the science of astronomy. The theater-like

dome will help students to have an opportunity to have an experience-based learning about our solar system, the universe, and the night sky", said Virgilio M. Fuertes, DOST 10 Assistant Regional Director for the Technical Services

During a site visit of the DOST 10 team conducted last April 17, 2024, Mr. Prince Wilson P. Au, the Planetarium Curator and Lecturer,

dome theater.

The facility also features a gallery where visitors can enjoy looking at and reading informative posters about astronomy.

For your information, the Planetarium will accept reservations and bookings from the public beginning on May 20, 2024. It will be on a first come, first serve basis. Simply provide the necessary information along

toured the team throughout the whole facility and showed the team a sample short video from the various educational videos that they will be screening inside the

with the preferred date and time of visit. Corresponding fees will apply. **(Joshua Robin/DOST 10)**  
**#ScienceForThePeople**  
**#OneDOST4U**

Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
Branch 89 (116)  
City of Bacoor  
rtc116.89.bacoor@gmail.com  
09171824546

**RE: ISSUANCE OF ANOTHER OWNER'S DUPLICATE COPY OF TRANSFER CERTIFICATE OF TITLE NO. T-1055219 OF THE REGISTRY OF DEEDS OF TRECE MARTIRES CITY, FOR THE PROVINCE OF CAVITE IN THE NAMES LEONIDA GUINTO, VIRGINIA CALINISAN, REYNALDO GUINTO, BELEN GUINTO AND LYDIA GUINTO.**

**ARTURO N. INTERIOR, represented by his Attorney-In-Fact, Maricris D. Dagsa,**  
Petitioner.

-versus- **LRC Case No. 8843-2024-15**

**THE REGISTRY OF DEEDS OF BACOOR CITY, and all other persons claiming rights to the said property and that may be affected thereby,**  
Respondents.

X-----X

**ORDER**

This is a petition instituted by **Arturo N. Interior represented by his Attorney-in-Fact Maricris D. Dagsa** for the issuance of another owner's duplicate copy of **Transfer Certificate of Title No. T-155219** of the Register of Deeds for the Province of Cavite, Bacoor City Branch, registered in the names of **Leonida Guinto, married to Pacifico I. Sanchez; Virginia G. Calinisan, widow; Reynaldo Guinto married to Remedios Madriaga; Belen Guinto, married to Bonifacio Tolentino; Lydia Guinto, married to Mario Holgado** in lieu of the lost one.

Finding the petition to be sufficient in form and substance; and compliant with A.M. No. 19-10-20-SC, let the same be set for initial hearing on **June 6, 2024 at 8:30 in the morning.**

NOTICE IS GIVEN to all persons interested are cited to appear and show cause why the same should not be granted.

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

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

Furnish copies of this Order and petition the Registries of Deeds of the City of Bacoor and the Province of Cavite.

Furnish the Office of the Clerk of Court, Regional Trial Court of the City of Bacoor a copy of the order for raffle.

**SO ORDERED.**

GIVEN IN CHAMBERS this 23rd day of February 2024, in the City of Bacoor.

(Sgd.) **PERSEPHONE MEIR B. BELENA**  
Assisting Judge

Copy furnished:

1. **ATTY. BENEDICT V. VICTA** – Isidora Cpd., Kap. Victa St., Tabon II, Kawit, Cavite  
atty.victa@gmail.com 09159131340

2. **ARTURO N. INTERIOR** – 29 Alchan St., Baranka Mandaluyong City

3. **MARICRIS D. DAGSA** – B3 Lot 24 Fairshow St., Camella Fairfields, Mambog 1, Bacoor City

4. **LEONIDA GUINTO, VIRGINIA CALINISAN, REYNALDO GUINTO, BELEN GUINTO, LYDIA GUINTO** – San Nicolas I, Bacoor City

5. **REGISTRY OF DEEDS** – Bacoor City

6. **REGISTRY OF DEEDS** – Trece Martires City

7. **ATTY. MELY HERMOSURA-VISTA** – Office of the Clerk of Court, Regional Trial Court, Bacoor City

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: April 29, May 6 & 13, 2024

# LEGAL NOTICES

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

HOME DEVELOPMENT MUTUAL FUND  
 Mortgagee,

-versus- FORECLOSURE CASE NO. F-344-24

OLIVER M. CABOG,  
 Mortgagor/s.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor, **OLIVER M. CABOG** with residence and postal address at 041 San Juan II, Noveleta, Cavite and Lot 17 Block 2 Phase 2 Metroland Terraces Subdivision, De Ocampo, Trece Martires, Cavite to satisfy the mortgage indebtedness as of 24 November 2023 amounts to **THREE HUNDRED TWO THOUSAND SIX HUNDRED NINETY THREE PESOS & 00/100 (P302,693.00)**, Philippine Currency, inclusive of interest 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 **June 13, 2024 at 10:00 o'clock in the morning** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. T-82907**

A parcel of land (Lot 7, Blk. 2 of the cons./subd. plan, Psd-04-100566, being a portion of Lot 4049-B, Pad-04-092032, L.R.C. Rec. No. ), situated in the Brgy. De Ocampo, Mun. of Trece Martires, Province of Cavite. Bounded on the NE., along line 1-2 by Lot 19 Blk. 2; on the SE., along line 2-3 by Road Lot 17, on the SW., along line 3-4 by Lot 15, Blk. 2; & on the NW., along line 4-1 by Lot 16, Blk. 2 all of the subd. plan; Beginning at a point marked "1" on plan x x x containing an area of **SEVENTY FIVE (75) SQUARE METERS.** x x x

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

In the event the public auction should not take place on the said date and time, it shall be held on **June 27, 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, May 9, 2024.

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

**Copy Furnished:**

**HOME DEVELOPMENT MUTUAL FUND**  
 c/o **ATTY. MELANIO A. BADENAS, JR.**  
 Attorney-in-Fact, GCCS & Associates Corp.  
 Rm. 209 Megastate Bldg., No. 737  
 G. Araneta Ave., Tatalon, Quezon City

**OLIVER M. CABOG**  
 041 San Juan II, Noveleta, Cavite and  
 Lot 17 Block 2 Phase 2 Metroland Terraces Subdivision, De Ocampo, Trece Martires, Cavite

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

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

HOME DEVELOPMENT MUTUAL FUND  
 Mortgagee,

-versus- FORECLOSURE CASE NO. F-052-24

EGONIO, MENELEO O., married to  
 EGONIO LORELIE D.,  
 Mortgagor/s.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor, **EGONIO, MENELEO O., married to EGONIO LORELIE D.**, with residence and postal address at #2566 Pasig Line San Andres Bukid Manila and Lot 9, Block 7, Phase 1-B, Mary Cris Complex, Brgy. Santiago, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 24 November 2023 amounts to **SEVEN HUNDRED FORTY NINE THOUSAND THREE HUNDRED THIRTY TWO PESOS AND 33/100 (P749,332.33)**, 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 **June 11, 2024 at 10:00 o'clock in the morning** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2017047416**

**LOT NO: 9 BLOCK NO: 7 PLAN NO: PSD-04-236835**  
 PORTION OF: LOT 2559-A, PSD-04-120133; LRC REC. NO. 5964

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

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 5, BLOCK 7, PSD-04-236835
2-3	SE	LOT 10, BLOCK 7, PSD-04-236835
3-4	SW	ROAD LOT-10, PSD-04-236835
4-1	NW	LOT 8, BLOCK 7, PSD-04-236835

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **June 25, 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, May 9, 2024.

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

**Copy Furnished:**

**HOME DEVELOPMENT MUTUAL FUND**  
 c/o **ATTY. MICHAEL YANCY P. YNGSON**  
 Attorney-in-Fact, RECEIVERS AND LIQUIDATORS INC.  
 Unit C, 10th Floor, Strata 2000 Bldg.,  
 F. Ortigas Jr. Rd., Ortigas Center, Pasig City

**EGONIO, MENELEO O., married to EGONIO LORELIE D.**  
 #2566 Pasig Line San Andres Bukid Manila and  
 Lot 9, Block 7, Phase 1-B, Mary Cris Complex, Brgy. Santiago, Gen. Trias, Cavite

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

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

HOME DEVELOPMENT MUTUAL FUND  
 Mortgagee,

-versus- FORECLOSURE CASE NO. F-376-24

**NESTOR O. DEL ROSARIO, JR.** is herein  
 represented by his wife **ALMA A. DEL ROSARIO**  
 as his **Attorney-in-Fact**,  
 Mortgagor/s.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor, **NESTOR O. DEL ROSARIO, JR.** is herein represented by his wife **ALMA A. DEL ROSARIO** as his Attorney-in-Fact, with residence and postal address at #7 Lolita St., Sta Barbara, Brgy. Gulod, Novaliches, Quezon City and Lot 16, Block 32 The Istana Tanza Subdivision, Amaya, Tanza, Cavite to satisfy the mortgage indebtedness as of 05 December 2023 amounts to **SEVEN HUNDRED FORTY EIGHT THOUSAND THREE HUNDRED TWENTY SIX PESOS & 27/100 (P748,326.27)**, Philippine Currency, inclusive of interest 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 **June 13, 2024 at 10:00 o'clock in the morning** at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2020005062**

**LOT NO: 16 BLOCK NO: 32 PLAN NO: PCS-04-029390**  
 PORTION OF: LOT 1605-B, (LRC) PSD-119973, LOTS 2376, 2377 & 1607, STA. CRUZ DE MALABON ESTATE

**LOCATION: AMAYA, TANZA, CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	ROAD LOT 6, PCS-04-029390
2-3	SE	LOT 18, BLOCK 32, PCS-04-029390
3-4	SW	LOT 17, BLOCK 32, PCS-04-029390
4-1	NW	LOT 14, BLOCK 32, PCS-04-029390

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **June 27, 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, May 9, 2024.

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

**Copy Furnished:**

**HOME DEVELOPMENT MUTUAL FUND**  
 c/o **ATTY. MELANIO A. BADENAS, JR.**  
 Attorney-in-Fact, GCCS & Associates Corp.  
 Rm. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon,  
 Quezon City

**NESTOR O. DEL ROSARIO, JR.** is herein represented by  
 his wife **ALMA A. DEL ROSARIO** as his **Attorney-in-Fact**  
 #7 Lolita St., Sta Barbara, Brgy. Gulod, Novaliches, Quezon  
 City and Lot 16, Block 32 The Istana Tanza Subdivision,  
 Amaya, Tanza, Cavite

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

# LEGAL NOTICES

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

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

-versus- FORECLOSURE CASE NO. F-314-24

RAMOS, MARK JOSEPH T., married to  
 RAMOS, DIVINA V.,  
 Mortgagor/s.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **RAMOS, MARK JOSEPH T., married to RAMOS, DIVINA V.**, with residence and postal address at Lot 9 Block 14 Jeremiah St., Pilar Executive Village, Almazan Uno, Las Piñas City and Lot 13 Block 73 Phase 11-A Wellington Place (Formerly Mary Cris Complex), Brgy. Santiago (Now Pasong Camachile 2), General Trias, Cavite, to satisfy the mortgage indebtedness as of 9 October 2023 amounts to **SEVEN HUNDRED SEVENTY FOUR THOUSAND NINETY PESOS & 56/100 (P774,090.56)**, inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **June 13, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2021048406**

A PARCEL OF LAND (LOT 13, BLK. 73 OF THE CONSOLIDATION AND SUBDIVISION PLAN, PCS-04-026496, BEING A PORTION OF THE CONSOLIDATION OF LOT 2532-A-13, PSD-04-041373 (AR); LOT 2535-B, PSD-04-124458; LOT 2637-B, PSD-04-140399; LOTS 21 & 30, BLOCK 21; BLOCKS 22 & 43 AND ROAD LOT 21, PCS-04-024827; LOT 2534 (RS-04-004834); LOT 2536 (RS-04-004717) & LOT 2540 (RS-04-002857) ALL OF SAN FRANCISCO DE MALABON ESTATE, L.R.C. RECORD NO. 5964), SITUATED IN THE BARANGAY OF SANTIAGO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 14 BLK. 73 OF THE CONSOLIDATION AND SUBDIVISION PLAN; ON THE NE., ALONG LINE 2-3 BY BLOCK 23, PCS-04-024827, ON THE SE., ALONG LINE 3-4 BY LOT 12, BLK. 73 AND ON THE SW., ALONG LINE 4-1 BY ROAD LOT 24 BOTH OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS. XXX**

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

In the event the public auction should not take place on the said date and time, it shall be held on **June 27, 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, May 9, 2024.

(Sgd.) JOANNAH AVIGAIL C. TIMKANG  
 Sheriff IV

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

**ATTY. PAMPEYO P. MAYNIGO**  
 Vision Credit & Collection Services Incorporated  
 JRDC Building 117 Sen Gil. J. Puyat Ave., Pasay City

**RAMOS, MARK JOSEPH T., married to RAMOS, DIVINA V.**  
 Lot 9 Block 14 Jeremiah St., Pilar Executive Village, Almazan Uno, Las Piñas City and Lot 13 Block 73 Phase 11-A Wellington Place (Formerly Mary Cris Complex), Brgy. Santiago (Now Pasong Camachile 2), 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: May 13, 20 & 27, 2024

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

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

-versus- FORECLOSURE CASE NO. F-195-24

ANNIE P. CRUZ,  
 Mortgagor/s.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ANNIE P. CRUZ**, with residence and postal address at 322 5th St., Pildera 2, NAIA, Pasay City and Lot 4 Block 17 Palmerston-Feliciano Cenizal Road, Capipisa Now Brgy. Lambingan, Tanza, Cavite, to satisfy the mortgage indebtedness as of 24 November 2023 amounts to **NINE HUNDRED TWENTY ONE THOUSAND SIX HUNDRED SEVENTY TWO PESOS & 54/100 (P921,672.54)**, inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **June 13, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2019066129**

**LOT NO: 4 BLOCK NO: 17 PLAN NO: PSD-04-246451**  
**PORTION OF: LOT 1867, RS-04-003844; LRC RECORD NO. 6832**

**LOCATION: BARANGAY OF CAPIPISA NOW BRGY. LAMBINGAN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON**

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 23, BLOCK 17, PSD-04-246451
2-3	SE	LOT 5, BLOCK 17, PSD-04-246451
3-4	SW	ROAD LOT-12, PSD-04-246451
4-1	NW	LOT 3, BLOCK 17, PSD-04-246451

**AREA: THIRTY SIX (36) SQUARE METERS**

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 **June 27, 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, May 9, 2024.

(Sgd.) JOANNAH AVIGAIL C. TIMKANG  
 Sheriff IV

**Copy Furnished:**  
**HOME DEVELOPMENT MUTUAL 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. 737  
 G. Araneta Ave., Tatalon, Quezon City

**ANNIE P. CRUZ**  
 322 5th St., Pildera 2, NAIA, Pasay City and  
 Lot 4 Block 17 Palmerston-Feliciano Cenizal Road, Capipisa  
 Now Brgy. Lambingan, Tanza, Cavite

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: May 13, 20 & 27, 2024

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

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

-versus- FORECLOSURE CASE NO. F-385-24

GREGORIO DELA CRUZ ALVAREZ III married to  
 AILEEN BANTILO ALVAREZ; GREGORIO  
 DELA CRUZ ALVAREZ III is herein represented  
 by his wife AILEEN BANTILO ALVAREZ as his  
 Attorney-in-Fact,  
 Mortgagor/s.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **GREGORIO DELA CRUZ ALVAREZ III married to AILEEN BANTILO ALVAREZ; GREGORIO DELA CRUZ ALVAREZ III is herein represented by his wife AILEEN BANTILO ALVAREZ as his Attorney-in-Fact**, with residence and postal address at Veterans Road Veterans Center, Western Bicutan, Taguig, Metro Manila and Lot 27 Block 17 Heneral Uno, Pasong Kawayan, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of 05 December 2023 amounts to **THREE HUNDRED ELEVEN THOUSAND FIVE HUNDRED THIRTY THREE PESOS & 41/100 (P311,533.41)**, inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **June 13, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2017035900**

A PARCEL OF LAND (LOT 27, BLK. 17 OF THE CONSOLIDATION-SUBDIVISION PLAN, PCS-04-027483, BEING A PORTION OF LOT 3183, SAN FRANCISCO DE MALABON ESTATE, RS-04-002268 AND LOT 3299, SAN FRANCISCO DE MALABON ESTATE, RS-04-001981 ), SITUATED IN THE BARANGAY OF PASONG KAWAYAN, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 26 BLK. 17; ON THE NW., ALONG LINE 2-3 BY ROAD LOT 9 (6.50 M. WIDE); ON THE NE., ALONG LINE 3-4 BY LOT 28, BLK. 17; AND ON THE SE., ALONG LINE 4-1 BY LOT 11, BLK. 17 ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN XXX CONTAINING AN AREA OF **FIFTY SEVEN (57) SQUARE METERS, MORE OR LESS. XXX**

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

In the event the public auction should not take place on the said date and time, it shall be held on **June 27, 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, May 9, 2024.

(Sgd.) JOANNAH AVIGAIL C. TIMKANG  
 Sheriff IV

**Copy Furnished:**  
**HOME DEVELOPMENT MUTUAL 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. 737  
 G. Araneta Ave., Tatalon, Quezon City

**GREGORIO DELA CRUZ ALVAREZ III married to AILEEN BANTILO ALVAREZ; GREGORIO DELA CRUZ ALVAREZ III is herein represented by his wife AILEEN BANTILO ALVAREZ as his Attorney-in-Fact**  
 Veterans Road Veterans Center, Western Bicutan, Taguig, Metro Manila and Lot 27 Block 17 Heneral Uno, Pasong Kawayan, Gen. Trias, Cavite

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: May 13, 20 & 27, 2024

# LEGAL NOTICES

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

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

-versus- FORECLOSURE CASE NO. F-070-24

DONALD IKUG BALANHI,  
Mortgagor/s.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **DONALD IKUG BALANHI**, with residence and postal address at 1065 Miguelin St., Sampaloc, Manila and Lot 28 Block 15, Centro De Oro, Pasong Kawayan II, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of 24 November 2023 amounts to **SIX HUNDRED EIGHTY EIGHT THOUSAND EIGHTY FIVE PESOS AND 47/100 (P688,085.47)**, inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **June 11, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2019036247**

**LOT NO: 28 BLOCK NO: 15 PLAN NO: PSD-04-224416**  
**PORTION OF:** LOT 3235, SAN FRANCISCO DE MALABON ESTATE, RS-04-004047

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

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	ROAD LOT 11, PSD-04-224416
2-3	NE	LOT 29, BLOCK 15, PSD-04-224416
3-4	SE	LOT 30, BLOCK 15, PSD-04-224416
4-1	SW	LOT 27, BLOCK 15, PSD-04-224416

**AREA: ONE HUNDRED SQUARE METERS (100), 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 **June 25, 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, May 9, 2024.

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

**Copy Furnished:**

**HOME DEVELOPMENT MUTUAL FUND**

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

**ATTY. MICHAEL YANCY P. YNGSON**

Attorney-in-Fact, Receivers and Liquidators Inc. Unit C, 10th Floor, Strata 2000 Bldg., F. Ortigas Center, Pasig City

**DONALD IKUG BALANHI**

1065 Miguelin St., Sampaloc, Manila and Lot 28 Block 15, Centro De Oro, Pasong Kawayan II, Gen. Trias, Cavite

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
Dates: May 13, 20 & 27, 2024

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

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

-versus- FORECLOSURE CASE NO. F-040-24

**CHRISTINE P. NIEVES** married to **LEONARDO P. NIEVES**; **LEONARDO P. NIEVES** is herein represented by **CHRISTINE P. NIEVES**, as his **Attorney-in-Fact**,

Mortgagor/s.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **CHRISTINE P. NIEVES** married to **LEONARDO P. NIEVES**; **LEONARDO P. NIEVES** is herein represented by **CHRISTINE P. NIEVES**, as his **Attorney-in-Fact**, with residence and postal address at Kayquit, Indang, Cavite and Lot 36 Blk. 4, Tradition Homes, Brgy. Luciano, Trece Martires City, Cavite, to satisfy the mortgage indebtedness as of 24 November 2023 amounts to **TWO HUNDRED FIFTY FIVE THOUSAND ONE HUNDRED SIXTY ONE PESOS AND 97/100 (P255,161.97)**, inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **June 11, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. T-17771-**

A parcel of land (Lot 36, Blk. 4 of the cons./subd. plan, Pcs-042122-008228, being a portion of the cons. of Lot 4016, 4017 & 4018, Sta. Cruz de Malabon Est; & Lot 4017-A, Psd-042122-061390, LRC Rec. No. ), situated in the Brgy. of Luciano, Trece Martires City, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 37; on the SE., along line 2-3 by Lot 38, of Blk. 38, both of Blk. 4; on the SW., along line 3-4 by Rd Lot 4, (6.50 m. wide); & on the NW., along line 4-1 by Lot 34, Blk. 4, all of the cons. & subd. plan. Beginning at a point marked "1" on plan x x x containing an area of **SEVENTY FIVE (75) SQUARE METERS, more or less. x x x**

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

In the event the public auction should not take place on the said date and time, it shall be held on **June 25, 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, May 9, 2024.

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

**Copy Furnished:**

**HOME DEVELOPMENT MUTUAL FUND**

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

**ATTY. RIZALDY F. DE LEON**

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

**LEONARDO P. NIEVES** is herein represented by **CHRISTINE P. NIEVES**, as his **Attorney-in-Fact**

Kayquit, Indang, Cavite and Lot 36 Blk. 4, Tradition Homes, Brgy. Luciano, Trece Martires City, Cavite

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

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

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

-versus- FORECLOSURE CASE NO. F-044-24

**RAFAEL ENRIQUEZ GUILLERMO**,  
Mortgagor/s.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **RAFAEL ENRIQUEZ GUILLERMO**, with residence and postal address at 130 Pinagtipunan St., Mandaluyong City and Lot 42 Block 5, Tanza Green Heights, Barangay Sanja Mayor, Tanza, Cavite, to satisfy the mortgage indebtedness as of 24 November 2023 amounts to **SIX HUNDRED SIXTY EIGHT THOUSAND ONE HUNDRED NINETY TWO PESOS AND 75/100 (P668,192.75)**, inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **June 11, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2020046338**

**LOT NO: 42 BLOCK NO: 5 PLAN NO: PCS-04-029142**  
**PORTION OF:** LOT 1120-K, (LRA) PSD-363630 & LOT 1177, STA. CRUZ DE MALABON ESTATE (FRS-04-005200);

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

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 40, BLOCK 5, PCS-04-029142
2-3	NW	ROAD LOT 6, PCS-04-029142
3-4	NE	LOT 44, BLOCK 5, PCS-04-029142
4-1	SE	LOT 43, BLOCK 5, PCS-04-029142

**AREA: FORTY SQUARE METERS (40), 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 **June 25, 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, May 9, 2024.

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

**Copy Furnished:**

**HOME DEVELOPMENT MUTUAL FUND**

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

**ATTY. RIZALDY F. DE LEON**

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

**RAFAEL ENRIQUEZ GUILLERMO**

130 Pinagtipunan St., Mandaluyong City and Lot 42 Block 5, Tanza Green Heights, Barangay Sanja Mayor, Tanza, Cavite

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

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

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

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

-versus- FORECLOSURE CASE NO. F-095-24

ADRIANO M. MONTENEGRO, JR. married to  
 MYRNA P. MONTENEGRO,  
 Mortgageor/s.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgageor/s, **ADRIANO M. MONTENEGRO, JR. married to MYRNA P. MONTENEGRO**, with residence and postal address at Blk. 34, Lot 19, Paramount Homes P-1, Brgy. Navarro, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of 24 November 2023 amounts to **TWO HUNDRED TWENTY FIVE THOUSAND SIX HUNDRED EIGHTY FOUR PESOS AND 81/100 (P225,684.81)**, inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **June 11, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. T-868092**

A parcel of land (Lot 19, Blk. 34 of the subd. plan, Psd-04-104526, being a portion of Lot 1742, San Francisco de Malabon Estate, Rs-04-002673, L.R.C. Rec. No. 5964), situated in the Brgy. of Navarro, Mun. of Gen. Trias, Prov. of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Rd. Lot 8 (6.50 m. wide); on the SW., along line 2-3 by Lot 18 Blk. 34; on the NW., along line 3-4 by Lot 1725, San Francisco de Malabon Estate; and on the NE., along line 4-1 by Lot 20, Blk. 34; all of the subd. plan. Beginning at a point marked "1" on plan x x x containing an area of **THIRTY THREE (33) SQUARE METERS, more or less.** x x x

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

In the event the public auction should not take place on the said date and time, it shall be held on **June 25, 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, May 9, 2024.

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

**Copy Furnished:**

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

**ATTY. JEFFREY A. RAMIENTES, C.P.A.**  
 GREATSOURCE CORPORATION  
 2546 A. Bonifacio St., Bangkal, Makati City

**ADRIANO M. MONTENEGRO, JR. married to MYRNA P. MONTENEGRO**  
 Blk. 34, Lot 19, Paramount Homes P-1, Brgy. Navarro, Gen. Trias, Cavite

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: May 13, 20 & 27, 2024

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

HOME DEVELOPMENT MUTUAL FUND,  
 Mortgagee,

-versus- FORECLOSURE CASE NO. F-138-24

GUTIERREZ, KAREN MAY S.,  
 Mortgageor/s.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgageor/s, **GUTIERREZ, KAREN MAY S.**, with residence and postal address at: 1.) #2593 G. BEATA ST., PANDACAN, MANILA; and 2.) LOT 11, BLK. 79, PHASE 11-B, WELLINGTON PLACE (MARY CRIS COMPLEX), BARANGAY SANTIAGO, GEN. TRIAS, CAVITE, to satisfy the mortgage indebtedness as of 24 November 2023 amounts to **SIX HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED SIXTY FOUR PESOS & 66/100 (P672,564.66)**, inclusive of interest, other charges, penalties, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **June 11, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2016047870**

A PARCEL OF LAND (LOT 11, BLK. 79 OF THE CONSOLIDATION AND SUBDIVISION PLAN, PCS-04-026496, BEING A PORTION OF THE CONSOLIDATION OF LOT 2532-A-13, PSD-04-041373 (AR); LOT 2532-B, PSD-04-124458; LOT 2637-B, PSD-04-140399; LOTS 21 & 30, BLOCK 21; BLOCKS 22 & 43 AND ROAD LOT 21, PCS-04-024827; LOT 2534 (RS-04-004834); LOT 2536 (RS-04-004717) & LOT 2540 (RS-04-002857) ALL OF SAN FRANCISCO DE MALABON ESTATE, L.R.C. RECORD NO. 5964), SITUATED IN THE BARANGAY OF SANTIAGO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY ROAD LOT 31; ON THE NW., ALONG LINE 2-3 BY LOT 10, BLK. 79, BOTH OF THE CONSOLIDATION AND SUBDIVISION PLAN; ON THE NE., ALONG LINE 3-4 BY LOT 2516, SAN FRANCISCO DE MALABON ESTATE AND ON THE SE., ALONG LINE 4-1 BY LOT 12, BLK. 79 OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS, MORE OR LESS.** X X X

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

In the event the public auction should not take place on the said date and time, it shall be held on **June 25, 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, May 9, 2024.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
**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

**GUTIERREZ, KAREN MAY S.**  
 1.) #2593 G. BEATA ST., PANDACAN, MANILA; and  
 2.) LOT 11, BLK. 79, PHASE 11-B, WELLINGTON PLACE (MARY CRIS COMPLEX), BARANGAY SANTIAGO, GEN. TRIAS, CAVITE

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

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

HOME DEVELOPMENT MUTUAL FUND,  
 Mortgagee,

-versus- FORECLOSURE CASE NO. F-238-24

NOEMI G. CEREZO,  
 Mortgageor/s.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgageor/s, **NOEMI G. CEREZO**, with residence and postal address at: 1.) BLK. 50, LOT 15, PH. II CITY HOMES, BRGY. LANGKAAN II, DASMARIÑAS CITY, CAVITE; and 2.) LOT 6, BLK. 19, SATELLITE VILLE, BRGY. CONCHU, TRECE MARTIRES CITY, CAVITE, to satisfy the mortgage indebtedness as of 24 November 2023 amounts to **SIX HUNDRED TWENTY SEVEN THOUSAND SEVEN HUNDRED THIRTY FIVE PESOS & 35/100 (P627,735.35)**, inclusive of interest, other charges, penalties, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **June 13, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 077-2017001721**

A PARCEL OF LAND (LOT 6, BLK. 19 OF THE CONS./SUBD. PLAN, PCS-04-012639, BEING A PORTION OF THE CONS. OF LOTS 3373-J, PSD-042122-057729 & LOT 3373-K-1, PSD-042122-070509, LRC REC. NO. ), SITUATED IN THE BRGY. OF CONCHU, CITY OF TRECE MARTIRES, PROVINCE OF CAVITE. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 5; ON THE SW., ALONG LINES 2-3-4 BY LOT 16; ALONG LINES 4-5-6-7 BY LOT 15; ON THE NW., ALONG LINE 7-8 BY LOT 7; ALL BLK. 19; & ON THE NE., ALONG LINES 8-9-10-11-11 BY ROAD LOT 11, ALL OF THE CONS./SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF **SEVENTY FOUR SQ. M. & TEN SQ. DEC. (74.10) SQUARE METERS, MORE OR LESS.** X X X

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

In the event the public auction should not take place on the said date and time, it shall be held on **June 27, 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, May 9, 2024.

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

**Copy Furnished:**

**Home Development and Mutual Fund**  
**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

**NOEMI G. CEREZO**  
 1.) BLK. 50, LOT 15, PH. II CITY HOMES, BRGY. LANGKAAN II, DASMARIÑAS CITY, CAVITE; and  
 2.) LOT 6, BLK. 19, SATELLITE VILLE, BRGY. CONCHU, TRECE MARTIRES CITY, CAVITE

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

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# LEGAL NOTICES

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

HOME DEVELOPMENT MUTUAL FUND,  
 Mortgagee,

-versus- FORECLOSURE CASE NO. F-206-24

MARIA LEONORA V. SOSA married to  
 DENMARK G. SOSA,  
 Mortgagor/s.

X- - - - - X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **MARIA LEONORA V. SOSA married to DENMARK G. SOSA**, with residence and postal address at #076 Brgy. De Ocampo, Trece Martires City, Cavite and Lot 1 Block 10 Grand Krause Ville 2, De Ocampo, Trece Martires City, Cavite to satisfy the mortgage indebtedness as of 28 November 2023 amounts to **FOUR HUNDRED FIFTY NINE THOUSAND FOUR HUNDRED FORTY FOUR PESOS & 95/100 (P459,444.95)**, inclusive of interest, other charges, penalties, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **June 13, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 077-2018002290**

A PARCEL OF LAND (LOT 1, BLK. 10 OF THE SUBD. PLAN, PSD-04-198941, BEING A PORTION OF PCN-04-001946, LRC REC. NO. 6832), SITUATED IN BRGY. OF DE OCAMPO, TRECE MARTIRES CITY, IS. OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY ALLEY 10 (4.00 M. WIDE); OF THE SUBD. PLAN; ON THE NW., ALONG LINE 2-3 BY LOT 2742, FLS-1828, STA. CRUZ DE MALABON ESTATE; ON THE NE., ALONG LINE 3-4 BY LOT 10 AND ON THE SE., ALONG LINE 4-1 BY LOT 2, BLK. 10, ALL OF THE SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF **FORTY FIVE (45) SQUARE METERS, MORE OR LESS. X X X**

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

In the event the public auction should not take place on the said date and time, it shall be held on **June 27, 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, May 9, 2024.

(Sgd.) RICARDO A. TOLEDO  
 Sheriff IV

**Copy Furnished:**

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

**MARIA LEONORA V. SOSA married to DENMARK G. SOSA**  
 #076 Brgy. De Ocampo, Trece Martires City, Cavite and Lot 1 Block 10 Grand Krause Ville 2, De Ocampo, Trece Martires City, Cavite

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: May 13, 20 & 27, 2024

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

HOME DEVELOPMENT MUTUAL FUND,  
 Mortgagee,

-versus- FORECLOSURE CASE NO. F-104-24

ALVIN MISLOS PEÑA,  
 Mortgagor/s.

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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 Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **ALVIN MISLOS PEÑA**, with residence and postal address at (02) 32/B MAGSAYSAY ST., BO. MAGSAYSAY, TONDO, MANILA CITY, METRO MANILA and LOT 3 & LOT 5 BLOCK 6 PHASE 1 WINTER BREEZE HOMES, ALINGARO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of 24 November 2023 amounts to **ONE MILLION TWO HUNDRED SIXTEEN THOUSAND FIVE HUNDRED FIFTY PESOS & 64/100 (P1,216,550.64)**, inclusive of interest, other charges, penalties, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **June 11, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-2011032768**

A PARCEL OF LAND (LOT 3, BLK. 6 OF THE SUBD. PLAN, PSD-04-101633, BEING A PORTION OF LOT 2968-NEW, FLS-2446, SAN FRANCISCO DE MALABON ESTATE, L.R.C. REC. NO. ), SITUATED IN THE BRGY. OF ALINGARO, MUN. OF GEN. TRIAS, PROV. OF CAVITE. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 1 BLK. 6; ON THE NE., ALONG LINE 2-3 BY RD. LOT 3 (6.50 M. WIDE); ON THE SE., ALONG LINE 3-4 BY LOT 5; AND ON THE SW., ALONG LINE 4-5 BY LOT 4, ALONG LINE 5-1 BY LOT 2, ALL OF BLK. 6, ALL OF THE SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF **FIFTY (50) SQUARE METERS, MORE OR LESS. X X X**

**TRANSFER CERTIFICATE OF TITLE NO. 057-2012000098**

A PARCEL OF LAND (LOT 5, BLK. 6 OF THE SUBD. PLAN, PSD-04-101633, BEING A PORTION OF LOT 2968-NEW, FLS-2446, SAN FRANCISCO DE MALABON ESTATE, L.R.C. REC. NO. ), SITUATED IN THE BRGY. OF ALINGARO, MUN. OF GEN. TRIAS, PROV. OF CAVITE. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 4; ON THE NW., ALONG LINE 2-3 BY LOT 3 BOTH OF BLK. 6; ON THE NE., ALONG LINE 3-4 BY RD. LOT 3 (4.00 M. WIDE), ON THE SE., ALONG LINE 4-5 BY LOT 7; AND ON THE SW., ALONG LINE 5-1 BY LOT 6, BOTH OF BLK. 6, AND ALL OF THE SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF **FIFTY (50) SQUARE METERS, MORE OR LESS. X X X**

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

In the event the public auction should not take place on the said date and time, it shall be held on **June 25, 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, May 09, 2024.

(Sgd.) RICARDO A. TOLEDO  
 Sheriff IV

**Copy Furnished:**

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

**ALVIN MISLOS PEÑA**  
 (02) 32/B MAGSAYSAY ST., BO. MAGSAYSAY, TONDO, MANILA

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

HOME DEVELOPMENT MUTUAL FUND,  
 Mortgagee,

-versus- FORECLOSURE CASE NO. F-092-24

MONICA ESPIRITU,  
 Mortgagor/s.

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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 Mortgagee, **HOME DEVELOPMENT MUTUAL FUND**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **MONICA ESPIRITU** with residence and postal address at 52 Kundiman St., SFD, Quezon City and Lot 20, Blk. 21, Carissa Homes Tanza Ph. 2, Brgy. Bagtas, Tanza, Cavite, to satisfy the mortgage indebtedness as of 24 November 2023 amounts to **ONE HUNDRED SEVENTY NINE THOUSAND SIX HUNDRED FIFTY ONE PESOS AND 76/100 (P179,651.76)**, inclusive of interest, other charges, penalties, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at public auction on **June 11, 2024 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. T-638502**

A parcel of land (Lot 20, Blk. 21 of the cons./subd. plan, Pcs-04-010708, being a portion of the cons. of Lot 2053-A, Pcd-04-079731 & Lot 2052-4-2, Pcd-04-079522, L.R.C. Rec. No. ), situated in the Brgy. of Bagtas, Mun. of Tanza, Province of Cavite. Bounded on the NE., along line 1-2 by Lot 19; on the SE., along line 2-3 by Lot 22, both of Blk. 21; on the SW., along line 3-4 by Rd Lot 11, on the NW., along line 4-1 by Lot 18, Blk. 21, all of the cons./subd. plan. Beginning at a point marked "1" on plan x x x containing an area of **THIRTY FIVE (35) SQUARE METERS, more or less. x x x**

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

In the event the public auction should not take place on the said date and time, it shall be held on **June 25, 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, May 9, 2024.

(Sgd.) RICARDO A. TOLEDO  
 Sheriff IV

**Copy Furnished:**

**Home Development and Mutual Fund**  
**c/o ATTY. JEFFREY A. RAMIENTAS**  
 Attorney-in-Fact, GREATSOURCE CORPORATION  
 2546 A. Bonifacio St., Bangkal, Makati City

**MONICA ESPIRITU**  
 52 Kundiman St., SFD, Quezon City and Lot 20, Blk. 21, Carissa Homes Tanza Ph. 2, Brgy. Bagtas, Tanza, Cavite

**WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE, OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE**

Publication: PMC Pulso ng Makabagong Caviteño News Publication  
 Dates: May 13, 20 & 27, 2024

CITY, METRO MANILA and LOT 3 & LOT 5 BLOCK 6 PHASE 1 WINTER BREEZE HOMES, ALINGARO, GEN. TRIAS, CAVITE

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# MAGLIBANG TAYO

## KAPALARAN

**ARIES (Mar. 21-Apr. 19)** - Mabilis ang mga kaganapan, kaya bilisan mo rin ang pagkilos nang sa gayun ay makasabay ka sa agos ng buhay, kung saan marami ang iyong mapapakinabangan. Masuwerteng kulay-pink. Tips sa lotto-1-18-29-33-40-45.

**TAURUS (Apr. 20-May 20)** - Lagyan mo ng eksaktong halaga ang gusto mong kitain, lakihan at pagsikapan mo ito. Sa araw na ito, aalalayan ka ng langit at makakamit mo rin ang pinapangarap mo. Masuwerteng kulay-beige. Tips sa lotto-3-18-23-37-40-44.

**GEMINI (May 21-June 20)** - Iyung-iyong ang araw na ito at ang ilang araw pang darating. Gawin mo na ang gusto mong gawin, pero ang payo ay dapat na makabuluhan ang iyong layunin. Ito ang mensahe para sa iyo. Masuwerteng kulay-blue. Tips sa lotto-5-9-14-19-27-30-45.

**CANCER (June 21-July 22)** - Pasaayahin ka ng langit at para kang bibiruin na aakalain mong hindi mo na makukuha ang gusto mo dahil sa mga pangyayari. Muli, ito ay akala mo lang. Masuwerteng kulay-black. Tips sa lotto-2-8-17-22-29-32.

**LEO (July 23-Aug. 22)** - Kahit ayaw mo, mas marami ang magagastos mo. Ito ang mensahe para sa iyo. Masuwerteng kulay-violet. Tips sa lotto-1-19-25-28-31-45.

**VIRGO (Aug. 23-Sept. 22)** - Huwag mong tutukan ang pagkakamali ng kapwa mo. Masuwerteng kulay-peach. Tips sa lotto-5-9-14-23-26-35.

**LIBRA (Sept. 23-Oct. 22)** - Unahin mo ang larangan ng kabuhayan. Huwag ka nang mag-aksaya pa ng panahon sa kung anu-anong bagay upang hindi rin masayang ang araw na ito. Masuwerteng kulay-red. Tips sa lotto-6-15-18-24-33-39.

**SCORPIO (Oct. 23-Nov. 21)** - Makibahagi ka sa sama-samang pagsasaya. Sa ganitong paraan, mauunawaan mo na ang buhay sa mundo ay mas maganda pala. Masuwerteng kulay-burgundy. Tips sa lotto-6-12-29-33-38-44.

**SAGITTARIUS (Nov. 22-Dec. 21)** - Itugma mo ang layunin mo. Mas maganda na magkaroon ng pagkakaisa sa iisang layunin. Masuwerteng kulay-white. Tips sa lotto-6-18-27-33-39-45.

**CAPRICORN (Dec. 22-Jan. 19)** - Magmumula sa ibang tao ang ilang suwerte mo, pero ang malalaking suwerte ay mula sa iyong sarili na likas nang masuwerte noon pa man. Masuwerteng kulay-green. Tips sa lotto-8-11-20-29-37-44.

**AQUARIUS (Jan. 20-Feb. 18)** - Huwag ka munang lumayo. Puwede ka mamasyal sa malapit dahil ang kondisyon bago ka buwenasin ay ang makita kang parang ayaw mong iwanan ang iyong kasalukuyang tahanan. Masuwerteng kulay-yellow. Tips sa lotto-4-16-28-31-37-40.

**PISCES (Feb. 19-Mar. 20)** - Kumilos ka na parang hawak mo na ang gusto mo. Isa itong makabagong pormula ng tagumpay. Masuwerteng kulay-purple. Tips sa lotto-1-7-19-25-34-40.

## SUDOKU

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

### SAGOT: SUDOKU VOL. 21 #10

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

**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 YOUR BODY LOSES UP TO 8 PERCENT OF WATER ON A FLIGHT?

Water is our body's mechanical oil—without it, it can't function.

You lose about 8 percent of your body water while on a flight.

This is because the humidity in the climate-controlled environment can be as low as 10 to 15 percent.

Check out these 50 airplane facts you've always been curious about.

## WORD HUNT

### Baby Shower

A	R	D	C	M	W	B	B	R	R	K	I	T	E
G	U	H	N	N	I	O	L	D	L	L	A	N	I
U	R	L	W	R	T	F	A	T	H	E	R	I	L
C	E	I	O	W	I	P	E	S	R	L	N	L	A
O	I	N	S	T	R	O	L	L	E	R	T	U	Y
L	G	N	I	S	R	U	N	T	N	L	E	L	A
I	C	S	W	A	D	D	L	E	S	K	E	L	P
C	R	E	W	C	P	D	H	I	D	W	I	A	R
R	Y	B	I	K	E	C	A	S	W	A	S	B	L
L	I	A	B	D	I	A	P	E	R	L	E	Y	W
I	N	B	N	M	O	T	H	E	R	K	N	S	T
T	G	Y	P	T	L	L	I	C	R	E	O	W	H
T	E	N	I	H	B	R	I	A	N	R	E	C	D
N	D	M	K	T	R	R	A	A	B	Y	S	R	E

- WALKER
- STROLLER
- MOTHER
- FATHER
- ONESIE
- SWADDLE
- WIPES
- COLIC
- NURSING
- BABY
- KAIA
- CRYING
- LULLABY
- DIAPER



# DOST brings 'Starbooks' to Region 2

THE Department of Science and Technology Region 2 and the Office of the 4th Legislative District of Isabela bring STARBOOKS to various schools in different municipalities of Isabela. These municipalities include Jones, Cordon, Dinapigue, Santiago, San Isidro, and San Agustin.



The two-day activity encompasses learning experience to both learners and educators of various participating schools within the 4th District of Isabela. Carl Joshua Reyes conducted a comprehensive orientation of STARBOOKS contents, features, as well as troubleshooting for teachers to effectively implement and utilize the project's goals and objectives in their respective schools.

Meanwhile, Engr. John Benidic de Asis and Patrick Jayson Cristobal steered the 1st STARBOOKS Quiz Show; a SCIMATH Battle for students of elementary and secondary level. The quiz show aims to raise interest of students on Science, Technology, Engineering and Mathematics (STEM) and pursue education on science and mathematics-based courses.

The activity was led by Rowena Guzman, SRS II and Lucio G. Calimag, Provincial Director of PSTO Isabela under the leadership of Dr. Virginia G. Bilgera, Regional Director for DOST Region 02. By enriching the educational landscape with cutting-edge technology and knowledge dissemination, the installation and orientation of STARBOOKS in the schools of the 4th District of Isabela emphasize a commitment to development of a brighter future instilled with boundless learning opportunities among students.

## DOST PAGASA to launch Mindanao's first planetarium

The Department of Science and Technology - Philippine Atmospheric, Geophysical and Astronomical Services Administration (DOST-PAGASA) will launch the first Planetarium in Mindanao on May 17, 2024 at Mindanao PAGASA Regional Services Division (MPRSD) Office in Molugan, El Salvador City, Misamis Oriental.



Dignitaries from the province Misamis Oriental Second District Representative, Congressman Yvegeny "Bambi" Emano, who supported this project when he was the governor of Misamis Oriental, Misamis Oriental Governor Peter "Sr Pedro" Unabia, El Salvador Mayor Edgar Lignes will grace the event.

DOST Secretary, Dr. Renato U. Solidum Jr. Undersecretary for Regional Operations, Dr. Sancho A. Maborang, Undersecretary for Special Concerns, Dr. Teodoro A. Gachalian, PAGASA Administrator, Dr. Nathaniel Sirvando will also be present during the inauguration ceremony.

DOST PAGASA • 5

## Congratulations Team Philippines: Champions of Innovation, Pride of the Nation!

What an extraordinary journey it has been for Team Philippines at the 12th International Robotics Championships in Oradea, Romania, this 2024! We are delighted to share our triumph with 2 Gold medals and 2 Bronze medals, showcasing our nation's prowess on the global stage of innovation and technology.



Here's glimpse of our remarkable achievements:

- Gold - Humanoid Robot Challenge
- Gold - Freestyle Robot Challenge
- Bronze - Mega Sumo Robot Challenge
- Bronze - Freestyle, High School Category

In a competition featuring 126 teams from 15 countries (Belarus, China, Colombia, Egypt, Greece, Kazakhstan, Lebanon, Philippines, Poland, Romania, Thailand, Turkey, Ukraine and Hungary), our Filipino team emerged victorious in the prestigious Humanoid Robot Challenge and the thrilling Freestyle Open category across all age groups! We also achieved notable successes in the Mega Sumo Robot Challenge and the Freestyle category for High Schoolers, securing two additional podium finishes.



We extend our heartfelt gratitude to the (DOST-TAPI) Technology Application and Promotion Institute, Homeschool Global Philippines, and the unwavering support from the Panabo City National High School Team, family, and relatives for believing in our team every step of the way. A special acknowledgment to our dedicated teammates, coaches, and Erovoutika engineers who fought alongside us in this intense competition - your contributions were truly invaluable!

A sincere thank you to the organizing team in Oradea and all the remarkable individuals we had the pleasure of meeting. Your warmth and camaraderie transformed competition into a celebration!

Every drop of sweat, every tear shed, was undeniably worth it. Our team's brilliance shone brightly, and this victory isn't solely ours; it belongs to the Philippines. Let's inspire a generation of creative minds to transform dreams into reality. Together, we can forge a brighter future!

Mabuhay ang Pilipinas! Let's continue pushing boundaries and inspiring the world with our innovation and talent.