



MPT South Celebrates Successful Biyaheng South Summer Tour 2024

Metro Pacific Tollways South (MPT South), a subsidiary of Metro Pacific Tollways Corporation (MPTC), once again brought the 'Ka-Biyaheros' away on an unforgettable summer adventure with the successful Biyaheng South Summer Tour 2024.

On Thursday, May 23, MPT South, in partnership with the Department of the Interior and Local Government Region 4-A (DILG IV-A) and Cavite Tourism and its official mobility partner for the event, Chery Auto Philippines embarked on a two-day summer road trip in destinations made accessible through Cavite-Laguna expressway (CALAX). Biyaheng South Summer Tour is also supported by the following brand partners: Hotel Kimberly Tagaytay, Alitaptap Art Cafe and Gratchi's Getaway.

MPT SOUTH • 11

Orientation on New Assessment Tool for Child Development Centers



Child development workers and teachers from across the province gathered at the Ceremonial Hall of the Provincial Capitol in Trece Martires City for an orientation on the new assessment tool for registration and granting permits to public and private child development centers and learning centers spearheaded by the Office of the Provincial Social Welfare Development Officer on May 23-24, 2024.

The two-day event aimed to equip participants with essential knowledge and skills to enhance the quality of early childhood education in the ORIENTATION • 4

IMBENSIYONG PINOY Kinilala ng DOST at sa Buong Mundo!

Sa pangunguna ni DOST Secretary Renato Solidum, Usec. Sancho Maborang, Usec. Leah Buendia, kasama sina BFTC General Manager Richard Nixon Gomez, at BFTC President Rigel Gomez, inihayag ang ng Department of Science and Technology ang pagbati at pagkilala sa BauerTek Farmaceutical Technologies sa natanggap nitong prestisyosong parangal mula sa International Innovation Summit sa Krakow, Poland.



Ang BauerTek Farmaceutical Tehcnologies Corp. ay nagkamit ng 3 gintong parangalan sa larangan ng pharmasya. Ang mga food supplement na nakatanggap ng parangal ay Black Garlic, na mula sa pakikipagtulungan ng BFTC sa Mariano Marcos State University. Pangalawa ang Cancur, mula sa pinaghalong Cannabis, Curcumin, at Piperine. Pangatlo ang PiCur, na kinikilalang pinakamalakas na Anti-Oxidant food supplement sa buong mundo.

Sa nasabing presscon, pinuri ng DOST ang BauerTek hindi lamang sa pagkamit ng mga prestihiyosong parangal, kundi pati na rin sa kanilang dedikasyon sa

IMBENSIYONG PINOY • 7



NEWS

DOST, DAR, DTI boost banana chip production for farmers in Nasugbu, Batangas through process standardization

The Department of Science and Technology (DOST)-Batangas, in partnership with the Department of Agrarian Reform (DAR)-Batangas and the Department of Trade and Industry (DTI)-Batangas, enhanced banana chip production for the Butucan ARBs Association Inc. in Nasugbu, Batangas. This was achieved through a technology-based process standardization training on banana chip processing held at the association's facility in Brgy. Butucan, Nasugbu, Batangas, May 28.



The standardization of the banana chip production process aimed to improve the quality and consistency of the products. The training covered proper handling of raw materials, banana properties, slicing technique, standardized processing methods, packaging, and quality control measures to ensure that the banana chips pro-

duced meet market standards. Dr. Joel P. Rivadeneira, University Researcher III of the Institute of Food Science and Technology at the University of the Philippines Los Baños, served as the technical expert during this activity.

By implementing these standardized processes, the Butucan ARBs Association Inc. aims to in-

crease their market competitiveness and expand their distribution channels. With over a year's experience in this business, the association recognizes the importance of continuously improving their production practices to meet the demands of consumers and stay ahead of market competition. To them, this training is an en-

hancement of their knowledge and skills in banana chip production and has allowed them to adopt more efficient and effective methods in their operations.

Meanwhile, the training also focused on enhancing the association members' knowledge of food safety practices and hygiene standards to ensure the production of safe and high-quality banana chips. Ms. Renalee M. Leyesa, a DOST-



CALABARZON Food Safety Team member, provided valuable insights on proper food handling and sanitation procedures

to prevent contamination and ensure compliance with food safety standards. **(By John Maico Hernandez)**

Again, the country was left unprepared

Typhoon Aghon, the first tropical cyclone that hit the country while Filipinos are still recovering from the impacts of El Nino, left 'unexpected' impacts on seven regions. Initially identified as a tropical depression on May 22, 2024, Aghon intensified rapidly upon entering the Philippine Area of Responsibility (PAR) on May 23. The storm wreaked havoc across the Philippines, making multiple landfalls and causing extensive damage, particularly in Quezon Province. The eighth landfall occurred in Lucena, Quezon, on the morning of May 26, and the storm was later upgraded to a typhoon by both the Joint Typhoon Warning Center (JTWC) and the Japan Meteorological Agency (JMA).

Around 51,659 people were directly affected, with more than 21,225 evacuated to shelters. Central Luzon, CALABARZON, MIMAROPA, Bicol, Central Visayas, Eastern Visayas, and Metro Manila bore significant impacts from Typhoon Aghon. The storm resulted in the tragic loss of five lives, including an infant, and left seven individuals injured. As of May 28, the government only extended relief goods amounting to around P3.6 million.

Lucena City declared a state of calamity, and the estimated damage exceeds 500 million pesos. Flooding, power outages, and infrastructural destruction have disrupted lives and livelihoods. Many barangays remain unreachable due to ongoing communication challenges and power outages, further complicating recovery efforts. On the other hand, fisherfolk communities residing near Mauban River did not expect a Storm Signal No. 1 to bring big waves and flood waters of more than 10 feet, damaging their boats and flooding houses.

The situation in Bulacan further demonstrates the profound impact of Typhoon Aghon and the persistent challenges posed by the climate crisis. Bulacan has experienced perennial flooding, and residents in sub-villages such as Cabu, Malindig, and Bagong Barrio in San Miguel have been living in stagnant water for over a decade. The province's low-lying topography and proximity to Pampanga, combined with runoff from

the Angat, Bustos, and Ipo dams, contribute to this never-ending problem. Rapid land subsidence due to excessive groundwater extraction has worsened the flooding. The situation in Bulacan, cannot be addressed on a piecemeal and fragmented approach. The national government must take into account, the geophysical, and historical as well as long-term projections of climate impacts to save these areas.

Such accounts from the communities illustrate the increasing severity and frequency of storms and rainfalls, despite having none to low storm warnings, as a result of the intensifying global climate crisis driven by the continuous use of fossil fuels. The burning of fossil fuels releases greenhouse gases that trap heat in the atmosphere, leading to more intense and frequent natural disasters. According to the Intergovernmental Panel on Climate Change (IPCC), the number of tropical cyclones globally are unlikely to increase. However, with the continuous warming of the world, the proportion of intensified rainfall and higher-category tropical cyclones would rise.

Typhoon Aghon's destructive path underscores the urgent need to address climate change and the national government to call for a climate emergency. Ironically, the same path intersects with regions hosting coal plants and fossil gas, which not only worsen the climate emergency but also pose negative impacts on health and the environment. Continued reliance on fossil fuels

not only accelerates global warming, but also exacerbates the vulnerability of nations like the Philippines to extreme weather events. Efforts to mitigate climate change must focus on reducing greenhouse gas emissions and transitioning to just, safe, affordable renewable energy sources.

Typhoon Aghon is a stark reminder that catastrophic climate change is not a distant threat but a present reality demanding immediate and sustained action. Its strength and impacts should have been expected if only the government heeds scientific warnings. Now that we are transitioning from El Niño to La Niña, the Philippines must prepare itself as projections show that the country will experience above normal tropical cyclone landfalls.

Declaring a national climate emergency signifies the national government's recognition of the threats of the climate crisis. It means putting front and center in the government policies and actions, the preparation for further impacts, allocation of resources to mitigation and adaptation, review of all policies that will enhance vulnerability to impacts, and the implementation of clear national programs on mitigation and adaptation. This is the essence of what the government has repeatedly mentioned as the "whole-of-nation approach". However, mitigation and action plans on climate adaptation and readiness remain fragmented and business as usual.



Pushing forward for more Philippines-China partnership this time in the film & television production. Signing of agreements between the Jimie Film & Television Industry of Fujian Province with the Association for Philippines-China Understanding (APCU), with BluArt Productions, a Filipino Film Company, and with Chinatown TV.

Editorial

Align economic goals with ecological sustainability

The signing into law of Republic Act No. 11995, known as the Philippine Ecosystem and Natural Capital Accounting System (PENCAS) Act, is a significant milestone for the country. The newly signed law seeks to establish a comprehensive information system and accounting framework that takes into consideration the role of our natural capital and its impact on the economy.

Natural capital refers to the stock of natural resources and ecosystems that provide essential services to society. These include forests, wetlands, oceans, biodiversity, and clean air and water.

By quantifying and valuing natural capital, the PENCAS Act enables policymakers, businesses, and communities to make informed decisions that balance economic growth with environmental conservation.

The PENCAS Act recognizes that a healthy environment is fundamental to economic prosperity. It provides a systematic approach to account for natural resources, allowing us to assess their contribution to our economy.

According to the World Bank, the global economy could lose \$US 2.7 trillion by 2030 and the gross domestic product (GDP) of low-income countries could decline by 10 percent if the ecosystem fails. This is how crucial the PENCAS Act is for the Philippines.

With data on natural capital gathered under the PENCAS Act, we can better understand the economic benefits derived from ecosystem services. For instance, forests contribute to timber production, carbon sequestration, and ecotourism. Coastal ecosystems protect against storm surges and support fisheries. Biodiversity enhances agricultural productivity and pharmaceutical research.

By integrating natural capital accounting into policy and decision-making, we can optimize resource use, reduce waste, and promote sustainable industries.

The PENCAS Act mandates the use of natural capital accounts in development planning, programming, and policy analysis. This ensures that environmental considerations are embedded in our national strategies.

Policymakers can assess trade-offs between economic development and environmental protection. For instance, when planning infrastructure



projects, they can evaluate the impact on ecosystems and biodiversity. By aligning economic goals with ecological sustainability, we create a roadmap for inclusive and resilient growth.

Natural capital plays a critical role in climate change adaptation and mitigation. Healthy ecosystems sequester carbon, regulate water flow, and buffer against extreme weather events. According to the National Oceanic and Atmospheric Administration of the United States' Department of Commerce, carbon is the chemical backbone of life on Earth. Carbon compounds regulate the Earth's temperature, make up the food that sustains us, and provide energy that fuels our global economy.

The PENCAS Act encourages investments in ecosystem restoration and conservation. Protecting mangroves, reforestation efforts, and sustainable land management contribute to climate resilience.

As the Philippines faces climate-related chal-

lenges, understanding our natural capital becomes essential for building adaptive communities.

The signing into law of the PENCAS Act is a welcome development as it aligns with international agreements such as the United Nations' Sustainable Development Goals (SDGs) and the Convention on Biological Diversity.

By implementing natural capital accounting, the Philippines demonstrates its commitment to global environmental targets and enhances our reputation as responsible stewards of nature.

The PENCAS Act will serve as the country's transformative tool for sustainable development. By valuing our natural capital, we pave the way for a resilient economy, healthier ecosystems, and a brighter future for generations to come. So let's embrace this new law and work collectively to preserve our precious environment while fostering economic growth.

Painful Peeing: 10 Reasons

1 UTI – A UTI or urinary tract infection is the increase of bacteria in the kidneys or bladder. Symptoms are painful and frequent urination, blurry and smelly urine. If UTI is severe it can cause fever and back pain.

Going to have a urinalysis. UTI medicine is antibiotics.

2. Cystitis - Bladder infection like UTI. Symptom is pain in the abdomen or in the ass. Peeing is painful and often but the urine is coming out little by little.

3. Kidney Stones or kidney stones – Kidney stones are usually made of calcium or uric acid. Too painful for those who have a penis. Pain is like getting dirty but it's not. It's hard to pee. Sometimes urine is pink because there's blood in it.

Consult with the Urologist. Drink 10-12 glasses of water every day.

4. Yeast infection in the ass or vaginitis - There's a discharge in the smelly door. The door is dark and skin irritation. Peeing can also hurt. The cure is a vaginal suppository prescription of OB-Gyne.

5. Activity like bicycle, traumatized and newborn.

6. Prostate infection or prostatitis in men - STD is a cause of prostatitis. The infection originates from bacteria.

The symptoms are painful and difficult to urinate, painful bladder and property, and frequent urination especially at night. It can also be difficult for a man to ejaculate or get out.

The cure is antibiotics prescription by the Urologist.

7. Ovarian cyst - The symptom is severe abdominal pain especially during menstruation. There is also

DOKTOR NG MASA

ni Dr. Willie Ong



abnormal bleeding. Consulting with an OB-Gyne.

8. If you have an allergy to soap, wipes, lotion and detergent - Skin pain on the butt with redness. Makati, there's irritation in the delicate side.

Use only mild soap.

9. Bladder cancer -

Symptoms include slimming, back and bone pain, swelling and frequent urination. Sometimes there is blood in the urine.

10. Babies also cry when they pee hard.

Tips:

1. Get uranalyzed. This is just cheap.

2. Look at the color of the urine. This should be clear and light yellow.

3. Bath always and keep your body clean.

4. Avoid having many partners and STD.

5. Drink 8-12 glasses of water per day.

6. Exercise regularly.

7. Don't rush to pee. The position is just relax.

8. Pee first before going to bed.

9. To the kids, remind them to go to the bathroom and pee.



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LEGAL NOTICES

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

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

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

MARK EDMAR S. SALANIO,
 Mortgagor.
F.C. Case No. 19021-24

X----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **MARK EDMAR S. SALANIO**, mortgagor, with residence and postal address at F3-18 10th 23rd Road St., Villamor Airbase, Pasay City and/or Lot 24 Block 5, The Legian South Subdivision, Carsadang Bago II, Imus, Cavite, to satisfy the mortgage indebtedness which as of January 30, 2024 amounts to **SIX HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED NINETY THREE PESOS and 05/100 (Php673,593.05)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **June 25, 2024 at 10:00 a.m.** or soon thereafter at the main Entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2015035573

"A PARCEL OF LAND (LOT 24 BLK. 5 OF THE CONS. SUBD. PLAN PCS-04-027645, BEING A PORTION OF LOT 1310-C-1, (LRA) PSD-403628, LOT 1311, (NOW RS-04-004658), LOTS 1317-A TO 1317-1, PSD-04-043289) SITUATED IN CARSADANG BAGO, IMUS, CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY ROAD LOT 3, ON THE NW., ALONG LINE 2-3 BY LOT 22 BLK. 5, ON THE NE., ALONG LINE 3-4 BY LOT 23 BLK. 5, AND ON THE SE., ALONG LINE 4-1 BY LOT 26 BLK. 5, ALL OF THE CONS. SUBD. PLAN. xxx CONTAINING AN AREA OF **THIRTY SIX (36) SQUARE METERS. x x x"**

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

In the event the public auction should not take place on the said date, it shall be held on **July 2, 2024** at 10:00 o'clock in the morning without further notice.

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

City of Imus, Cavite, Philippines, May 15, 2024.

(Sgd.) **KATREENA MARIE L. POBLETE**
 Sheriff IV

APPROVED

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

Copy Furnished:

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

PAULINO E. CASES, JR.
 CASES COLLECTION MANAGEMENT, INC.
 6TH Floor JELP Business Solutions Bldg., 409 Addition Hills, Shaw Blvd., Mandaluyong City

MARK EDMAR S. SALANIO
 F3-18 10th 23rd Road St., Villamor Airbase, Pasay City and/or Lot 24 Block 5, The Legian South Subdivision, Carsadang Bago II, Imus, Cavite

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 Dates: May 20, 27 & June 3, 2024

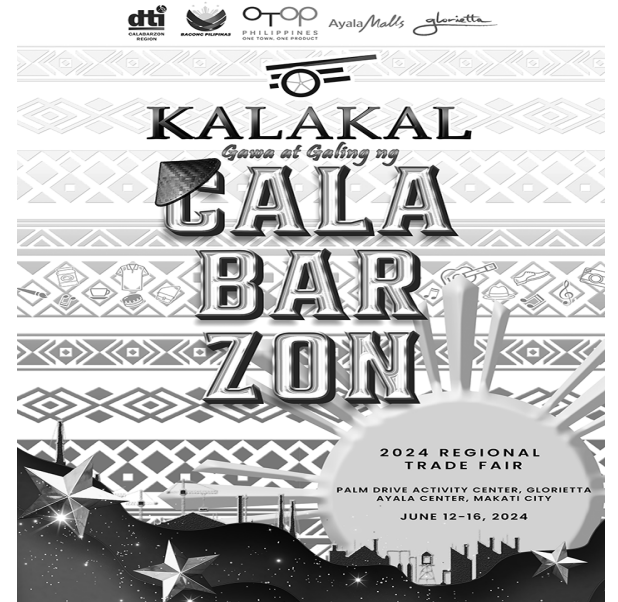
DTI 4-A to mount its 11th Kalakal Calabarzon in Glorietta 2, Makati City

The Department of Trade and Industry Region 4-A, in cooperation with the DTI Provincial Offices of Cavite, Laguna, Batangas, Rizal, and Quezon, will be mounting its 11th Kalakal CALABARZON: Gawa at Galing ng CALABARZON at the Palm Drive Activity Center, Glorietta 2, Ayala Center, Makati City on 12-16 June 2024.

An annual regional trade fair that started in 2014, Kalakal will once again serve as a venue for the 50 CALABARZON micro, small, and medium enterprises (MSMEs) to showcase and sell their products through sponsored mall arrangements and partnerships. These MSMEs have been beneficiaries of the DTI programs under the SME Development Division such as One Town, One Product (OTOP) NextGen, Shared Service Facilities (SSF), Kapatid Mentor ME (KMME), and Comprehensive Agrarian Reform Program (CARP). The said programs helped them in improving the quality, design, and pack-

aging of their products, which include organic produce, green and eco-friendly products, Halal-certified goods, condiments, gifts, housewares and decor, fashion wearables, health and wellness products, and processed food and beverages.

"Through this collaborative effort with our MSMEs, we want to showcase what the CALABARZON region can offer in terms of delicious food and quality non-food products. We encourage the public to come and visit our fair. Let us support our local businesses. Buy local; love local," said DTI Regional Director Marissa C. Argente.



Orientation

from page 1

province. The program commenced with a warm welcome and opening remarks, setting the stage for an engaging and informative session. Ms. Melody Ronquillo, Regional ACDEV Secretary, kicked off the first day with a comprehensive discussion on the Competency Standards for Child Development Workers and Child Development Teachers. She emphasized the importance of adhering to these standards to ensure the delivery of high-quality education and care for young children.

Following Ms. Ronquillo's session, Ms. Perla Reyes, National CDW President took the floor to delve into Developmentally Appropriate Practice. Her presentation focused on the principles and practices that support the optimal development and learning of young children, stressing the need for educators to be attuned to the developmental stages and individual needs of their students.

The second day of the orientation continued with an insightful session led by Ms. Precyl Ramos, OIC-OPSWDO. She provided an Overview on the National Early Learning Curriculum and the National Early Learning Framework, highlighting the curriculum's goals, structure, and implementation strategies. Her session aimed to align the

educators' teaching practices with national standards and expectations.

In the latter part of the day, Mr. Aries Panganiban, PECCD Focal Person, presented the New Standards and Guidelines, along with the Guidelines on the Registration and Granting of Permit and Recognition to Public and Private Child Development Centers and Learning Centers. His detailed discussion outlined the procedures, requirements, and criteria for registration and recognition, ensuring that all attendees were well-informed and prepared to comply with the new regulations.

The orientation concluded with an open forum where participants had the opportunity to ask questions and seek clarifications from the speakers. The interactive session allowed for the exchange of ideas and best practices, fostering a collaborative spirit among the child development workers and teachers.

The activity marks a significant step forward in the province's commitment to providing high-quality early childhood education. By equipping educators with the necessary tools and knowledge, the Provincial Government of Cavite ensures that its youngest citizens receive the best possible start in life. (OPIO)

REPUBLIC OF THE PHILIPPINES
 REGIONAL TRIAL COURT
 FOURTH JUDICIAL REGION
 BRANCH 113 (119)
 BACOR CITY

PETITION FOR ISSUANCE OF A NEW OWNER'S DUPLICATE OF TRANSFER CERTIFICATE OF TITLE NO. T-731949

HEIRS OF ALEXANDER S. MANCE
 Represented by his Attorney-in-Fact
AXEL RAYMOND A. MANCE,
 Petitioners,

-versus- LRC Case No. 8843-2024-17

REGISTER OF DEEDS OF BACOR CITY,
 Respondent.

X----- X

NOTICE OF HEARING

A Petition for the Issuance of a **New Owner's Duplicate Copy of Transfer Certificate of Title No. T-731949** in the name of **Alexander S. Mance married to Rosalinda P. Aguilar-Mance** was filed in this Court.

NOTICE IS HEREBY GIVEN THAT said petition has been set for hearing on **August 6, 2024 at 1:30 in the afternoon** in this Court, on which date, hour, and place, any person interested is cited to appear and show cause why the same should not be granted.

Let this Notice be published once a week for three (3) consecutive weeks in a newspaper of general circulation in the cities and province of Cavite, to be determined by raffle.

Let a copy of this Notice and that of the Petition be furnished the Register of Deeds of the Province of Cavite and be posted by the Sheriff of this Court in three (3) conspicuous places in Bacoor City where the property is located.

WITNESS THE HONORABLE FROILAN B. PITPIT, Assisting Judge of this Court, this 25th day of April, 2024 at Bacoor City, Cavite.

(Sgd.) **ATTY. ROXANNE DAPHNE O. LAPAAN**
 Clerk of Court V

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: May 20, 27 & June 3, 2024

LEGAL NOTICES

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

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

-versus- **FNC-2024-50**

For: Extra-Judicial Foreclosure of
 Real Estate Mortgage under Act
 3135, as Amended by Act 4118

MYLENE APOLONIA ALIPUSTAIN
 married to **SANTIAGO MANALO ALIPUSTAIN**,
 Mortgagor.

X- - - - - X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by the Act No. 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, Mortgagee, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **MYLENE APOLONIA ALIPUSTAIN married to SANTIAGO MANALO ALIPUSTAIN**, with postal address at ROSAL ST., SUNRISE SUBDIVISION, BAGBAG II, ROSARIO, CAVITE and LOT 17, BLOCK 67, PHASE 2 PASINAYA HOMES, BRGY. SABANG (FORMERLY TIMALAN), NAIC, CAVITE to satisfy the mortgage indebtedness which as of February 20, 2024 amounts to **FOUR HUNDRED FIFTY FOUR THOUSAND ONE HUNDRED THIRTY THREE PESOS AND 83/100 (P454,133.83)** Philippine Currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on **June 25, 2024 at 10:00 in the morning** or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic Cavite, to the highest bidder, for CASH and in Philippine Currency, the following described property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2018043548

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF SABANG (FORMERLY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:
Lot No: 17 Block No. 67, Plan No: PSD-04-246095
Portion of: SUBD. OF LOT 2933, FLS-986-D NAIC ESTATE (VS-04-000597) LRC RECORD NO. 8340
Location: BARANGAY OF SABANG (FORMERLY TIMALAN), MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON.

Boundaries:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NW	LOT 18, BLOCK 67, PSD-04-246095
2-3	NW	LOT 16, BLOCK 68, PSD-04-246095
3-4	NE	LOT 15, BLOCK 68, PSD-04-246095
4-5-6	SE, NE	., BLOCK 69, PSD-04-246095
6-7	SE	ALLEY LOT 41, PSD-04-246095
7-1	SW	LOT 16, BLOCK 67, PSD-04-246095

Area : THIRTY SEVEN SQUARE METERS (37), more or less
Description Corners: All points are referred on the plan by P.S. Cyl. Conc. Mons. 15x40 CMS

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

In the event the public auction should not take place on the said date, it shall be held on **July 02, 2024** without further notice.

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

Naic, Cavite, April 26, 2024.

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

Copy furnished:

MARIA VICTORIA D. CAPIRAL
 c/o **ATTY. POMPEYO P. MAYNIGO**
 Counsel for the Mortgagee

Republic of the Philippines
 Fourth Judicial Region
 REGIONAL TRIAL COURT, Branch 19
 for
 REGIONAL TRIAL COURT, Branch 114
 City of Bacoor, Cavite
 Email: rtc19.114bacoor@gmail.com

IN RE: PETITION FOR ISSUANCE OF OWNERS DUPLICATE COPY OF TRANSFER CERTIFICATE TITLE NO. T-195486 ISSUED IN THE NAME OF **ALEX B. MONTEFALCON MARRIED TO ANGELITA P. MONTEFALCON** IN LIEU OF THE LOSS COPY.

LRC CASE NO. 8843-2024-47

ALEX B. MONTEFALCON AND ANGELITA P. MONTEFALCON, HEREIN REPRESENTED BY **EVELYN Y. EMPERANTE**, BY VIRTUE OF SPECIAL POWER OF ATTORNEY,
 Petitioner,

X- - - - - X

ORDER

This is a petition filed by petitioner, through counsel, for the issuance of new owner's duplicate copy of **Transfer Certificate of Title No. T-195486** under the name of **Alex B. Montefalcon Married to Angelita P. Montefalcon** of the Registry of Deeds of Trece Martires, for the Province of Cavite on the grounds alleged therein.

Finding the petition to be sufficient in form and substance, let the hearing for the issuance of new owner's duplicate copy of **Transfer Certificate of Title No. T-195486** issued in the name of **Alex B. Montefalcon married to Angelita P. Montefalcon** be set on **September 13, 2024 at 1:30 in the afternoon**. Any person interested is cited to appear and show cause why the same should not be granted.

Let this Order be published once a week for three (3) consecutive weeks in a newspaper of general circulation in the Cities and Province of Cavite.

The Sheriff of this court is ordered to post copies of this Notice in three (3) conspicuous places in the City of Bacoor, where the property is located, particularly in the main entrance of the City Hall Building, the Hall of Justice of Bacoor City and the Barangay Hall where the property is situated.

SO ORDERED.

IN CHAMBER. City of Bacoor, Cavite, May 7, 2024.

(Sgd.) **NIKKI ROSE DELA PEÑA ESPERANZA**
 Assisting Judge

Copy Furnished:

Alex B. Montefalcon and Angelito P. Montefalcon Represented by Evelyn Y. Emperante (Petitioner) – Block 3 Lot 7 Everlasting Street F&8 de Castro Subdivision, Niog 3, Bacoor City, avante

Atty. Jerome G. Salazar (Counsel for Petitioner)
 Bayanan, Bacoor City, Cavite

Registry of Deeds Bacoor City, Cavite
 Registry of Deeds, Trece Martires, Cavite
 OCC RTC Bacoor Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: May 20, 27 & June 3, 2024

JRDC Building 117 Sen. Gil Puyat Ave., Pasay City

MYLENE APOLONIA ALIPUSTAIN married to SANTIAGO MANALO ALIPUSTAIN
 ROSAL ST., SUNRISE SUBDIVISION, BAGBAG II, ROSARIO, CAVITE / LOT 17, BLOCK 67, PHASE 2 PASINAYA HOMES, BRGY. SABANG (FORMERLY TIMALAN), NAIC, CAVITE

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: May 27, June 3 & 10, 2024

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

HOME DEVELOPMENT MUTUAL FUND
 Petitioner-Mortgagee,

-versus- **FNC-2024-65**

MARGARITA DELA CRUZ FAGEL,
 Married to **AFRONIANO TAMANA FAGEL**,
 Respondent-Mortgagors.

X- - - - - X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial petition for sale under Act No. 3135, as amended by the Act No. 4118 filed by **HOME DEVELOPMENT MUTUAL FUND**, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against **MARGARITA DELA CRUZ FAGEL Married to AFRONIANO TAMANA FAGEL** Mortgagors, with postal address at 302 Panay St., Pitogo, Makati City, Metro Manila and/or Lot 16, Block 3, Ciudad Nuevo Subd., Phase 2, Barangay Timalan, Naic, Cavite to satisfy the mortgage indebtedness which as of April 2, 2024 amounted to **TWO HUNDRED THIRTY THOUSAND THREE HUNDRED FIFTEEN PESOS AND 28/100 (Php230,315.28)** Philippine Currency, excluding penalties, Attorney's fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on **June 13, 2024 at 9:00 in the morning** or soon thereafter at the Regional Trial Court, Naic Cavite, to the highest bidder in CASH or MANAGER'S CHECK and in Philippine Currency, the property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2013030452

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: A PARCEL OF LAND (LOT 16, BLOCK 3 OF THE CONSOLIDATION SUBDIVISION PLAN PCS-04-024418, BEING A PORTION OF LOTS 2965-B AND 2968-B, PSD-04-199019, L.R.C. RECORD NO.), SITUATED IN BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 15 BLOCK 3; ON THE NE., ALONG LINE 2-3 BY LOT 13 BLOCK 3 AND ALONG LINE 3-4 BY LOT 12 BLOCK 3; ON THE SE., ALONG LINE 4-5 BY LOT 17 BLOCK 3; AND ON THE SW., ALONG LINE 5-1 BY ROAD LOT 4 (6.50 M.), ALL OF THE CONSOLIDATION SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S 54 DEG. 54'E, 2304.24 M. FROM MON 17 NAIC ESTATE, THENCE; N 70 DEG. 21'E, 9.00 M. TO POINT 2; S 19 DEG. 39'E, 5.00 M. TO POINT 3; S 19 DEG. 39'E, 1.00 M. TO POINT 4; S 70 DEG. 21'W, 9.00 M. TO POINT 5; N 19 DEG. 39'W, 6.00 M. TO POINT OF BEGINNING. CONTAINING AN AREA OF **FIFTY FOUR (54) SQUARE METERS.** x x x

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

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

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

Municipality of Naic, Province of Cavite, May 15, 2024.

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

Copy furnished:

HOME DEVELOPMENT MUTUAL FUND

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

MARGARITA DELA CRUZ FAGEL Married to AFRONIANO TAMANA FAGEL

302 Panay St., Pitogo, Makati City, Metro Manila and/or Lot 16, Block 3, Ciudad Nuevo Subd., Phase 2, Barangay Timalan, Naic, Cavite

MARIA VICTORIA D. CAPIRAL

c/o **ATTY. JEFFREY A. RAMIENTAS, CPA** – Attorney-In-Fact, GREAT SOURCE CORPORATION 2546 A, Bonifacio St., Bangkal, Makati City

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: May 20, 27 & June 3, 2024

LEGAL NOTICES

**Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF
Dasmariñas City, Cavite**

NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC),
Petitioner/Mortgagee,

-versus- File No. FC-DC-1349-24
For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135, As Amended by Act No. 4118

ALFREDO H. ALBEZA married to JOSEFINA V. ALBEZA,
Respondents/Mortgagors.

X----- X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act No. 3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, **NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at 104 Amorsolo St., Legaspi Village, Makati City, in favor of CONFEDERATION PROPERTIES, INCORPORATED, a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines with principal place of business at 690-A Quirino Avenue, Tambo, Parañaque City, M.M. against the respondents/mortgagors, **ALFREDO H. ALBEZA married to JOSEFINA V. ALBEZA** with postal address at Lot 13, Blk. 26, City Homes-Resortville, Bo. Lancaan, Dasmariñas City, Cavite; Spratley Island Blk. 1, Lot 14, Better Living, Parañaque, Metro Manila, and for the satisfaction of the mortgaged debt which as of 30 April 2024 amounts to **FIVE HUNDRED FIFTY THREE THOUSAND SIX HUNDRED SEVENTY TWO PESOS & 99/100 (Php553,672.99)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **July 05, 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-454114

IT IS HEREBY CERTIFIED that certain land situated in the MUN. OF DASMARIÑAS, PROVINCE OF CAVITE, bounded and described as follows: A parcel of land (Lot 13, Blk. 26 of the subd., plan, PSD-042106-064738, being a portion of Lot 3824-B, PSD-77337, L.R.C. Rec. No.), situated in the Bo. of Lancaan, Municipality of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 15 Blk. 26; on the SE., along line 2-3 by Alley 15, (4.00 m. wide); on the SW., along line 3-4 by Lot. 11 and on the NW., along lines 4-1 by Lot 14, both of Blk. 26, all of the subd. plan. Beginning at a pt. marked "1" on plan being S. 34 deg. 01'W., 376.40 m. from MON. No. 143, Imus Estate; Thence S. 36 Deg. 46'E., a 9.50 m. to point 2; thence S. 53 Deg. 14'W., 4.00 m. to the point 3; thence N. 36 deg. 46'W., 9.50 m. to point 4; thence N. 53 Deg. 14'E., 4.00 m. to the point of beginning; containing an area of **THIRTY EIGHT (38) SQ. METERS**. All points referred to are indicated on the plan and are marked on the ground by P.S. Cyl. Conc. Mons. 15x60 cm; bearings true; date of original survey July 27, 1905-June 1, 1906 and that of the subdivision survey: March 15-July 15, 1993 and was approved on August 13, 1993.

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 July 19, 2024 at the same time and place without further notice.

Dasmariñas City, Province of Cavite, May 22, 2024.

(Sgd.) GERALD A. FARGAS

**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-23-101
FOR: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135, as amended by Act No. 4118

CYNTHIA C. PLASUELO,
Mortgagor.

X----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement executed and notarized on February 18, 1999 by Mortgagor **CYNTHIA C. PLASUELO**, single, of legal age, Filipino citizen, with residence and postal addresses at (1) #861 Kundiman Street, Sampaloc, Manila and (2) Lot 8 Blk. 30, Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. (T-843394) 11791** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Respondents/Mortgagors in the amount of **THREE HUNDRED TWO THOUSAND NINE HUNDRED SEVENTY-NINE PESOS AND 02/100 (Php302,979.02)** inclusive of interest, penalties and other charges, as of September 5, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Rhiz Sañel C. Toledo, will sell at public auction on **August 13, 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-843394) 11791

Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in the MUN. OF SILANG, PROV. OF CAVITE, bounded and described as follows: A parcel of land (Lot 8, Blk. 30 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, Cad-04-006071-D, Lot 15709-A, Cad-042118-012810-D & Lot. Blk. 71, Pcs-04-011250, LRC. Rec. No.),

Sheriff IV

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

Copy furnished:

NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)
Atty. Joanne S. Dizon
Counsel for NHMFC
104 Amorsolo St., Legaspi Village, Makati City

ALFREDO H. ALBEZA married to JOSEFINA V. ALBEZA
Lot 13, Blk. 26, City Homes-Resortville, Bo. Lancaan, Dasmariñas City, Cavite;
Spratley Island Blk. 1, Lot 14, Better Living, Parañaque, Metro Manila

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: May 27, June 3 & 10, 2024

situated in the Brgy. of Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the NW., along line 1-2 by Rd. Lot 28 (8.00 m. wide); on the NW., along line 2-3 by Lot 7, Blk. 3; on the SE., along line 3-4 by Lot 15709-B, Cad-042118-012810-D; on the SW., along line 4-1 by Lot 9, Blk. 30; on the cons./subd. plan; Beginning at a pt. marked "1" on plan being S. 64 deg. 44'E., 5123.80 m. from BLLM No. 1, Cad. 452-D, Silang Cad.; thence N. 64 deg. 53'E., 4.52 m. to pt. 2; thence S. 19 deg. 54'E., 12.32 m. to pt. 3; thence S. 68 deg. 48'W., 4.50 m. to pt. 4; thence N. 19 deg. 54'W., 12.01 m. to pt. 1; beginning, containing an area of **FIFTY-FIVE (55) 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 to Dec. 4, 1975 and 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* **CYNTHIA C. PLASUELO**, single, of legal age, Filipino.

In the event the public auction should not take place on the said date, it shall be held on **August 20, 2024** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T-843394) 11791**, 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, May 15, 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 ATTY. RIZALDY F. DE LEON
BERNALES & ASSOCIATES
Representative of Mortgagee
Suites 6 Third Floor, A. Francisco Gold condominium I, 764 EDSA West Kamias District, Quezon City

CYNTHIA C. PLASUELO
Mortgagor
(1) #861 Kundiman Street, Sampaloc, Manila
(2) Lot 8 Blk. 30, Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: May 27, June 3 & 10, 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, (PAG-IBIG FUND)**, against **WALTER B. DOHINA** represented by his Attorney-in-Fact, **Marcelo Dimailig**, filed at RTC Dasmariñas with **FC-DC-0613-23** has an error on the **#122 (B) Magsaysay Avenue, Purok I Magsaysay, San Pedro, Laguna and Lot 31 Blk. 4, St. Joseph Ridgeview, Barrio of Paliparan 2, Dasmariñas City, Cavite; LRC Rec. No.);** being **S. 00; EIGHTY (80) Sq. Meters.; 15X40 cm and July 27, 1995 – June 11, 1908** and that of subd. survey. The right and correct entry should be **#0122 (B) Magsaysay Avenue, Purok I Magsaysay, San Pedro, Laguna and Lot 31 Blk. 4, St. Joseph Ridgeview, Barrio Paliparan 2, Dasmariñas, Cavite; LRC Rec. No. 8843);** being **S. 00; Deg 59' W., 641.16 M. from Mon. No. 74, Imus Estate, thence N. 50 Deg. 40' W., 10.00 M. to point 2; EIGHTY (80) Square Meters, more or less; 15X40 cms and July 27, 1905 – June 11, 1908 and that of the subd. survey.** which was not included on the original notice, dated on **April 24, May 1 & 8, 2023.** Our apology.

The Publisher

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Date: May 27, 2024

LEGAL NOTICES

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Branch 109

City of Carmona, Cavite
 2nd Flr., Hall of Justice Bldg., Brgy.
 Maduya, Carmona, Cavite
 Email add: rtc2cac109@judiciary.gov.ph;
 Tel. No. (046) 4828527

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

-versus- **EJF-2024-38**
 For: EXTRA JUDICIAL FORECLOSURE
 OF REAL ESTATE MORTGAGE UNDER
 ACT 3135, AS AMENDED BY ACT 4118

LIZA G. SANCHEZ married to
OSCAR A. SANCHEZ,
 Mortgagor/Borrower.

X----- X

NOTICE OF SHERIFF'S SALE

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the mortgagor/borrower, **LIZA G. SANCHEZ** married to **OSCAR A. SANCHEZ**, with postal address/es at 1.) Lot 3 Block 34 Carmona Townhomes, Bo. Milagrosa, Carmona, Cavite; and 2.) Lot 9 Block 20, Carmona Townhomes, Ulong Tubig, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 12 March 2024 amounts to **TWO HUNDRED SIXTY SIX THOUSAND SEVEN HUNDRED NINETY PESOS AND 26/100 (PhP266,790.26)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will SELL at public auction on **July 4, 2024 at 1:00 o'clock in the afternoon** at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for CASH or MANAGER'S CHECK, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2011013268

IT IS HEREBY CERTIFIED that certain land situated in BRGY. ULONG TUBIG, MUN. OF CARMONA, PROV. OF CAVITE, IS. OF LUZON, bounded and described as follows: "A PARCEL OF LAND (LOT 9, BLK. 20 OF THE CONS-SUBD. PLAN, PCS-04-009342, BEING A PORTION OF THE CONS. OF LOTS 739, 740 & 741, CAD-285, CARMONA CADASTRE; LRC REC. NO.) SITUATED IN THE BRGY. ULONG TUBIG, MUN. OF CARMONA, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 9 BLK. 20; ON THE SW., ALONG LINE 2-3 BY RD. LOT 9; ON THE NW., ALONG LINE 3-4 BY LOT 7, AND ON THE NE., ALONG LINE 4-1 BY LOT 10, BOTH OF BLK. 20, ALL OF THE CONS-SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 05 DEG. 15'E., 79.77 M. FROM MON. NO. 6, CAD-285, CARMONA CADASTRE; THENCE S., 56 DEG. 10'W., 10.00 M. TO PT. 2; THENCE N., 33 DEG. 50'W., 3.50 M. TO PT. 3; THENCE N., 56 DEG. 10'E., 10.00 M. TO PT. 4; THENCE S., 33 DEG. 50'E., 3.50 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **THIRTY FIVE (35) SQUARE METERS**. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15 X 60 CM; BEARING TRUE DATE OF ORIGINAL SURVEY AUG. 16, 1940-JUNE 31, 1941 AND THAT OF THE CONS-SUBD. SURVEY FEB 7-11, 26, 1994 (AND MARCH 1-9, 1994 AND WAS APPROVED ON JAN. 13, 1995."

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **July 11, 2024** at the same time and place without further notice.

20th day of May, 2024 at City of Carmona, Cavite.

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Branch 109

City of Carmona, Cavite
 2nd Flr., Hall of Justice Bldg., Brgy. Maduya,
 Carmona, Cavite
 Email add: rtc2cac109@judiciary.gov.ph; Tel.
 No. (046) 4828527

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

-versus- **EJF-2024-43**
 For: EXTRA JUDICIAL FORECLOSURE
 OF REAL ESTATE MORTGAGE UNDER
 ACT 3135, AS AMENDED BY ACT 4118

MICHELLE D. DIONEDA,
 Mortgagor/Borrower.

X----- X

NOTICE OF SHERIFF'S SALE

Upon Extra-Judicial petition for sale under Act No. 3135, as amended by Act 4118 filed by the mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund)**, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the mortgagor/borrower, **MICHELLE D. DIONEDA**, with postal address/es at 1.) #56 Teachers Cmpd., Ph. 2, Sitio I, Brgy. West Rembo, Makati City, Metro Manila; and 2.) Lot 26 Block 27 Phase 2, Terraverde Residences, Barangay Bangkal, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 30 April 2024 amounts to **ONE MILLION ONE HUNDRED EIGHTY THOUSAND THREE HUNDRED SEVENTY FIVE PESOS AND 25/100 (PhP1,180,375.25)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will SELL at public auction on **July 4, 2024 at 1:00 o'clock in the afternoon** at the Court Room of Branch 109, Regional Trial Court, Hall of Justice Building, Carmona, Cavite to the highest bidder for CASH or MANAGER'S CHECK, in Philippine currency, the mortgaged property/ies with all the improvements thereon to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021020583

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

LOT NO: 26, BLOCK NO: 27, PLAN NO: PCS-04-030820
PORTION OF: CONS-SUBD. OF LOTS A-1, A-2, A-3 ALL OF PSD-04-238397 AND LOT 13, BLOCK 29, (RESERVED AREA), PCS-04-030323 LRC RECORD NO. 146623
LOCATION: BARANGAY OF BANGKAL, MUNICIPALITY OF CARMONA, PROVINCE OF CAVITE, ISLAND OF LUZON

(Sgd.) CATHERINE A. PERAN
 Court Legal Researcher /
 Officer-in-Charge

Prepared by:

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

Copy furnished:

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

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

LIZA G. SANCHEZ / OSCAR A. SANCHEZ
 1.) Lot 3 Block 34 Carmona Townhomes Bo. Milagrosa,
 Carmona, Cavite
 2.) Lot 9 Block 20 Carmona, Townhomes Ulong Tubig,
 Carmona, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: May 27, June 3 & 10, 2024

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 28, BLOCK 27, PCS-04-030820
2-3	NW	ROAD LOT 31, PCS-04-030820
3-4	NE	LOT 24, BLOCK 27 PCS-04-030820
4-1	SW	LOT 25, BLOCK 27, PCS-04-030820

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

LINE	BEARING	DISTANCE
TO CORNER 1	S. 72 ° 17' W	4245.68 M.
1-2	N. 21 ° 57' W	9.00 M.
2-3	S. 68 ° 03' E	7.00 M.
3-4	S. 21 ° 57' E	9.00 M.
4-1	S. 68 ° 03' W	7.00 M.

AREA: SIXTY THREE SQUARE METERS (63), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED ON THE PLAN BY P.S. CYL. CONC. MONS 15X40 CMS
BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: AUGUST 22 TO 23, 1917

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

DATE OF APPROVED SURVEY: JULY 17, 2017

GEODETIC ENGINEER: ELMERITOC. ROBLES

NOTES:

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **July 11, 2024** at the same time and place without further notice.

20th day of May, 2024 at City of Carmona, Cavite.

(Sgd.) CATHERINE A. PERAN
 Court Legal Researcher /
 Officer-in-Charge

Prepared by:

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

Copy furnished:

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

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

MICHELLE D. DIONEDA
 1.) #56 Teachers Cmpd., Ph. 2, Sitio I Brgy. West Rembo,
 Makati City, Metro Manila
 2.) Lot 26 Block 27 Phase 2 Terraverde Residences
 Barangay Bangkal, Carmona, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: May 27, June 3 & 10, 2024

Imbensiyong Pinoy from page 1

pagpapaunlad ng mga nagpapakita ang produktong pangkalusugan na makakatulong sa mas maraming Pilipino. Sa kanyang talumpati, binigyang-diin ni DOST Secretary Renato Solidum na ang pagkilalang ito mula sa Poland ay isang patunay ng kalidad ng pananaliksik at inobasyon, at pakikipagtulungan ng ahensya sa pribadong sektor.

Malaki rin ang naging pasasalamat ni BauerTek General Manager Richard Nixon Gomez sa DOST sa walang sawa nitong pagtulong at patuloy na pagtitiwala. Bagamat hindi pa legal sa bansa ang medical cannabis, nagpapakita ang pagkakapanalo ng CanCur na siguradong makapagbibigay ito ng mas mabisa, ligtas, at inaasahang mas murang gamot para sa mga p a s y e n t e n g nangangailangan.

Ang tatlong gintong parangal mula sa Poland ay nagsilbing inspirasyon hindi lamang sa BauerTek kundi sa lahat ng mga lokal na kumpanya na naglalayong makilala sa larangan ng agham at teknolohiya. Sa tulong ng DOST, inaasahan na mas marami pang Pilipinong siyentipiko at negosyante ang mag-aambag sa pagpapaunlad ng ating bansa.

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, Pcd-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, 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

Publication: PMC Pulso ng Makabagong Caviteño News Publication
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REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
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
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-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 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, DASMA 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. CONCHU, CITY OF TRECE MARTIRES, PROVINCE OF CAVITE. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 5; ON THE SW., ALONG LINE 2-3-4 BY LOT 16; ALONG LINE 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 8-9-10-11-1 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, 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 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, DASMA 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:

**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

**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.

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, **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 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.

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, **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, Psd-04-079731 & Lot 2052-4-2, Psd-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 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

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

MPT South

from page 1

Among the Ka-Biyaheros were go-to content creators Joseph Verallo, Karla Obispo (Travel With Karla), Darwin and Hershey (DarSheyGoesTo), Mark Liveta and Gael Dela Rea (All About Cavite), Nani Ocampo (Hello Eats Nani), Editha and Kristian (Lakwatsero Caviteño), Darren Antones (Dabyahero), Em Suringa (KaEmtayo), Jen Sapida-Ocampo (The Social Momdia), Jayvee Manabat (Travel ni Bes), Eric Bernardo (Hungry Byaheros) and Bradley Bedruz (Aliventures).

Chery Auto Philippines was the official mobility partner of MPT South for this year's Biyaheng South Summer Tour. Throughout the trip, Ka-Biyaheros rode in style in Chery's impressive vehicle line-up: Tiggo 5x Pro Hybrid, Tiggo 7 Pro Hybrid, Tiggo 8 Pro All-Wheel Drive, and Tiggo 8 Plug-in Hybrid Electric Vehicle (PHEV).

Not only do these vehicles have stylish designs, but it also provided the Ka-Biyaheros maximum comfort making the Chery vehicles their perfect companion for the journey.

The Ka-Biyaheros definitely enjoyed the convenience of the advanced technology, not to mention the fuel efficiency, of their Chery Tiggo service vehicles.

The adventure commenced with a warm welcome at Hotel Kimberly Tagaytay, a family-friendly retreat known for its comfortable accommodations, delightful farm experience, and a range of recreational activities. This serene hotel provided the perfect starting point for the summer tour. It offered the Ka-Biyaheros a relaxing environment with stun-

ning views of Tagaytay. Next, the Ka-Biyaheros headed to Gratchi's Nature Farm Getaway in Silang, where they engaged in a variety of summer activities, including low ropes courses and ATV rides. This destination is perfect for thrill-seekers and nature lovers alike, offering an exciting blend of adventure and relaxation. After the physical activities, Gratchi's provided a refreshing meal, rounding off the day with delicious local cuisine.

Day one concluded with a visit to Alitaptap Art Cafe, an artist community studio in Amadeo, Cavite, offering a vibrant space for creativity and cultural exploration. Here, the Ka-Biyaheros visited seven artists' studios, each with different meanings and stories, immersing themselves in the rich narratives and diverse perspectives of the local art scene. Afterward, Alitaptap presented their new menu to the content creators, adding a delightful culinary experience to the cultural journey.

The second day kicked off by having lunch at Asiong's Caviteño Restaurant, which is renowned for its delectable traditional Caviteño cuisine. The restaurant offers a variety of Cavite dishes infused with Spanish culinary influences.

The Ka-Biyaheros had a blast exploring a farm and getting hands-on with traditional coffee-making at Amadeo Artisan. This experience not only heightened their understanding of local culinary customs but also shed light on sustainable farming methods.

Ms. Arlette Capistrano, Vice President for Com-

munication and Stakeholder Management Division of MPT South, expressed her enthusiasm for the event, "The Biyaheng South Summer Tour 2024 perfectly embodies our commitment to connecting people to the rich cultural and historical heritage of Cavite. By leveraging our expressway network, we aim to provide unparalleled access to these hidden gems and enhance the travel experience for all Filipinos. This tour is just one of the many ways we are working to promote local tourism and support the communities we serve."

Biyaheng South is an award-winning tourism advocacy program of MPT South that is active on social media platforms like Facebook, TikTok, and Instagram. It promotes the toll road network CAVITEX, CAVITEX C5 Link, and CALAX as gateways to the sensational sites and attractions in the South. With over 30,000 combined followers on digital platforms, Biyaheng South has generated more than two million views on TikTok, increasing vehicle traffic along its expressways and helping boost the economic growth of Cavite and Laguna provinces.

MPT South is a subsidiary of Metro Pacific Tollways Corporation (MPTC). Aside from the CAVITEX and CALAX network of toll roads, MPTC also holds the concession for the Subic-Clark-Tarlac Expressway (SCTEX), North Luzon Expressway (NLEX), NLEX Connector Road, and Cebu-Cordova Link Expressway (CCLEX) in Cebu.

For inquiries about this press release, please contact corpcomm@mptsouth.com or message us at <https://www.facebook.com/biyahengsouth>



Philippine Health Insurance Corporation
ADVISORY
No. 2024 - 0021



Clarification on Z Benefits Package for Breast Cancer

PhilHealth informs all its PhilHealth Regional Offices, contracted healthcare facilities (contracted HFs), and all others concerned of the following updated forms:

Z Benefits Package for Breast Cancer
Annex A.2: Pre-authorization Checklist and Request Form
Annex C.5.3: Checklist of Mandatory and Other Services for Targeted Therapy - Tranche 3

The forms on the PhilHealth website shall be updated and may be downloaded at <https://www.philhealth.gov.ph/downloads/>

Further, PhilHealth requires all contracted HFs to provide the necessary documents for claims submission as listed in the corresponding Annex E: Checklist of Requirement for Reimbursement.

Further inquiries may be referred to the PhilHealth Action Center Hotline (02) 8662-2588 or through email at actioncenter@philhealth.gov.ph.

For your information and guidance.

(Sgd.) EMMANUEL R. LEDESMA, JR.
President and Chief Executive Officer

Date signed: April 30, 2024

DOST Region 02

from page 12

The program began with Engr. Rocela Angelica Gorospe, Provincial Director of PSTC Quirino, who delivered the welcome message on behalf of Dir. Bilgera, emphasized the importance of DOST's SETUP in strengthening MSMEs to continue to serve as one of the backbones of the Philippine economy.

"I believe that through the collaborative efforts of DOST Region 02, and other government agencies, we can extend more help to micro, small, and medium enterprises, enabling them to thrive in a global competitive market," PD Gorospe added in her message.

The highlight of the event was the awarding ceremony, where Engr. Sylvia Lacambra, Assistant Regional Director for Field Operations Services (FOS) and PSTO Quirino PD Engr. Rocela Angelica Gorospe handed over the iFund assistance to the deserving 38 SETUP beneficiaries.

Moreover, to hear valuable insights into the impacts of the program

on their firms, 6 SETUP beneficiaries led by Mr. Arthur Tabbu, manager of Lighthouse Cooperative, took the stage to share their inspiring experiences with the audience.

Additionally, Engr. Jude Michael Magora, Project Assistant II, provided a comprehensive orientation on SETUP guidelines and the Memorandum of Agreement (MOA) to ensure a proper understanding of the roles and obligations of both parties.

For the afternoon session, Ms. Desiree S. Angolluan, OIC-Division Chief of DTI Region 2, briefly presented the MSME Development Plan 2017-2022 framework and valuable information on Department of Trade and Industry (DTI) programs and services available to MSMEs. She highlighted the resources for trade promotion, product development, and market access, empowering businesses to reach new heights.

Meanwhile, to provide valuable knowledge to help businesses improve

their operations and achieve higher standards, Engr. Rocela Angelica Gorospe, PD of PSTO-Quirino, delivered a presentation on the concept of the Philippine Quality Award (POA) process. This process improves MSMEs' performance and competitiveness based on Total Quality Management (TQM) principles. Her insights provided valuable knowledge to help businesses improve their operations and achieve higher standards.

Lastly, ARD Engr. Sylvia Lacambra, reiterated in her closing remarks the importance of the program in making firms competitive in their respective industries and raising the caliber of their goods and services.

"Let's address problems and challenges together... Nawa'y ipagpatuloy natin ang inobasyon sa ating mga negosyo," ARD Lacambra further added in her closing message.

Along with the awardees, DOST R02 staffs and PSTO representatives were also present at the event. **#OneDOST4U**
#DOSTRegion02

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, Almazna 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, 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. 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, Almazna 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

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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-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.

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Trece Martires City, May 9, 2024.

(Sgd.) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

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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

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Unveiling Boundless Horizons: Science Beyond Borders Takes Flight



In its twin event celebration of the 2024 Science Food Festival and IFWD PH Summit, DOST-NCR launched its campaign for 2024-2028 to reach more audience and target beneficiaries beyond borders by staging and providing science, technology and innovation-based solutions in different approaches than the usual.

In her launching speech, DOST-NCR Regional Director Engr. Romelen T. Tresvalles mentioned that Science Beyond Borders is not just a tagline for a campaign, but now the way how DOST-NCR shall approach provision of programs and services to better serve the public, employing futures thinking approaches in planning, STI mainstreaming, and science communication initiatives.

As part of its strategies to communicate science, DOST-NCR stages the Science Food Festival and the Innovations for Filipinos Working Distantly from the Philippines (iFWD PH) Summit until June 1, 2024 at the Lucky Chinatown Mall, Binondo, Manila.

Aside from the campaign launch, this twin event also serves as the platform for the official launch of two innovative products: the Okara Energy Drink, developed by the Modular Multi-Industry Innovation Center (MMIC) of the DOST's Industrial Technology Development Institute (ITDI), and Okara Flour, developed by the Polytechnic University of the Philippines. It also featured MOU Signing activities with partners for the implementation of the iFWD PH Program namely PCCI Las Piñas, Global Filipino Movement, Online Microsellers Multipurpose Cooperative, and Department of Migrant Workers.

The 4-day event also features bazaars showcasing DOST-NCR assisted MSMEs and partners. Additionally, a Science-Based Technical Advisory Roving Clinic (STARC) is stationed at the venue, offering a space where MSMEs and aspiring entrepreneurs can seek business consultations. (Text and Photo Grab: DOST NCR)

DOST Region 02 Awards P42M iFund to Empower Over 38 MSMEs in the Region

Acknowledging the vital role of MSMEs in the Philippine economy, the Department of Science and Technology (DOST) Region 2, under the leadership of Dir. Virginia G. Bilgera, awarded a total of P42 million in innovation fund (iFund) assistance to 38 Micro, Small, and Medium Enterprises (MSMEs) across the region with the batch name PRIMERO, which stands for Primary Entrepreneurs Offering Business Opportunities. The ceremony was held at Pulsar Hotel Cagayan today, May 24, 2024.



DOST's Small Enterprise Technology Upgrade Program (SETUP), serves as one of the initiatives of the government to support the business sector by providing them with assistance such as financial aid, regulatory reforms, skills development, and market access. DOST REGION 02 • 11

2024 Regional Science, Technology, and Innovation Week in Caraga

Innovate For Impact:

Transforming Caraga's **Fishery, Agroforestry, Mining,** and **Ecotourism** Economy through Science, Technology, and Innovation.

June 6 - 9, 2024 **Robinsons**
Butuan

Media Partner: **Papi**

