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Cardinal Jose Advincula presides over the Christmas Eve Mass at the Manila Cathedral, Tuesday, Dec. 24, 2024. ERIC PAUL GUAN-LAO/MANILA CATHEDRAL

'Be heralds of joy and hope,' Cardinal Advincula tells Catholics

The head of Manila's Roman Catholic Church urged the faithful to embrace hope and joy as the Universal Church enters the Jubilee Year.

Cardinal Jose Advincula called on Catholics to become "agents of hope" and "heralds of joy" in their communities, encouraging them not to let despair take away their hope.

"Let us start our journey together as pilgrims of hope," Advincula said in his Christmas message.

"Jesus, born among us, is the reason for our hope. Without Jesus, there is no hope. His love makes us stronger to face all life's difficulties. His hope will not disappoint us," he said.

BE HERALDS • 6

Gov. Tolentino spearheaded the WWP in the municipality of Ternate and Tagaytay City



The provincial government of Cavite under the leadership of Governor Athena Bryana D. Tolentino spearheaded the Women's Welfare Program in the municipalities of Ternate and Tagaytay City on December 20, 2024, as part of her administration's continued efforts to uplift and empower women in the province of Cavite.

Held at Poblacion I, Ternate and Tagaytay International Convention Center, the program distributed P2,000 cash assistance to 2,000 GOV. TOLENTINO • 6

Pangilinan-Led Expressways to Offer Toll-Free Passage This Holiday Season

In celebration of the holiday season, Metro Pacific Tollways Corporation (MPTC) is pleased to announce a toll-free initiative for motorists during select hours over the Christmas and New Year celebrations.



Motorists can enjoy free toll passage on the following expressways — NLEX, SCTEX, NLEX Connector, CAVITEX, and CALAX — during the festive hours of December 24 from 10:00 PM to December 25 at 6:00 AM, and again from December 31 at 10:00 PM to January 1 at 6:00 AM. PANGILINAN • 6

NEWS

Completion of the CHAMPS Rizal Program

Antipolo City – The DTI Rizal proudly celebrated the successful completion of the CHAMPS Rizal Program, the initiative program of the agency by offering hands-on training, mentorship, and practical resources to support and guide novice entrepreneurs, during a recognition event held at the Ynares Multi-Purpose Hall. The ceremony recognized 25 beneficiaries who have completed all modules of the program, showcasing their dedication and commitment to business growth and development.

The event was hosted

by John Francis L. Sta. Rita, Negosyo Center Business Counselor and coordinator of the CHAMPS Rizal Program.

Ms. Sharon F. Dioco, DTI Rizal's BDD Chief, highlighted the program's success, revealing that a total of 810 participants had been catered to through online sessions. She praised the 25 graduates for their hard work and dedication, noting their successful completion of all modules. She also expressed gratitude to the mentors and guest speakers who contributed to the program's

success.

In her inspirational message, Ms. Cleotilde M. Duran, Provincial Director of DTI Rizal, inspired the graduates by urging them to start small and trust the guidance of DTI Rizal and other government agencies as they continue their entrepreneurial journeys. Drawing from her own experiences as a young entrepreneur, she encouraged the graduates to prioritize self-investment and health while enjoying the entrepreneurial process.

Ms. Marlene De Luna and Ms. Jonalyn Adaya led the awarding of cer-



tificates of recognition to the graduates. The certificates symbolized their successful participation in the program, marking a milestone in their business journey.

Ms. Marilou Sioson, owner of Sauce On Food House, shared her testimony. She recounted her experiences as a benefi-





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ciary of DTI's flagship programs, including KMME-MME Online and OTOP Next Gen. According to her, these programs enhanced her business and products, emphasizing the importance of leveraging government initiatives to achieve business success.

Following the testimonial message were CHAMPS graduates, Ms. Aileen De Guzman and Ms. Arriane Joy Amargo, who also shared their inspiring experiences during the program. They reflected on how CHAMPS Rizal has helped them refine their business strategies and

create brighter plans that will lead to significant growth for their businesses.

The event concluded by ensuring that all graduates were informed about the next steps and continuous support available to them through DTI Rizal's programs.

Editorial

Invest in epidemic preparedness, future-proof healthcare systems

Dec. 27, the International Day of Epidemic Preparedness is observed around the world.

And still fresh in our minds was the horror we experienced when the Covid-19 pandemic struck — upending lives, economies, and healthcare systems.

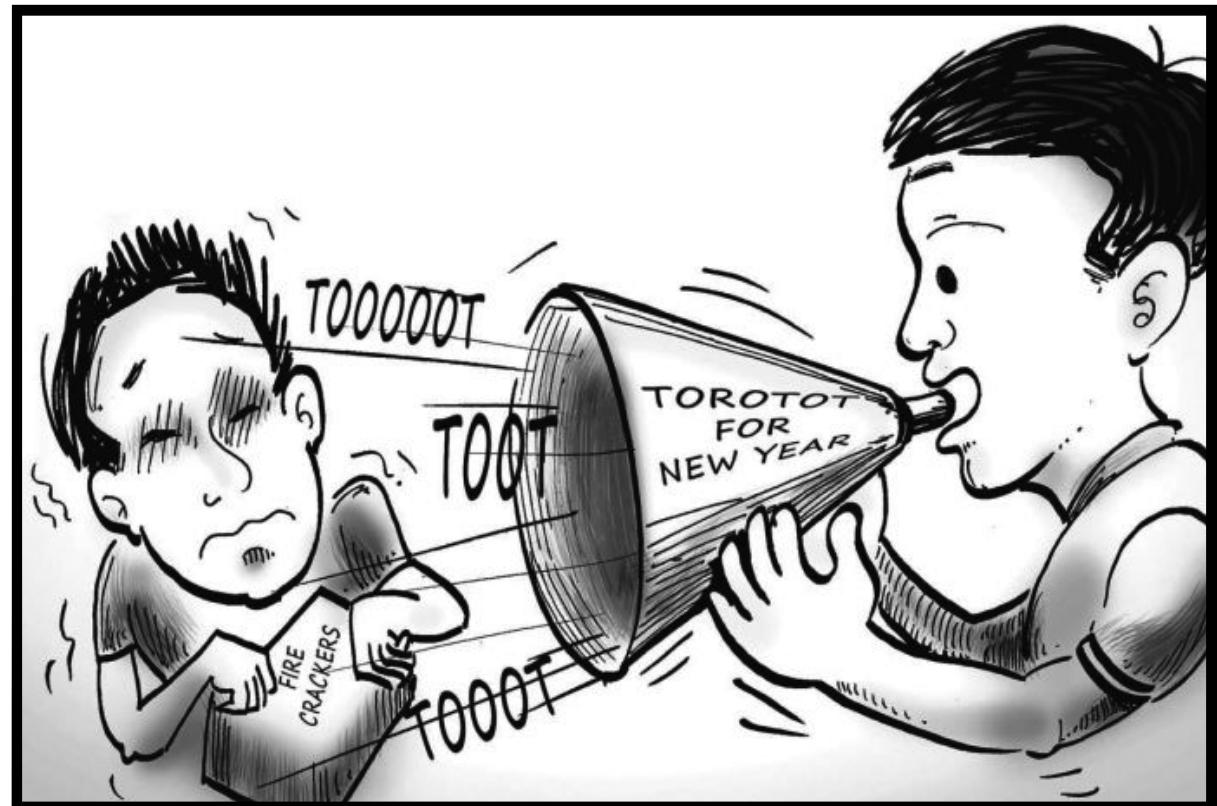
For the Philippines, the health crisis illuminated longstanding vulnerabilities in our national infrastructure, leaving behind not only physical scars but also emotional and psychological ones. As we now stand at the crossroads of a post-pandemic era, one thing is clear: if we are to avoid repeating the chaos and heartbreak we faced during Covid-19, we must urgently invest in epidemic preparedness.

The Covid-19 pandemic exposed vulnerabilities and weaknesses of many countries, including the Philippines. Our public health systems were not equipped to handle a crisis of this magnitude. Hospitals were overwhelmed, contact tracing and testing were delayed, and medical professionals were left vulnerable. But perhaps the most damaging was the lack of coordination between national and local governments, which caused confusion, disarray, and a widespread erosion of trust in authorities.

The Philippines, like many countries, faced various burdens — the rise in Covid-19 cases, an economic downturn, and the erosion of mental health. These realities are still playing out in the lives of Filipinos today, making it all the more urgent for us to prepare better for the future.

The International Health Regulations (IHR) of the World Health Organization (WHO) provide a framework that aims to prevent, protect against, control, and provide a public health response to the international spread of disease. In line with this, the Philippines must adopt a whole-of-society approach to health preparedness.

The government must take the lead in institutionalizing a robust epidemic preparedness strategy, grounded in both science and



equity. Public health must be a central pillar of national policy, with funding and resources allocated not just in times of crisis, but proactively, to ensure systems are in place before the next outbreak occurs.

Investing in a stronger healthcare system is crucial. This includes expanding healthcare facilities, modernizing medical equipment, and ensuring that public health workers — many of whom showed incredible resilience during the pandemic — are given the tools, protection, and compensation they deserve. The WHO has long advocated for universal health coverage. While the Philippines already has the Universal Health Care Act of 2019, which aims to ensure all Filipinos have access to quality healthcare services, the government must ensure sufficient funding to implement the law and guarantee that every Filipino, regardless of location or income, has access to quality healthcare in times of need.

Building a national, integrated disease surveillance and response system that works in real time to monitor emerging diseases and track their spread across communities is another step. This system should also prioritize data-sharing and collaboration with regional and international health bodies like the WHO, as diseases know no borders.

On the part of the private sector, it has a vital role in ensuring epidemic preparedness, par-

ticularly in terms of innovation, investment, and collaboration with the public sector.

The Covid-19 pandemic revealed that collaboration between the government and private companies is not only possible but essential. From the swift development of vaccines to the provision of personal protective equipment (PPE) and other medical supplies, the private sector showed that it could respond rapidly to the demands of a health crisis.

As individuals, Filipinos must recognize that epidemic preparedness is not just the responsibility of the government or the private sector — it is a collective responsibility that requires widespread participation. A well-informed population is the first line of defense against the spread of diseases.

As we move forward, it is clear that we must learn from the painful lessons of the Covid-19 pandemic. The Philippines has the opportunity to build a more resilient healthcare system that can respond swiftly and effectively to epidemics and pandemics.

But this requires a collective commitment — a partnership among the government, the private sector, and every Filipino. It is a responsibility that we cannot afford to ignore if we want to safeguard the health and well-being of everyone and contribute to the global effort to build a safer, healthier planet for all.

Tamang Pag-upo kung Masakit ang Likod

Para mabilis maka-recover sa pananakit ng likod, dapat ay ma-maintain ang kurba ng iyong spine o likod.

Sundin ang mga ito ng 2 linggo pagkatapos mong makaramdam ng sobrang pananakit ng iyong likod.

1. Pag-upo - Kung uupo kinakailangan na ito ay tatagal lamang ng 15 minuto. Pagkatapos nito'y kinakailangan mo munang tumayo at maglakad-lakad.

2. Umupo ng may suporta sa likod - Kinakailangan na may nakasuportang unan sa iyong likuran o lumbar roll.

3. Panatilihin ang iyong balakang at tuhod ay nasa tamang anggulo - Ang iyong hita ay kailangan nakatuwid at ang paa ay nakalapat sa sahig. Kung mababa ka, gumamit ng foot rest o stool kung kinakailangan.

4. Umupo ng diretso. Itindig ng diretso ang kurbang bahagi ng ating likuran.

5. Umupo sa upuan na may sandalan at may patungan ng mga braso. Ang pag-upo sa malambot

DOKTOR NG MASA

ni Dr. Willie Ong



na upuan o couch o upuan na walang sandalan ay maaaring makapag-pakurba magpakuba sa iyong likod.

6. Sa opisina i-adjust ang iyong upuan palapit sa iyong mga gawain. Ipahinga ang siko at braso sa iyong upuan o mesa at panatilihing relax ang balikat

7. Kung uupo sa upuan na may gulong wag paikutin ang iyong balakang habang nakaupo sa halip ibaling ang iyong buong katawan.

8. Kung tatayo mula sa pag-kakaupo bahagyang iusod muna ang puwitan paharap sa malapit sa dulo ng upuan bago tumayo.

9. Sa pagtayo ituwid ang mga binti at hita. Agad na iunat ang iyong likod sa pamamagitan ng paggawa ng ilang segundo na backbends.

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NEWS

TP earns Gender-Inclusive Workplace recognition at UN Women 2024 Asia-Pacific WEPs Awards

Manila, Philippines – Teleperformance (TP) in the Philippines has been honored as 1st Runner-Up for the Gender-Inclusive Workplace category of the United Nations Women 2024 Asia-Pacific Women's Empowerment Principles (WEPs) Awards.

As the only business process outsourcing company to be awarded under the Gender-Inclusive Workplace category, this milestone marks TP's first recognition from UN Women, "the United Nations entity dedicated to gender equality and the empowerment of women and girls."

"This award is a testament to our shared commitment to champion women empowerment and gender equality across all levels of the organization," said Toni Tompar, TP Women Chair and Executive Vice President of Operations. "It is an affirmation of the meaningful progress we have made across the years in building a workplace where women are empowered to grow, lead, and make an impact. Now, more than ever, we are inspired to continue breaking barriers and driving change for an even more inclusive future."

TP's high-touch and high-tech approach was

instrumental in the attainment of the award, with its globally acclaimed and multi-awarded TP Cloud Campus remote work solution complementing the efforts of TP Women, the company's grassroots employee resource group (ERG) of women-empowering-women.

Under the company's dedicated Diversity, Equity, and Inclusion (DE&I) program, TP Women has built a vibrant community of women leaders and advocates, that provides mentorship, care support, and regular engagement activities for over 35,000 women employees across TP's 27 sites in Luzon, Visayas, and Mindanao. Since its inception in 2019, TP Women continues to hold spaces and provide a wider platform for women to share experiences and strengthen their leadership capabilities.

In response to the reconfiguration of the business landscape and

new workplace dynamics, TP launched its Cloud Campus solution, further expanding and augmenting its operations in the provinces outside Metro Manila. In 2022, TP established the Laoag Cloud Campus microsite in northern Philippines, and then a second one at General Santos City in southern Philippines in the same year as well.

Lauded locally and internationally, TP Cloud Campus contributes to the growth of local economies, bringing more rewarding opportunities for communities and, especially to marginalized individuals such as solo parents, persons with disabilities, and working students.

In particular, women have greatly benefitted from the increased economic empowerment and redistribution of domestic carework brought about by remote work opportunities in the IT-BPM sector. Presently, over 60% of the workforce employed

across TP's Cloud Campus hubs are women.

"Through programs like TP Women and TP Cloud Campus, we are not only creating opportunities but also ensuring that every woman is heard, empowered, and celebrated. We will continue to innovate and partner with organizations like UN Women to gain more ground in championing women's career development and gender equality, within TP and across the communities where we operate," said Tanya Famador, Chief Operating Officer of Teleperformance in the Philippines.

The UN Women Asia-Pacific WEPs Awards is "the first regional awards initiative that recognizes companies who are taking action for gender equality in the region aligned to the Women's Empowerment Principles."

For further details on how Teleperformance aims to inspire and implement lasting change in workplaces, visit <https://www.teleperformance.com/en-us/locations/phippines-site/phippines/>

ABOUT TELEPERFORMANCE GROUP

Teleperformance (TEP – ISIN: FR0000051807 – Reuters: TEPF.PA – Bloomberg: TEP FP), is a global leader in digital business services which consistently seeks to blend the best of advanced technology with human empathy to deliver enhanced customer care that is simpler, faster, and safer for the world's biggest brands and their customers. The Group's comprehensive, AI-powered service portfolio ranges from front office customer care to back-office functions, including operations consulting and high-value digital transformation services. It also offers a range of specialized services such as collections, interpreting and localization, visa and consular services, and recruitment process outsourcing services. The teams of multilingual, inspired, and passionate experts and

The two-day program also featured open forums, allowing participants to interact with experts, ask questions, and address pressing concerns. This initiative reaffirms DOST R02's commitment to fostering safer and smarter communities across Cagayan Valley by leveraging science, technology, and effective communication as essential tools for disaster preparedness and resilience.

In another session, Dr. Rocela Angelica Gorospe, Provincial Director of PSTO Quirino, facilitated an engaging discussion on the Science Communication Agenda and Framework. Through interactive workshops, members of the S&T pen developed essential skills such as crafting communication personas, handling interview scenarios, and tailoring messages for effective public outreach. PD Gorospe emphasized the critical role of science communication in promoting disaster resilience and its importance for agency employees.

Day 2: Geological Hazards and Science Communication

The second day of the training focused on geological hazards and the importance of science communication in disaster risk reduction: Understanding Geological Hazards Engr. Jayferson Mabborang, Supervising SRS of PSTO Cagayan, delivered a comprehensive presentation on earthquakes, volcanoes, and their associated risks. Addressing LGU participants, he underscored the significance of understanding the region's geological landscape to improve disaster preparedness and resilience.

Simultaneously, Mr. James Karl Agpalza, a Graphic Designer and Faculty member from CSU-Aparri, facilitated a workshop on Basic Visual Design and Software Tools for the S&T pen. Participants were introduced to the fundamentals of graphic design, including font selection, color, and design elements. Mr. Agpalza also

DOST R02

from
page 8

Storm Surge and Flood Forecasting in the Gran Main Hall, Engr. Romeo B. Ganal, a Weather Specialist from DOST PAGASA, delivered an in-depth discussion on storm surge and flood forecasting systems for LGUs. Engr. Ganal, speaking virtually, provided detailed explanations of storm surge warnings and the tropical cyclone warning system. He emphasized the importance of accurate interpretation of weather advisories to effectively mitigate disaster risks.

Simultaneously, Mr. James Karl Agpalza, a Graphic Designer and Faculty member from CSU-Aparri, facilitated a workshop on Basic Visual Design and Software Tools for the S&T pen. Participants were introduced to the fundamentals of graphic design, including font selection, color, and design elements. Mr. Agpalza also



TP in the Philippines wins the 1st Runner-Up award for the Gender-Inclusive Workplace category at the 2024 UN Asia Pacific Women's Empowerment Principles (WEPs) Awards. (Second and third from left) Chief Operating Officer Tanya Famador and Executive Vice President & TP Women Chair Toni Tompar receive the award presented by UN Women Program Analyst Antoinette Santos, Australian Ambassador to the Philippines H.K. Yu, and Amy Baume, UN Women Regional Office for Asia and the Pacific representative.

advisors, spread in close to 100 countries, as well as the Group's local presence allows it to be a force of good in supporting communities, clients, and the environment. In 2023, Teleperformance reported consolidated revenue of €8,345 million (US\$9 billion) and net profit of €602 million.

Teleperformance shares are traded on the Euronext Paris market, Compartment A, and are eligible for the deferred settlement service. They are included in the following indices: CAC 40, STOXX 600, S&P Europe 350, MSCI Global Standard and Euronext Tech Leaders. In the area of corporate social responsibility, Teleperformance shares are included in the CAC 40 ESG since September 2022, the Euronext Vigeo Euro 120 index since 2015, the MSCI Europe ESG Leaders index since 2019, the FTSE4Good index since 2018 and the S&P Global 1200 ESG index since 2017.

For more information: www.teleperformance.com/

**ABOUT
TELEPERFORMANCE
PHILIPPINES**

Teleperformance in the Philippines is part of the Teleperformance Group, Teleperformance began operations in the Philippines in 1996 and has grown to become a preferred offshore contact center outsourcing option. The company employs over 60,000 people in the country and operates 45,000 workstations in 27 business sites located across

Metro Manila, Antipolo, Cavite, Baguio, Metro Laoag, Clark, Bacolod, Cebu, Cagayan de Oro, Davao, and General Santos City.

In 2018, Teleperformance in the Philippines was certified Great Place to Work® and became the first organization to receive the recognition. It also holds the distinction of being the largest employer and the first Business Process Outsourcing (BPO) company in the country to receive certification consistently up to the present from the Great Place to Work® institute.

The organization has garnered recognition from various entities, including the Philippines Best Workplaces™, Philippine Economic Zone Authority (PEZA), Public Relations Society of the Philippines, International Association of Business Communicators, the National Economic Development Authority (NEDA), SGS, and International Organization for Standardization.

Teleperformance remains dedicated to delivering the best employment experience for Filipinos, supporting the nation's IT-BPM sector, and engaging in meaningful socio-civic initiatives to positively impact the Philippine community through the Citizen of the World (COTW) Foundation, the company's official corporate social responsibility arm.

For further information about Teleperformance in the Philippines, visit [teleperformance.ph](https://www.teleperformance.ph)

LEGAL NOTICES

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 130, Trece Martires City
rtc1tmt130@judiciary.gov.ph
09198753023

IN RE: PETITION FOR THE ISSUANCE OF NEW OWNER'S DUPLICATE COPY OF LOST TRANSFER CERTIFICATE OF TITLE NO. 057-2019009226 OF THE REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE.

RODANTE E. NAPARAN, REPRESENTED BY MAE ANNE C. CAPACIO,
Petitioner,

-versus- LRC CASE NO. 6832-021-24

THE REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE, HOME DEVELOPMENT MUTUAL FUND & BORLAND DEVELOPMENT CORP.
Respondents.

X-----X

NOTICE OF HEARING

Filed before this Court is a verified Petition for the Issuance of **New Owner's Duplicate Copy of Lost Transfer Certificate of Title No. 057-2019009226** issued by the Registry of Deeds of the Province of Cavite in the name of **RODANTE EJANDRA NAPARAN married to LUNELYN S. NAPARAN**, the registered owner.

After being satisfied that the Petition is sufficient in form and substance, the same is hereby set for initial hearing on **December 12, 2024 and February 20, 2025 both at 8:30 o'clock in the morning**, at which date, hour, and place any and all interested persons are required to appear and show cause why the Petition should not be granted.

Let a copy of this Notice of Hearing be published for three (3) consecutive weeks, at the expense of the petitioner, in a newspaper of general circulation and posted at the Tanza Public Market, the Municipality and the Barangay Halls where the property is situated, as well as on the land itself located at Lot 79 Blk 22, Sanja Mayor Subdivision, Barangay Sanja Mayor, Tanza, Cavite and other copies be furnished to the Registry of Deeds for the Province of Cavite, Office of the Solicitor General, petitioner, and his counsel.

The Sheriff of this Court is hereby directed to post copies of this Notice accordingly. The petitioner is likewise directed to submit a copy of the Petition with its annexes to the Registry of Deeds for the Province of Cavite and the Office of the Solicitor General.

Send a copy of this Order to the Office of the Clerk of Court (OCC) for raffle of the publication.

SO ORDERED.

Trece Martires City, Cavite, June 4, 2024.

(Sgd.) **GAYSOL C. LUNA**
Presiding Judge

Copy Furnished:

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Petitioner
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Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
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City of Carmona, Cavite
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Maduya, Carmona, Cavite
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Tel. No. (046) 4828527

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

- versus - **EJF-2024-102**
For: EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE UNDER
ACT 3135, AS AMENDED BY ACT 4118

MARICEL F. GALINDEZ,
Mortgagor/Borrower.
X-----X

AMENDED 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, **MARICEL F. GALINDEZ**, with postal address/es at 1.) Lot 15 Block 1 Villa Catalina 1, Biñan, Laguna; and 2.) Lot 11 Block 7 Phase 3 Kinnari Village, Brgy. Lantic, Carmona, Cavite, and for the satisfaction of the mortgaged debt which as of 31 October, 2024 amounts to **SEVEN HUNDRED THIRTY FOUR THOUSAND THREE HUNDRED TWENTY FOUR PESOS AND 71/100 (PhP734,324.71)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned or his duly authorized representative will SELL at public auction on **January 23, 2025 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. T-1257485

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Carmona, Prov. of Cavite, bounded and described as follows: "A parcel of land (Lot 11, Blk. 7 of the subd plan Psd-04-177454, being a portion of Lot 860, Cad-285, Carmona Cad. LRC Rec. No. 2165), situated in the Brgy. Lantic, Mun. of Carmona, Prov. of Cavite. Island of Luzon. Bounded on the NW., along line 1-2 by Lot 9 Blk. 7; on the NE., along line 2-3 by Road Lot 11; on the SE., along line 3-4 by Lot 13; on the SW., along line 4-1 by Lot 10 both of Blk. 7, all of the subd. plan. Beginning at a pt. marked "1" on plan, being S. 30 deg. 25'W., 2820.93 m. from BLLM #6, Carmona Cadastre; thence N 57 deg. 05'E 10.00 m. to pt. 2: S. 32 deg. 55'W, 5.00 m. to pt. 3; S. 57 deg. 05'W, 10.00 m. to pt. 4; N. 32 deg. 55'W. 5.00 m. to pt. of beginning, containing an area of **FIFTY (50) SQ. METERS**. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. mons. 15x60 cm; bearings true; date of original survey; Aug. 1940-May 1941 (Carmona Cadastre): that of the subd. survey: Sept. 4-9, 2024 and was approved on Apr. 26, 2005."

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.

REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE
Trece Martires City, Cavite

OFFICE OF THE SOLICITOR GENERAL
134 Amorsolo St., Legaspi Village
Makati City

OFFICE OF THE CLERK OF COURT
Trece Martires City, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: December 9, 16, 23, 2024

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 **January 30, 2025** at the same time and place without further notice.

5th day of December, 2024 at City of Carmona, Cavite.

(Sgd.) **BON GERARD D. ASCAÑO**

Clerk of Court VI
& Ex-Officio Sheriff

Prepared by:

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

Copy furnished:

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

MARIA VICTORIA D. CAPIRAL c/o POMPEYO P. MAYNIGO
Attorney-In-Fact, Vision Credit & Collection Services Inc.
JRDC Building, 117 Sen. Gil J. Puyat Ave., Pasay City

MARICEL F. GALINDEZ

1.) Lot 15 Block 1 Villa Catalina 1, Biñan, Laguna
2.) Lot 11 Block 7 Phase 3 Kinnari Village, Brgy. Lantic, Carmona, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: December 9, 16, 23, 2024

REPUBLIC OF THE PHILIPPINES

REGIONAL TRIAL COURT

FOURTH JUDICIAL REGION

BRANCH 113

BACOOR CITY

Hotline: (046) 885 1687

E-mail address: rtc1bcr13@judiciary.gov.ph

IN THE MATTER OF THE ISSUANCE OF THE LOST ORIGINAL OWNERS COPY OF TCT NUMBER TCT 84422 REGISTERED TO MAGDIWANG REALTY CORPORATION OF THE REGISTER OF DEEDS OF THE PROVINCE OF CAVITE

LRC Case No. 8843-2023-106

MERLIN D. SANTOSIDAD,
Petitioner.

X-----X

THIRD NOTICE OF HEARING

A Petition for the Reissuance of **Owner's Duplicate Copy of Transfer Certificate of Title No. T-84422** in the name of **Magdiwang Realty Corporation** covering the property located at Magdiwang Subdivision, San Nicolas, Bacoor City, Cavite was filed in this Court.

NOTICE IS HEREBY GIVEN THAT said petition has been set for hearing on **February 25, 2025 at 8:30 in the morning** 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 this Notice be posted by the Sheriff or Process Server of this Court in three (3) conspicuous places in Bacoor City where the property is located.

Furthermore, let a copy of this Notice and that of the Petition be furnished the Register of Deeds for the Province of Cavite.

WITNESS THE HONORABLE JUDGE MARICAR S.A. PRUDONSON, Presiding Judge of this Court, this 19th day of November, 2024 at Bacoor City, Cavite.

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: December 9, 16, 23, 2024

LEGAL NOTICES

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

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

SPOUSES ALEX DUMFE ROSALES
AND MARIA MORALES ROSALES,
Mortgagors.
F.C. Case No. 19230-24

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **JOHNNY OLACO**, mortgagee, with principal place of business at Symphony Towers, Sgt. Esguerra Street, Quezon City, against **SPOUSES ALEX DUMFE ROSALES and MARIA MORALES ROSALES**, mortgagors, with residential and postal address at Block 3 Lot 8 Velarde Village, Toclong 2B, Imus, Cavite, to satisfy the mortgage indebtedness which as of September 20, 2024 amounts to **THREE MILLION NINE HUNDRED SIX THOUSAND PESOS & 00/100 (P3,906,000.00)**, Philippine Currency, excluding interest and penalties, attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale the undersigned will sell at public auction on **JANUARY 21, 2025 at 10:00 AM** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-
2023026929

"A PARCEL OF LAND (LOT 6 BLK 3, OF THE CONS.-SUBD. PLAN PCS-04-019826, BEING A PORTION OF THE CONSOL. OF LOT 781, IMUS ESTATE AND LOT 780-B-3, PSD-042109-072163; L.R.C. REC. NO.), SITUATED IN THE BRGY. OF TOCLONG, MUN. OF IMUS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 4, BLK. 3; ON THE NW., ALONG LINE 2-3 BY ROAD LOT 3 (6.50 M. WIDE); ON THE NE., ALONG LINE 3-4 BY LOT 8, BLK. 3; AND ON THE SE., ALONG LINE 4-1 BY LOT 10, BLK. 3, ALL OF THE CONS.-SUBD. PLAN. XXX CONTAINING AN AREA OF ONE HUNDRED TWENTY ONE (121) SQUARE METERS. XXX."

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

In the event the public auction should not take place on the said date, it shall be held on **JANUARY 28, 2025 at 10:00 A.M.** without further notice.

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

Imus, Cavite, November 26, 2024.

(Sgd.) WILMAR M. DE VILLA
Sheriff IV
Branch 21

APPROVED:

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

COPY FURNISHED:

JOHNNY OLACO
Symphony Towers, Sgt. Esguerra Street, Quezon City

SPOUSES ALEX DUMFE ROSALES and MARIA MORALES ROSALES
Blk. 3 Lot 8 Velarde Village, Toclong 2B, Imus, Cavite

Publication: PMC Pulsong Makabagong Caviteño News Publication
Dates: December 9, 16, 23, 2024

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

JASON A. PALENCIA,
Respondents-Mortgagors,
F.C. Case No. 19269-24

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act No. 3135 as amended by Act No. 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **JASON A. PALENCIA**, mortgagor, with residence and postal address at #2161 (A2) Pres. Aquino, Pandacan, Manila City and/or Lot 8 Block 5, Greentown II Village, Brgy. Toclong, Imus, Cavite to satisfy the mortgage indebtedness which as of November 19, 2024 amounts to **EIGHT HUNDRED NINE THOUSAND TWO HUNDRED THIRTY-THREE PESOS and 81/100 (PhP 809,233,81)**, Philippine Currency, including interest and penalty charges but excluding attorney's fees, sheriff's fees, and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **February 04, 2025 at 10:00 a.m.** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-
2014061093

APARCELOF LAND (LOT 8, BLOCK 5 OF THE SUBDIVISION PLAN, PSD-04-166046, BEING A PORTION OF LOT 770, IMUS ESTATE, LRC RECORD NO. 8843), SITUATED IN BRGY. TOCLONG, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 7, BLOCK 5; AND ALONG LINE 2-3 BY RIGHT OF WAY 2; ON THE SW., ALONG LINE 3-4 BY LOT 11, BLOCK 5; ALL OF THE SUBDIVISION PLAN; AND ON THE NW., ALONG LINE 4-5 BY LOT 769-H, PSD-04-026536; AND ON THE NE., ALONG LINE 5-1 BY LOT 4, BLOCK 5 OF THE SUBDIVISION PLAN. xxx CONTAINING AN AREA OF FORTY NINE SQUARE METERS AND FORTY SQUARE DECIMETERS (49.40) xxx"

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

In the event the public auction should not take place on the said date, it shall be held on **February 11, 2025 at 10:00 a.m.** without prior notice.

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

Imus City, Cavite, Philippines, December 04, 2024.

(Sgd.) BRYAN C. CERVANTES
Sheriff IV

APPROVED BY:

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

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

ATTY. AIRISA FE ESPERANZA D. MOLAER-NIGRO
Attorney-in-Fact, ALEXIS A. MOLAER LAW OFFICES
Lex Citadel Bldg., No. 7 La Salle St. Brgy. Silangan, Cubao, Quezon City

JASON A. PALENCIA
#2161 (A2) Pres. Aquino, Pandacan, Manila City and/or Lot 8 Block 5, Greentown II Village, Brgy. Toclong, Imus, Cavite

Publication: PMC Pulsong Makabagong Caviteño News Publication
Dates: December 16, 23, 30, 2024

Gov. Tolentino

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page 1

women in each location, showcasing a strong commitment to fostering economic resilience and promoting women's welfare.

The event was graced by Governor Athena D. Tolentino in Ternate, while Tagaytay Mayor Bambol Tolentino and Vice Mayor Agnes Tolentino led the event in Tagaytay City. They emphasized the importance of empowering women as a way to build stronger, more inclusive communities and invest in the future of society. Governor Tolentino highlighted that the initiative is part

of her administration's broader mission to ensure that Caviteños have access to resources and opportunities to improve their quality of life.

The Women's Welfare Program reflects the provincial government's dedication to inclusive and sustainable development, ensuring that women's voices are heard and their contributions recognized. Governor Tolentino's initiative has inspired many to take active steps toward personal and collective empowerment, fostering a brighter future for all Caviteños. (**OPIO**)

PGC Empowers

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maximize their yields.

Aquaculturist II Edrich H. Caparas, together with OPA Administrative Officer V. Lourdes N. Janohan, facilitated the fingerling distribution. Beneficiaries expressed their gratitude, recognizing the initiative as a step toward improving their income and live-

lihood opportunities.

The distribution program, born from the growing demand for Hito fingerlings, underscores the Provincial Government's dedication to providing sustainable solutions and resources for local farmers and fisherfolks. (**R. Tanael**)

Pangilinan

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page 1

Manuel V. Pangilinan, MPTC Chairman and CEO, said, "Family time is priceless, especially during the holidays. Offering toll-free access is our humble gift to families who wish to maximize their time together."

Please note that outside of these designated hours, standard toll fees will be applicable. To

ensure a smooth travel experience, motorists are encouraged to have their RFID checked at the nearest Easytrip service center prior to entering the expressways. We also recommend that cash-paying customers switch to RFID for greater convenience and efficiency.

Drive safely and happy holidays!

Be heralds

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page 1

The 72-year-old cardinal then drew parallels between the circumstances of the first Christmas and the challenges faced in today's world.

"Our world today is no different," he said, noting that both then and now, there are longings for freedom and redemption, and a pervasive sense of darkness.

"In this darkness, the light has shone, and hope was born," Advincula continued.

He reminded the faithful that Jesus is not distant but present with us. "He

has a face. He has a name. He has a family. He is with us," Advincula said.

"God the creator of all things, God the all-powerful and almighty, has become so tiny that He could fit in a manger. So helpless and powerless that He could be carried in our arms," he added.

Advincula emphasized that this act of God "who abbreviated Himself" is a source of hope and strength for believers, allowing them to face challenges with confidence.

"We are not alone in our journey," he added.

MAGLIBANG TAYO

KAPALARAN

ARIES (Mar. 21-Apr. 19) - Iyo ang araw na ito. Puwede mo nang gawin ang mga bagay na gusto mo, pero mas maganda kung uunahin mo ang mga bagay na hindi mo pa nagagawa. Masuwarteng kulay-white. Tips sa lotto-4-19-24-30-35-42.

TAURUS (Apr. 20-May 20) - Hinay-hinay lang. Mas maganda pa rin kung pag-aranan mo munang mabuti ang lahat para 'di ka rin mabigo. Masuwarteng kulay-green. Tips sa lotto-6-11-13-20-28-34.

GEMINI (May 21-June 20) - Nakakatuwa ang ikikilos mo dahil hindi mo na kakailanganin pang mag-isip upang gumanda ang iyong kapalaran. Masuwarteng kulay-yellow. Tips sa lotto-1-18-21-24-35-45.

CANCER (June 21-July 22) - Hindi ito gabay ng iyong kapalaran, ito ay tiyak na iyong mararanasan, mabibigla ka at masasabi mo ang mga sama ng loob mo. Masuwarteng kulay-purple. Tips sa lotto-5-17-29-38-40-44.

LEO (July 23-Aug. 22) - Hawakan mo nang mahigpit ang iyong sarili. Mas maganda pa rin kung mapapatawed mo na ang mga taong nagkasala sa iyo. Masuwarteng kulay-pink. Tips sa lotto-18-21-25-33-37-42.

VIRGO (Aug. 23-Sept. 22) - Ngayon ang tamang panahon para muling bumuo ng plano para sa iyong kinabukanan. Masuwarteng kulay-beige. Tips sa lotto-5-13-24-28-33-36.

LIBRA (Sept. 23-Oct. 22) - Hayaan mong maghintay ang umaasa sa iyo. Kakaibang payo, pero sa kanilang paghihintay ay gagawa sila ng mga magagandang bagay na labis mong ikatutuwa. Masuwarteng kulay-blue. Tips sa lotto-6-12-27-37-42-44.

SCORPIO (Oct. 23-Nov. 21) - Hindi nabubuhay ang tao para lamang magsakripisyo sa iba. Magsakripisyo ka, pero dapat mo ring pahalagahan ang iyong sarili. Masuwarteng kulay-black. Tips sa lotto-4-13-17-20-25-38.

SAGITTARIUS (Nov. 22-Dec. 21) - Walang sinuman ang dapat na manghimasok sa buhay mo. May sarili silang buhay at iyon dapat ang kanilang asikasuhin. Masuwarteng kulay-violet. Tips sa lotto-4-9-11-18-24-36.

CAPRICORN (Dec. 22-Jan. 19) - Ito ang araw na inaanyayahan kang magtipid. Alalahanin mong malapit na ang Bagong Taon. Dapat maraming kang pera at ipon sa pagpasok ng Year of the Wood Snake. Kapag marami kang ipon, tiyak na ito ay lalo pang dadami. Masuwarteng kulay-peach. Tips sa lotto-8-15-20-35-39-42.

AQUARIUS (Jan. 20-Feb. 18) - Wala kang pakialam kung mali o tama ang iyong sasabihin at gagawin. Ang mahalaga ay nasabi at nagawa mo ang nais mo. Masuwarteng kulay-red. Tips sa lotto-7-17-21-25-27-32.

PISCES (Feb. 19-Mar. 20) - Dumikit ka sa matapang para tumapang ka rin. Sa ngayon, kung sino ang nasa tabi mo, siya ang lapitan mo dahil tiyak na malaki siyang impluwensya sa buhay mo. Masuwarteng kulay-lavender. Tips sa lotto-2-14-19-24-36-44.

SUDOKU

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

SAGOT: SUDOKU VOL. 21 #42

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

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

- The rules are:
 - Every row, column and box must contain all the digits 1 to 9.
 - Each number can only appear once in every row, column or box.
 - Every puzzle has only one correct solution!

Did You Know?

SLOTHS CAN HOLD THEIR BREATH LONGER THAN DOLPHINS CAN

By slowing their heart rates, sloths can hold their breath for up to 40 minutes. Dolphins need to come up for air after about ten minutes. And if you can't get enough of sloths, check out these cute sloth pictures.



WORD HUNT

Bridal Shower

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

GIFTS
 MUSIC
 OATH
 VIRTUES
 TUXEDO
 BALLOONS
 INVITATIONS
 VEIL
 PICTURES
 RINGS
 VALUES
 PARTY
 FLOWERS
 COMMITMENT
 HONESTY
 FAITH
 GROOM
 TEAMWORK
 VOWS
 BRIDE

DOST R02 Successfully Conducts Two-Day Enhancing Science Communication Training



The Department of Science and Technology (DOST) Region 2, through its Science and Technology Information and Promotion Unit, conducted a two-day Enhancing Science Communication Training Program on December 9–10, 2024, at the NGN Gran Hotel in Tuguegarao City. The event aimed to enhance disaster preparedness, improve public awareness, and strengthen science communication strategies. It was attended by information officers, Disaster Risk Reduction and Management (DRRM) members from various municipalities in the region, and members of the agency's S&T pen.

Day 1: Disaster Preparedness and Visual Design

DOST R02 • 4



PGC Empowers Farmers and Fisherfolks through Hits Fingerlings Distribution



In a continued effort to uplift the livelihoods of farmers and fisherfolks, the Provincial Government of Cavite, through the Office of the Provincial Agriculturist Fisheries Extension Services Section, distributed 20,000 Hito (catfish) fingerlings to 18 Cavite farmers and fisherfolks on December 18, 2024. The event, held at the OPA Administrative Lobby aimed to reinforce the government's commitment to agricultural and fisheries development.

The program opened with a brief yet insightful lecture on Hito culture led by Aquaculturist II Sheryl P. Luna, joined by Ms. Leni Pinsan, owner of the MLEP Catfish Hatchery. The discussion provided practical guidance on raising Hito, ensuring beneficiaries are equipped with the knowledge to [PGC EMPOWERS • 6](#)

The Grand Magical Christmas Parade Continues to Spread Magic at SM City Tanza for All!



The Christmas Parade at SM City Tanza is spreading holiday cheer and creating unforgettable memories for all shoppers this season! With colorful performers filling the air with joy, the parade has been a highlight for families, senior citizens, unique friends, and people of all ages. Everyone is invited to experience the magic as the parade brings a heartwarming atmosphere to the mall, making it the perfect way to celebrate the holidays. Don't miss out on this grand and joyful experience at SM City Tanza!