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Mendezéño students received educational assistance from the PGC

Three hundred students from Mendez received educational assistance from the Provincial Government of Cavite (PGC) through the Provincial Scholarship Program in a simple distribution event on January 10, 2024 at Mendez Municipal Covered Court.

Governor Athena Tolentino personally joined the activity, together with 8th District Representative Aniela Tolentino. They were welcomed by Mayor Francisco Mendoza Jr. and Mendez Sangguniang Bayan members who expressed their heartfelt gratitude for the assistance provided to Mendezéño students.

Governor Tolentino warmly greeted the scholars, playfully advising them, "Huwag muna mag-jowa," before seriously reminding them to focus on their studies and work harder, as anything is possible with dedication.

MENDEZEÑO • 5

Megawide bags P1.87-billion Cavite Bus Rapid Transport project

Megawide Construction Corp said it has received the Notice of Award for the P1.87-billion Cavite Bus Rapid Transport Project.



In a disclosure to the stock exchange, Megawide said it formally received the Notice of Award dated Dec. 26,

2024 from the Office of the Cavite government. "The Notice provides that the company, together with Maplecrest

Group Inc, were selected as the Private Sector Proponents and were awarded the Joint Venture Agreement for the implementation of the Cavite Bus Rapid Transit Project with an estimated Project cost of approximately P1,870,000,000," the company said.

The Public-Private Partnership Center said the project would develop, operate and maintain a bus rapid transit system and point-to-

MEGAWIDE • 5

9th DOST Rizal Stakeholders' Forum: A Platform for Innovation and Partnership

The Department of Science and Technology Provincial S&T Office of Rizal (DOST PSTO-Rizal) conducted the 9th DOST Rizal Stakeholders' Forum recently, at the Ynares Events Center, L. Sumulong Memorial Circle, Antipolo City.



This annual event aims to provide an avenue to introduce the Department of Science and Technology's (DOST) flagship programs, projects, and activities (PPAs) to partnering national agencies (including the Department of Agrarian Reform (DAR), Department of Trade and Industry (DTI), Department of Labor and Employment (DOLE), Technical Education and Skills Development Authority (TESDA), Cooperative Development Authority (CDA), and Department of Social Welfare and Development (DSWD), the Provincial Government of Rizal and Local Government Units (LGUs), the business sector as represented by Philippine Chamber of Commerce and Industry (PCCI), Rizal Exporters and Manufacturers Association Inc. (REMAI), Rizal Inventors Society, and other media partners.

The event kicked off with the welcoming remarks from Ms. Emelita P. Bagsit, Regional Director of DOST-CALABARZON, highlighting the sig- 9TH DOST • 4

NEWS

DOST Quezon Delivered New Drying Equipment to Boost SICAP's Cacao Production

The Department of Science and Technology (DOST) Quezon enhanced the drying efficiency of cacao production by providing 20 units of multi-purpose solar speed drying trays, known as PORTASOL, to the Samahan sa Industriya ng Cacao na Pangkabuhayan (SICAP) Quezon Agricultural Cooperative. The distribution took place in Tayabas City recently.



Each PORTASOL unit included 12 tiers of trays, a pyramid roof rack, a manual booklet, and a hood. This innovative technology features a ventilated design and a multi-level stacking sys-

tem, which helps reduce mildew, rot, and pest infestations while optimizing storage capacity for dried crops. The equipment also allows farmers to dry cacao more efficiently, even during over-

cast weather. SICAP Quezon Agricultural Cooperative, composed of farmer members from 38 municipalities and two cities in Quezon Province, envisions cacao production



as a key driver for improving the livelihood of local farmers.

With this new equip-

ment, the cooperative has continued to enhance its production capacity, already achieving over

1,700 kilograms of dried fermented cacao beans. *(By Unice Faith N. Cataquiz)*



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TICKETING



NGCP not solely to blame for project delays, DOE admits

The Department of Energy (DOE) has admitted that NGCP is not solely responsible for delays in various transmission projects.

Energy Undersecretary Sharon Garin explained that several factors have contributed to these delays, including pending approvals from the Energy Regulatory Commission (ERC) and issues related to rights of way involving landowners and the Department of Environment and Natural Resources (DENR).

"Sa right of way meron pa. There are cases that have pending ERC approval also. It's a culmination of everything, like sa Panay, there's an issue with the owner and the DENR," Undersecretary Sharon Garin said during the hearing of the Committee on Legislative Franchises.



Lawmakers welcomed Garin's pronouncement, with Philreca Party-List Rep. Presley De Jesus emphasizing that it is unfair to place all the blame on NGCP for the project delays.

"In short, hindi lang ito solely fault ng NGCP, just to make it clear. Ang masama rito, we're not trying to defend NGCP. We're trying to level the playing field. Kasi ang dating, kasalanan ng NGCP kung bakit maraming delays," De Jesus said.

"But straight from the

horse's mouth, sabi mo may problema ERC at may pending pa sa korte," he added.

De Jesus also stressed the importance of pursuing these transmission projects in order to bring down electricity prices.

"Ano ba ang purpose natin, pababain ang presyo ng kuryente o we just blame one element of the energy family?" he asked.

NGCP, for its part, has committed to submit its explanation regarding the delayed transmission projects.

Editorial

Defining nuisance candidates a big challenge for Comelec

The Commission on Elections (Comelec) is no stranger to vetting candidates, whether genuine or nuisance. However, with the recent Supreme Court (SC) ruling made public on Jan. 13, 2025, the Comelec faces a new, delicate challenge — defining what constitutes a nuisance candidate. This decision leaves open critical questions about the limits of the Comelec's power to disqualify candidates based on subjective or vague criteria, and whether such powers infringe on democratic freedoms.

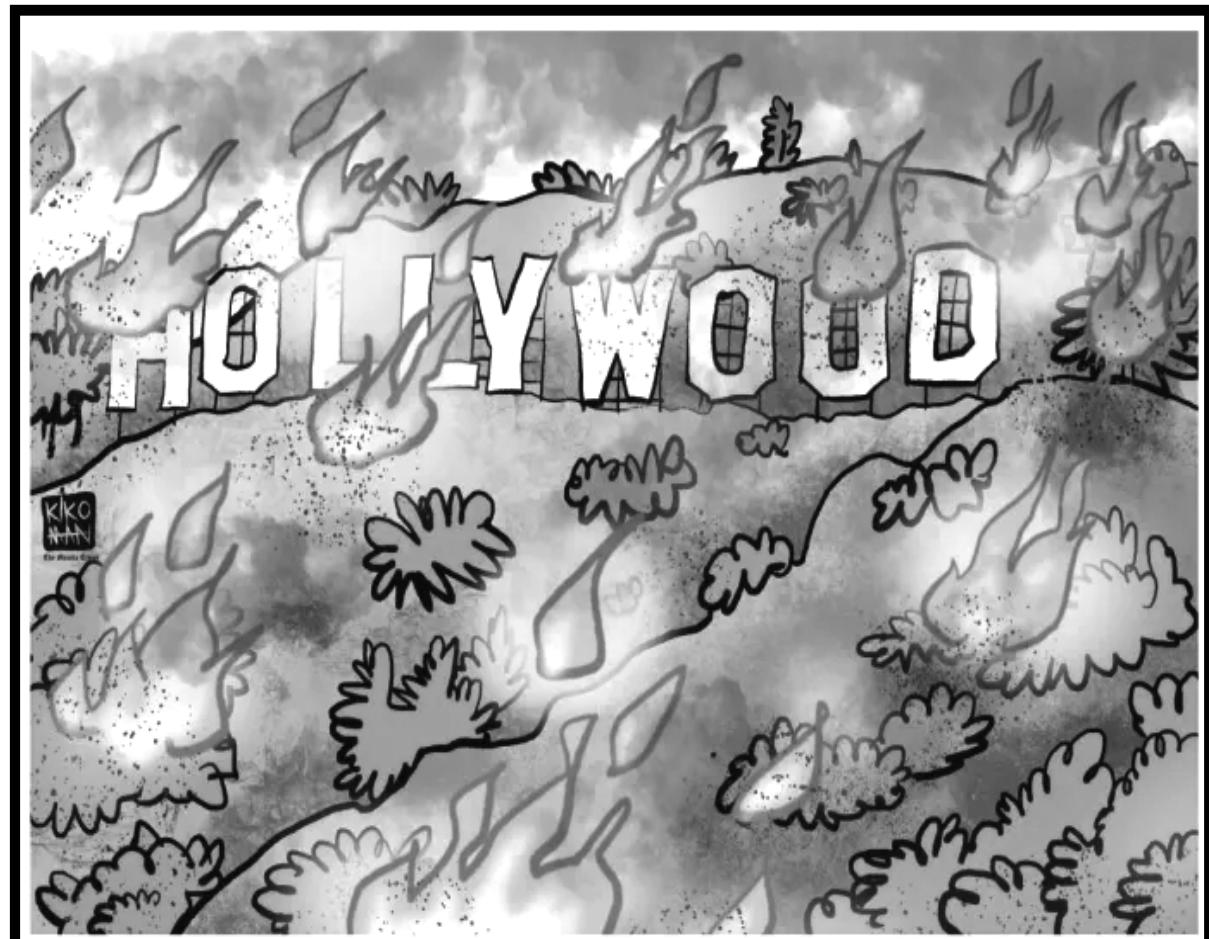
In its latest ruling, the SC emphasized that mere lack of funds, being largely unknown, or having a low chance of winning should not be grounds for declaring someone a nuisance candidate. The ruling's message is clear: elections should be open to all who meet the basic qualifications.

At the heart of this ruling is a firm defense of democratic inclusivity. The court's decision reflects a broader trend of protecting political participation from undue constraints. If every candidate without a high budget or significant following were automatically dismissed, we might risk excluding individuals who could offer fresh perspectives or represent marginalized communities.

But where does this leave the Comelec? It is tasked with balancing a fine line between encouraging robust participation in the political process and preventing the election system from being undermined by those whose candidacies are patently frivolous or designed solely to disrupt the process.

In the past, the Comelec had leaned on broad criteria to determine whether a candidate could be classified as a nuisance. Historically, "nuisance candidates" were those whose sole aim appeared to be creating disorder, drawing attention to themselves without any intention of seriously contesting an election. This often included candidates with no platform, minimal public presence, or those whose campaigns were driven by personal gain or a desire for media spectacle.

However, with the SC's latest ruling, the definition of a nuisance candidate becomes



a big challenge. This development raises important questions: how does one truly differentiate between a "genuine" but minor candidate and one who is deliberately attempting to subvert the election process? The Comelec will now be forced to rely more heavily on the intent and nature of a candidate's actions, rather than their financial standing or popularity. This is subjective and prone to various interpretations.

The task placed on the Comelec is not only more complex but also comes with potential for misuse. If the Comelec is now required to probe deeper into a candidate's motivations and intentions, there could be greater room for ambiguity, making it harder to justify disqualifications without crossing into subjectivity.

Furthermore, by limiting the grounds for nuisance candidacy, the SC has also placed an additional responsibility on the Comelec in ensuring the election process remains orderly and meaningful. While the SC decision protects individual rights, it also requires the Comelec to

be more discerning about how it allocates resources for the conduct of elections. Without the ability to exclude candidates based on financial limitations or perceived viability, the Comelec must now find other ways to streamline the process, ensuring that voters are not overwhelmed by a parade of unlikely and inconsequential contenders.

The court ruling underscores a larger concern about the integrity of elections. While it's vital to safeguard the right to run for office, it's equally important to prevent the electoral process from becoming a circus. This is where the Comelec's role becomes all the more crucial and challenging. Will it err on the side of caution, allowing any and all candidates to run, or will it take a more active role in ensuring that those who choose to participate are doing so for reasons that genuinely contribute to political discourse?

The Comelec has an unenviable task, let's closely watch how it will pan out.

10 Ways To Get Smart

According to one study, with each year added to our age, our thinking becomes slightly weaker. But, some people just get smarter with age. What is their secret to getting smarter?

1. Walk for 45 minutes. When we exercise, our body improves blood circulation, including blood flow to our brain. Dear students, when you don't know the answer to the test, move your feet and you might remember the correct answer.

2. Turn on the brain. Always use our thinking. Answer crosswords and puzzles. Enroll in school. Fight in chess. Don't retire and just continue with your projects.

3. Eat something to make you smart. The tested brain foods are peanuts, fatty fish (such as tuna tilapia, salmon, sardines, anchovies and tamban), avocado, olive oil, cocoa, spaghetti sauce and tomato sauce.

4. Omega 3 fish oil supplements can be taken. It has been proven to help improve blood flow to our hearts and brain.

5. Ask the doctor if you can Aspirin. If you have diabetes, heart disease, or stroke, aspirin 80 mg tablets per day may help you. Consulting with the doctor.

DOKTOR NG MASA

ni Dr. Willie Ong



6. Have a friend who is younger and older than you. Don't only talk to your age mates. You can learn a lot from your elders. And talking to children, you get caught in their energy.

7. Fight the stress. Stress is bad for the body and the brain. Stress is getting old especially when your problem is not immediately solved. Solve problems and take your actions lightly.

8. Keep dreaming. Believe that your dreams will come true. Go through it with diligence and prayer and you might get what you are expecting.

9. Take care of your head. Avoid falling or falling. Wear helmet and seatbelt to avoid accident. Don't let your head get punched or bumped. Our brain cells may die and shrink.

10. Consult with the doctor and have a yearly checkup. When your body is healthy, your mind is also energetic. Good luck.

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NEWS

DOST-CALABARZON and LGU Taytay Partner to Drive S&T Innovation and Development

The Department of Science and Technology (DOST) CALABARZON, in collaboration with the Local Government Unit (LGU) of Taytay, Rizal, advanced efforts to strengthen the municipality's scientific and technological initiatives through the Innovation, Science, and Technology for Accelerating Regional Technology-based Development (iSTART) Program.



A Memorandum of Agreement (MOA) was signed by DOST CALABARZON Regional Director Emelita P. Bagsit and Taytay Municipal Mayor Allan Martine S. De Leon. This partnership aims to create a comprehensive Science, Technology, and Innovation

(STI) plan that aligns with the LGU's vision and development goals.

The key benefits of the iSTART Program are as follows: (1) Identification of STI Gaps: By analyzing LGU Taytay's needs, the program will pinpoint areas where STI interventions can make a sig-

nificant impact; (2) Development of Targeted STI Solutions: The identified gaps will be addressed through the development of innovative solutions that cater to the specific needs of the community; and (3) Strengthening LGU Capacity: The iSTART program will empower



LGU Taytay with the knowledge and tools to effectively implement STI initiatives.

DOST Rizal Provincial Director Fernando E. Ablaza emphasized the importance of appointing a Municipal Science and Technology Officer to oversee the implementation of iSTART and other DOST programs. He also urged LGU Taytay to co-

ordinate with DOST to effectively schedule workshops in 2025 involving key stakeholders.

In attendance as witnesses during the MOA Signing were Engr. Francisco R. Barquilla III, Assistant Regional Director for Technical Operations of DOST-CALABARZON, accompanied by iSTART regional focal persons; Ms. Niña Sherylle S.

Giron, Supervising Science Research Specialist of DOST PSTO Rizal; Ms. Lyric Jo Dagandan, Environmental Specialist from the Municipal Environment and Natural Resources Office (MENRO); and Mr. Enrico A. Marquez Jr., Section Head of the SMILE I.T. Lab. **(By Raphael Dorutheo Martin A. San Antonio)**

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nificance of this platform for DOST-CALABARZON, DOST PSTO-Rizal, and all relevant stakeholders to enhance engagement and collaboration on S&T initiatives for the Province of Rizal. She also encouraged everyone to maximize the opportunity by actively participating during the discussions.

Then, Dir. Fernando E. Ablaza, Provincial S&T Director of DOST PSTO-Rizal, presented the Overview of PSTO Rizal 2024 Accomplishments in accordance to the three (3) major PPAs (Comprehensive Technology Transfer & Commercialization, S&T Human Resource Development, and S&T Promotion and Library Services) of the institution to provide the stakeholders with updates on the S&T activities of DOST PSTO-Rizal. PD Ablaza highlighted the stakeholders' active role in helping the office achieve its goals and mandate. He also reiterated the importance of continuous partnership in extending DOST's undergraduate scholarship programs to have at least one (1) scholar in the 188 barangays of Rizal.

Following this, Engr. Trinidad R. Sager, SRS II of DOST PSTO-Rizal, mediated the Open Forum for the participants. Attendees from the media partners (including HAPPY Morning Show hosted by Ms. Horizon Chaser, Ms. Lilibeth Petilla Padilla of DWDD, 1134 kh), national government agencies (DSWD and TESDA Rizal), and academe

(represented by the University of Rizal System (URS)) asked questions and expressed manifestations on the following topics: top three (3) priority programs implemented by DOST PSTO-Rizal, assistance on linkage to cacao and coffee growers in CALABARZON, 4Ps member data and DSWD's expressed intent on doing more collaborative projects with DOST Rizal, inclusion of TESDA-accredited training schools in DOST's training and related PPAs, updates on the collaborative project with the Philippine Textile Research Institute (PTRI) in Taytay, and URS signifying commitment for collaboration in the 2025 Regional Science Technology and Innovation Week (RSTIW).

This was followed by the signing of the Memorandum of Understanding (MOU) of the Rizal Convergence Team. The MOU Signing aimed to formalize the collaboration among the Rizal Convergence Team by specifying roles and responsibilities of each member agency. In attendance were the following: Dir. Emelita P. Bagsit, Regional Director of DOST-CALABARZON, Dir. Fernando E. Ablaza, Provincial Director of DOST

PSTO-Rizal; Dir. Celia G. Ariola, Regional Director of DOLE-CALABARZON, Ms. Victoria P. Natanuan, Supervising Labor and Employment Officer of DOLE Rizal; Dir. Cleotilde M. Duran, Provincial Director of DTI Rizal, Ms. Sharon F. Dioco, Chief Trade and Industry Development Specialist of DTI Rizal; Dir. Dr. Maria A. Roque, Provincial Director of TESDA-Rizal; Engr. Kenneth R. Martinez, Chief Agrarian Reform Program Officer of DAR Provincial Office (DARPO); Mr. Melantie C. Aceveda, DSWD IV-A extended messages of support to DOST PSTO-Rizal's future events.

On behalf of their respective regional directors, representatives of the Ms. Princess Anne C. Bulalayao, CDA IV-A and Mr. Melantie C. Aceveda, DSWD IV-A extended messages of support to DOST PSTO-Rizal's future events.

Finally, Ms. Una Grace M. Dollete, Senior SRS

of DOST PSTO-Rizal, provided the synthesis of the event highlighting the importance of collaboration within the triple helix of innovation (i.e. government, academe, and industry), and gave the closing remarks thanking everyone for their attendance and participation.

The Stakeholders' Forum ended with a photo opportunity of all the event attendees and the DOST PSTO-Rizal team. PSTO Cavite Dir. Gilda de Jesus and PSTO Quezon were also in attendance in support of DOST PSTO-Rizal. **(By Raphael Dorutheo Martin A. San Antonio & Arthea Marie M. Genova)**



LEGAL NOTICES

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
NAIC, CAVITE
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0915-620-0438

HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG FUND)

Mortgagee,

-versus-

FNC – 2024-180

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

RODALYN VALDEZ VILLARICO

Married to RAMIL TABANAO VILLARICO,

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 (PAG-IBIG FUND)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on November 14, 2022 by Mortgagor, **RODALYN VALDEZ VILLARICO married to RAMIL TABANAO VILLARICO**, both of legal age, Filipino citizens, with postal residence and postal address at 20 D MLQ ST. NEW LOWER BICUTAN, TAGUIG CITY, in favor of the Mortgagee, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 057-2022061590** of the Registry of Deeds for Province of Cavite, in order to satisfy the outstanding loan obligation of the Mortgagors in the amount of **ONE MILLION SEVENTY THREE THOUSAND EIGHT HUNDRED NINETY FOUR PESOS & 53/100 (P1,073,894.53)**, inclusive of interest, penalties and other charges, as of October 28, 2024. The undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru his deputy, Leonelle E. Mendoza, will sell at public auction on **February 19, 2025 at 10:00 o'clock in the morning** or soon thereafter, at 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 or MANAGER'S CHECK and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2022061590 Registry of Deeds for Province of Cavite

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

LOT NO: 7 BLOCK NO. 5 PLAN NO: PCS-04-031665

PORTION OF: 3038, 3039, 3040, 3041 & 3042 ALL OF NAIC ESTATE (VS-04-000597)

LOCATION: BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC PROVINCE OF CAVITE, ISLAND OF LUZON

Boundaries:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SW	LOT 74, BLOCK 5, PCS-04-031665
2-3	NW	LOT 6, BLOCK 5, PCS-04-031665
3-4	NE	ROAD LOT 28, PCS-04-031665
4-1	SE	LOT 8, BLOCK 5, PCS-04-031665

TIE POINT: MON. NO. 17, NAIC ESTATE, PROVINCE OF CAVITE

LINE	BEARING	DISTANCE
TO CRONER 1	S. 55° 49' E	3323.03 M.
1-2	N. 58° 42' W	6.00 M.
2-3	N. 31° 18' E	9.00 M.
3-4	S. 58° 42' W	6.00 M.
4-1	S. 31° 18' E	9.00 M.

AREA: FIFTY FOUR SQUARE METERS (54), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40 CMS

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: JAN. 1906-FEB. 1907

DATE OF SUBD/CONS SURVEY: SEPT. 1-15, 2018

DATE OF APPROVED SURVEY: NOVEMBER 19, 2018

PH-China

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During the event, special awards were presented to members who have made outstanding contributions to the association. The awards were presented by Honorary Chairman Emeritus Glória Macapagal-Arroyo, Chairman Raul Lambino, and President Sixto Benedicto.

After the awards presentation, Lambino and Benedicto turned over the APCU Funds to the Tacloban Project Beneficiary headed by Aaron Caminong.

APCU held its 50th founding anniversary on February 26, 2024. The association is dedicated to promoting deeper understanding and friendship between the peoples of China and the Philippines.

It has made positive contributions to the care, promotion, and deepening of Philippines-China relations, and has served as an important bridge for

friendly exchanges and cooperation between the two countries.

The December event formally opened with an invocation led by APCU Treasurer General Fernando Pace, and was followed by the singing of the Philippine national anthem.

Vice Chairman Felix Guanzon delivered the closing remarks.

Director Mafee Cai and General Fernando Pace served as the masters of ceremonies. Dinner was served after the ceremonies, followed by entertainment performances and raffle draw.



Faith in Action

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extending that love to those who are less fortunate and reminding everyone of God's boundless love for all of us." Her words were a powerful call to action, encouraging everyone to reflect on their responsibilities as individuals to care for those in need.

Through her unwavering commitment to

the underprivileged, Ms. Donita's ongoing projects, including her 2025 "Kalinga" initiative and Oplan Birthright, underline her vision of "faith transforming lives." These efforts exemplify how compassion and unconditional love can transform communities and bring hope to the marginalized.

GEOEDIC ENGINEER: ELMERITO C. ROBLES

In the event the public auction should not take place on the said date, it shall be held on **February 26, 2025 at 10:00 o'clock in the morning** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 057-2022061590**, the encumbrances thereon, if any there be.

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

Naic, Cavite, Philippines, December 10, 2024.

(Sgd.) REUEL SANTOS JIMENEZ
Clerk of Court & Ex-Officio Sheriff

(Sgd.) LEONELLE E. MENDOZA
Sheriff-In-Charge

Copy Furnished:

MARIA VICTORIA D. CAPIRAL
c/o 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

RODALYN VALDEZ VILLARICO married to RAMIL TABANAO VILLARICO

20 D MLQ St. New Lower Bicutan, Taguig City and/or Lot 7, Block 5, Pagsibol Village South, Barangay Timalan, Naic, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: January 13, 20, 27, 2025

As we move forward into the new year, let us carry this message in our hearts. In the spirit of

Christmas and beyond, may we all find ways to make a difference, guided by compassion and faith.

Mendezoño

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She then shared her inspiring journey as a 26-year-old woman who became the first Filipina governor of Cavite.

In closing, she emphasized that the provincial government of Cavite remains committed to serv-

ing everyone in the province.

The educational assistance provided is a significant help, especially for those from underprivileged backgrounds, as it supports their ongoing educational needs.

(J. Reyes)

Megawide

from
page 1

point (P2P) route for approximately 42 kilometers connecting cities and municipalities in Cavite to Metro Manila through the Paranaque Integrated Terminal Exchange (PITX).

The BRT will pass

through Imus, General Trias, Tanza, Kawit and Trece Martires, among others.

Megawide said the award was subject to the submission of necessary documents. Megawide also developed the PITX.

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** against **MARK ADRIAN M. ALVAREZ**, filed at RTC Naic, with **FNC - 2024-164** has an error on the **PCN-04-001986** and **BEGINNING AT PT. MARKED**. The right and correct entry should be **PCN-04-001968** and **BEGINNING AT APT. MARKED**. which was not included on the original notice, dated on **November 25, December 2 & 9, 2024**. Our apology.

The Publisher

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LEGAL NOTICES

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

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

-versus- **File No. FC-DC-1569-24**
 For: EXTRA JUDICIAL FORECLOSURE
 OF REAL ESTATE MORTGAGE UNDER
 ACT 3135, AS AMENDED BY ACT 4118

ROY F. FAA,
 Respondent/Mortgagor.
 X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, **NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)**, a government owned and controlled corporation created under P.D. No. 1267, with postal address at 104 Amorsolo St., Legaspi Village, Makati City against respondent/mortgagor, **ROY F. FAA** with postal addresses at Lot 17 Blk. 30, San Marino Central, Brgy. Salawag, Dasmariñas City, Cavite and 156 Diamond Bldg., Libertad, Pasay City and for the satisfaction of the mortgaged debt which as of OCTOBER 31, 2024 amounts to **ONE MILLION EIGHTY NINE THOUSAND SEVEN HUNDRED TWENTY NINE PESOS & 56/100 (Php1,089,729.56)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **February 13, 2025 at 10:00 o'clock in the morning** or soon thereafter in the Ground Floor Lobby of Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Burol II, 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-436539

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 17, Blk. 30 of the subd. plan, Psd-042106-061813, being a portion of Lot 3, Pcs-042106-007023, LRC Rec. No.), situated in the Brgy. Salawag, Mun. of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 18, Blk 30; on the NE., along line 2-3 by Road Lot 2; on the SE., along line 3-4 by Lot 16, Blk. 30 & on the SW., along line 4-1 by Blk. 39, all of the subd. plan. Beginning at a point marked "1" on plan being, N. 45 deg. 30'W., 966.40 m. from Mon. 164, Imus Estate; thence N.59 deg. 45'E., 10.00 m. to pt. 2; thence S.30 deg. 15'E., 5.00 m. to pt. 31; thence S.59 deg. 45'W., 10.00 m. to pt. 4; thence N. 30 deg. 15'W., 5.00 m. to pt. of beginning, containing an area of **FIFTY (50) 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 to June 11, 1908 and that of the subd. survey; Jan. 8-Feb. 5, 1993 and was approved on March 23, 1993. is registered in accordance with the provisions of the Property Registration Decree in the name of" **ROY F. FAA, single**, of legal age, Filipino.

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

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

In the event the public auction should not take place on the said date and time, it shall be held on February 27, 2025 at the same time and place without further notice.

08 January 2025, Dasmariñas City, Province of Cavite.

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

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

Copy furnished:

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

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

-versus- **File No. FC-DC-1582-24**
 For: EXTRA JUDICIAL FORECLOSURE
 OF REAL ESTATE MORTGAGE UNDER
 ACT 3135, AS AMENDED BY ACT 4118

**PAUL D. CERILLO married to
 ANGIELEE B. CERILLO,**
 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, **HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND)**, a government financial institution duly organized and existing under and by virtue of Republic Act. No. 9679, with postal address at The Petron Mega Plaza Building No. 358 Sen. Gil Puyat Avenue, Makati City, against the respondents/mortgagors, **PAUL D. CERILLO married to ANGIELEE B. CERILLO, PAUL D. CERILLO is herein represented by ANGIELEE B. CERILLO**, with postal address at Blk. 8, Lot 38 Aldiano St., Alta Tierra Homes, GMA, Cavite; Lot 19 Blk. 9, Tierra Vista Ayana, Barangay Langkaan I, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 19 November 2024 amounts to **SEVEN HUNDRED THIRTY SEVEN THOUSAND NINE HUNDRED EIGHTEEN PESOS & 23/100 (Php737,918.23)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **February 14, 2025 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, Burol I, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2018034476

IT IS HEREBY CERTIFIED that certain land situated in Barangay of Langkaan 1, City of Dasmariñas, Province of Cavite, Island of Luzon, bounded and described as follows:

Lot No. 19 Block No. 9 Plan No. PSD-04-228067

Portion of: Lot 3866-NEW-B-3, PSD-04-225000, LRC REC. 8843

LOCATION: BARANGAY OF LANGKAAN 1, CITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON

TECHNICAL DESCRIPTION:

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	Lot 28, Block 9, PSD-04-228067
2-3	SW	Lot 18, Block 9, PSD-04-228067
3-4	NW	Road Lot 8 (8.00 m. Wide), PCS-04-228067

TIE POINT: Mon. No. 154, Imus Estate

LINE	BEARING	DISTANCE
To corner 1	N. 71° 01' E	881.90 M.
1-2	S. 88° 21' W	4.00 M.

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

ROY F. FAA
 Lot 17 Blk. 30, San Marino Central, Brgy. Salawag, Dasmariñas City, Cavite and
 156 Diamond Bldg., Libertad, Pasay City

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: January 13, 20, 27, 2025

2-3 N. 61° 37' W 12.50 M.
 3-4 N. 31° 36' E 4.00 M.
 4-1 S. 16° 35' E 12.50 M.

AREA: FIFTY SQUARE METERS (50), MORE OR LESS

DESCRIPTION OF CORNERS: All points are referred to are indicated on the plan and marked on the ground by P.S. CYL. Conc. Mons. 15x40 cms.

Bearings: True

Date of Original Survey: July 1905 – June 11, 1908;

Date of Subd/Cons Survey: Feb. 1-10, 2013

Date of Approved Survey: March 6, 2013

Geodetic Engineer: Jeannette S. Co

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

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

In the event the public auction should not take place on the said date and time, it shall be held on **February 28, 2025** at the same time and place without further notice.

Dasmariñas City, Province of Cavite, January 10, 2025.

(Sgd.) **GERALD A. FARGAS**
 Sheriff IV

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

Copy furnished:

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG 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, 3rd Floor, A. Francisco Gold Condominium I, 784 EDSA,
 West Kamias District, Quezon City

PAUL D. CERILLO married to ANGIELEE B. CERILLO

Blk. 8, Lot 38 Aldiano St., Alta Tierra Homes, GMA, Cavite
 Lot 19 Blk. 9, Tierra Vista Ayana, Barangay Langkaan I, Dasmariñas City, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: January 13, 20, 27, 2025

DTI-Laguna

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Furthermore, RA 7394 also provides that an establishment that wishes to conduct sales promotion activities shall first secure a permit from the DTI prior to the commencement of their sales promotion activities. Common sales promotion schemes include, but not limited to, discounts, premiums, raffles, and contests.

ERRATUM

This is to correct the error made in the publication of Extra-Judicial Foreclosure of Real Estate Mortgage filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, against **JASON A. PALENCIA**, filed at RTC Imus City, with **F.C. Case No. 19269-24** has an error on the **#2161 (A2) Pres. Aquino, Pandacan, Manila City**. The right and correct entry should be **#2161 (A2) Pres. Quirino, Pandacan, Manila City**. which was not included on the original notice, dated on **December 16, 23, 30, 2024** Our apology.

The Publisher

Publication: PMC Pulso ng Makabagong Caviteño News Publication
 Dates: January 13, 2025

MAGLIBANG TAYO

KAPALARAN

ARIES (Mar. 21-Apr. 19) - Gamitin mo ang mayaman mong imahinasyon para mapauunlad mo ang iyong kabuhayan. Masuwarteng kulay-brown. Tips sa lotto-9-11-14-23-40-44.

TAURUS (Apr. 20-May 20) - Nagbabalita ang araw na ito na paparami nang paparami ang mga magagandang mong kapalaran. Gayunman, huwag mo pa ring kaligtaan na magpasalamat sa itaas. Masuwarteng kulay-white. Tips sa lotto-6-18-21-25-34-38.

GEMINI (May 21-June 20) - Kung ano ang tuwid at tama, ru'n ka! Sundin mo ito para maayos mo agad ang iyong buhay. Masuwarteng kulay-green. Tips sa lotto-3-15-28-30-33-36.

CANCER (June 21-July 22) - Huwag mong ikulong ang sarili mo sa pag-iisa at kalungkutan. Ito ang mensahe para sa iyo. Masuwarteng kulay-yellow. Tips sa lotto-5-16-22-27-39-45.

LEO (July 23-Aug. 22) - Bubukas ang pintuan ng grasya sa langit. Kaya naman, ihanda mo na ang iyong sarili sa malaking suwerte. Masuwarteng kulay-purple. Tips sa lotto-1-19-29-31-34-36.

VIRGO (Aug. 23-Sept. 22) - Mag-ingat ka sa mga pangakong wala namang laman. Masuwarteng kulay-pink. Tips sa lotto-5-14-24-38-40-45.

LIBRA (Sept. 23-Oct. 22) - Kailangan mong tanggapin na rito sa mundo, may mga taong nabibigo at nagtagatagumpay. Masuwarteng kulay-beige. Tips sa lotto-6-12-23-25-35-43.

SCORPIO (Oct. 23-Nov. 21) - Pahinga ang kailangan mo ngayon at puwede mo pang bagalan ang mga pagkilos mo. Masuwarteng kulay-blue. Tips sa lotto-4-18-20-31-37-41.

SAGITTARIUS (Nov. 22-Dec. 21) - Kumilos ka na para bang nakuha muna ang gusto mo. Masuwarteng kulay-black. Tips sa lotto-3-9-16-22-38-44.

CAPRICORN (Dec. 22-Jan. 19) - Huwag kang malungkot kung may mga bagay na nawala sa iyo. Mas maganda kung magpapakasaya ka habang naghihintay ng suwerte. Masuwarteng kulay-violet. Tips sa lotto-5-11-13-26-28-33.

AQUARIUS (Jan. 20-Feb. 18) - Hindi mo mapipigilan ngayon ang mabilis na pagpaplano na mamsayal. At mas lalong 'di ka maawat na lumabas ng bahay. Masuwarteng kulay-peach. Tips sa lotto-2-14-19-25-36-42.

PISCES (Feb. 19-Mar. 20) - Isama mo ang mga taong masayahan at iwan mo naman ang mga taong malulungkot. Ito ang susi para gumuhit sa iyo ang mga suwerte. Masuwarteng kulay-red. Tips sa lotto-7-17-24-35-37-43.

SUDOKU

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

SAGOT: SUDOKU VOL. 21 #45

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

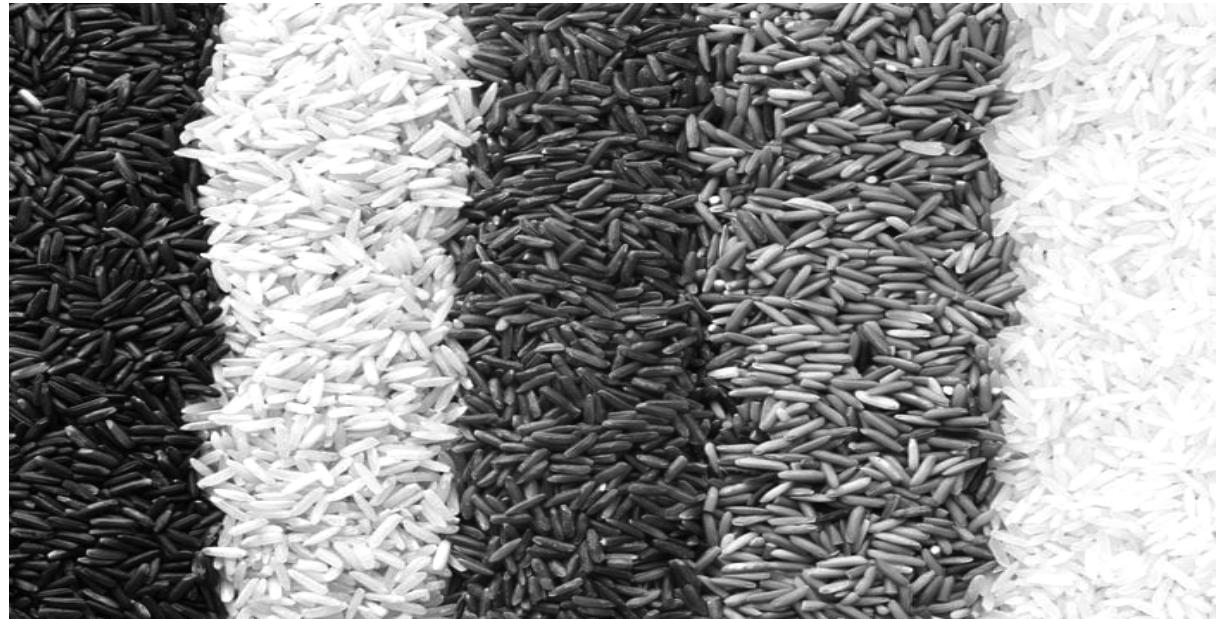
HOW TO PLAY: Sudoku puzzle is made up of a 9-by-9 grid with nine 3-by-3 sub-grids called boxes. There are 9 rows, 9 columns and 9 boxes in every puzzle. The object of the game is to fill all squares in the grid with the correct number.

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

Did You Know?

DID YOU KNOW CORN, RICE, AND WHEAT MAKE UP MOST OF THE WORLD'S STAPLE FOODS?

According to the Food and Agriculture Organization, these three simple, yet vital, ingredients make up the world's staple foods and provide the majority of the world's calorie intake.



WORD HUNT

Hipster Search

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

TROLL
 EPIC
 DRAGON
 COOL
 SHIELD
 BIRD
 HISPTER
 BATMAN
 MOTHER
 SHOE
 MORROWIND
 DINGLE
 SWORD
 DYNAMITE
 CAT
 OBLIVION
 MATSUDA
 DOVAHKIIN
 SPLASH
 SKYRIM

PH-China Understanding, Inc. inducts new officers, members

The Association for Philippines-China Understanding Inc. (APCU) has inducted its new officers and members/associates recently.



The induction rites took place during the association's Christmas Party on December 19, 2024 at the One Burgundy Plaza in Quezon City.

APCU Board Chairman Raul Lambino served as the inducting officer and speaker. Former Philippine President and APCU Honorary Chairman Emeritus Gloria Macapagal-Arroyo attended the event.

In his welcome remarks, APCU President Sixto Benedicto reviewed the progress made by the association in building stronger and deeper Philippine-China relations and thanked everyone for their continued support and dedication.

Looking forward to 2025 and ahead, Benedicto said he believes that everyone will work together to continue to strengthen the friendship and cooperation between the Philippines and China.

PH-CHINA • 5

DTI-Laguna upholds consumer protection through monitoring of sales promo activities



VICTORIA, LAGUNA – The Department of Trade and Industry - Laguna Provincial Office (DTI-Laguna), through its designated Representative, supervised a grand raffle draw on January 11, 2025 in Santa Cruz, Laguna to ensure that a sales promotion activity was conducted in accordance with the approved mechanics and adhered to relevant laws, rules, and regulations including the Republic Act No. 7394 (RA 7394), otherwise known as the Consumer Act of the Philippines, and the DTI Department Administrative Order No. 2, Series of 1993.

This regular monitoring activity aligns with the Department's mandate to protect consumers from deceptive advertisements and fraudulent sales promotion practices, as outlined in RA 7394. As defined in the RA 7394, a sales promotion is a technique "to increase the sales, patronage, and/or goodwill of a product and contains "promises of gain" such as prizes or free items as reward for the purchase of a product or service.

DTI-LAGUNA • 6

Faith in Action: A Christmas of Compassion and Giving

As the Christmas season enveloped us in its joyous preparations, a heart-warming reminder of the true essence of the holiday came from Ms. Donita Tapay, her company, D & F Foods Ms. Felinor Villar, Mr. Mohammad AlShahrani, Ms. Katrina Saludes, Denver Calalang. In a remarkable act of compassion, they dedicated their time and resources to feed 420 homeless individuals, spreading love, hope, and a sense of belonging.



Accompanying Ms. Donita was Mr. Ramon Matabang, a respected public servant who has served as the President of the Civil Registry Office in the Philippines for over three decades. Together, they brought not only sustenance but also hope for lasting change.

Mr. Matabang's presence at the event was particularly significant as he collaborated with Ms. Donita on her initiative project, Oplan Birthright. This program aims to address the plight of unregistered and undocumented Filipinos who struggle to secure essential documents due to financial limitations, illiteracy, or lack of access to resources. Recognizing the barriers faced by these individuals, Ms. Donita and Mr. Matabang are determined to find sustainable solutions to make this project a reality in 2025.

Speaking at the event, Ms. Donita emphasized, "Christmas is not just about giving gifts and spending time with our families. It's about FAITH IN ACTION • 5