



ATIN 'TO! AT YOUR SERVICE

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Cavite commemorates the 61st death anniversary of Gen. Emilio Aguinaldo

The province of Cavite paid tribute to the First President of the Republic of the Philippines, Gen. Emilio Aguinaldo, on the occasion of his 61st death anniversary on February 6, 2025. A solemn commemoration ceremony was held at the Museo ni Emilio Aguinaldo in Kawit, Cavite, to honor the legacy of the revolutionary leader who played a crucial role in the country's independence.

On behalf of Cavite Governor Athena Bryana D. Tolentino, Provincial Tourism Officer Elinia Imelda Rozelle S. Sangalang joined the wreath-laying ceremony, together with Guest of Honor, Ms. Cynthia G. Aguinaldo, 2nd District Board Member Ram Revilla, and representatives from various government agencies, historical organizations, and civic groups.

CAVITE • 6

PGC Leads Women's Welfare Program Across Cavite



ATIN 'TO! AT YOUR SERVICE

WOMEN'S WELFARE PROGRAM
FEBRUARY 3, 2025 | MUNICIPALITY OF TANZA, CAVITE
WWW.CAVITE.GOV.PH - WWW.ATHENATOLENTINO.PH



Strengthening her commitment to women's empowerment, Governor Athena Bryana D. Tolentino spearheaded a province-wide Women's Welfare Program (WWP) on February 3, 2025, delivering financial aid to 2,000 women in various Cavite towns.

PGC'S LEADS • 6

Beneficiaries of CD0's livelihood assistance program in Lipa City undergo food safety, financial literacy seminar

Magpantay Homemade Candy, based in Barangay Dagatan, Lipa City, is continuing its journey of business improvement through its second availment of the Department of Science and Technology (DOST)-Batangas' support program called Small Enterprise Technology Upgrading Program (SETUP).



The company, owned by Mr. Virgilio and Mrs. Carmela Magpantay, formalized its second SETUP project with DOST-Batangas represented by Provincial S&T Director Felina C. Malabanan, through a Memorandum of Agreement (MOA) signed on January 21, 2025, at the DOST-Batangas Office in Kumintang Ilaya, Batangas City.

BENEFICIARIES • 6

NEWS

J.C. Macatangay Goat Farm enhances production with cheese, yogurt processing training

In a bid to diversify its product offerings and maximize its production capacity, J.C. Macatangay Goat Farm underwent a two-day technology-based training on cheese and yogurt processing at their production facility in Brgy. Abiacao, San Luis, Batangas, held recently.



The farm, which houses four breeds of goats—Anglo-Nubian, Saanen, LaMancha, and Alpine—currently produces 23 to 25 liters of goat milk daily. While they are already known for their pasteurized goat milk, the farm's manage-

ment recognized the potential to further utilize their milk supply by exploring the production of value-added dairy products.

To help achieve this goal, the Department of Science and Technology (DOST)-Batangas orga-

nized the training program, aimed at equipping the farm's employees with the skills and knowledge needed to produce a variety of goat milk-based products.

The comprehensive training introduced employees to the step-by-



step procedures for making white cheese, feta cheese, ricotta cheese, and yogurt. Key topics covered included milk handling practices, quality control, pasteurization methods, and proper equipment usage. Trainees also learned essential techniques for enhancing the flavor, quality, and shelf life of the products, such as fermentation methods and pasteurization time estimation.

Hands-on activities provided participants with practical experience which helped ensure they understood the production process and how

to troubleshoot common issues.

Ms. Aida B. Lanaca, Plant Manager of the Dairy Training and Research Institute - University of the Philippines Los Baños (DTRI-UPLB), facilitated the sessions and provided insights into maintaining product consistency while adhering to stringent food safety standards.

At the conclusion of the training, Mr. Jayson Macatangay, owner of J.C. Macatangay Goat Farm, expressed his sincere gratitude to DOST Batangas and DTRI-UPLB for sharing their expertise. "This training will

truly benefit our business as we venture into new product lines," said Macatangay. "We are excited to introduce our new products to customers and are confident they will be a point of pride for our farm and the municipality of San Luis," he added.

With the new skills gained from the training, J.C. Macatangay Goat Farm is now poised to offer a wider range of goat milk products, meeting the growing demand for high-quality, value-added dairy items in the local market. (By John Maico M. Hernandez)

In light of the recent flooding, PMCI, Palawan Orgs call to stop mining, end coal plant ops

Quezon City, Philippines — Chest-deep floods swamped Puerto Princesa City and the Municipalities of Narra and Aborlan in Palawan yesterday, February 9, displacing more than 600 families during the heavy rains caused by the shear line—a catastrophe worsened by environmental degradation, caused by mining, coal plant development, and poor waterway management.

The shear line is the intersection of the easterlies, or warm winds from the Pacific Ocean, with the cold air from the northeast monsoon, also known as Amihan. This doesn't usually cause massive floods—indicating the state of climate emergency we are in.

"Upang maiwasan ang baha at maisalpa ang huling paraiso, ating ikundina at ipatigil ang mga mapanirang aktibidades gaya ng pagmimina, pagkakaroon ng coal [plant] at tahasang pamumutol ng punong kahoy sa Palawan!" urged Professor Marlene Jagmis of Palawan Alliance for Clean Energy (PACE), where Philippine Movement for Climate Justice (PMCI) is a member organization. [To avoid flooding and save our last paradise, let us condemn and stop destructive activities like mining, operating coal plants, and illegal logging in Palawan!]

PMCI National Coordinator Ian Rivera stated that the 15 MW coal-fired power plant of the DMCI Power Corporation in Narra has defied both the country's coal moratorium and the insistent calls of the people of Palawan to stop its construction.

"We have previously expressed serious concern regarding the DMCI coal plant not only because of the environmental damages it causes but also the serious risks the plant poses to the health and livelihood of the residents of Narra," he said. Rivera further explained that the coal plant built by the coastal area of Narra, when operational, will release coal fly and bottom ash. These are hazardous as these con-

tain toxic chemicals CO₂, SO₂ and PM₁₀ and PM_{2.5}. These toxic substances are also found in all other coal plants in the Philippines including heavy metals like lead, arsenic, mercury, and cadmium, potentially contaminating the waters and the air of the municipality.

Despite this, the Department of Energy (DOE) announced its support for the construction of the coal plant in Narra despite the existing moratorium, citing the country's development and "energy security" as the reason for its necessity.

Projects aimed at "development" were also a key factor in the flooding of Puerto Princesa, as explained by Atty. Grizelda "Gerthie" Mayo-Anda of the Save Palawan Movement and the Environmental Legal Assistance Center (ELAC).

"Kailangan ang maayos na Comprehensive Land and Water Use Plan dito sa siyudad. At dahil lumalaki ang siyudad at umuunlad, kailangan ng masusing pag-aaral kung saan ba itatayo itong mga buildings."

At lumabas sa ilang taon, na ang mga creeks dito ay tinatakpan," she said. [There has to be a proper Comprehensive Land and Water Use Plan in the city. And because the city is growing and expanding, detailed study should be needed before a building can be built. It's been found over the years that the creeks in the city have been blocked.]

Atty. Mayo-Anda suggested studying where the creeks are located and unblocking clogged waterways. "Mag isip din ng alternatibong paraan

[para] yung waterways ay tuloy ang daloy. Marami namang paraan para magawa 'yon," she added. [They should also come up with alternative ways to keep the waterways clear. There are many ways to do this.]

"Development and progress should be just and equitable. It should take into consideration the carrying capacity of the planet and the island-province, particularly that we are now in a climate emergency situation. Therefore there is no excuse for letting our lands be submerged by rainfall just for the select few who will benefit from the project. Several LGUs have already sworn to transition to more sustainable means of energy generation like the Municipality of Sablayan in Occidental Mindoro," Rivera stressed. The town recently entered into a Memorandum of Understanding with the PMCI to fully transition its energy generation into 100% renewable energy sources.

A few years ago citizens and environmental groups in Aborlan had won their fight to stop the coal plant being built in their municipality, forcing DMCI to find a new site for their plant. It was, then, constructed in Narra despite continuous opposition from residents and groups.

"We cannot let development be a justification to destroy Palawan and for 'progress' to drown its people. As one of the world's wonders and the last frontier of biodiversity, Palawan and its people have all the right to protect its future," Rivera ended.

#ClimateJusticeNow
#ClimateEmergencyNow
#SavePalawan
#NoToCoal

Editorial

Strengthening the Anti-Bullying Law for safer school environment

Bullying remains a nagging issue in our schools, adversely affecting the well-being and academic performance of countless students. Defined as repeated aggressive behavior intended to harm, intimidate, or humiliate a student, bullying can take many forms, including verbal abuse, physical assault, social exclusion, and cyberbullying.

Unfortunately, despite the passage of the Anti-Bullying Act of 2013 (Republic Act No. 10627), bullying remains a problem highlighting the need for stronger regulations and enforcement.

Recent data underscores the severity of the issue. The 2018 Program for International Student Assessment (PISA) revealed that 65 percent of Grade 5 learners in the Philippines experienced bullying a few times a month. While the 2022 PISA showed a slight decline, one in three students still reported being bullied weekly. The country has consistently recorded the highest bullying rates among the member nations of the Organization for Economic Cooperation and Development (OECD). Alarming, between November 2022 and July 2024, only 38 out of 339 reported bullying cases were resolved, with Metro Manila reporting the highest number of cases.

The consequences of bullying extend beyond the distress or fear a bully creates for other students. Its effects are profound. Based on the five studies conducted by De La Salle University and the Philippine Institute for Development Studies (PIDS), Dr. Alan Bernardo noted that "bullying does not impact mental health so much, however, the substantial effects on learning are very noticeable." He said the worst consequence of bullying is student disengagement, which "not only hampers their academic performance but can also lead to long-term educational disinterest."

A bullied student may experience declining grades, absenteeism, and a diminished sense of self-worth.

Examples of bullying in our schools are distressing. Incidents range from verbal taunts



about appearance or socioeconomic status to physical altercations in school corridors. Social media has also become a platform for harassment, amplifying the reach and impact of bullying. The rise of cyberbullying further complicates efforts to protect students, as it often goes unnoticed by school authorities.

In response to these alarming trends, the Department of Education (DepEd) and the Second Congressional Commission on Education (EDCOM 2) have initiated a comprehensive review of the Anti-Bullying Act's Implementing Rules and Regulations (IRR). This move, supported by DepEd Secretary Sonny Angara, aims to strengthen policies, ensure greater compliance, and align the revision with other mental health and career guidance laws. Among the proposed changes are an expanded definition of bullying, enhanced prevention and intervention programs, and the provision of adequate guidance counselors and discipline officers in schools.

DepEd has established the Learner Rights and

Protection Office in 2022 to receive reports of bullying and other forms of violence. Sec. Angara said they have strengthened the office to ensure that more people are available to help victims.

The completion of the revised IRR before the 2025-2026 school year signals hope for a safer learning environment.

Strengthening the IRR of the Anti-Bullying Act is crucial to creating a culture of respect and inclusion in schools. Educational institutions must prioritize preventive measures, provide immediate support to victims, and hold bullies accountable. Parents, teachers, and school officials should work collaboratively to foster a safe and nurturing environment where students can thrive academically and emotionally.

A safer school environment is not just a legal mandate but a moral responsibility to ensure every child's right to learn, grow, and succeed without fear. That is our obligation to the next generation.

Indigestion o Hindi Matunawan

Ang indigestion ang pangkalahatang tawag sa hindi komportableng pakiramdam sa sikmura. Ang indigestion ay hindi isang sakit ngunit ito ay pagpapakita ng sintomas tulad ng hindi matunawan, hirap sa pag-dighay, pagkahilo, at pagka-impatso pagkatapos kumain.

Maraming dahilan ang indigestion. Ang iba ay dahil sa kanilang lifestyle sa sobrang pagkain at iniinom na alak. Ang labis na pag-aalala, paninigarilyo, emotional trauma, mabilis na pagkain, at kondisyon gaya ng ulcer o gallstones (bato sa apdo) ay maaari ring dahilan ng indigestion.

Kung minsan ang taong may indigestion ay nakararanas din ng heartburn o pangangasim ng sikmura.

Para maiwasan ang indigestion, subukan ito:

1. Kumain ng pakonti-konti ngunit mas madalas - Kumain ng mas maraming gulay at prutas. Nguyain ang pagkain ng mabuti at dahan-dahan.

2. Iwasan ang mga "trigger foods" - Ang karaniwang nagdudulot ng indigestion ay ang matataba at maaanghang na pagkain, soft drinks, kape, pag-inom ng alak at paninigarilyo.

3. Panatilihin ang tamang timbang - Ang sobrang timbang ay naglalagay ng pressure sa iyong sikmura at maaaring maging dahilan ng stomach acid para umakyat sa lalamunan.

4. Mag-ehersisyo ng madalas - Ang pag-ehersisyo ay malaking tulong para hindi tumaba at umayos ang

DOKTOR NG MASA

ni Dr. Willie Ong



iyong panunaw.

5. Limitahan ang stress - Magkaroon ng sapat na tulog. Maglaan ng oras sa mga bagay na gustong gawin. Maaari rin mag-meditate o mag-yoga.

6. Suriin ang iyong mga gamot - Sumunod sa payo ng doktor kung kinakailangang inumin ang gamot. Ngunit ang gamot tulad ng aspirin at pain relievers (gamot sa kirot) ay pwedeng maka-irita at makasira sa lining ng sikmura. Kung kailangan talaga inumin ang gamot, kumain muna bago uminom ng gamot para mabawasan ang hapdi.

7. Uminom ng herbal tea na may peppermint - Mayroong mga taong nagiginhawahan sa pag-inom ng peppermint, ngunit hindi pa ito tiyak. Pwede naman subukan.

Kung hindi lamang natunawan, hindi dapat mag-alala.

Kumonsulta sa doktor kung ang indigestion ay mahigit 2 linggo, at may kasamang senyales tulad ng:

1. Pagbaba ng timbang at walang gana kumain
2. Pagsusuka
3. Maitim ang dumi
4. Jaundice, o paninilaw sa balat at mata.

SUBSCRIPTION RATE

1 Month	P 20.00	3 Months	P 60.00
6 Months	P 120.00	One Year	P 240.00

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LEGAL NOTICES



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

BDO UNIBANK, INC., represented by
Jacel DL. Florencio,
Mortgagee,

-versus- **EJF NO. TG-23-272**
FOR: Application for Extra-Judicial Foreclosure of Mortgage (under Act No. 3135, as Amended)

SPS. MARIFE B. CARDENAS AND ERIC ALBERTO O. CARDENAS,
represented by Voltaire B. Cardenas,
Debtors/Mortgagors,

X----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, **BDO UNIBANK, INC., represented by Jacel DL. Florencio**, a universal banking corporation duly organized and existing under the laws of Republic of the Philippines, with principal office and place of business at BDO Towers Valero, 8741 Valero Street, Makati City, pursuant to the terms and conditions of the Real Estate Mortgage ("MORTGAGE") executed and notarized on July 5, 2018 by Debtors/Mortgagors, **SPS. MARIFE BAUYON CARDENAS AND ERIC ALBERTO ONICO CARDENAS**, both of legal age, Filipinos, and with residence and postal addresses at (1) Block 18, Lot 13 Golden City Subdivision Phase 1 Copenhagen Street, Anabu II F Imus 4103, Cavite; and (2) Unit 1801, 18F, Wind Residences Tower 5, Brgy. Salaban Maharlika West, Tagaytay City, represented by **VOLTAIRE BAUYON CARDENAS** as per Special Power of Attorney executed and notarized on May 8, 2017, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2018001849** of the Registry of Deeds for Tagaytay City, to satisfy the outstanding obligation of the Debtors/Mortgagors in the amount of **FIVE MILLION SEVEN HUNDRED ONE THOUSAND FIVE HUNDRED FIFTY-SIX PESOS AND 14/100 (Php5,701,556.14)** as of October 27, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver N. Mendoza, will sell at public auction on **April 3, 2025 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 properties with all its improvements thereon, to wit:

CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2018001849
Registry of Deeds for Tagaytay City

IT IS HEREBY CERTIFIED that the unit identified and described as:

WIND RESIDENCES TOWER 5
FLOOR LEVEL : EIGHTEENTH FLOOR
UNIT NUMBER : UNIT-1801
UNIT TYPE : RESORT RESIDENTIAL-END UNIT 1
UNIT AREA : 30.65 SQUARE METERS

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on **TRANSFER CERTIFICATE OF TITLE 2012004161** which embraces and describes the land located at BRGY. SALABAN, MAHARLIKA WEST (NOW), CITY OF TAGAYTAY with an area of **FIVE THOUSAND SEVEN HUNDRED NINETY-SEVEN (5,797) Square Meter**, is registered in the name of: **Owner: SPOUSES MARIFE B. CARDENAS AND ERIC ALBERTO O. CARDENAS, FILIPINO CITIZENS, BOTH OF LEGAL AGE**
Address: PHASE 1 BLOCK 18, LOT 13 GOLDEN CITY SUBDIVISION, ANABU II-F, IMUS CITY, CAVITE 4103, PHILIPPINES

In the event the public auction should not take place on the said date, it shall be held on **April 10, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to

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

NELVIN KENT G. MEDINA,
Petitioner/Assignee,

- versus - **File No. FC-DC-1628-25**
For: EXTRA JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135, AS AMENDED BY ACT 4118

SPS. RENATO B. OLIVA & INDERA LUCY C. OLIVA,
Respondents/Mortgagors.

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/assignee, **NELVIN KENT G. MEDINA**, with postal address at Blk. 26 Lot 12 P1 Solar Homes Subd., San Agustin 1, Dasmariñas City, Cavite, against the respondents/mortgagors, **SPS. RENATO B. OLIVA & INDERA LUCY C. OLIVA** with postal addresses at #42 St. Andrew Maricaban, Pasay City and Blk. 17 Lot 39, Solar Homes Subd. II, Brgy. San Agustin, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of January 15, 2025 amounts to **ONE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED NINETY FIVE PESOS & 00/100 (Php169,995.00)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **March 06, 2025 at 10:00 o'clock in the morning** or soon thereafter at 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-536153
IT IS HEREBY CERTIFIED that certain land situated in the

investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2018001849**, 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, January 27, 2025.

(Sgd.) ATTY. APRIL GRACE M. TENORIO
Clerk of Court V/OIC

(Sgd.) OLIVER N. MENDOZA
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:

BDO UNIBANK, INC.
Mortgagee
BDO Towers Valero, 8741 Valero Street, Makati City

SPS. MARIFE BAUYON CARDENAS AND ERIC ALBERTO ONICO CARDENAS
Debtors/Mortgagors
(1) Block 18, Lot 13 Golden City Subdivision Phase 1 Copenhagen Street, Anabu II F Imus 4103, Cavite
(2) Unit 1801, 18F, Wind Residences Tower 5, Brgy. Salaban Maharlika West, Tagaytay City

VOLTAIRE BAUYON CARDENAS
Representative of Debtors/Mortgagors
Block 18, Lot 13 Golden City Subdivision Phase 1 Copenhagen Street, Anabu II F Imus 4103, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: February 10, 17 & 24, 2025

Municipality of Dasmariñas, Province of Cavite, bounded and described as follows: A parcel of land (Lot 9, Blk. 17 of the subd. plan, Psd-042106-065358, being a portion of Lot 3826-New, Imus Estate, LRC Rec. No.), situated in the Bo. of Lancaan, Mun. of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 37, on the SW., along line 2-3 by Lot 40, both of Blk. 17, on the NW., along line 3-4 by Rd. Lot 13; & on the NE., along line 4-1 by Lot 38, Blk. 17, all of the subd. plan. Beginning at a point marked "1" on plan being S. 42 Deg. 57'E., 819.52 m. from MON. No. 144, Imus Estate; thence S. 69 deg. 03'W., 3.75 m. to point 2; thence N. 20 deg. 57'W., 9.50 m. to point 3; thence N. 69 deg. 03'E., 3.75 m. to point 4; thence S. 20 deg. 57'E., 9.50 m. to the point of beginning; containing an area of **THIRTY SIX (36) SQUARE 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 1, 1908 and that of the subd. survey, March 5 – 15, 21 – 27 & April 14-20, 1993 and was approved on September 16, 1993. is registered in accordance with the provisions of the Property Registration Decree in the name of* **RENATO B. OLIVA, married to INDERA LUCY C. OLIVA**, 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 **March 20, 2025** at the same time and place without further notice.

31 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:

NELVIN KENT G. MEDINA
Blk. 26 Lot 12 P1 Solar Homes Subd., San Agustin 1, Dasmariñas City, Cavite

SPS. RENATO B. OLIVA & INDERA LUCY C. OLIVA
#42 St. Andrew Maricaban, Pasay City and
Blk. 17 Lot 39, Solar Homes Subd. II, Brgy. San Agustin, Dasmariñas City, Cavite

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: February 10, 17 & 24, 2025



E R R A T U M

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 **CORAZON C. PASIM married to JOSUE M. PASIM JR.** filed at RTC Trece Martires City, with **FORECLOSURE CASE NO. F-1600-24** has an error on the **THIRTY THREE (33) S. M..** The right and correct entry should be **THIRTY THREE (33) SQ. M..** which was not included on the original notice, first issue dated on **February 3, 2025** Our apology.

The Publisher

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: February 10, 2025

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-1644-24

NORIEL M. CAJAYON married to MARIA
FATIMA M. CAJAYON; NORIEL M. CAJAYON,
is herein represented by MARIA FATIMA M.
CAJAYON, 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, **NORIEL M. CAJAYON married to MARIA FATIMA M. CAJAYON; NORIEL M. CAJAYON, is herein represented by MARIA FATIMA M. CAJAYON, as his Attorney-in-Fact**, with residence and postal address at C-27, FVR BUILDING, 31 GUIRAYAN STREET, BARANGAY DOÑA IMELDA, QUEZON CITY and LOT 27, BLOCK 5, TIERRA NEVADA, PHASE 7, SAN FRANCISCO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of December 10, 2024 amounts to **FOUR HUNDRED SEVENTY THREE THOUSAND TWO HUNDRED SEVENTY TWO PESOS & 21/100 (P473,272.21)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. 057-
2012027791**

A PARCEL OF LAND (LOT 27, BLK 5 OF THE CONS./ SUBD. PLAN PCS-04-021854, BEING A PORTION OF CONS. OF LOTS 40-71, BLK. 1, LOTS 1-23, BLK. 9, LOTS 1-20, BLK. 10, LOTS 1-18, BLK. 11, LOTS 1-15, BLK. 12, LOTS 1-9, BLK. 13, LOTS 1-38, BLK. 14, LOTS 1-48, BLK. 15, LOTS 1-34, BLK. 16, LOTS 1-31, BLK. 17, LOTS 26-30, BLK. 18, LOTS 2-14, BLK. 19, LOT 3, BLK. 20, LOT 1, BLK. 21, LOTS 2-7, BLK. 22 & ROAD LOTS 1,3-13, ALL OF PCS-04-020509, LRC REC. NO. 5964) SITUATED IN THE BRGY. OF SAN FRANCISCO, MUN. OF GEN. TRIAS, PROV. OF CAVITE. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 26, BLK. 5; ON THE SW., ALONG LINE 2-3 BY ROAD LOT 6, ON THE NW., ALONG LINE 3-4 BY LOT 28; AND ON THE NE., ALONG LINE 4-1 BY LOT 21 BOTH OF BLK. 5, ALL OF THE CONS.- SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF **SEVENTY (70) 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 **March 13, 2025** 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, January 30, 2025.

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

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as **PAG-IBIG Fund**)
c/o **PAULINO E. CASES, JR.**
CASES COLLECTION MANAGEMENT, INC.
Attorney-In-Fact c/o Cases Chun & Associates Law Offices
6TH Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
TRECE MARTIRES CITY, CAVITE
BRANCH 131

Official Contact Numbers: (0955) 742 1971
Email address: rtc1tmt131@judiciary.gov.ph

IN RE: PETITION FOR CORRECTION OF
ENTRIES IN THE CERTIFICATE OF LIVE
BIRTH OF **KENDRA SANAIA CASABAHAN
SESALDO, CR NO. 2018-2665 OF THE
LOCAL CIVIL REGISTRAR OF GENERAL
TRIAS, CAVITE,**

KENDRA SANAIA CASABAHAN SESALDO,
MINOR, REPRESENTED BY HER MOTHER,
SHELLA MARIE CASABAHAN SESALDO,
Petitioner,

- versus - **TMSP-027-24**
FOR: CORRECTION OF ENTRY IN
THE CERTIFICATE OF LIVE BIRTH

**THE LOCAL CIVIL REGISTRAR OF
GENERAL TRIAS, CAVITE,**
Respondent.

X- ----- X

ORDER

This is a verified Petition for Correction of Entry in the Certificate of Live Birth of a minor, Kendra Sanaia Casabahan Sesaldo, as represented by her mother, Shella Marie Casabahan Sesaldo filed through their counsel **Atty. Yvette Kathryn S. Barrientos** of Public Attorney's Office, praying that after due notice and hearing, an Order be issued directing the Local Civil Registrar of General Trias, Cavite, to correct item no. 7 in the Certificate of Live Birth of Kendra Sanaia Casabahan Sesaldo changing the erroneously entered maiden name of her mother from Shella Marie Regidor Sesaldo to Shella Marie Regidor Casabahan.

Finding the petition to be sufficient in form and substance, let the same be set for initial hearing on **March 7, 2025 at 8:30 in the morning**, before this Court located at the Cavite Provincial Capitol Compound, Brgy. Agustin, Trece Martires City, Cavite.

Let the copy of this Order be published once a week for three (3) consecutive weeks in a newspaper of general circulation in the Province, at the expense of the petitioner, and notice is hereby given to the Local Civil Registrar of City of General Trias, Cavite, Philippine Statistics Authority, and any person having or claiming any interest under the entry which correction is sought, may within fifteen (15) days from notice, file opposition thereto.

Further, let a copy of this Order be furnished the petitioners and their counsel, the Office of the Local Civil Registrar of City of General Trias, Cavite, the Office of the City Prosecutor of City of General Trias, Cavite, the Honorable Solicitor General, the Civil Registrar General, Philippine Statistics Authority and the Office of the Clerk of Court – RTC, Trece Martires City, Cavite.

SO ORDERED.

Issued this 27th day of December 2024 in Trece

NORIEL M. CAJAYON married to MARIA FATIMA M. CAJAYON; NORIEL M. CAJAYON, is herein represented by MARIA FATIMA M. CAJAYON, as his Attorney-in-Fact
C-27, FVR BUILDING, 31 GUIRAYAN STREET, BARANGAY DOÑA IMELDA, QUEZON CITY and
LOT 27, BLOCK 5, TIERRA NEVADA, PHASE 7, SAN FRANCISCO, GEN. TRIAS, CAVITE

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: February 3, 10 & 17, 2025

Martires City, Cavite.

(Sgd.) **JANICE L. ANDRADE-UDARBE**
Acting Presiding Judge¹

Copy furnished:

Office of the Provincial Prosecutor
Trece Martires City, Cavite

Philippine Statistics Authority
PSA Complex, East Avenue,
Diliman, Quezon City, Philippines

Local Civil Registrar of General Trias, Cavite
City Hall of City of General Trias, Cavite
City of General Trias, Cavite

Office of the Clerk of Court
Trece Martires City, Cavite

Public Attorney's Office
Trece Martires City, Cavite

Kendra Sanaia Casabahan Sesaldo
Shella Marie Casabahan Sesaldo
596 Tramo Road, Bagbag I, Rosario Cavite

Office of the Solicitor General
134 Amorsolo St., Legaspi Village, Makati City
efile@osg.gov.ph

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: January 27, February 3 & 10, 2025

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 **RUTH L. VILLAS** filed at RTC Trece Martires City, with **FORECLOSURE CASE NO. F-1561-24** has an error on the **(Lot 19 Block 124) of the subdivision plan Psd-04-093013**. The right and correct entry should be **(Lot 18 Block 124) of the subdivision plan Psd-04-083013**, which was not included on the original notice, first issue dated on **February 3, 2025** Our apology.

The Publisher

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: February 10, 2025

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 **VEEJAY C. PADUA** filed at RTC Trece Martires City, with **FORECLOSURE CASE NO. F-1653-24** has an error on the **ONE MILLION SEVEN HUNDRED FIFTY FIVE THOUSAND ONE HUNDRED THIRTY ONE PESOS**. The right and correct entry should be **ONE MILLION SEVEN HUNDRED FIFTY SEVEN THOUSAND ONE HUNDRED THIRTY ONE PESOS**, which was not included on the original notice, first issue dated on **February 3, 2025** Our apology.

The Publisher

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: February 10, 2025

NEWS

Cavite

from
page 1

The event was graced by officials from the National Historical Commission of the Philippines, the Philippine National Police, the Bureau of Fire Protection, the Local Government Unit of Kawit, the Department of Education-Kawit District, and the Veterans Federation of the Philippines-Region IV. Various Masonic organizations, including

Emilio Aguinaldo Lodge No. 31, Gran Logia Nacional de Filipinas, Supremo Consejo del Grado 33 para Filipinas, Gran Logia del Lejano Oriente-Islas Filipinas, and PEAM-Lodge No.5, also participated in the tribute, along with the Aguinaldo Family.

The ceremony served as a reminder of Gen. Aguinaldo's invaluable

contributions to Philippine history, particularly his leadership in the fight for independence. The attendees reaffirmed their commitment to preserving and promoting his legacy for future generations. The provincial government of Cavite continues to uphold its role in keeping the memory of its esteemed hero alive, ensuring that his patriotism and dedication to the nation remain an inspiration to all Filipinos. **(OPIO)**



ATIN 'TO! AT YOUR SERVICE

61ST DEATH ANNIVERSARY OF EMILIO AGUINALDO
06 FEBRUARY 2025 | MUSEO NI EMILIO AGUINALDO KAWIT, CAVITE
WWW.CAVITE.GOV.PH - WWW.ATHENATOLENTINO.PH

PGC's Leads

from
page 1

The initiative, backed by 7th District BM Abeng Remulla, commenced in Brgy. Gregorio, Trece Martires City, where local officials assisted the distribution of financial assistance, equipping

women with resources for economic resilience. The program continued in Punta, Tanza, reinforcing the government's dedication to inclusive social programs.

In Maragondon, 8th

District Congresswoman Aniela Tolentino underscored the need for sustained women's welfare initiatives. Meanwhile, in Naic, she graced the event and distributed ₱2,000 in financial aid to 2,000 women, marking a significant step in economic empowerment. **(R. Dones)**



Magpantay

from
page 8

These skills are considered key to ensuring the long-term sustainability

and growth of their businesses.

Mr. Romel C. Quinay,

a member of the DOST-CALABARZON Food Safety Team, served as the resource speaker during the seminar. **(By John Maico M. Hernandez)**



Beneficiaries

from
page 1

This second SETUP project will focus on upgrading the cooking and packaging processes for the company's pastillas and mazapan production lines by introducing advanced technology. Building on the success of their first SETUP project, which enhanced the pastillas and yema processing line,

the new upgrade aims to further improve production efficiency and product quality.

The continued support from DOST through the SETUP program reflects the company's dedication to innovation and sustainable growth. The program is designed to assist small and medium-

sized enterprises (SMEs) in adopting technology to improve their productivity and competitiveness in the market.

With this second upgrade, Magpantay Homemade Candy is poised to enhance its presence in the local and export candy industry and deliver even more delicious Filipino treats to its growing customer base. **(By John Maico M. Hernandez)**



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TICKETING



MAGLIBANG TAYO

KAPALARAN

ARIES (Mar. 21-Apr. 19) - Iwasan mong magyabang kahit pa ikaw ang nakakalamang sa karamihan, lalo na't kung kapos sila sa kaalaman at ideya kung paano paunlarin ang kanilang buhay. Masuwerteng kulay-green. Tips sa lotto-8-10-13-29-31-36.

TAURUS (Apr. 20-May 20) - Itaas mo pa ang iyong pangarap. Mabigo ka man, mataas pa rin naman ang iyong babagsak. Masuwerteng kulay-yellow. Tips sa lotto-2-18-21-28-34-45.

GEMINI (May 21-June 20) - Matatalo mo ang iyong mga karibal sa pamamagitan nang mabilis na pagsasagawa ng mga naipiano muna. Maiiwan mo sila ng milya-milya hanggang sa hindi na sila makahabol pa. Masuwerteng kulay-purple. Tips sa lotto-1-14-19-22-24-27.

CANCER (June 21-July 22) - Kahit medyo pagod at hrap ka na, ipagpatuloy mo rin ang pagsisikap. Madalas ang tagumpay ay natatabunan lang ng mga anino ng pag-aalinlangan. Ito ang mensahe para sa inyo. Masuwerteng kulay-pink. Tips sa lotto-2-17-25-33-38-41.

LEO (July 23-Aug. 22) - Bakit ka susuko sa harap ng mga taong mapagpilit? Kaya sila nagpupumilit ay dahil alam nila sa kanilang sarili na malabo nilang makuha ang kanilang pinakahahangad-hangad. Masuwerteng kulay-beige. Tips sa lotto-1-13-20-26-34-44.

VIRGO (Aug. 23-Sept. 22) - Iaangat ka ngayon ng iyong talino sa mas mataaas pang kalagayan. Maaninuhan mo ang mga nag-aakalang mas magaling sila sa iyo. Ito ang mensahe ng iyong kapalaran. Masuwerteng kulay-blue. Tips sa lotto-3-12-23-33-36-40.

LIBRA (Sept. 23-Oct. 22) - Mas sasaya pa ang iyong mga karanasan sa susunod na mga araw. Ito ang magandang balita sa iyo ng iyong kapalaran. Masuwerteng kulay-black. Tips sa lotto-9-18-21-27-34-45.

SCORPIO (Oct. 23-Nov. 21) - Pahinga ang iyong kailangan. Minsan, inaakala natin na tayo ay malakas na, pero sa katunayan, anumang sandali ay puwede pa rin tayong dapuan ng karamdaman. Masuwerteng kulay-violet. Tips sa lotto-2-7-12-26-31-45.

SAGITTARIUS (Nov. 22-Dec. 21) - Kung hindi ka nagpapagamit sa iba, tiyak na mabilis kang aasenso. Masuwerteng kulay-peach. Tips sa lotto-17-23-25-38-40-42.

CAPRICORN (Dec. 22-Jan. 19) - Huwag mong sayangin ang mga oras mo sa pag-iisip ng mga negatibong bagay. Mas maganda kung makikinig ka ng masasayang musika. Masuwerteng kulay-red. Tips sa lotto-1-19-23-28-30-42.

AQUARIUS (Jan. 20-Feb. 18) - Paramihin mo ang mga bagay na meron ka. Ang unang utos na magparami ay hindi lang tungkol sa lahi, kundi sa pagpaparami rin ng kabuhayan at ang mga ari-arian. Masuwerteng kulay-brown. Tips sa lotto-4-18-20-24-34-45.

PISCES (Feb. 19-Mar. 20) - Magplano ka na agad bago pa dumating ang araw ng mga puso. Minsan nababawasan ang saya at sarap kapag walang tiyak na plano. Ito ang paalala para sa iyo. Masuwerteng kulay-white. Tips sa lotto-3-16-22-27-39-41.

SUDOKU

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

SAGOT: SUDOKU VOL. 21 #49

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

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 "C" IS THE MOST COMMON KEY USED IN POP SONGS?

A man analyzed 1,300 songs from the Top 100 charts in pursuit of patterns. As for chords, he discovered that the most common key in music is C, ranking at 26 percent. Popular songs in the key of C include Bruno Mars' "When I Was Your Man" and "Take Me to Church" by Hozier.

WORD HUNT

Conflict Resolution

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

DIFFERENCES
LOSE
MUTUAL
DENIAL
WITHDRAWAL
SOLVING
SKILLS
SUPPRESS
WIN
DISAGREEMENT
MANAGEMENT
PERSONAL
COMPETING
NEGOTIATE
STYLE
CONFLICT
POWER
OWNERSHIP
AVOIDING

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-1653-24

VEEJAY C. PADUA
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, **VEEJAY C. PADUA**, with residence and postal address at 32 ZINNIA ST., ANASTACIA VILLAGE, BARANGAY NANGKA, MARIKINA CITY and LOT 33, BLOCK 19, PHASE 7B, ELLISTON PLACE, MARY CRIS COMPLEX, BARANGAY PASONG CAMACHILE-2, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of November 27, 2024 amounts to **ONE MILLION SEVEN HUNDRED FIFTY SEVEN THOUSAND ONE HUNDRED THIRTY ONE PESOS 66/100 (P1,757,131.66)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2022010631

LOT NO: 33 BLOCK NO: 19 PLAN NO: PCS-04-030042
PORTION OF: LOT 2506; LOT 2510-B, PSD-40866; LRC RECORD NO. 5964

LOCATION: BARANGAY OF PASONG CAMACHILE-2, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 34, BLOCK 19, PCS-04-030042
2-3	SW	ROAD LOT-24, PCS-04-030042
3-4	NW	LOT 32, BLOCK 19, PCS-04-030042
4-1	NE	LOT 13, BLOCK 19, PCS-04-030042

AREA: FORTY EIGHT SQUARE METERS (48), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on **March 13, 2025** 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, January 30, 2025.

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

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as **PAG-IBIG Fund**)
c/o **PAULINO E. CASES, JR.**

CASES COLLECTION MANAGEMENT, INC.
Attorney-In-Fact c/o Cases Chun & Associates Law Offices
6TH Floor JELP Business Solutions Building,
409 Addition Hills, Shaw Boulevard, Mandaluyong City

VEEJAY C. PADUA

32 ZINNIA ST., ANASTACIA VILLAGE, BARANGAY NANGKA, MARIKINA CITY and
LOT 33, BLOCK 19, PHASE 7B, ELLISTON PLACE, MARY CRIS COMPLEX, BARANGAY PASONG CAMACHILE-2, GEN. TRIAS, CAVITE

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: February 3, 10 & 17, 2025

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-1561-24

RUTH L. VILLAS,
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, **RUTH L. VILLAS**, with residence and postal addresses at LOT 9-A BLK-4 FALCON ST. METROGREEN VILLAGE, PASIG CITY and LOT 19 BLK 124 PH. 4 MARY CRIS COMPLEX BO ALANG-ILANG GENERAL TRIAS, CAVITE 4107 to satisfy the mortgage indebtedness as of NOVEMBER 27, 2024 amounts to **SEVEN HUNDRED SEVENTY THOUSAND SEVEN HUNDRED NINETY SEVEN PESOS & 16/100 (P770,797.16)**, inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-760430

A PARCEL OF LAND (Lot 18 Block 124) of the subdivision plan Psd-04-083013, being a portion of Lot 2533 SFD MALABON EST, situated in the barrio of ALANG-ILANG, municipality of GEN. TRIAS, province of CAVITE, island of LUZON. Bounded on the SW., along line 1-2 by Lot 2 Block 124, along line 2-3 by Lot 3 Block 124, on the NW., along line 3-4 by Lot 20 Block 124, on the NE., along line 4-5 by Road Lot 34 (6.5 meters wide), and on the SE., along line 5-1 by Lot 18 Block 124 all of the subdivision plan. Beginning at a point marked "1" on plan, X X X containing an area of **FORTY (40) 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 **March 13, 2025** 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, January 30, 2025.

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

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. CAESAR S. EUROPA

Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

RUTH L. VILLAS

LOT 9-ABLK-4 FALCON ST. METROGREEN VILLAGE, PASIG CITY and
LOT 19 BLK 124 PH. 4 MARY CRIS COMPLEX BO ALANG-ILANG GENERAL TRIAS, CAVITE 4107

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

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: February 3, 10 & 17, 2025

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-1600-24

CORAZON C. PASIM married to
JOSUE M. PASIM JR.

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, **CORAZON C. PASIM married to JOSUE M. PASIM JR.**, with residence and postal addresses at 54 ELECTRICAL RD. EXT., PASAY CITY and LOT 33 BLK 57 PH 6 CARISSA HOMES-TANZA BO BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of NOVEMBER 27, 2024 amounts to **ONE HUNDRED NINETY NINE THOUSAND FOUR HUNDRED FORTY THREE PESOS & 57/100 (P199,443.57)**, inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-725910

A parcel of land (Lot 33 Blk 57 of the subd. plan, Psd-04-095761, being a portion of Lot 2054-A, Psd-04-095009, LRC Rec. No.), situated in the Brgy. of Bagtas, Mun. of Tanza, Prov. of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 34 on the SE., along line 2-3 by Lot 35, both of Blk 57; on the SW., along line 3-4 by Alley 39 and on the NW., along line 4-1 by Lot 31, Blk. 57, all of the subd. plan. Beginning at a pt. marked "1" on plan X X X containing an area of **THIRTY THREE (33) SQ. M. 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 **March 13, 2025** 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, January 30, 2025.

(Sgd.) **JOSELITO L. ARANDA**
Sheriff IV

Copy Furnished:

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

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

ATTY. J.V. ROMMEL C. CUBELO

Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Inteli College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

CORAZON C. PASIM married to JOSUE M. PASIM JR.,
54 ELECTRICAL RD. EXT., PASAY CITY and
LOT 33 BLK 57 PH 6 CARISSA HOMES-TANZA BO 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: February 3, 10 & 17, 2025

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-1596-24

CLARITA R. GARCIA (PRINCIPAL BORROWER)
married to ALFREDO S. GARCIA
JO-ANNE R. GARCIA (CO-BORROWER),
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, **CLARITA R. GARCIA (PRINCIPAL BORROWER) married to ALFREDO S. GARCIA AND JO-ANNE R. GARCIA (CO-BORROWER)**, with residence and postal addresses at 48-B M. MORAN ST., DFRV, LAS PIÑAS CITY; 38-C COUNTRYSIDE SUBD. MANDALUYONG CITY and LOT 45, BLK. 48, LAPAZ HOMES BRGY. CABEZAS, TRECE MARTIRES, CAVITE to satisfy the mortgage indebtedness as of NOVEMBER 27, 2024 amounts to **THREE HUNDRED SEVENTY FIVE THOUSAND ONE HUNDRED FORTY ONE PESOS & 22/100 (P375,141.22)**, inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-55103-

A parcel of land (Lot 45, Blk. 48, of the subd. plan., Psd-042122-053619, being a portion of Lot 2926-B, Psd-04-021903, LRC Rec. No.), situated in the Brgy. of Cabezas, Mun. of Trece Martires, Prov. of Cavite. Bounded on the N., along line 1-2 by Lot 3617, San Francisco de Malabon, Estate; on the E., along line 2-3 by Lot 46, Blk. 48; on the S., along line 3-4 by Rd. Lot 42; on the W., along line 4-1 by Lot 44, Blk. 48, all of the subd. plan. Beginning at a pt. marked "1" on plan X X X containing an area of **NINETY SIX (96) SQ. 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 **March 13, 2025** 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, January 30, 2025.

(Sgd.) JOSELITO L. ARANDA
Sheriff IV

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

ATTY. J.V. ROMMEL C. CUBELO
Attorney-In-Fact, 24K ACCOUNTS CONSULTANT, INC.
3F Fass Intel College Bldg., No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

CLARITA R. GARCIA (PRINCIPAL BORROWER) married to ALFREDO S. GARCIA AND JO-ANNE R. GARCIA (CO-BORROWER)
48-B M. MORAN ST., DFRV, LAS PIÑAS CITY;
38-C COUNTRYSIDE SUBD. MANDALUYONG CITY and LOT 45, BLK. 48, LAPAZ HOMES BRGY. CABEZAS, TRECE MARTIRES, CAVITE

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REPUBLIC OF THE PHILIPPINES
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FOURTH JUDICIAL REGION
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TRECE MARTIRES CITY

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

-versus- FORECLOSURE CASE NO. F-1538-24

MICHAEL ANGELO M. EBAL married to
JOHANNA E. EBAL,
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, **MICHAEL ANGELO M. EBAL married to JOHANNA E. EBAL**, with residence and postal addresses at #648-ARD.1 EP VILLAGE, CAMP AGUINALDO, QUEZON CITY, METRO MANILA and LOT 15, BLOCK 7, PHASE 1, LUMINA TANZA, BARANGAY BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of NOVEMBER 27, 2024 amounts to **FOUR HUNDRED TWENTY TWO THOUSAND SEVEN HUNDRED SEVENTY EIGHT PESOS & 67/100 (P422,778.67)**, inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019020858

LOT NO: 15 BLOCK NO: 7 PLAN NO: PSD-04-239022
PORTION OF: LOT 2-A, PSD-04-239718
LOCATION: BARANGAY OF BAGTAS, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 17, BLOCK 7, PSD-04-239022
2-3	NW	LOT 16, BLOCK 7, PSD-04-239022
3-4	NE	LOT 2, BLOCK 7, PSD-04-239022
4-1	SE	LOT 14, BLOCK 7, PSD-04-239022

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 **March 13, 2025** 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, January 30, 2025.

(Sgd.) ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG 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

MICHAEL ANGELO M. EBAL married to JOHANNA E. EBAL
#648-A RD.1 EP VILLAGE, CAMP AGUINALDO, QUEZON CITY, METRO MANILA and LOT 15, BLOCK 7, PHASE 1, LUMINA TANZA, BARANGAY BAGTAS, TANZA, CAVITE

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

RIZAL COMMERCIAL BANKING CORPORATION, (in its capacity as successor-in-interest of RCBC Savings Bank, Inc.),
Petitioner-Mortgagee,

-versus- FORECLOSURE CASE NO. F-1515-24

ODESA O. LUCENA,
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 Petitioner-Mortgagee, **RIZAL COMMERCIAL BANKING CORPORATION, (in its capacity as successor-in-interest of RCBC Savings Bank, Inc.),** with business address at 28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City, against the Respondent-Mortgagor, **ODESA O. LUCENA**, with residence and postal address at Block 13 Lot 19 Venice Street, Metropolis East, Binangonan Rizal, Philippines / Blk 62 Lot 29 Bel Aldea Subdivision Brgy. San Francisco, General Trias City, Cavite, Philippines, to satisfy the mortgage indebtedness as of November 19, 2024 amounts to **ONE MILLION ONE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED SIXTY ONE and 31/100 ONLY (PHP1,174,961.31)**, inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **February 27, 2025 at 10:00 o'clock in the morning** until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021049286

A PARCEL OF LAND (LOT 29, BLK. 62 OF THE CONS.-SUBD. PLAN, PCS-04-011869, BEING A PORTION OF THE CONS. OF LOTS 2680-G-3 TO 8, ALL OF (LRC) PSD-222174, LOT 2680-J-2, (LRC) PSD-101732, LOTS 2680-H, I & K, ALL OF PSD-33619, L.R.C. REC. NO.), SITUATED IN THE BRGY. OF DE FUEGO, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 30; ON THE SW., ALONG LINE 2-3 BY LOT 27, BOTH OF BLK. 62; ON THE NW., ALONG LINE 3-4 BY ROAD LOT 55, (6.50 M. WIDE); ON THE NE., ALONG LINE 4-1 BY LOT 31, BLK. 62, ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, X X X CONTAINING AN AREA OF **FORTY ONE SQ. METERS AND FORTY SEVEN SQ. DECIMETERS (41.47). 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 **March 13, 2025** 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, January 30, 2025.

(Sgd.) ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
RIZAL COMMERCIAL BANKING CORPORATION,
(in its capacity as successor-in-interest of RCBC Savings Bank, Inc.)
28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City

ODESA O. LUCENA
Block 13 Lot 19 Venice Street, Metropolis East, Binangonan Rizal, Philippines / Blk 62 Lot 29 Bel Aldea Subdivision Brgy. San Francisco, General Trias City, Cavite, Philippines

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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Love Happens at SM Malls in Cavite

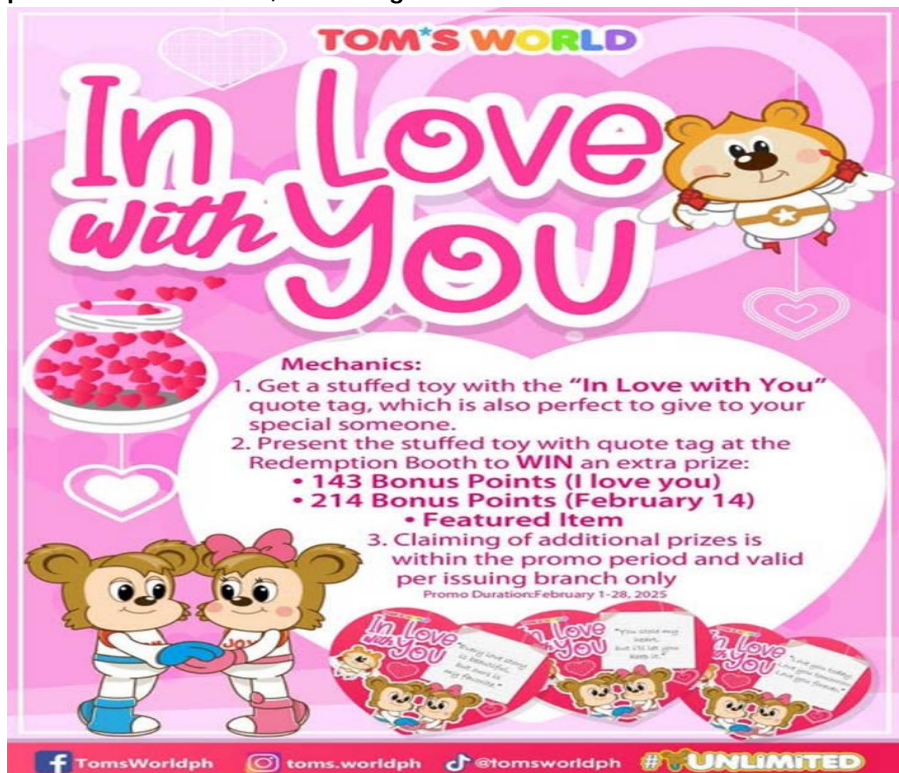
This Valentine's Day, go beyond the usual and turn moments into memories at SM Malls in Cavite! Whether you're planning a romantic rendezvous, a barkada date, or a solo self-love day, we've got everything to make your heart (and your feed) happy!



Double the love, double the indulgence! Treat yourself and a loved one to the ultimate feast—enjoy the cheesy, extra-thick goodness of S&R New York Style Pizza at SM City Trece Martires, or share a satisfying meal for two at Classic Savory in SM City Rosario. Because great food is always better when shared.



Make Valentine's sweeter with Mister Donut at SM Marketmall Dasmariñas! Their Valentine's Bundles are the perfect all-in-one gift—delicious treats paired with thoughtful surprises—all at an affordable price. Share the love, one delightful bite at a time!



Level up your Valentine's celebration with extra fun and sweetness! Get an "In Love with You" quote tag from Tom's World at SM City Tanza and make your V-Day moments even more special.

Date Like a Pro – Fancy dinner, chill coffee date, or a foodie adventure? Whatever your love language, our restaurants and cafés have exclusive Valentine's Day menus and sweet couple deals just for you!

Gift-Giving, But With a Twist – Flowers? Check. Chocolates? Check. But why stop there? Find unique gifts.

Valentine's Day isn't just about one day—it's about making every moment count. So, whether you're here for romance, self-love, or just a good time, SM Malls in Cavite are where love happens!



Pangilinan, Aquino to start campaign in Cavite

Returning senators Francis Pangilinan and Bam Aquino will begin their Senate bid in Cavite on Tuesday as they aim to revitalize the "Leni Magic" that swept the province in the 2022 presidential elections.

Dubbed "A People's Campaign Kick Off Rally," the launch will be held at the Dasmariñas City Arena at 4 p.m.

Considered a major electoral battleground, Cavite has the highest number of registered voters in Region 4A (Cavite, Laguna, Batangas, Rizal, and Quezon) with 2,460,981.

Calabarzon is the country's top vote-rich region with 9,761,170 million voters. Former vice president Leni Robredo and Sen. Risa Hontiveros will attend the event.

Showbiz personalities led by Pangilinan's wife, actress Sharon Cuneta, and online influencers are also expected to grace the rally.

Cavite hosted Robredo's two huge rallies during the 2022 presidential campaign.

Around 50,000 supporters attended her first rally in General Trias, Cavite.

Before the kick-off rally, Aquino and Pangilinan, along with Robredo and their supporters, will attend a Holy Mass at the UP Parish of the Holy Sacrifice in Quezon City at 8:30 a.m.

The rally will feature performances by Parokya ni Edgar, Nica del Rosario, and Bayang Barrios, among others while Rob Domingo and Alex Calleja will host the event. **(By Bernadette E. Tamayo)**

Magpantay Homemade Candy continues to upgrade business with DOST's support program

Ten beneficiaries of CDO Foodsphere, Inc. - Odyssey Foundation, Inc.'s Gabay Kabuhayan Livelihood Assistance Program in Lipa City attended a seminar on Basic Food Hygiene (BFH) and Financial Literacy conducted by the Department of Science and Technology (DOST)-Batangas at the Lipa City Packaging Center, Public Market, Lipa City, Batangas, recently.



The seminar aimed to equip the beneficiaries with the knowledge and skills in both food safety and financial management to help them operate their food vending businesses sustainably. It also served as a step in empowering the beneficiaries to effectively manage their livelihoods and improve their economic well-being.

As part of the livelihood assistance program, the participants received street food vending starter packages, which included products, tools, and equipment to help them establish their businesses. To ensure that the program's objectives will be met, DOST-Batangas organized the seminar on BFH and Financial Literacy.

The BFH seminar covered topics such as sanitary permits, health certificates, food safety standards, establishment maintenance, hygiene practices, and pest control. The goal was to ensure that the beneficiaries understood and would strictly adhere to food safety regulations to prevent foodborne illnesses and promote public health.

In addition, the financial literacy session focused on empowering participants with essential business skills, including budgeting, cost management, maximizing profits, and making informed financial decisions. **MAGPANTAY • 6**