



PGC EMPLOYEES' TREE GROWING ACTIVITY

SEPTEMBER 19, 2025 | TAAL VOLCANO PROTECTED LANDSCAPE, TAGAYTAY CITY

MULA SA BAYAN, PARA SA BAYAN

PGC Employees Mark Civil Service Month with Tree Planting Activity in Tagaytay

In celebration of the 125th Philippine Civil Service Anniversary, the Provincial Government of Cavite (PGC), through the Office of the Provincial Human Resource Management Officer (OPHRMO), spearheaded a Tree Planting and Tree Growing Activity on September 19, 2025, at the Taal Volcano Protected Landscape in Tagaytay City.

The event, which gathered sixty (60) employees from various PGC offices, was part of the Employees' Month Celebration under the Civil Service Commission's nationwide observance of "Linggo ng Malasakit sa Kalikasan." The initiative highlighted the importance of sustainable environmental protection and natural resource management. A total of 150 seedlings were planted during the activity, reinforcing the provincial government's commitment to conservation and ecological balance.

PGC EMPLOYEES • 4

Medical and dental mission marks Vice Mayor Cabuhat's birthday in GMA



In celebration of the birthday of Vice Mayor Percival Cabuhat, the Municipality of General Mariano Alvarez hosted a successful medical and dental mission on September 18, benefitting 671 residents with essential healthcare services.

The program extended free medical consultations, dental extractions, ECG, x-ray, and medicines, making quality healthcare more accessible to the community. Beyond a birthday celebration, the initiative reflected Vice Mayor MEDICAL • 5

Cavite takes Spotlight in MPTC's Biyaheng South Experiential Tour 2025

Cavite took the spotlight in the recently concluded Biyaheng South Experiential Tour 2025, featuring top destinations made more accessible through Metro Pacific Tollway Corporation's (MPTC) expressways—CAVITEX and CALAX.



Ka-Biyaheros visited the construction of the CALAX Governor's Drive Interchange in General Trias



Ka-Biyaheros with Chery Tiggo vehicles as the tour's official mobility partner

Successfully hosted by MPT South, a subsidiary of MPTC, in partnership with the Department of Tourism Region IV-A (DOT IV-A) and the Cavite Tourism Office, the tour highlighted the province's rich blend of history, culture, and culinary delights. Co-presented by mWell (by Metro Pacific Health Tech Corporation), the tour also highlighted wellness on the road, with participants wearing mWell watches to track their health and activity CAVITE TAKES • 2

NEWS

DOST Region 2 Strengthens Technology Transfer Through Fairness Opinion

To ensure that innovative technologies from local research institutions find their way to industry partners, the Department of Science and Technology (DOST) Region 02 continue to advance its efforts in technology transfer and commercialization through a series of Fairness Opinion Board (FOB) Meetings.



Recently, the Fairness Opinion Report (FOR) for the C-TRIKE technology, a locally developed transport innovation by Cagayan State University, was endorsed for adoption by LMPRESS Corp. in Iguig, Cagayan. This adoption highlights the region's push for sustainable mobility and the utilization of home-grown solutions to address community needs.

In another FOB Meeting, the adoption of Isabel State University's (ISU) 3-flavored duck egg technology was endorsed for



Aqu Chick Boy Meat Shop & General Merchandise in San Mateo, Isabela. This flavored duck egg innovation aims to add value to traditional products, create agribusiness opportunities, and support local enterprises.

The FOB Meeting was facilitated by the FOB Secretariat under the leadership of Regional Director Virginia G. Bilgera, ensuring that

the evaluation process was transparent, participatory, and aligned with DOST's technology transfer guidelines.

Mandated under the Philippine Technology Transfer Act of 2009 (RA 10055), the Fairness Opinion Board (FOB) is an independent body of experts that reviews technology transfer agreements to ensure they are fair, reasonable, and beneficial to both

research institutions and industry adopters, safeguarding public interest while fostering stronger research-industry collaboration.

Through these technology adoptions, DOST-02 continues to fulfill its mission of bridging research outputs to industry applications, empowering local businesses, and contributing to the socio-economic growth of the Cagayan Valley Region.

Cavite takes

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throughout the journey.

The Ka-Biyaheros, composed of influencers and media partners, enjoyed a seamless and immersive two-day experience aboard stylish and comfortable Chery Tiggo vehicles such as the Chery Tiggo Cross HEV, Chery Tiggo Grand Tour, and the newly introduced all-new Chery Tiggo REV LE, thanks to Chery Philippines, the tour's official mobility partner. Every stop—from museum and scenic views to must-visit local dining spots—was made smoother and more memorable by the reliable ride. The event was also made possible through the support of Quest Hotels, Profriends, Coffee Builders, and SkyRanch Tagaytay.

Immersing in Cavite's History, Flavors, and Fun

The adventure began with a scenic drive along the Cavite-Laguna Expressway (CALAX), giving participants a first-hand look at how the expressway makes Southern Luzon more accessible. The first destination was Coffee Builders

in Silang for breakfast, a café known for its artisan brews and cozy atmosphere. Participants indulged in some of the house favorites, which are beef salpicao, salted egg chicken, and fish and chips, paired with their signature drinks.

**How to get to Coffee Builders: From Manila, take CAVITEX. From Kawit, go to CALAX Silang Aguinaldo Interchange, then exit at Silang East Interchange. Coffee Builders is just a few minutes away.

Following the hearty breakfast, the participants then had the opportunity to have a special look at CALAX Governor's Drive Interchange in General Trias, Cavite, which is set to open this 2025. This new segment will expand CALAX's operating section all the way to General Trias, providing motorists with faster, more convenient routes, easing congestion on Cavite's major roads.

Next on the list was the Geronimo Berenguer De Los Reyes (GBR) Museum in General Trias, a cultural gem dedicated to preserving and promot-

ing the country's rich history and heritage. Upon entering, the group was immediately immersed in a powerful display of the Cavite Mutiny of 1872, one of the most relevant events in Philippine history. Among the museum's exhibits, the World Aviation History Exhibit stood out, featuring remarkable replicas such as the Wright Brothers' "Flying Machine" and NASA's Lunar Roving Vehicle. Afterward, Ka-Biyaheros enjoyed lunch at Cabezera Ridge View Restaurant in Tagaytay City, a dining spot that pairs Cavite flavors with sweeping views of Taal Lake.

**How to get to GBR Museum: From Manila, take CAVITEX. From Kawit, go straight to Centennial Road going to NIA Road, General Trias. Continue driving along Prinza Street to the GBR Museum.

Fun and excitement awaited the Ka-Biyaheros at Sky Ranch Tagaytay, one of the city's most popular leisure destinations. Participants enjoyed a mix of thrilling rides and family-friendly attractions like the Sky-Eye Ferris Wheel, Drop Tower, and Cartoonville, Sky Ranch's newest attraction. The day closed

with a comforting hotpot dinner at Nabe Hotspot, a local favorite for its warm flavors and cozy vibe.

**How to get to Sky Ranch Tagaytay: From Manila, take CAVITEX. From Kawit, go to Carsadong Bago going to Aguinaldo Highway. Then turn right, going to Tagaytay-Nasugbu Highway. Sky Ranch Tagaytay is just a short drive from there.

The participants then went to check in at Quest Hotel, a top choice for travelers seeking accessibility and convenience in the city. The group settled into modern, cozy rooms before indulging

in treats at Baker J Café, the hotel's signature French-inspired bakery known for its pastries and artisanal breads, before unwinding in the outdoor pool. With its modern facilities, panoramic views, and exceptional service, the hotel offered a warm and relaxing stay for the Ka-Biyaheros.

**How to get to Quest Hotel: From Manila, take CAVITEX. From Kawit, go to Carsadong Bago in Imus going to Aguinaldo Highway in Tagaytay City. Drive on from there until you arrive at the Quest Hotel.

Discovering Tagaytay's Natural and Cultural Charm

The second day opened with breakfast at Quest Hotel. Energized for the day ahead, the group's first stop was People's Park in the Sky, one of Tagaytay's most iconic landmarks. Perched at the highest point in the city, the park offered a sweeping 360-degree view of Taal Lake and Laguna de Bay. Lunch was served at Siglo Modern Filipino, a restaurant that pays homage to the country's rich culinary traditions with unique takes on classic Filipino dishes.

**How to get to People's Park in the Sky: From Manila, take CAVITEX. From Kawit, go to Carsadong Bago going to Aguinaldo Highway. Then turn left, going to Tagaytay-Calamba Highway. People's Park in the Sky is just a short drive from there.

In the afternoon, the tour shifted to a different kind of discovery with a one-of-a-kind Lancaster Community tour by Profriends. Participants were given closer look at key landmarks inside the township. These include St. Edward School, showcasing the academic and

sports achievements of its youth, and where the Galing LNC youth volunteers are nurtured. The community tour included the site where Westwind is being constructed, the commercial hub which is The Square, and the spiritual hub, the Parish of the Holy Family.

**How to get to Lancaster: From Manila, take CAVITEX. From Kawit, go straight to Centennial Road, turn left to Advincula Ave, and then turn left to Lancaster Blvd.

Arlette V. Capistrano, Vice President for Communication and Stakeholder Management of MPT South, said, "This tour is a celebration of what Cavite has to offer. Through the Biyaheng South Experiential Tour, we are not only showcasing Cavite's diverse attractions but also reinforcing our commitment to support local tourism and communities."

About Metro Pacific Tollways Corporation

MPTC is the leading toll road developer and operator in the Philippines and the holding company of premier tollways including NLEX, SCTEX, CAVITEX, CALAX, NLEX Connector, and CCLEX in Cebu.

Editorial

A sensible position on minimum wages

LEGALLY mandated minimum wages are a contentious topic here in the Philippines, and the debate over them is often driven more by sentiment and political appearances rather than sensible economics. The Regional Tripartite Wages and Productivity Board (RTWPB) of Region 7 (Central Visayas) recently held a public hearing to seek comments on proposed increases to minimum wages in that region, to which the Cebu Chamber of Commerce and Industry (CCCI) responded with a position paper. CCCI's views on minimum wages are eminently sensible, and should be highlighted as a model approach that can be taken in other parts of the country.

CCCI prefaced its position and recommendations by emphasizing that the business group strongly supports "fair, region-specific and sustainable wage policies that account for regional economic capacities and the welfare of workers and businesses alike." That should be the perspective of anyone with a stake in the minimum wage debate, whether policymakers, business interests or labor advocates. It is not clear that it is, particularly in light of the debates over the past two years as Congress has considered measures calling for blanket minimum-wage hikes.

The most recent minimum wage increase in Region 7 was in September 2024, which ranged from P33 to P43, raising the highest minimum wage in the region to P501 a day. CCCI did not suggest a specific wage increase in their recent position paper, but rather advocated for key factors that should be considered in the RTWPB's deliberations.

Wages should be aligned with business capacities across the region, the CCCI said, and should not be blanket increases. However, wage determinations should not be focused on employers' capacity to pay them, but performance- and productivity-based, reflecting contributions, experience and output of workers.

That kind of approach does emphasize the "productivity" part of "Regional Tripartite Wages and Productivity Board," but it also could make wage determinations more complicated, as productivity and output vary across sectors, and from one business to another. That is why it is critical that wage reclassifications are based on good data, specifically local inflation, business capacity and



employment data. That data should be used to roll out wage increases in a staggered fashion, as abrupt large increases can be unmanageable for small businesses, which in turn can have the unintended consequences of job losses or shifts to more informal employment.

Alternative worker benefits

One aspect of the CCCI recommendations that is wholly absent in the usual posturing over minimum wage increases is the consideration of "alternative worker benefits." These include such things as employer-paid SSS, Pag-IBIG, and PhilHealth contributions, and for domestic workers (kasambahay), things like lodging, meals and paid vacation or personal leave. Employer-paid benefits do indeed amount to an effective wage increase without being inflationary, but in the case of domestic helpers, we would add that "alternative benefits" must be specifically defined to prevent abuses.

Likewise, CCCI emphasized that improving the business climate is necessary for wage-setting to be effective. Business costs apart from wages and inputs must be predictable, which is achieved by continuing to streamline regulatory procedures, expanding digitalization and automation of business processes like taxes and customs, investing in better infrastructure to

reduce operational burdens, and strengthening support for MSMEs through better access to financing, tax incentives, productivity training, and market access support.

As a final note, and perhaps a sign of the times, CCCI stressed that "any meaningful effort to improve wage outcomes must also confront a deeper and more persistent challenge: inefficient governance and systemic corruption. The growing clamor for higher wages is not solely about income as it reflects the rising cost of basic needs, particularly food, housing and health care. When public funds are misused and markets are distorted, it is the ordinary worker who bears the cost."

That is a wise observation. Wage increases are a popular solution because they can be implemented quickly, but in a sense they are treating only symptoms and not the underlying disease of corruption, waste and inefficiency. If the economic system is not compromised by these things, wage increases are inevitable, because they will result from productivity gains. As things stand now, they are constantly unsatisfying to both workers and employers no matter what wage levels are set, because they cannot keep up with the vicious cycle of rising costs.

Para Sa Acidic o Ulcer: Basahin ito. Mahapdi ang Sikmura: Saging at Tinapay Ang Lunas

hat tayo ay nakararamdam ng paghahapdi ng sikmura. Kapag nalipasan tayo ng pagkain o dili kaya ay na-stress sa trabaho, parang makulo ang ating tiyan. Naglalabas kasi ng sobrang acid kaya humahapdi ang sikmura. Ang tawag dito ay gastritis o hyperacidity at kung lumala ay puwedeng maging ulcer.

Hindi lang gamot ang solusyon sa paghahapdi ng sikmura. Sa aking pananaw, mas maigi ang pagkain ng wasto:

1. Kumain sa tamang oras (small, frequent meals).

Kumain ng pakonti-konti pero madalas sa isang araw. Halimbawa, kumain ng alas 7 ng umaga. Mag-saging ng alas 10. Mag-lunch ng kaunti lang. Mag-merienda ng tinapay sa alas 4 ng hapon. Mag-dinner ng alas 7 ng gabi. Kahit busy ka sa trabaho, huwag kalmutang kumain sa oras. Ingatan ang tiyan.

2. Saging at Tinapay ang lunas.

Napaka-healthy ng saging. Bukod sa madaling baunin at kainin, ang saging ay parang gamot na rin dahil natatapalan nito ang ating sikmura. Ang pandesal din ay maayos sa sikmura at nakakabusog pa. Araw-araw, saging at pandesal ang baon ko kapag maingay ang sikmura ko.

3. Uminom ng tubig pakonti-konti.

Malaki ang naitutulong ng pag-inom ng tubig sa

DOKTOR NG MASA

ni Dr. Willie Ong



paglinis ng acid sa tiyan. Ang tamang pag-inom ay ang paglagok ng konting tubig bawat 20 minutos. Sa ganitong paraan, mahuhugasan at malilinis ang acid sa tiyan.

4. Umiwas sa pagkaing nakahahapdi ng tiyan. Umiwas sa ma-asim at ma-anhang (spicy).

May mga pagkaing sadyang nakahahapdi ng tiyan. Umiwas sa mga sobrang spicy na pagkain. Ang sili, kalamansi, suka, sinigang na sobrang asim at pineapple juice na puro ay puwedeng magdulot ng paghahapdi ng sikmura. Ang sobrang lamig na inumin ay nakakairita din ng tiyan.

Sa aking palagay, hindi na kailangan ng gamot sa ordinaryong paghahapdi ng sikmura. Kumain na lang ng mga pagkaing ikaka-relax ng ating tiyan, tulad ng saging, tinapay, kanin, lugaw at gulay. At mag-relax din kaibigan habang kumakain para hindi ma-stress ang ating katawan.

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

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LEGAL NOTICES

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

BDO UNIBANK, INC.,
 Mortgagee,

-versus- FORECLOSURE CASE NO. F-531-25

CYNTHIA NIKKI C. BAKING AND
 TERESITAA. CASTANARES,
 Debtor/Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **CYNTHIA NIKKI C. BAKING AND TERESITA A. CASTANARES**, of legal age, Filipino and with postal address at (1) No. 2282, J. Dimasalang Street, Brgy. 493 Sampaloc East, Manila (occupied by mortgagors); and (2) Block 23 Lot 22 Phirst Park Homes, Bo. Tanauan, Tanza, Cavite (Abandoned Property) to satisfy the mortgage indebtedness as of June 23, 2025 amounts to **ONE MILLION ONE HUNDRED SEVENTY-FOUR THOUSAND FIVE HUNDRED NINETY-SIX PESOS AND 15/100 (Php1,174,596.15)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **October 07, 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. 057-2020039994

LOT NO: 22, BLOCK NO: 23, PLAN NO: PCS-04-030746
PORTION OF: LOT 2171-B-1, PSD-04-003866, LOT 2171-N-B, FLS-1479-D STACRUZ DE MALABON ESTATE, LOT 2171-B-2-1, PSD-04-025600 & LOT 2171-B-2-J, PSD-04-024600
LOCATION: BARRIO OF TANAUAN, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 21, BLOCK 23, PCS-04-030746
2-3	SW	LOT 1, BLOCK 78, PCS-04-030746
3-4	NW	LOT 23, BLOCK 23, PCS-04-030746
4-1	NE	ROAD LOT 27, PCS-04-030746

AREA: FORTY FOUR SQUARE METERS (44), 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 **OCTOBER 21, 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, September 09, 2025.

(Sgd.) JOSELITO L. ARANDA
 Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
 CONSUMER BANKING GROUP - CONSUMER REMEDIAL MANAGEMENT
 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City

CYNTHIANIKKIC. BAKING AND TERESITAA. CASTANARES
 (1) No. 2282, J. Dimasalang Street, Brgy. 493 Sampaloc East, Manila (occupied by mortgagors); and
 (2) Block 23 Lot 22 Phirst Park Homes, Bo. Tanauan, Tanza, Cavite (Abandoned Property)

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 Pulsong Makabagong Caviteño News Publication
 Dates: September 15, 22 & 29, 2025

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

GILDA J. ROSCA

Petitioner-Mortgagor,

-versus-

EJF NO. TG-25-092
 FOR: Petition for Extra-Judicial Foreclosure of Real Estate Mortgage Under Act No. 3135, as amended

VIRGINIA T. CARANDANG

Mortgagor-Debtor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Petitioner-Mortgagor, **GILDA J. ROSCA**, who is of legal age, widow, Filipino and a resident of Tierra Pura, Tandang Sora, Quezon City, pursuant to the terms and conditions of the Deed of Real Estate Mortgage ("MORTGAGE") executed and notarized on May 15, 2017 by **VIRGINIA T. CARANDANG**, Mortgagor-Debtor, of legal age, widow, Filipino Citizen, with residence and postal addresses at (1) Blk. 2 Lot 9 Sta. Rosa Estates 2, Sta. Rosa City, Laguna; (2) Sta. Rosa Estates 2, Sta. Rosa, Laguna; and (3) Barangay Sungay, Tagaytay, Cavite, in favor of the Petitioner-Mortgagor, over a real estate property including improvements thereon, described in and covered by **TRANSFER CERTIFICATE OF TITLE NO. 076-2017002497** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor-Debtor in the amount of **TWO MILLION SIX HUNDRED TWENTY-FIVE THOUSAND PESOS (Php2,625,000.00)**, as of June 19, 2025, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Ryan M. Genova, will sell at public auction on **October 22, 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 property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 076-2017002497

Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF TOLENTINO, CITY OF TAGAYTAY, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO.: 2-H PLAN NO: PSD-04-232742
PORTION OF: LOT 2, PCS-04-019159; N-47829
LOCATION: BRGY. OF TOLENTINO, CITY OF TAGAYTAY, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDED:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	SW	LOT 2-G OF THE SUBD. PLAN., PSD-04-232742
2-3	NW	LOT 3, PSD-04-232742
3-4	NW	LOT 4, BOTH OF PCS-04-124492, PSD-04-232742
4-5	NE	LOT 2-B, (LRC) PCS-23912, PSD-04-232742
5-1	SE	ROAD LOT 11 (8.00 M. WIDE), PCS-04-019159, PSD-04-232742

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

LINE	BEARING	DISTANCE
TO CORNER 1	S. 07° 17' E	9724.23 M.
1-2	N. 15° 24' W	67.87 M.
2-3	N. 75° 10' E	16.92 M.
3-4	N. 75° 10' E	12.22 M.
4-5	S. 15° 24' E	67.35 M.
5-1	S. 74° 08' W	29.12 M.

AREA: ONE THOUSAND NINE HUNDRED SIXTY NINE SQUARE METERS (1969), 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., EXCEPT CORNERS 3, 4 & 5 BY OLD P.S. CYL. CONC. MONS. 15X40

PGC Employees

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Anchored on the anniversary theme, "Bawat Kawani, Lingkod Bayani: Puso, Dangal, at Galing para sa Bayan," the activity emphasized the role of government workers not only as public servants but also as stewards of the environment.

Ms. Maria Fe Mojica-Satsatin, Head of the OPHRMO, expressed her gratitude to the employees for their active participation and support,



MULA SA BAYAN, PA

CMS.

BEARINGS: GRID

DECLINATION:

DATE OF ORIGINAL SURVEY: DECEMBER 21-23, 1949

DATE OF SUBD/CONS SURVEY: JANUARY 16, 2014

DATE OF APPROVED SURVEY: MARCH 28, 2014

GEODETIC ENGINEER: ROBERTO I. CORPUZ

NOTES:

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: VIRGINIA T. CARANDANG, WIDOW, FILIPINO

Address: BARANGAY SUNGAY, TAGAYTAY, CAVITE"

In the event the public auction should not take place on the said date, it shall be held on **October 29, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. 076-2017002497**, 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, August 18, 2025.

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

(Sgd.) RYAN M. GENOVA
 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:

GILDA J. ROSCA

Petitioner-Mortgagor
 Tierra Pura, Tandang Sora, Quezon City

VIRGINIA T. CARANDANG

Mortgagor-Debtor
 (1) Blk. 2 Lot 9 Sta. Rosa Estates 2, Sta. Rosa City, Laguna
 (2) Sta. Rosa Estates 2, Sta. Rosa, Laguna
 (3) Barangay Sungay, Tagaytay, Cavite

Publication: PMC Pulsong Makabagong Caviteño News Publication
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LEGAL NOTICES

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

BDO UNIBANK, INC.,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-393-25

Spouses EDWARD ELADIO NEBREJA BULA III
and ALTAIRE LEYNEL JARAVATA SALONGA,
Debtor/Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **Spouses EDWARD ELADIO NEBREJA BULA III and ALTAIRE LEYNEL JARAVATA SALONGA**, of legal age, Filipino and with postal address at (1) #25 Diamond St., Meyland Village Phase II, Lawa, Meycauayan, Bulacan (currently occupied); and (2) Lot 2 Blk. 62 Windsor St., Eagle Ridge Subd. Golf and Country Club, Tractora & Javalera, General Trias, Cavite (VACANT LOT), to satisfy the mortgage indebtedness as of March 21, 2025 amounts to **EIGHT MILLION THREE HUNDRED FIFTY-THREE THOUSAND SIX HUNDRED FIFTY-THREE PESOS and 94/100 (Php8,353,653.94)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **October 07, 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. 057-20200048961

A PARCEL OF LAND (LOT 2 BLOCK 62, OF THE CONSOLIDATION/SUBDIVISION PLAN, POS-04-012217, BEING A PORTION OF THE CONSOLIDATION OF LOTS 2927, 2928, 2929, RS-04-000978, LOT 2938, RS-04-000969, LOTS 2039, 2940, RS-04-002439, LOTS 1950, 2951, 2952, RS-04-002437, LOT 2957, RS-04-000968, LOTS 2969, 2970, RS-04-002438, LOTS 2953, 2958 & 2959, ALL OF SAN FRANCISCO DE MALABON ESTATE, L.R.C. RECORD NO.), SITUATED IN THE BARANGAY OF TRACTORA & JAVALERA, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 3, BLK. 62; ON THE SW., ALONG LINE 2-3 BY BLK. 62A (FALDO GOLF COURSE); ON THE NW., ALONG LINE 3-4 BY LOT 1, BLK. 62; AND ON THE NE., ALONG LINES 4-5-1 BY ROAD LOT 77, ALLOF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF **SEVEN HUNDRED ELEVEN (711) SQUARE METERS**. XXX

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

In the event the public auction should not take place on the said date and time, it shall be held on **OCTOBER 21, 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, September 09, 2025.

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

Copy Furnished:

BDO UNIBANK, INC.
CONSUMER BANKING GROUP - CONSUMER REMEDIAL MANAGEMENT
33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City

Spouses EDWARD ELADIO NEBREJA BULA III and ALTAIRE LEYNEL JARAVATA SALONGA
(1) #25 Diamond St., Meyland Village Phase II, Lawa, Meycauayan, Bulacan (currently occupied); and
(2) Lot 2 Blk. 62 Windsor St., Eagle Ridge Subd. Golf and Country Club, Tractora & Javalera, General Trias, Cavite

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

BDO UNIBANK, INC.,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-367-25

ROSHELLE RIO MANALAYSAY DUMANLANG,
Debtor/Mortgagor.

SHERWIN REI MANALAYSAY DUMANLANG,
Co-Debtor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **ROSHELLE RIO MANALAYSAY DUMANLANG** and Co-Debtor, **SHERWIN REI MANALAYSAY DUMANLANG**, with postal address at (1) Block 4 Lot 39 Phase I Westwood, Brgy. Pasong Camachile, General Trias, Cavite (occupied by a third party); and (2) #64 Luis de Leon, 10th Ave., Brgy. 63, Grace Park West, Caloocan City (occupied by the DEBTORS), to satisfy the mortgage indebtedness as of 28 March 2025 amounts to **TWO MILLION EIGHT HUNDRED FIFTY-FIVE THOUSAND THREE HUNDRED NINE PESOS AND 61/100 (PHP2,855,309.61)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **October 07, 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. 057-2020002636

LOT NO: 39, BLOCK NO: 4, PLAN NO: PCS-04-029302
PORTION OF: THE CONS/SUBD OF LOTS 1928, 1929, 1932 & 1933, SAN FRANCISCO DE MALABON ESTATE & LOTS 1939-B, & 1939-C, (LRC) PSD-29632, DECREED NO. 4270; LRC REC. NO. 5964

LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 38, BLOCK 4, PCS-04-029302
2-3	SW	LOT 37, BLOCK 4, PCS-04-029302
3-4	NW	ROAD LOT 5, PCS-04-029302
4-1	NE	LOT 41, BLOCK 4, PCS-04-029302

AREA: FIFTY SQUARE METERS (50), 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 **OCTOBER 21, 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, September 09, 2025.

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

Copy Furnished:

BDO UNIBANK, INC.
CONSUMER BANKING GROUP - CONSUMER REMEDIAL MANAGEMENT

(VACANT LOT)

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: September 15, 22 & 29, 2025

33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City

ROSHELLE RIO MANALAYSAY DUMANLANG and Co-Debtor, SHERWIN REI MANALAYSAY DUMANLANG

(1) Block 4 Lot 39 Phase I Westwood, Brgy. Pasong Camachile, General Trias, Cavite (occupied by a third party); and (2) #64 Luis de Leon, 10th Ave., Brgy. 63, Grace Park West, Caloocan City (occupied by the DEBTORS)

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: September 15, 22 & 29, 2025

EXTRAJUDICIAL SETTLEMENT OF ESTATE

NOTICE is hereby given that the estate of the late **RIO DORONILA DOMINADO**, who died intestate on January 2, 2024 at the Veterans Memorial Medical Center North Ave., Brgy. Project 6, Diliman, Quezon City, Philippines, that the said deceased at the time of his death left certain property ("Estate"), covered by **Tax Declaration No. 19-238-0061-11753 (Building)** and **No. 19-238-0061-11752 (Land)**; **TCT No. T-1283244**, location of property at **CITTA LESSINIA also known as CITTA ITALIA, Mambo 3, Bacoor, Cavite, Philippines** containing an area of **One Hundred Forty Six (146) square meters**, and was Extra-Judicially Settled among the legal heirs, executed on 15th day of September 2025 and ratified before Notary Public **Atty. Rommel N. Cariño**, under Doc. No. 234, Page No. 40, Book No. 14, Series of 2025.

Publication: PMC Pulso ng Makabagong Caviteño News Publication
Dates: September 22, 29 & October 6, 2025

Medical

from
page 1

Cabuhat's deep commitment to public service and his dedication to the well-being of every GMA resident.

The event's success was a product of strong collaboration among local officials, the Provincial Government of Cavite staff, and the unwavering support of Barangay

Health Workers.

Further ensuring its impact, the professionalism and expertise of the GEAMH medical and dental team and the CarSIGMA team helped bring the program's mission to life – advancing the health and welfare of the community. (**R. Dones**)

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LEGAL NOTICES

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

BDO UNIBANK, INC.,
 Mortgagee,

-versus- FORECLOSURE CASE NO. F-559-25

RHODA LLASUS CRUZ,
 Debtor/Mortgagor,
 X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **RHODA LLASUS CRUZ**, of legal age, Filipino and with postal address at (1) #36 Champaca Sto. Niño, Western Bicutan, 1630 Taguig (occupied by a third party); and (2) Lot 7 Block 4-A Camella Tanza, Brgy. Bagtas, Tanza, Cavite (occupied by the DEBTOR/MORTGAGOR) to satisfy the mortgage indebtedness as of 15 August 2025 amounts to **ONE MILLION FIVE HUNDRED FORTY-ONE THOUSAND FOUR HUNDRED NINETY-FIVE PESOS and 90/100 (Php1,541,495.90)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **October 07, 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. 057-2021007434

LOT NO: 7, BLOCK NO: 4, PLAN NO: PCS-04-030966
PORTION OF: LOT 34, BLOCK 12, LOTS 41-78, BLK. 21; LOTS 1-81, BLK. 22; LOTS 1-86, BLK. 23, LOTS 1-49, BLK. 24, ROAD LOTS 20-22, PSD-04-225971
LOCATION: BRGY. OF BAGTAS, MUN. OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3-4-5-6	SW	RD. LOT 4, PCS-04-030966
6-7	SW	RD. LOT 10, PCS-04-030966
7-8	NE	LOT 6, BLOCK 4, PCS-04-030966
8-9	NE	LOT 5, BLOCK 4, PCS-04-030966
9-1	SE	LOT 8, BLOCK 4, PCS-04-030966

AREA: NINETY THREE SQUARE METERS (93), 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 **OCTOBER 21, 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, September 09, 2025.

(Sgd.) JOSELITO L. ARANDA
 Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
 CONSUMER BANKING GROUP - CONSUMER REMEDIAL MANAGEMENT
 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City

RHODA LLASUS CRUZ
 (1) #36 Champaca Sto. Niño, Western Bicutan, 1630 Taguig (occupied by a third party); and
 (2) Lot 7 Block 4-A Camella Tanza, Brgy. Bagtas, Tanza, Cavite (occupied by the DEBTOR/MORTGAGOR)

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 Pulsong Makabagong Caviteño News Publication
 Dates: September 15, 22 & 29, 2025

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

BDO UNIBANK, INC.,
 Mortgagee,

-versus- FORECLOSURE CASE NO. F-385-25

SPS. ROMMEL BARRIENTOS LUAGUE and ARLENE ALEGATO LUAGUE,
 Debtors/Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **SPS. ROMMEL BARRIENTOS LUAGUE and ARLENE ALEGATO LUAGUE**, with postal address at (1) Block 13 Lot 12 Kensington 22, Brgy. Bacao 1, General Trias, Cavite (currently occupied); and (2) Block 126 Lot 9, Phase 7, Carissa Homes, Tanza, Cavite (occupied by third party), to satisfy the mortgage indebtedness as of April 14, 2025 amounts to **TWO MILLION SEVEN HUNDRED THIRTY-NINE THOUSAND SIX HUNDRED SIX PESOS AND 49/100 (PHP2,739,606.49)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **October 07, 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. 057-2017023046

LOT NO: 12, BLOCK NO: 13, PLAN NO: PCS-04-028977
PORTION OF: THE CONS/SUBD OF LOTS 1632-A; 1632-B, 1632-C, PSD-04-134487; LOT 1631, (FRS-04-005440) & LOT 1642, (RS-04-002863) SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270; LRC REC. NO. 5964
LOCATION: BARANGAY OF BACAO I, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 16, BLOCK 13, PCS-04-028977
2-3	NE	LOT 13, BLOCK 13, PCS-04-028977
3-4	SE	ROAD LOT 26, PCS-04-028977
4-1	SW	LOT 11, BLOCK 13, PCS-04-028977

AREA: FIFTY SQUARE METERS (50), 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 **OCTOBER 21, 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, September 09, 2025.

(Sgd.) RICARDO A. TOLEDO
 Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
 CONSUMER BANKING GROUP - CONSUMER REMEDIAL MANAGEMENT
 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City

ROMMEL BARRIENTOS LUAGUE and ARLENE ALEGATO LUAGUE
 (1) Block 13 Lot 12 Kensington 22, Brgy. Bacao 1, General Trias, Cavite (currently occupied); and
 (2) Block 126 Lot 9, Phase 7, Carissa Homes, Tanza, Cavite (occupied by third party)

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 Pulsong Makabagong Caviteño News Publication
 Dates: September 15, 22 & 29, 2025

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

BDO UNIBANK, INC.,
 Mortgagee,

-versus- FORECLOSURE CASE NO. F-571-25

NEFTALI NEIL FRITZ VILLENA GALANG,
 Debtor/Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtors/Mortgagors, **NEFTALI NEIL FRITZ VILLENA GALANG**, of legal age, Filipino and with postal address at (1) 1939 N. Masigasig Street, Kahlom 2, Pandacan, Manila (status: occupied by the DEBTOR/MORTGAGOR); and (2) Block 18 Lot 5 Phase 1 Amaia Scapes Trece Martires, Brgy. Conchu, Trece Martires City, Cavite (status: vacant / unoccupied) to satisfy the mortgage indebtedness as of 15 August 2025 amounts to **NINE HUNDRED THREE THOUSAND EIGHT HUNDRED SEVENTY-TWO PESOS and 13/100 (Php903,872.13)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on **October 07, 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. 077-2021006073

LOT NO: 5, BLOCK NO: 18, PLAN NO: PSD-04-231572
PORTION OF: LOT 2946, SAN FRANCISCO DE MALABON ESTATE
LOCATION: BARANGAY OF CONCHU, CITY OF TRECE MARTIRES, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 3, BLOCK 18, PSD-04-231572
2-3	SE	LOT 25, BLOCK 18, PSD-04-231572
3-4	SE	LOT 24, BLOCK 18, PSD-04-231572
4-5	SW	LOT 6, BLOCK 18, PSD-04-231572
5-6-1	NE, NW	ROAD LOT 16, PSD-04-231572

AREA: SIXTY FIVE SQUARE METERS (65), 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 **OCTOBER 21, 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, September 09, 2025.

(Sgd.) RICARDO A. TOLEDO
 Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
 CONSUMER BANKING GROUP - CONSUMER REMEDIAL MANAGEMENT
 33/F BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City

NEFTALI NEIL FRITZ VILLENA GALANG

(1) 1939 N. Masigasig Street, Kahlom 2, Pandacan, Manila (status: occupied by the DEBTOR/MORTGAGOR); and (2) Block 18 Lot 5 Phase 1 Amaia Scapes Trece Martires, Brgy. Conchu, Trece Martires City, Cavite (status: vacant / unoccupied)

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 Pulsong Makabagong Caviteño News Publication
 Dates: September 15, 22 & 29, 2025

LEGAL NOTICES

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

PHILIPPINE SAVINGS BANK
Mortgagee,

-versus- FORECLOSURE CASE NO. F-455-25

REY B. FLORESCA
Borrower/Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **PHILIPPINE SAVINGS BANK**, with business address at PSBank Center, 777 Paseo de Roxas corner Sedeño Street, Makati City, against the Borrower/Mortgagor, **REY B. FLORESCA**, with residence and postal address at (1) BLK2, LOT2, PH2, TIGERS EYE, TIERRANEVA, SAN FRANCISCO GENERAL TRIAS CAVITE; (2) TRILUCKS PAINT HOUSE NO. 12, NARRA, LAKEVIEW HOMES, PUTATAN MUNTINLUPA CITY NCR - FOURTH DISTRICT, and UNIT C211 @ 2ND FLOOR ORIENTAL GARDEN RESIDENCES-CYPRESS GOVERNOR'S DRIVE MANGGAHAN GENERAL TRIAS CAVITE to satisfy the mortgage indebtedness as of JUNE 26, 2025 amounts to **ONE MILLION THREE HUNDRED FORTY-FIVE THOUSAND TWO HUNDRED TEN AND 98/100 PESOS (P1,345,210.98)**, including interest, penalties, expenses and other charges of foreclosure, the undersigned Sheriff will sell at public auction on **OCTOBER 07, 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:

CONDOMINIUM CERTIFICATE OF TITLE NO. 057-2017000022

SECOND FLOOR RESIDENTIAL LEVEL - RESIDENTIAL UNIT C211 WITH THE TOTAL FLOOR AREA OF **31.50 SQUARE METERS**, MORE OR LESS OF THE ORIENTAL GARDEN RESIDENCES CYPRESS BUILDING located at BRGY. MANGGAHAN, GENERAL TRIAS, CAVITE xxx

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

In the event the public auction should not take place on the said date and time, it shall be held on **OCTOBER 21, 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, September 09, 2025.

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

Copy Furnished:

PHILIPPINE SAVINGS BANK
777 Paseo de Roxas corner Sedeño Street, Makati City

SALGADO CABRERA & ASSOCIATES

In-House Counsels for Philippine Savings Bank (PSBank)
4th Floor PSBank Center 777 Paseo de Roxas corner
Sedeño Street, Makati City
inhouselitigation@psbank.com.ph

REY B. FLORESCA

(1) BLK2, LOT2, PH2, TIGERS EYE, TIERRA NEVADA, SAN FRANCISCO GENERAL TRIAS CAVITE;
(2) TRILUCKS PAINT HOUSE NO. 12, NARRA, LAKEVIEW HOMES, PUTATAN MUNTINLUPA CITY NCR - FOURTH DISTRICT, and
(3) UNIT C211 @ 2ND FLOOR ORIENTAL GARDEN RESIDENCES-CYPRESS GOVERNOR'S DRIVE MANGGAHAN GENERAL TRIAS CAVITE

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

Publication: PMC Pulso ng Makabagong Caviteno News Publication
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Triple

from page 8

Joining Dr. Tabaog in this milestone partnership are MMSU President Julius P. Manzano, NWU President Ferdinand S. Nicolas, and NCC President and CEO Lucris Carina N. Agnir-Paraan. The three (3) academic institutions have pledged significant contributions to ensure the success of NSTW 2025.

MMSU will mobilize its faculty, staff, and students to participate in major NSTW activities, including the Opening and Closing Ceremonies, Evening Cultural Events, and Plenary Sessions. The university will provide ushers and usherettes, ROTC marshals for traffic and parking as-

sistance, cultural performers (Nasudi Chorale and Dance Troupe), transportation services for VIPs and performers, and venues for JSPS-coordinated activities.

On the other hand, NWU will serve as the venue for four (4) major Thematic Fora on Human Well-being, Wealth Creation, Wealth Protection, and Sustainability. To support this, NWU will mobilize officials, employees, and students to attend activities, provide faculty facilitators, IT support staff, marshals, and directional signages, and extend transportation support with a coaster and bus to shuttle par-

ticipants across NSTW venues in Laoag City.

Meanwhile, NCC will actively support the NSTW by engaging its academic community in activities such as the SALINHALI Symposium Series and Scientech sessions. The college's NCC Auditorium will serve as one of the official NSTW venues with deployed IT support staff to ensure smooth program delivery.

Strengthening Science, Technology, and Innovation,

this Triple Partnership of DOST Region 1 between MMSU, NWU, and NCC symbolizes a collective effort to showcase and advance science, technology, and innovation in the region. By pooling resources and expertise, the collabora-

BCMFA

from page 8

Science and Technology of the University of the Philippines Los Baños (IFST-UPLB), facilitated a workshop on mango processing, presenting standard methods for producing mango nectar, mango

juice drink, and dried mango. She discussed raw material selection, preparation steps, processing parameters, and packaging considerations to improve product quality and shelf life. Participants also engaged in a hands-on demonstration to practice the proper techniques.

"This training gave us confidence that our mango products can meet safety and quality standards. With the guidance of DOST and UPLB experts, we are now more prepared to market our products to a wider au-



Sec. Solidum

from page 8



tion ensures that 2025 NSTW will be a dynamic platform for knowledge exchange, cultural appreciation, and stakeholder engagement.

"Through this strong alliance, we are not only celebrating science and technology but also demonstrating how academic institutions and government can work hand in hand to bring inclusive development to the people of Region 1," said Dr. Teresita A. Tabaog, DOST Regional Director.

The 2025 NSTW promises to highlight breakthroughs in science, technology, and innovation while cultivating collaboration among the academe, government, industry, and communities. (**Kent J. Ramil**)

dience," said Ms. Apol Lomeda, President of BCMFA.

The initiative provided BCMFA members with practical skills and technical knowledge to help them produce safe, high-quality, and competitive mango products for the market. (**By John Maico M. Hernandez**)

through collaborations, partnerships, and trainings. While in Alubijid, a salt producer received Salt Cook Technology through the Community Empowerment through Science and Technology (CEST) Program. This allows the firm to produce salts all year round, even in the rainy season.

Accompanied by Assistant Regional Director for Technical Services, Engr. Ruel Vincent Banal, the Secretary saw how these projects, supported by DOST interventions, are now thriving hubs of innovation.

Triple Partnership Forge for 2025 National Science and Technology Week



Laoag City, Ilocos Norte – The Department of Science and Technology Region 1 (DOST Region 1) has formalized a Triple Partnership with Mariano Marcos State University (MMSU), Northwestern University (NWU), and Northern Christian College (NCC) to co-host the upcoming 2025 National Science, Technology and Innovation Week (2025 NSTW) in Region 1. The collaboration, led by DOST Regional Director Teresita A. Tabaoag, underscores the region's commitment to advancing science, technology, and innovation through strengthened partnerships with State Universities and Colleges (SUCs) and Higher Education Institutions (HEIs).

TRIPLE • 7

BCMFA strengthens mango product quality through standardization training

The Batangas City Mango Farmers Association (BCMFA) enhanced its capability to produce standardized mango juice drink and dried mango products as the Department of Science and Technology (DOST)-Batangas, in collaboration with Batangas City Agriculture Office, conducted a training at the Mango Processing Facility, OCVAS Compound, Bolbok, Batangas City, September 17.



The training aimed to provide science-based knowledge and technical skills that will improve production practices, ensure product safety, and increase market competitiveness.

Ms. Anna Marie Marasigan, member of the DOST-CALABARZON Food Safety Team, opened the program with an awareness-seminar on basic food hygiene. She emphasized good hygiene practices, proper raw material handling, and maintaining sanitary conditions during processing as critical to producing safe and marketable food products.

Ms. Claire Zubia, University Researcher from the Institute of Food **BCMFA • 7**



Sec. Solidum Sees Thriving Food Innovation and Salt Industry in Northern Mindanao



DOST Secretary Renato U. Solidum, Jr. witnessed it firsthand during his visit to Northern Mindanao, where he toured the Northern Mindanao Food Innovation Center (NMFIC) at the University of Science and Technology of Southern Philippines (USTP) and the Salt Industry Project in Alubijid, Misamis Oriental.

Since its inception in 2015, NMFIC has developed 10 food technologies that are already available in the market. DOST supports the center **SEC. SOLIDUM • 7**

