

Enchanted Kingdom: Fostering tourism and world-class service excellence

Last January, the Department of Tourism recognized Enchanted Kingdom, the first and only world class theme park in the Philippines, for its valuable contribution to the tourism industry during the CALABARZON Tourism Excellence Appreciation 2023, held in Twin Lakes Hotel in Laurel, Batangas.

EK's Chairman and President Mr. Mario O. Mamon and Chief Operating Officer (COO) Dr. Cynthia R. Mamon accepted the recognition - alongside Local Government Units (LGUs), partner National Government Agencies (NGAs), private tourism enterprises, the academic community, media partners, institutional partners, and notable individuals in the region.

"This recognition is an affirmation that Enchanted Kingdom is in the right direction towards our vision to be a world-class integrated attractions destination in Asia, and as the Philippine leader in wholesome family leisure and entertainment," said COO Dr. Mamon.

Dr. Mamon, an advocate of tourism in Laguna, is also the president of Laguna Tourism Council Philippines. "EK is committed to contribute to the growth of the tourism industry. It is our mission to create and provide magical experiences and memories that last a lifetime, both for our domestic and foreign guests," Dr.

Mamon furthered.

EK's Learning and Development Manager, Pauline C. Barreiro also received an award for her participation as a trainer for the Filipino Brand of Service Excellence (FBSE) Training program for 2023. Currently, 90% of Enchanted Kingdom's Cast Members (employees) are FBSE trained. "The FBSE Training Program has deepened our appreciation of the culture of service excellence in the Philippines. In EK, all cast members take the Filipino Brand of Service Excellence to heart as we greet every guest with a passionate Mabuhay, magical day!" shared Ms. Barreiro.

Last year, EK was also cited by the government of Laguna for generating the highest number of same-day visitors in 2022. The City of Santa Rosa, where EK is situated, recorded 40,188 over-night foreign travelers and 92,728 overnight domestic travelers based on DOT's most recent Regional Distribution of Overnight Travelers data.

In 2022, EK together with DTI Laguna, opened the One Town, One Product (OTOP) Hub, show-casing famous delicacies from Laguna. Locally handcrafted bags and accessories, coffee and tea gift packs were also at the Pugad Shop at EK's Cultural Village zone. EK also houses AGILA the



EKsperience, the first and only flying theater in the Philippines celebrating the beauty of the Philippines' destinations, products, and people. For 28 years, Enchanted Kingdom has been ar-dent in promoting tourism and products in the region. PR

From Humble Beginnings to Entrepreneurial Triumph

Delia A. Cerdeño's story is a powerful tale of resilience, determination, and the magic of chasing dreams. As a mother of two, she proves that it's never too late to find business success. Her journey is a mix of tough times and victories.

Before diving into entrepreneurship in 2006, Delia spent 27 years working at a major corporation in the Philippines. Limited earnings pushed her to seek a more fulfilling and comfortable life. Starting small with just PHP 4,000, she set up a stall near a convenience store in Pandacan Market in Manila, selling slippers inspired by her childhood struggles without proper footwear.

Life threw challenges at Delia, but she stood strong. Her commitment to providing her kids with opportunities she missed fueled her journey. When the pandemic hit, she turned it into an



Delia A. Cerdeño, 56, from Paco, Manila, an entrepreneurial force, proved that it's never too late to redefine success.

opportunity. Adapting to change, her business not only survived but thrived. Delia saved enough to buy her own car.

In 2019, she became a client of CARD, Inc. (A Microfinance NGO). With a PHP 3,000 loan, she moved on to Quick SME Loans (QSL), securing PHP 50,000 to PHP 200,000 loans to fund her business. These funds helped her expand with three more stalls in the market.

Delia's journey is a success story. Now owning a three-hectare farm, a house in Bicol, a family car, and a business truck, she runs six market stalls and a home grocery store. She also employs three permanent staff and eight contractual staff, each assigned to their respective stalls.

Her kids graduated in Engineering and Information Technology. Delia's journey lights the way for those in the entrepreneurial seas. Her advice to other entrepreneurs' stresses savings, smart money management, and unyielding optimism. "With passion, resilience, and relentless pursuit of dreams, challenges can lead to unprecedented success," Delia shares, hoping her story inspires others. PR

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CALABARZON REPS:



STELLAR PERFORMANCE IN YEARLY REVIEW

Concepcion Gears Up Go Negosyo Projects with PH's Biggest Business Groups

Cayetano, nanawagan ng balanseng pamamaraan sa territorial claim



Iminungkahi ni Senador Alan Peter Cayetano nitong Martes ang balanseng pamamaraan ukol sa territorial claims ng Pilipinas, at sinabing habang kailangan ng bansa na protektahan ang ating mga pagmamay-ari, dapat ding isaalang-alang ang tamang ugnayan sa mga kalapit na bansa.

"We have to find a way of protecting what is ours, but also balancing the proper relations with our neighbors," sabi ni Cayetano sa kanyang interpelasyon patungkol sa Senate Bill No. 2492 o An Act Declaring the

Successful Medical Mission in City of Imus

On February 16, 2024, a successful medical mission was conducted in Barangay Tolong I-C, Imus, Cavite, showcasing the power of collaboration in healthcare. spearheaded by the Office of the Provincial Governor-Extension in partnership with the Provincial Health Officer and the city government of Imus, the mission aimed to provide essential medical services to those in need.

Punong Barangay Joey R. Santos and SK Chairperson King Marius L. Rebong actively participated, demonstrating unity in addressing healthcare challenges and ensuring the mission's success



with the assistance of barangay health workers. Led by Dr. Paul Armin De Luna and Dr. Remigio Camerino, alongside GEAMH staff, the medical consultation offered healthcare services, including routine check-ups and specialized examinations, to address various health concerns. A variety of medical supplies were distributed to patients, further enhancing the mission's impact. A total of 182 patients benefitted, with thirteen (13) underwent X-ray examinations and eighteen (18) ECG tests, highlighting the thorough care provided to the community.- Romelyn P. Dones

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EDITORIAL:

Fiscal autonomy for CHR

If there's an agency that deserves an expanded mandate and hence a bigger budget because of its Constitutional duties, it's the Commission on Human Rights.

The 1987 Constitution vests the CHR with the power to "investigate, on its own or on complaint by any party, all forms of human rights violations involving civil and political rights".

The agency is also tasked to "provide appropriate legal measures for the protection of human rights of all persons within the Philippines, as well as Filipinos residing abroad, and provide for preventive measures and legal aid services to the underprivileged whose human rights have been violated or need protection."

That part about its purely investigative function is problematic, because its findings can be totally ignored by those agencies with prosecutorial power.

Its capability to establish legal measures to protect the human rights of all citizens is circumscribed as well by its lack of fiscal autonomy that would insulate it from politics and protect its budget

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The House of Representatives is, therefore, on the right track in tackling a proposed measure aimed at strengthening the CHR role as an independent human rights institution.

House Bill 9790 authored by Speaker Martin Romualdez seeks "full fiscal autonomy for the CHR to ensure prompt, immediate and unrestricted" fulfillment of its functions.

Other Constitutionally-constituted bodies, such as the Commission on Elections and Office of the Ombudsman, enjoy fiscal autonomy that prevents a reduction of funds or even defunding.

Under the previous administration, lawmakers tried to strip the CHR of its budget because of its objections to the bloody war on drugs.

The Supreme Court ruled in 2006 the Constitution provided fiscal autonomy only to three Constitutional commissions: the Civil Service Commission, Commission on Audit and Comelec.

The High Tribunal said the judiciary and the Office of the Ombudsman also enjoy fiscal autonomy but the CHR was only granted limited autonomy and could not be considered a "Constitutional commission" although it was created by the 1987 charter.

We understand that lawmakers and CHR officials are now looking at an independent Charter to remedy the situation and even expand the agency's powers that are now purely investigative and recommendatory.

As pointed out by human right advocates, the CHR should be truly independent and enjoy fiscal autonomy so it can perform its duties well.

With both the Department of Budget and Management and Department of Justice said to be supportive of the House bill but asking for more time to study the matter, we may yet see the CHR really transform into an agency with more bite than bark.

CALABARZON...

The RP-Mission and Development Foundation Inc. (RPMD), in its "Boses ng Bayan" Annual Performance Report for 2023, evaluated the performance of House of Representatives members from the CALABARZON Region, highlighting exceptional accomplishments, particularly among Representatives from Cavite, Quezon, and Laguna Province. Leading with outstanding scores were Jolo Revilla (92.3%), David "Jayjay" Suarez (92.1%), and Amben Amante (91.7%), ranking at the top for their exemplary performance. The analysis also recognized Ralph Recto from Batangas (90.2%), Ann Matibag from Laguna (88.8%), Aniela Tolentino from Cavite (87.4%), Roberto Puno from Antipolo City (86.2%), and Len Alonte from Binan

City (85.9%) for their significant contributions.

Other notable public officials include Lani Mercado-Revilla from Cavite (84.3%) and Cha Hernandez from Calamba City (83.8%), both in sixth place, followed by Jinky Bitrics Luistro from Batangas (82.1%) in seventh. Roy Loyola of Cavite and Mark Enverga of Quezon were both in eighth place, with scores of 80.3% and 80.2%, respectively. Ping Remulla of Cavite and Jack Duavit of Rizal, with 78.5% and 77.7%, tied for ninth.

In subsequent positions, Dan Fernandez of Santa Rosa and Ruth Mariano-Hernandez of Laguna both scored 76.2%, with Jam Agarao of Laguna (75.8%), Jose Arturo Garcia of Rizal (73.4%), Pidi Barzaga of Cavite (73.6%), Antonio

Ferrer of Cavite (71.5%), Marvey Marino of Batangas (70.2%), and Fidel Nograles of Rizal (69.6%) following closely. AJ Advincula of Cavite ranked 14th with 68.3%, and the list continued down to Lianda Bolilia of Batangas at 60.3%.

Dr. Paul Martinez, the Executive Director of RPMD, outlined the comprehensive evaluation criteria, including 'District Representation', 'Legislative Performance', and 'Constituent Service', to assess these officials throughout 2023. These criteria focused on their advocacy, legislative contributions, and engagement with constituents, providing a holistic view of their year-long performance.

Dr. Martinez noted that a rating of 50% and above signifies a passing performance evaluation,

highlighting these ratings as a direct endorsement from constituents and a testament to their commendable public service. This recognition reflects the positive impact and appreciation of their districts.

The CALABARZON region's survey is part of the broader "Boses ng Bayan" study by RPMD conducted from December 27, 2023, to January 5, 2024, involving 10,000 adult participants to reflect the views of the country's 67.75 million registered voters. With a rigorous random selection method, the survey aimed to accurately represent voter demographics across districts, boasting a margin of error of +/-1% and a 95% confidence level. This meticulous approach ensures a detailed and reliable insight into regional public opinion. RPMD

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Cayetano...

Maritime Zones Under the Jurisdiction of the Republic of the Philippines, na sinuportahan ni Senador Francis Tolentino.

"Examine, re-examine...ano ang mas pabor sa atin. When I say kung ano ang mas pabor sa atin, kasama doon ang getting the consensus sa international community because pwede natin ipasa atin lahat y'un but it will spell out war to our neighbors," dagdag pa niya.

Sinabi ni Cayetano na isinulong ng National Mapping and Resource Authority (NAMRIA) sa administrasyong Duterte na baguhin ang mapa ng Pilipinas batay sa United Nations Convention on the Law of the Sea (UNCLOS), na kung saan isa ang Pilipinas sa mga lumagda. Binanggit niya na

nagpasya noon si Duterte na "pabayaang ang mga mapa" upang makabuti ito sa hinaharap dahil hindi matatali ang ating mga kamay at malilimitahan sa kung ano ang atin.

Kwinestyon din niya ang magiging epekto ng panukalang batas sa pagpapalakas ng kakayahang ng bansa sa pagkuha kung alin ang atin, gayundin ang epekto sa Treaty of Paris at UNCLOS.

"I'm quite cautious in anything we pass whether or not it will actually strengthen our claims because we really need to look at every single view, front view, back view, bird's eye view of this," wika niya.

Bilang tugon, sinabi ni Cayetano na dapat panatilihin ng mga mamabatas ang matibay na mga patakaran na may

kinalaman sa pandayuhang usapin dahil binabalanse nito ang interes ng bansa, gayundin pinapanatili ang mabuting relasyon sa ibang bansa.

"Parepareho tayong naninidigan to strengthen our claim. US is an ally. But iba ang interes nila sa interes natin,"

aniya, habang ipinaliwanag na ang problema sa mga internasyonal na batas ay nakadepende ito sa interpretasyon.

"Anything that strengthens our position is most welcome, because mabigat itong kailangan nating harapin," sabi niya. PR

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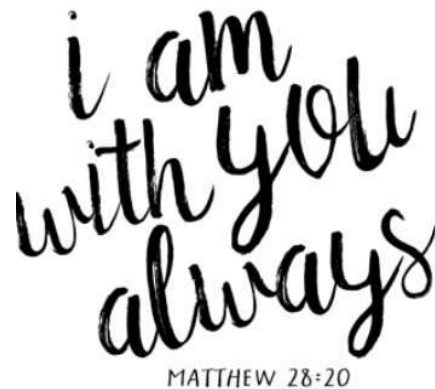
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DOST-Quezon completes Installation of Mini Science Centrum in Alabat Island to Empower Local Communities



The Department of Science and Technology Quezon, under the Community Empowerment thru Science and Technology (CEST) Program, conducted the delivery and installation of science and technology exhibits for the project "Establishment of Mini Science Centrum for Selected Island Municipalities in Quezon Province" from Feb 8-9, 2024 at Cesar C Tan Memorial National High School, Alabat Island Quezon.

This project is in collaboration between the DOST-CALABARZON, the Philippine Foundation for Science and Technol-

ogy (PFST), DepEd Tayo Quezon, the Local Government Unit of Quezon, Quezon, and the Provincial Government of Quezon.

A meeting was also facilitated by DOST CALABARZON together with LGU Quezon, Quezon, and Cesar C. Tan Memorial National High School to discuss the roles and responsibilities under the Memorandum of Agreement.

The mini science centrum aims to showcase interactive and unique exhibits on science concepts and processes that would help teachers and learners

in the said island communities.

The Science Centrum in Alabat Island is set to be launched this April 2024!

Note to editors: DOST-CALABARZON is one of the regional offices of the Department of Science and Technology and is located at Jamboree Road, Brgy. Timugan, Los Baños, Laguna. For more information, you may visit us on Facebook at facebook.com/dostcalabarzon or our website at www.region4a.dost.gov.ph. You may also reach us at parcu@ro4a.dost.gov.ph.

Thailand...

The ASEAN Business Advisory Council (ABAC) Thailand has become the latest to sign to the region-wide private sector-led agriculture-MSME Development plan initiated in the Philippines. Thailand's signing brings to near-completion the consensus among the ASEAN BACs of nine ASEAN-member states to bring together agriculture companies from the private sector to conduct possible joint business ventures and increase trade and investment within the region.

"This is an absolute win for the ASEAN, for its MSMEs, and for agriculture and food security in the region," said Joey Concepcion, chairman of ABAC Philippines. "Successful ventures made possible by the re-

gion-wide partnerships can result in the agriculture sector's development by involving more players across the value chain, especially farmers and fisherfolk," he explained.

The signing was held during the 99th ASEAN BAC Council Meeting last January 29, 2024 at Luang Prabang in Lao PDR. It was led by Concepcion and Kobsak Duangdee, ABAC Thailand Chair, and witnessed by the ABAC Council chairs from the ASEAN countries. The areas of collaboration with Thailand cover rice, banana, vegetables, and palm oil.

ABAC Philippines initiated the project with each ASEAN member-state, starting with Malaysia, which signed its MOU last July. This was cont. on page 8

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P2.5-M halaga ng interbensyon tinanggap ng mga naghahayupan sa Padre Garcia



Formal na tinanggap ng Cawongan Farmers Association ang mga interbensyon mula sa Department of Agriculture Regional Office No. IV-A (DA Calabarzon) noong ika-15 ng Pebrero, 2024, sa Brgy. Cawongan, Padre Garcia, Batangas.

Ang naturang mga interbensyon ay binubuo ng 27 ulo ng kambing, isang pabahay, isang forage chopper, 71 botelya ng Bitamina ADE, at 114 litro ng oral dewormer bilang bahagi ng patuloy na implementasyon ng programang Livestock Economic Enterprise Development (LEED) sa rehiyon.

Ang LEED ay isang estratehiya ng ahensya na naglalayong mapalakas ang kontribusyon ng industriya ng livestock at poultry sa pagpapataas ng kita at produksyon ng mga maliit na magsasaka na mula sa rehistrado at kwalipikadong Farmers' Cooperatives and Associations (FCAs) na dumaan sa masusing akreditasyon.

Samantala lubos ang pagpapaabot ng pasasalamat sa kagawaran ni Cawongan Farmers Association president at isang livestock farmer, G. Arwin Escueta. Aniya, ang mga nangangailangan nilang interbensyon ay malaking tulong upang madagdagan ang kita ng kanilang mga miyembro na patuloy nilang palalawakin at papaunlarin.

Pinangunahan ang naturang turn-over ceremony ni OIC-Regional Executive Director Engr. Marcos C. Aves, Sr. at Regional Livestock Program Focal Person, Dr. Jerome Cuasay. Dumalo din sina Batangas 4th District Representative Congresswoman Lianda Bolilia, Padre Garcia Mayor Celsa Rivera, mga opisyal ng lokal na pamahalaan at asosasyon ng mga magsasaka ng Padre Garcia, at mga kawani ng DA Calabarzon. PR

KALINGA AT INISYATIBA PARA SA MALINIS NA BAYAN GOES TO CAVITE

Department of the Interior and Local Government (DILG) Secretary Benjamin C. Abalos, Jr. led this morning, February 24 the Kalinisan at Inisyatiba para sa Malinis ng Bayan (KALINISAN) weekly clean-up activity in Barangay Samala-Marques in Kawit, Cavite.

Local officials led by Mayor Angelo Emilio G. Aguinaldo and other stakeholders including volunteers joined the Secretary in cleaning the esteros including within their respective houses to ensure that their community is protecting the environment.

In his message, Secretary Abalos urged every member of the community to be a partner of the government in cleaning and repairing the environment. He also encouraged the



LGUs to invest in programs, projects, and activities related to solid waste management and other ecological tactics.

Under the KALINISAN program, the DILG will implement the Barangay at Kalinisan Day (BARKADA). Every week, in every barangay in partnership with the private sector, youth volunteers will join hands to clean their respective houses and promote "segregation-at-source policies." | via PIA-Cavite

PGC's ...

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Specifically, 257 individuals received comprehensive medical consultations, 21 underwent x-ray examinations, and 35 received tooth extractions to address immediate dental concerns and promote oral health.

The success of the mission was made possible through the combined efforts of the barangay officials led by Punong Barangay Reynaldo P. Borromeo, alongside the Sangguniang Kabata-

an and Barangay Health Workers, who provided vital support and assistance throughout the event. Additionally, the medical team, led by Dr. Alfa-Joy V. Fallurin of GEAMH, provided expert medical consultations and services to the beneficiaries. The dental team, led by Dr. Dong G. Parnala of Imus RHU, conducted check-ups and performed necessary extractions, ensuring dental wellness among the community members. - Romeilyn P. Dones



notice, to file opposition thereto or appear before this Court on the date, time and place set forth order to be heard.

Further, let a copy of this Order be furnished the petitioner and respondent at the given addresses, the Office of the Local Civil Registrar of City of General Trias, the Office of the Provincial Prosecutor of Cavite, the Office of the 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 5th day of January 2024 in Trece Martires City, Cavite.

(SGD) JANICE L. ANDRADE-UDARBE Acting Presiding Judge1

Copy Furnished:

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

Office of the Local Civil Registrar City of General Trias, Cavite

Office of the Clerk of Court Trece Martires City, Cavite

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

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Dateline Weekly Newspapers: February 26- Mar. 04 & 11, 2024

BDO UNIBANK, INC., RISK MANAGEMENT GOUP-REMEDIAL MANAGEMENT UNIT 11thF BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City 1226

MARK VER N. CALUPAZ, Attorney-In-Fact of Sps. MARIEVER C. SEIDU and IBRAHIM SEIDU, 1327-C S. Nicolas Street, Zone 23 Brgy. 255 Tondo North Manila Block 7 Lot 26 Somerset 4 Brgy. Navarro Gen. Trias Cavite

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

Dateline Weekly Newspapers: February 12, 19 & 26, 2024



REPUBLIC OF THE PHILIPPINES FOURTH JUDICIAL REGION REGIONAL TRIAL COURT Trece Martires CITY, CAVITE Official Contact Number: (0975) 444-7854 Email Address: rtc1tmt131@judiciary.gov.ph

IN RE PETITION FOR RECOGNITION OF DIVORCE AND DECLARATION OF CAPACITY TO REMARRY UNDER ARTICLE 26 OF THE FAMILY CODE,

LETECIA BAYOG MERCADER herein represented by MELECIA MERCADER ANG, Petitioner,

T MSP-001-24

-versus-

WERNER JELINEK, CIVIL REGISTRAR GENERAL PHILIPPINE STATISTICS AUTHORITY AND CIVIL REGISTRAR OF GENERAL TRIAS CITY, CAVITE, Respondents.

ORDER

Raffled and filed before this Court is verified Petition dated September 30, 2023, For Recognition of Divorce and Declaration of Capacity to Remarry Under Article 26 of The Family Code, filed by the Petitioner LETECIA BAYOG MERCADER herein represented by MELECIA MERCADER ANG through counsel Atty. Jherly J. Pajarin, praying for the issuance of an Order acknowledging and recognizing the divorce of petitioner Letecia Bayog Mercader and respondent Werner Jelinek issued by the Austrian government and also prayed that a decision be issued declaring Petitioner to be capacitated to remarry and directing the public respondent Civil Registrars to record the judicial declaration and recognition of the decree of divorce issued to both parties.

Finding petition to be sufficient in form and substance, NOTICE is hereby given and the petition is set for initial hearing on April 03, 2024 at 8:30 in the morning, before this Court located at the Provincial Capitol Compound, Brgy. Agustin, Trece Martires City, Cavite.

Let a 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/s having or claiming any interest under the entry which correction is sought, may within fifteen (15) days from

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

BDO UNIBANK, INC., Mortgagee, Foreclosure Case No. F-1290-23

-versus-

MARIEVER C. SEIDU MARRIED TO IBRAHIM SEIDU, Mortgageor/s.

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 11thF BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the Mortgageor/s, MARK VER N. CALUPAZ, singing as Attorney-In-Fact of Sps. MARIEVER C. SEIDU and IBRAHIM SEIDU, of legal age, with residence and postal address at 1327-C S. Nicolas Street, Zone 23 Brgy. 255 Tondo North Manila and Block 7 Lot 26 Somerset 4 Brgy. Navarro Gen. Trias Cavite to satisfy the mortgage indebtedness as of 20 October 2023 amounts to TWO MILLION EIGHT HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED FOURTY THREE PESOS and 75/100 (P 2,829,543.75), Philippine Currency, including interest, penalties and other charges as of the said date but exclusive of all the other of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on March 07, 2024 at 10:00 o'clock in the morning at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2022021395

LOT NO: 26 BLOCK NO: 7 PLAN NO: PCS-04-027806 PORTION OF: LOTS 1677-B (LRC) PSD-61621, LOT 3041-A; 3041-B; LOT 3041-C, (LRC) PSD-61609, BLOCK 12, LOT PCS-04-026272 & 1678, SAN FRANCISCO DE MALABON ESTATE DECREED NO. 4270; LRC REC. NO. 5964

LOCATION: BARANGAY NAVARRO, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDRIES: LINE DIRECTION ADJOINING LOT(S) 1-2 SE ROAD LOT 12, PCS-04-027806 2-3 SW LOT 24, BLOCK 7, PCS-04-027806 3-4 NW LOT 45, BLOCK 7, PCS-04-027806 4-1 NE LOT 28, BLOCK 7, PCS-04-027806 AREA: ONE HUNDRED SQUARE METERS (100), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on March 21, 2024 without further notice

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

Trece Martires City Feb. 06, 2024

(SGD) ANDRES B. ESPINA Sheriff IV

Copy Furnished:

MARISSA C. GAVIOLA Block 21, Lot 04, Woodcross Phase 07, Brgy. Tapia, General Trias Cavite 390-B Dr. Sixto Antonio Ave., Brgy. Maybunga, Pasig City

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

Dateline Weekly Newspapers: February 12, 19 & 26, 2024

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

EAST WEST BANKING CORPORATION Mortgagee, Foreclosure Case No. F-1318-23

-versus-

MARISSA C. GAVIOLA, Mortgageor/s.

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, EAST WEST BANKING CORPORATION, with business address at Eastwest Corporate Center, The Beaufort, 5th Ave. cor. 23rd St., Bonifacio Global City, Taguig against the Mortgageor/s, MARISSA C. GAVIOLA with residence and postal address at: 1.) Block 21, Lot 04, Woodcross Phase 07, Brgy. Tapia, General Trias Cavite; and 2.) 390-B Dr. Sixto Antonio Ave., Brgy. Maybunga, Pasig City. To satisfy the mortgage indebtedness as of 30 January 2019 amounts to ONE MILLION ONE HUNDRED FIFTY FOUR THOUSAND TWO HUNDRED NINETY EIGHT PESOS and 60/100 (P 1,154,298.60), Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on MARCH 07, 2024 at 10:00 o'clock until 12:00 noon in the morning at the main entrance of the Government Center Bldg. 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 improvement thereon to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021057563

LOT NO: 4 BLOCK NO: 21 PLAN NO: PCS-04-032361 PORTION OF: LOTS 1912 (FRS-04-005438); 1918 (RS-04-004387); 1913, 1914, 1985 (FRS-04-006221); 3263 (FRS-04-006218) & 1915, SFDM ESTATE, LRC RECORD NO. 5964, DECREE NO. 4270

LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDRIES: LINE DIRECTION ADJOINING LOT(S) 1-2 SW ROAD LOT 5, PCS-04-032361 2-3 NW LOT 5, BLOCK 21, PCS-04-032361 3-4 NE LOT 11, BLOCK 21, PCS-04-032361 4-1 SE LOT 3, BLOCK 21, PCS-04-032361

AREA: FORTY SQUARE METERS (40), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on March 21, 2024 without further notice

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

Trece Martires City Feb 07, 2024

(SGD) RICARDO A. TOLEDO Sheriff IV

Copy Furnished: EAST WEST BANKING CORPORATION, Eastwest Corporate Center, The Beaufort, 5th Ave. cor. 23rd St., Bonifacio Global City, Taguig



UNIT-2017 RESORT RESIDENTIAL UNIT-2s UNIT AREA-34.89 SQ. M.

In the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated and TRANSFER CERTIFICATE OF TITLE 2012004157; 2012004158; 2012004159 which embraces and described the land located at MAHARLIKA WEST, TAGAYTAY CITY with an area of SEVENTEEN THOUSAND SIX HUNDRED SIXTY-TWO (17,662) Square Meter, is registered in the name of:

Owner: SPOUSES ROBERTO C. SEÑIR AND ANNA RIZA R. SEÑIR, FILIPINO CITIZENS Address: 4 Davies Way, New Bestwood Estate, Nottingham NG5 5UY, United Kingdom

In the event the public auction should not take place on the said date, it shall be held on April 10, 2024 without further notice.

Prospective bidder or buyer are hereby enjoined to investigate and verify for themselves the CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2018004087 the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, February 14, 2024

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

(SGD) BABY LEEM B. MARISTELA 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

BDO UNIBANK, INC. Mortgagee 11F BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City

ROBERTO C. SEÑIR ANNA RIZA R. SEÑIR Mortgageor

(1) Lot 25 Blk.7, Sampaguita St., Camella homes, Bacoor, Cavite (2) Unit No. 2017, 20th Flr., Tower 3, Wind Residences, Emilio Aguinaldo Highway, Brgy. Maharlika West, Tagaytay City, Cavite (3) 4 Davies Way, New Bestwood Estate, Nottingham NG5 5UY, United Kingdom

EMMANUEL JEROME S. CARREON, Attorney-In-Fact

(1) Lot 25 Blk.7, Sampaguita St., Camella homes, Bacoor, Cavites

Dateline Weekly Newspapers: February 26- Mar. 04 & 11, 2024

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., Mortgagee, EJF NO TG-23-255

FOR: Application for Extra-Judicial Foreclosure of Mortgage [Under Act No. 3135, As amended]

-versus-

Spouses ROBERTO C. SEÑIR AND ANNA RIZA R. SEÑIR, AS REPRESENTED BY THEIR ATTORNEY-IN-FACT, EMMANUEL JEROME S. CARREON, Debtors/Mortgageors.

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., a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office and place of business at 11F BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City, pursuant to the terms and conditions of the Uniform Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on March 26, 2019 by Borrowers/Mortgageors, Spouses ROBERTO C. SEÑIR AND ANNA RIZA R. SEÑIR, both of legal age, Filipino citizens, with residence and postal address/es at: (1) Lot 25 Blk.7, Sampaguita St., Camella homes, Bacoor, Cavite; and Unit No. 2017, 20th Flr., Tower 3, Wind Residences, Emilio Aguinaldo Highway, Brgy. Maharlika West, Tagaytay City, Cavite represented by EMMANUEL JEROME S. CARREON as per Special Power of Attorney executed and notarized on March 9, 2018, in favor the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2018004087 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Borrowers/Mortgageors in the amount of NINE MILLION FOUR HUNDRED THIRTY NINE THOUSAND SEVEN HUNDRED FORTY EIGHT AND 58/100 (PHP 9,439,748.58) as of October 27, 2023 the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Baby Leem B. Maristela, will sell at public auction on April 3, 2024 at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvement thereon, to wit:

CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2018004087 Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that the unit identified and described as: TOWER 3-20TH FLOOR

Chinabank welcomes the Year of the Dragon with Michelle Dee as brand ambassador

Chinabank has signed up its first ever brand ambassador, the reigning Miss Universe Philippines Michelle Marquez Dee. The collaboration was formalized on February 14, 2024 at the Chinabank head office in Makati City.

The beauty queen, actress, host, athlete, and model is a fitting and inspiring representative for Chinabank. Michelle, who has won the hearts and minds of Filipinos and the world with her charisma, authenticity, and sense of purpose, is redefining contemporary Filipino culture on a global stage. Her lifelong autism acceptance and inclusivity advocacy has led her to a degree in BS Psychology and to use her platform and her work with the Autism Society of the Philippines to create awareness about the condition. With Michelle on board, Chinabank is strengthening its brand presence and building a profound connection with the new generation of dynamic and forward-thinking banking customers.



From left: Chinabank Chief Finance Officer Patrick Cheng, President & CEO Romy Uyan, Michelle Dee, Sparkle GMA Artist Center Vice President Joy Romina Marcelo, and Miss Universe Philippines Creative Director Jonas Gafud.

Michelle expressed her happiness and excitement for her new role, noting that she and Chinabank are a good fit as they share the same high regard for building trust, making an impact, and bringing about change.

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Michelle expressed her happiness and excitement for her new role, noting that she and Chinabank are a good fit as they share the same high regard for building trust, making an impact, and bringing about change.

P2P LIBRENG SAKAY IS NOW IN SERVICE!

The Bacoor Free Ride from SM City Bacoor to SM City Molino every Monday at 7:30am, Tuesday and Wednesday at 8:30am. Reduce your transportation expenses while ensuring a safe and pleasant journey through P2P Libreng Sakay.



PGC's continuous health outreach programs for Imuseños

A remarkable medical and dental mission was held at the Treelane 2 Subdivision Covered Court in Barangay Bayan Luma III, Imus City on February 21, 2024. The activity organized by the provincial government through the Office of the Provincial Governor medical mission team, and the Office of the Provincial Health Officer, aimed to provide essential healthcare services to the community residents.

The mission catered 314 individuals from the community, offering a range of services including medical consultations, x-ray examinations, and dental treatments (LAB for ALL).



cont. on page 4

THE BEST PIZZA IN TOWN IS IN SM CENTER IMUS!



SM CENTER IMUS, CAVITE - Indulge on a flavor-packed journey at Fat Boys Pizza Pasta where every slice and pasta twirl is a savory delight waiting to be discovered. It's not just a meal – it's an unforgettable culinary journey at Fat Boys Pizza Pasta!

FREE COFFEE OR GELATO AT AMARE LA CUCINA – SM CITY BACOOR

SM CITY BACOOR, CAVITE – There's more to enjoy at Amare La Cucina! Get your free Coffee or Gelato Dessert when you follow their official Facebook account @Amare La Cucina SM Bacoor, IG @amarelacucinasmbacoor, and Tiktok @amarelacucinaph account.

Thailand on Board with PH-Initiated Agri MSME Development Plan



THAILAND MAKES NINE: ASEAN BAC Thailand became the ninth to sign the Memorandum of Understanding to a region-wide private sector-led agriculture-MSME development plan initiated in the Philippines. Present for ABAC Thailand were (seated, from left) Vathit Chokwatana, Visit Limlurcha, Kobsak Duangdee, with ASEAN BAC Philippines Chair Joey Concepcion, Go Negosyo Senior Adviser Dr. William Dar, and ABAC Philippines's George Barcelon and Michael Tan.

Story on page 8

MALIKHAIN ANG BATANG IMUSEÑO



Natunghayan ng hindi bababa sa 100 batang Imuseño na pagsasabuhay ng ballet dancers ng Tutu Dance Studio sa pabulang "Ang Uhaw na Uwak" na bersyon ni Boots S. Pastor at isinalaysay ni Mr. Isaac Refruto noong Biyernes, Pebrero 16, 2024.

Nakilahok din ang mga bata sa iba't ibang malilikhaing aktibidad na tampok sa Love ARTfair.

Ang programang "Kuwentuhan na sa Plaza . . . Mga Bata, Tara na!" ay pinangunahan ng City Public Library buwan-buwan para malinang ang interes sa pagbabasa at matutunan ng mga batang Imuseño ng mga 5 hanggang 12 taong gulang ang mahahalagang aral sa buhay.

DTI-Laguna Conducts Onsite Motor Vehicle PETC Inspection and Monitoring in Calamba City, Laguna



Victoria, Laguna — Pursuant to the Department Administrative Order No. 3, Series of 2002 (DAO 3:2002) of the Department of Trade and Industry (DTI), the Laguna Provincial Office of DTI (DTI-Laguna), through its Consumer Protection Division, conducted onsite inspection and monitoring of a motor vehicle private emission testing center (PETC) in Calamba City, Laguna, on January 30, 2024, to ensure that accredited PETCs continuously comply with government rules and regulations as well as meet the quality standards set by the government under the Republic Act No. 8749, otherwise known as the Philippine Clean Air Act.

The onsite inspection and monitoring activity of motor vehicle PETCs is one of the DTI's mandates in implementing standards and procedures on the accreditation of PETCs. This process also includes checking of their necessary tools, equipment, facilities, expertise, and quality service; interview with their qualified technicians; and actual testing of equipment. As part of its regular activities, DTI-Laguna will continuously inspect and monitor motor vehicle PETCs at least once a month for this year of 2024 all throughout the Laguna Province. This endeavor seeks to protect the interest of the consumers in availing of PETC services. (ALS/Linga, DTI-Laguna)

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

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND),

Mortgagee,

EXTRA-JUDICIAL FORCLOSURE REAL ESTATE MORTGAGE UNDER ACT 3135 AS AMENDED BY ACT 4118

FC Case No. 18905-24

-versus-

AGUSTINE G. LOTA
Mortgagor.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **AUGUSTINE G LOTA**, mortgagor, with residential and postal address at Block 11, Lot 5 Ph 4. Parklane Country Home, Gen Trias, Cavite AND/OR Lot 3 Block 10, Sterling Manors Subd., Brgy. Anabu-I Imus, Cavite to satisfy the mortgage indebtedness which as of October 9, 2023 amounts to **ONE MILLION ONE HUNDRED FIFTY SIX THOUSAND FIVE HUNDRED NINETEEN PESOS & 87/100 (Php1,156,519.87)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **March 19, 2024** at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit

TRANSFER CERTIFICATE OF TITLE No. 057-2014047737

"A PARCEL OF LAND (LOT 3, BLOCK 10 OF THE CONS-SUBD PLAN PCS-04-024696, BEING A PORTION OF THE CONS. OF LOTS 2885 & 2886, IMUS ESTATE AND LOTS 2887-A-2 & 2887-A-3 PRD-06- 200051, L.R.C. REC. NO 8843), SITUATED IN THE BRGY. OF ANABU-4, MUN OF IMUS, PROV OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 4, BLOCK 10, ON THE S.E. ALONG LINE 2-3 BY ROAD LOT 11 (6.50 METERS WIDE), ON THE SW. ALONG LINE 3-4 BY LOT AND ON THE N.W ALONG LINE 4-1 BY LOT 5, BOTH BLOCK 10, ALL OF THE CONS SUBD PLAN XX X CONTAINING AN AREA OF FIFTY FOUR (54) SQUARE METERS. XXX

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

In the event the public auction should not take place on the said date, it shall be held on March 26, 2024 10:00 o'clock in the morning without further notice.

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

City of Imus, Cavite, Philippines, February 5, 2024.

(SGD) MHINARD SANTOS
Sheriff IV
BRANCH 122

APPROVED BY:

(SGD) ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:

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

ATTY. SIMEON P. MADRID
Attorney-In-Fact, S.P. Madrid & Associates
5th Floor Bedrock Building Kayumanggi Center, Commonwealth Ave., Matandang Balara, Quezon City

AUGUSTINE G LOTA,
Block 11, Lot 5 Ph 4. Parklane Country Home, Gen Trias, Cavite
3 Block 10, Sterling Manors Subd., Brgy. Anabu-I Imus,

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Thailand...

From Page 7

followed by the ABACs of Brunei, Cambodia, Singapore, Laos, Myanmar, and Indonesia, who all signed last September in time to coincide with the ASEAN Business Investment Summit, with Philippines President Ferdinand Marcos Jr. and Cambodian Prime Minister Hun Manet as witnesses.

The MOUs covered the exploration of joint part-

nerships in knowledge and technology development; trade and investment opportunities; research and development; and strategies in sustainable agriculture, among others. The agri-MSME development partnerships are patterned after Go Negosyo's Kapatid Angat Lahat sa Agri Program (KALAP) which aims to integrate small farmers into the value chain of large agri companies, also called "big-brother companies" under the KALAP program. Concepcion is also the founder of Go Negosyo.

During the meetings in Laos, it was also decided that the Philippines should chair the technical working group on Food Security of ASEAN BAC in 2024.

An initial trade mission has been tentatively scheduled this April 23 and 24, coinciding with the 100th ABAC meeting on April 25 in Kuala Lumpur, Malaysia, to facilitate engagement between key industry players from the Philippines and Malaysia, as part of the MOU implementation. The objective is to explore collaborative opportunities and exchange best practices in sectors including oil palm, rubber, rice, dairy, poultry, pineapples, durian, banana, coconut, and corn, and generate mutual commercial benefits for both parties. Following suit, other ASEAN BAC member countries who have endorsed the MOU will also embark on similar trade missions. PR

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

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND),

Mortgagee,

EXTRA-JUDICIAL FORCLOSURE REAL ESTATE MORTGAGE UNDER ACT 3135 AS AMENDED BY ACT 4118

FC Case No. 18846-23

-versus-

HARDYNNE IVY C. PELAGIO married to CARY S. PELAGIO

Mortgagor.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND)**, mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against **HARDYNNE IVY C. PELAGIO married to CARY S. PELAGIO**, mortgagor, with residential and postal address at Lot 66 Block 1 Phase B the Legian Imus Two Subdivision, Calsadang Bago, Imus, Cavite to satisfy the mortgage indebtedness which as of October 30, 2023 amounts to **SEVEN HUNRED FORTY NINE THOUSAND FOUR HUNDRED TWENTY FOUR PESOS & 74/100 (Php 749,242.74)**, Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on **March 19, 2024** at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit

TRANSFER CERTIFICATE OF TITLE NO. 057-2017060073

"A PARCEL OF LAND (LOT 66 BLK 1 OF THE CONS.-SUBD. PLAN PCS-04-026819, BEING A PORTION OF LOTS 1298, 1300 BOTH IMUS ESTATE, 1301 (NOW

RS-04-005038), 1302 (NOW RS-04-005065), 1188 (NOW RS-04-005039), 1304-A-1 AND 1304-A-2 BOTH OF PSD-04-081431 AND LOT 1 BLOCK 13, PCS-04-026053) SITUATED IN CALSADANG BAGO, IMUS, CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE ALONG LINE 1-2 BY ROAD LOT 20, ON THE SW., ALONG LINE 2-3 BY LOT 68 BLK 1, ON THE NW., ALONG LINE 3-4 BY LOT 65 BLK 1, ON THE NE ALONG LINE 4-1 BY LOT 64 BLK 1 ALL OF THE CONS.-SUBD. PLAN. XXX CONTAINING AN AREA OF FORTY (40) SQUARE METERS. XXX"

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

In the event the public auction should not take place on the said date, it shall be held on March 26, 2024 10:00 o'clock in the morning without further notice.

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

City of Imus, Cavite, Philippines, February 4, 2024.

(SGD) MHINARD SANTOS
Sheriff IV
BRANCH 122

APPROVED BY:

(SGD) ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:

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

ATTY. MELANIO A. BADENAS JR.
Attorney-In-Fact, GCCS & Associates Corp.
RM. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon Quezon City

HARDYNNE IVY C. PELAGIO married to CARY S. PELAGIO, Lot 66 Block 1 Phase B the Legian Imus Two Subdivision, Carsadang Bago, Imus, Cavite

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REPUBLIC OF THE PHILIPINES
FOURTH JUDICIAL REGION
REGIONA TRIAL COURT
BRANCH 90
DASMARIÑAS CITY, CAVITE

PHILIPPINE SAVING BANK,
Mortgage,

File No. FC-DC-1279-24

EXTRA JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135, AS AMENDED BY ACT 4118

-versus-

AGNES ESCOTO ABELLANO,
Mortgagor.

x-----x

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/ mortgagee, **PHILIPPINE SAVING BANK** a commercial banking corporation duly organized and existing under the laws of the Republic of the Philippines with postal address at PSBank Center, 777 Paseo De Roxas corner Sedeño Street, Makati City against mortgagor, **AGNES ESCOTO ABELLANO** with postal address at (1) No. 396, 3rd St., GHQ VIII, Katuparan, Taguig; (2) Block 28 Lot 42 Avida Residences Dasmariñas, Phase 1, Paliparan Dasmariñas, Cavite and for the satisfaction of the mortgage debt which as of JANUARY 31, 2024 amounts to **SIX HUNDRED THREE THOUSAND SEVEN HUNDRED FOURTEEN PESOS AND 04/100 (Php 603,714.04)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **March 26, 2024** at 10:00 o'clock in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder for CASH or **CERTIFIED CHECK**, in the Philippine Currency, the following described real property together with all the buildings and other improvement existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2021049349

IT IS HEREBY CERTIFIED that certain land situated in BRANGAY OF PALIPARAN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and describes as follows:

A PARCEL OF LAND (LOT 42, BLOCK 28 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-025564, BEING A PORTION OF LOTS 6661-B AND 6661-C, (LRC) PSD-0238654), SITUATED IN THE BARANGAY OF PALIPARAN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY ROAD LOT 32; ON THE SE., ALONG LINE 2-3 BY LOT 4, BLOCK 36, ON THE SE., ALONG LINE 3-4 BY LOT 5742, IMUS ESTATE; AND ON THE SW., ALONG LINE 4-1 BY LOT 41, BLOCK 28, ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT PT. MARKED "1" ON PLAN, BEING N. 78 DEG. 00' E., 2690.60 M. FROM MON. 160, IMUS ESATE. THENCE N. 88 DEG. 47' E., 13.73 M. TO PT. 2; THENCE S. 06 DEG. 47' W., 10.42 M. TO PT. 3; THENCE S. 88 DEG. 53' W., 12.28 M. TO PT. 4; THENCE N. 01 DEG. 13' W., 10.30 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF ONE HUNDRED THIRTY FOUR (134) SQUARE METERS, MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40 CMS. BEARINGS GRID; DATE OF ORIGINAL SURVEY, JULY 27, 1905-JUNE 14, 1908 AND THAT OF THE CONSOLIDATION-SUBDIVISION SURVEY, AUGUST 1-5, 2009 AND WAS APPROVED ON SEPTEMBER 24, 2009.

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 APRIL 11, 2024, at the same time and place without further notice.

Dasmariñas City, Cavite, February 19, 2024.

(SGD) ARLYN P. BARCELON
Sheriff IV

(SGD) ATTY. MARCELA L. BAYBAY
Clerk of Court VI & Ex-Oficio Sheriff

Copy Furnished:

PHILIPPINE SAVING BANK
PSBank Center, 777 Paseo De Roxas
Corner Sedeño Street, Makati City

AGNES ESCOTO ABELLANO
(1) No. 396, 3rd St., GHQ VIII, Katuparan, Taguig;
(2) Block 28 Lot 42 Avida Residences Dasmariñas, Phase 1, Paliparan Dasmariñas, Cavite

Notice Posted at:

- 1. The Bulletin board of Regional Trial Court, Dasmariñas City, Cavite
- 2. The Bulletin board of Dasmariñas Hall
- 3. The Bulletin board of Dasmariñas Post office
- 4. The Bulletin board of Dasmariñas Public market

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

BANK OF COMMERCE

Mortgagee,

FORECLOSURE CASE NO. F-1423-23

-versus-

ANALYN C. OCLARES, represented by
Her Attorney-In-Fact, WILFREDO B. OCLARES
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, BANK OF COMMERCE, with business address at Bank of Commerce, San Miguel Properties Centre, No. 7 Saint Francis Street, Mandaluyong City, against the Mortgagor, ANALYN C. OCLARES, represented by Her Attorney-In-Fact, WILFREDO B. OCLARES, with residence and postal addresses at Lot 31, Block 20, Girona Street, Maravilla Subdivision, Brgy. San Francisco (Brgy. De Fuego), General Trias City, Cavite 4107 and Block 33, Lot 10, Purok 4, Brgy. Upper Bicutan, Taguig City, to satisfy the mortgage indebtedness which as of November 30, 2023 amounts to FOUR MILLION SEVEN HUNDRED NINETY SIX THOUSAND NINE HUNDRED THIRTY FIVE PESOS AND 38/100 (P 4,796,935.38) exclusive of interest, penalties, other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on MARCH 07, 2024 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-1282954

A parcel of land (Lot 31, Block 20 of the cons. subd. plan

ERRATUM

This is to correct the error made in the publication of NOTICE OF EXTRA-JUDICIAL SALE filed by Home Development Mutual Fund versus DANILO B. ABANTO married to LIZA D. ABANTO published in Dateline Weekly Newspapers dated Feb. 05, 12 & 19, 2024. The mortgagors address should be read as Soputh Side, Makati City and not as published.

Dateline Weekly Newspapers:
Feb. 26, 2024

ERRATUM

This is to correct the error made in the publication of NOTICE OF EXTRA-JUDICIAL SALE filed by Home Development Mutual Fund versus ROYD MALOLOL GARGAR married to JENNY PEARL MALEZA GARGAR published in Dateline Weekly Newspapers dated Feb. 05, 12 & 19, 2024. The mortgagors address in the TCT should be read as MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON and not as published.

Dateline Weekly Newspapers:
Feb. 26, 2024

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 Barangay of De Fuego, Mun. of Gen. Trias, Province of Cavite, Island of Luzon. Bounded on the SW., along line 1-2 by Lot 36; on the NW., along line 2-3 by Lot 33; on the NE., along line 3-4 by Road Lot 19; and on the SE., along line 4-1 by Lot 29, all of the cons. subd. plan. Beginning at a point marked "1" on plan XXX containing an area of ONE HUNDRED TWENTY (120) SQ. M. 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 March 21, 2024 without further notice

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

Trece Martires City Feb 07, 2024

(SGD) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:
BANK OF COMMERCE,
Bank of Commerce, San Miguel Properties Centre,
No. 7 Saint Francis Street, Mandaluyong City,

ANALYN C. OCLARES, represented by Her Attorney-In-Fact, WILFREDO B. OCLARES Lot 31, Block 20, Girona Street, Maravilla Subdivision, Brgy. San Francisco (Brgy. De Fuego), General Trias City, Cavite 4107
Block 33, Lot 10, Purok 4, Brgy. Upper Bicutan, Taguig City,

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

**Dateline Weekly Newspapers:
Feb. 12, 19 & 26, 2024**

NOTICE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE MARISSA SAN JOSE INOCENCIO HAS BEEN EXTRA-JUDICIALLY SETTLED BY HER SOLE HEIR THRU EXTRAJUDICIAL SETTLEMENT OF ESTATE AS PER DOC. NO. 467 ; PAGE NO. 95 ; BOOK NO. 156 ; SERIES OF 2024, BEFORE NOTARY PUBLIC ATTY. CESARIO G. GONZALES JR.

Dateline Weekly Newspapers: February 12, 19 & 26, 2024

NOTICE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE FELICIANO R. CATE JR., HAS BEEN EXTRA-JUDICIALLY SETTLED BY HIS HEIRS THRU EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH DEED OF ABSOLUTE SALE OF MOTOR VEHICLE AS PER DOC. NO. 63 ; PAGE NO. 14 ; BOOK NO. 157 ; SERIES OF 2024, BEFORE NOTARY PUBLIC ATTY. CESARIO G. GONZALES JR.

Dateline Weekly Newspapers: Feb. 26, Mar. 04 & 11, 2024

Concepcion...

From Page 1

Go Negosyo founder Joey Concepcion announced recently that the non-profit will intensify its partnerships with the country's largest business groups to align with government's push to drive development through micro, small and medium enterprises (MSMEs).

"The MSME sector is one of the platforms being pushed aggressively as a driver for the country's growth, and as we roll out more mentoring of the MSMEs, we will need mentors coming from the respected business groups," said Concepcion at a meeting last February 12, 2024 with the heads of the Philippine Chamber of Commerce and Industry (PCCI) chapters in the National Capital Region. Leading the group were PCCI National Chairman George Barcelon, PCCI National President Nina Mangio, PCCI NCR Area Vice President Hernando Delizo, and PCCI NCR Immediate Past Vice President Tess Ngan Tian.

Also at the meeting was Undersecretary Cristina Roque, who is heading the newly formed Micro, Small and Medium Enterprises Group. Usec Roque said that if the country manages to uplift only ten percent of MSMEs, "it will uplift the economy and this will be the success of the country."

Members of top business organizations such as the PCCI, the Philippine Franchise Association, the Philippine Retailers Association, the Federation of Filipino Chinese Chambers of Commerce and Industry, and many more form the pool of volunteers who mentor small and aspiring entrepreneurs during the various free public entrepreneurship mentoring events held regularly by Go Negosyo.

"Mentoring is helping MSMEs; our members see this whenever they attend the events and we feel proud that we have a platform to help them," said PCCI National President Nina Mangio.

Go Negosyo announced at the beginning of the year that it plans to help at least 200,000 MSMEs by 2028 by giving them access to the three M's of entrepreneurship – namely money (capital), markets, and mentoring – through its own programs, as well as in partnership with government and other members of the private sector. The programs include public entrepreneurship mentoring events, structured learning courses, online seminars, national summits, and programs focused on youth, women, OFWs, tourism, and digital technology. It also has programs held in cooperation with outreach programs of the government, such as its Youthpreneur and agri education projects with Department of Education, and its entrepreneurship mentoring during First Lady Liza Araneta Marcos's LAB for All caravans.

The meeting with PCCI became an opportunity to align with the DTI the private sector's efforts to scale up MSMEs. The PCCI officers in attendance also brought to Usec Roque's attention the opportunities presented by the tourism sector, the trillion-dollar potentials and challenges of the country's halal industry, and the need for industry data monitoring and evaluation to aid mapping and impact analysis, especially for the MSME sector.

Usec Roque said that under her watch, there will be smooth coordination and cooperation with crucial agencies in her charge, such as the Bureau of Small and Medium Enterprise Development and Small Business Corporation.

Usec Roque thanked Concepcion and the PCCI heads for consistently pushing for the development of the MSME sector. "Your dedication to MSMEs is very admirable, that someone could go this far for MSMEs, and do so consistently ... is to be commended," she said. PR



Liberalizing education sector should open up opportunities, enhance research and development — Gatchalian

Senator Win Gatchalian said any move to liberalize the education sector should provide opportunities that otherwise are not available in the country such as those in the area of research and development (R&D).

The senator emphasized the need to scrutinize the potential consequences and benefits associated with allowing full foreign ownership in the country's education sector. Such analysis should zero in on how such a policy shift could underpin economic growth, and improve the quality of education, particularly in R&D, he said.

"The legislature is looking at education as a means to drive the economy. Hopefully, by liberalizing education, we can attract foreign direct investments. Will we really attract foreign direct investments in the education sector by allowing full foreign ownership?" Gatchalian asked education stakeholders during a hearing on Senate Resolution of Both Houses No. 6, which proposes amendments to certain economic provisions of the 1987 Constitution. The hearing focused on Section 4, Article XIV of the Constitution.

Dr. Maria Cynthia Rose Bautista, former Vice President for Academic Affairs of the University of the Philippines, surmised the country isn't likely to attract foreign higher education institutions to invest in the country for many reasons. She pointed out that while the country has a young population, those in the upper class and middle class are too insignificant in numbers that few will be able to afford to pay.

In the case of maritime education, Dr. Bautista mentioned that Europeans, for instance, are unlikely to enter the Philippines due to its vulnerability. Instead, they will opt to adopt specific schools in the country and accredit them, emphasizing that any move to open the sector to foreign investors should be targeted and not fully liberalized.

But policy analyst Dr. Emmanuel Santos maintained that opening up the education sector would likely attract investments from foreign learning institutions. He cited the case of Vietnam, which secured from the Royal Melbourne Institute of Technology AUD 250 million in strategic investment funds in education, research, partnerships, and campus infrastructure.

Still, Gatchalian wants to look at the potential amount of foreign investments that the country could possibly attract in the event it decides to open up the education sector.

"I understand there is a great potential for hard investments to come in if we open up and in the process develop other education components such as research and other facets," he added.



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

BDO UNIBANK, INC.,
Mortgagee,
Foreclosure Case No. F-1355-23

-versus-

SPOUSES DIVINA GRACIA DONATO ALAVA and MICHAEL DUMDUM ALAVA represented by their Attorney-In-Fact, GRETCHEN PERALTA SALVADOR, Mortgageor/s.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, BDO UNIBANK, INC., with business address at 11thF BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City against the Mortgageor/s, GRETCHEN PERALTA SALVADOR as Attorney-In-Fact of SPOUSES DIVINA GRACIA DONATO ALAVA and MICHAEL DUMDUM ALAVA, both of legal age, with residence and postal address at Barangay Calamqui 1st Ilangan 3300 Isabela; and Block 3, Lot 202, Brgy. Pasong Camachile, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of November 15, 2023 amounts to THREE MILLION EIGHT HUNDRED THIRTY EIGHT THOUSAND FOUR HUNDRED EIGHTY FOUR PESOS AND 39/100 (P 3,838,484.39), Philippine Currency, including interest, penalties, and other charges as of said but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on MARCH 07, 2024 at 10:00 o'clock in the morning at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2020026757

LOT NO: 202 BLOCK NO: 3 PLAN NO: PCS-04-030060
PORTION OF: LOT 1837-C, (LRC), PSD-105017, LOT 1943-A & 1943-B (LRC) PSD-155964, LOT 1836-NESW

(FRS-04-005697) LOTS 1950 (FRS-04-005717) & 3421, ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270 LRC RECORD NO. 5964. LOCATION: BARANGAY OF PASONG CAMACHILE, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NE LOT 201, BLOCK 3, PCS-04-030060
2-3 SE ROAD LOT 16, PCS-04-030060
3-4 SW LOT 203, BLOCK 3, PCS-04-030060
4-1 NW LOT 212, BLOCK 3, PCS-04-030060
AREA: ONE HUNDRED (100) SQUARE METERS, 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 21, 2024 without further notice

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

Trece Martires City Feb 06, 2024

(SGD) ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC., RISK MANAGEMENT GOUP-REMEDIATION MANAGEMENT UNIT
11thF BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City 1226

GRETCHEN PERALTA SALVADOR as Attorney-In-Fact of SPOUSES DIVINA GRACIA DONATO ALAVA and MICHAEL DUMDUM ALAVA, Barangay Calamqui 1st Ilangan 3300 Isabela; Block 3, Lot 202, Brgy. Pasong Camachile, 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

Dateline Weekly Newspapers: February 12, 19 & 26, 2024

Calabarzon RDRRMC adopts action plan on El Niño

CALAMBA CITY (PIA) – Anticipating the looming threat and impact of El Niño in the Calabarzon region, the Regional Disaster Risk Reduction and Management Council (RDRRMC) has adopted a comprehensive Regional Action Plan (RAP) to mitigate the effects of the weather phenomenon. "We in the government, particularly in the RDRR Council should hold our responsibility to the people," declared RDRRMC Chairperson and OCD CALABARZON Regional Director Carlos Eduardo E. Alvarez III. Alvarez notes that collaboration among government agencies and

various sectors are vital in preparing and responding to El Niño. "We should work hand in hand to prevent and mitigate, prepare, respond, rehabilitate and recover from the impact of El Niño and alleviate people from suffering," Alvarez added. The RAP outlines strategies across various sectors from preventative measures like water conservation campaigns to actual preparedness efforts. It also emphasizes response plans and rehabilitation strategies for affected sectors throughout the region. National Economic and Development

Authority (NEDA) CALABARZON Regional Director Agnes Tolentino, who played a key role in crafting the plan, urges all agencies and partners to be more proactive in implementing their projects and services for the public. "We have a comprehensive plan, but the work doesn't end here. I urge all agencies and partners to continue their support as we move from planning to implementation. Together, we can safeguard vulnerable communities and ecosystems." According to DOST-PAGASA, Calabarzon has a high likelihood of below-normal rain-

fall, potentially leading to drought in some areas. Bernadette Lucillo of the Philippine Atmospheric, Geophysical, and Astronomical Services Administration said that as of January 2024, Cavite has been experiencing drought, Rizal is currently facing a dry spell, Batangas and Laguna are now under dry condition while Quezon province still receives a normal amount of rainfall. "We are in a strong and mature El Niño, expected to last until May 2024. Transition to neutral conditions might not happen until April-May-June," said Lucillo.

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

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

EJF NO. TG-23-190

FOR: Extra Judicial Foreclosure of Real Estate Mortgage Under Act No. 3135, as amended by Act No. 4118

-versus-

JOSEPHINE P. CASTILLO, Mortgageor-Debtor.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as amended by Act. No. 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), a government institution duly organized and existing under and by virtue of republic Act No. 9679, with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on October 27, 1998 by Mortgageor-Debtor, JOSEPHINE P. CASTILLO, single, of legal age, Filipino citizen, with residence and postal addresses at (1) Realica Village I, Pulo, Cabuyao, Laguna and (2) Lot 46 Block 19 Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NO. (T-827840) 14321 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgageor/Borrower in the amount of TWO HUNDRED EIGHTEEN THOUSAND NINE HUNDRED SEVENTY FOUR PESOS AND 75/100 (Php 218,974.75) inclusive of interest and other charges, as of August 15, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver T. Bocacao, Jr., will sell at public auction on April 10, 2024 at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. (T-827840) 14321
Registry of Deeds for the Province of Cavite

"IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Silang, Prov. of Cavite bounded and described as follows:

A parcel of land (Lot No. 46 Blk. No. 19 of the cons./subd. plan Pcs-04-012899, being a portion of Lots 8014, 8015, 8017, 8018, Cad. 452-D, Silang Cad., Lots of 8016-A to 8016-H, Csd-04-006071-D, Lot 15709-A, Csd-042118-012810-D & Lot Blk. 71, Pcs-04-011250, LRC Rec. No.), situated in the Brgy. of Tartaria, Mun. of Silang, Prov.

of Cavite. Bounded on the NE., along line 1-2 by Lot 45; Blk. 19; on the SE., along line 2-3 by Rd. Lot 34 (6.50 m. wide); on the SW., along line 3-4 by Lot 47 Blk. 19; on the NW., along line 4-1 by Open Space 3; all of the cons./subd. plan. Beginning at a pt. marked "1" on plan being S. 64 deg. 59'E 4935.44 m. from BLLM No. 1, Cad. 452-D, Silang Cad; thence N. 77 deg. 01'E., 9.65 m. to pt. 2; thence S. 13 deg. 31'E., 3.50 m. to pt. 3; thence S. 77 deg. 01'W., 9.73 m. to pt. 4; thence N. 12 deg. 12'W., 3.50 m. to pt. 1; beginning, containing an area of THIRTY FOUR (34) SQ. METERS. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x16 com.; bearings true; date of orig. survey Dec. 7, 1973-Dec. 4, 1975 and that of the subd. survey Aug. 1-30, 1997 and was approved on Dec. 5, 1997.

Is registered in accordance with the provisions of the Property Registration Decree in the name of"

JOSEPHINE P. CASTILLO, single, of legal age, Filipino."

In the event the public auction should not take place on the said date, it shall be held on April 17, 2024 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. (T-827840) 14321, 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, February 6, 2024.

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

(SGD) OLIVER T. BOCACAO, JR.
Sheriff-In-Charge

WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW

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

MARIA VICTORIA D. CAPIRAL c/o PAULINO CASES, JR. Attorney-in-Fact of the Mortgagee
c/o Cases Chun & Associates Law Offices
6TH FLOOR JELP Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City

JOSEPHINE P. CASTILLO Mortgageor/s-Debtor/s
(1) Realica Village I, Pulo, Cabuyao, Laguna
(2) Lot 46 Block 19 Rancho Imperial De Silang, Brgy. Tartaria, Silang, Cavite,

Dateline Weekly Newspapers: February 26- Mar. 04 & 11, 2024