

DTI Cavite opens 1st OTOP Store in SM Malls in CALABARZON

A new chapter in empowering local entrepreneurs was unveiled on January 27, 2025, as the Department of Trade and Industry (DTI) and the City of Dasmariñas LGU celebrated the grand launch of the OTOP (One Town, One Product) Store located at UG Floor, SM City Dasmariñas, Brgy. Sampaloc 1, City of Dasmariñas, Cavite.

The event marked the opening of the third OTOP Store in Cavite, following the success of other stores in Tagaytay and Bacoor. The OTOP Store will be operated by the Dasmariñas Entrepreneurial and Consumers Cooperative (DECC), led by Mr. Arman Mojica, and will showcase a wide array of high-quality products made by local micro, small, and medium

enterprises (MSMEs).

Gracing the event were DTI officials including Asst. Secretary Dominic Tolentino, Regional Director Marissa Argente, Asst. Regional Director Revelyn Cortez, and Provincial Directors Lilibeth Chavez (Cavite), Julieta Tadiosa (Quezon), and Christian Ted Tungohan (Laguna). Also present were Dasmariñas City Mayor Hon. Jenny Barzaga, LEDIPO Head Carlos Legaspi, SM Malls representatives Edith Tayko and Minabel Llanes, and other staff from the DTI and LGU.

During her remarks, RD Argente emphasized the significance of partnerships in the realization of initiatives like this: "DTI initiates the program, but without the LGU support, it wouldn't

be possible." She also highlighted that the OTOP Store serves as a "training ground" to help entrepreneurs strengthen their businesses and establish their own independent stores in the future.

DTI Asec. Tolentino encouraged further efforts to identify and develop more MSMEs across barangays, saying, "Suyurin ang mga barangay upang mas madaming matulungang MSMEs na may potential."

Mayor Jenny Barzaga expressed her gratitude to the DTI, SM City Dasmariñas, and Team Dasma for turning the dream of having an OTOP Store into reality. She praised the collaboration between the LGU, private sector, and the DECC for the successful launch.

The store high-



Left to right: DECC Head Arman Mojica, Adec. Dominic Tolentino, RD Marissa Argente, Hon. Mayor Janny Barzaga and LEDIPO Head Carlos Legaspi.

lights the products of Dasmariñas-based MSMEs, including Maestra Panaderia, Project Beans, Absmush Mushroom, Dingras Food House, Nutria Farm, EMCK Foods Philippines OPC, Olivia Perfumes, and Kuya Jay's Takoyaki, among others.

On behalf of the

27 founding members of the cooperative, DECC Head Arman Mojica expressed his appreciation to the LGU and DTI, noting that the store's concept evolved from a simple "Likhang Dasmariñas" initiative to the broader OTOP Store, thanks to the intervention of DTI Cavite.

The OTOP Store aims to bring locally-made products closer to the public, promoting Filipino craftsmanship while empowering entrepreneurs to grow their businesses. With this launch, Dasmariñas City continues to set a benchmark for supporting local MSMEs in the region. PR

Building Success, One Souvenir at a Time

In Cebu, known as the Queen City of the South, Ma. Merlyn Dum-lao's souvenir shop has become a destination for both local and foreign tourists. Her shop not only offers unique and memorable items but also adds a special touch to visitors' experiences, allowing them to take home a piece of Cebu.

For over a decade, Merlyn and her husband have run their souvenir shop with one goal in mind: to provide a better life for their family and support their children through college. Today, the shop stands as their primary source of income, helping them achieve these dreams.

Merlyn's business journey began with a humble setup. She started by selling souvenir items like T-shirts, mugs, ref magnets, and keychains from a small expandable table set up at home. Through perseverance, passion, and faith in God, Merlyn gradually grew the business. Starting as a small reseller, they even-

tually expanded to offer their personalized printed T-shirts and other customized souvenir items.

As the business expanded, so did their need for capital. That is when Merlyn became a client of CARD MRI Rizal Bank, Inc., a microfinance-oriented rural bank of CARD MRI. Her initial loan was PHP 5,000, which gradually increased to PHP 500,000. She used these funds to expand the business, support her children's education, and meet her family's needs.

Grateful for the support she received from CARD MRI, Merlyn made it a point to share the benefits with others. She encouraged relatives and friends to become CARD MRI clients, emphasizing the positive impact it had on her life. "As a client, I value the trust that CARD MRI has given me. I always ensure 100% repayment and strive to maintain excellent performance," she shared.

Throughout her journey as a client and business owner, Merlyn

has faced numerous challenges, including a lack of business capital, tight competition, and family problems. However, she overcame them all with her faith in God and an unwavering desire and passion for achieving success.

Today, their souvenir shop has become a well-known business in her community. Merlyn has built strong relationships with her suppliers and gained loyal customers who promote, introduce, and recommend her shop to most tourists. Beyond the souvenir shop, Merlyn and her family have also upgraded their sari-sari store into an air-conditioned convenience store, offering a wider range of products to their customers.

Their hard work has paid off. Merlyn's eldest child is now a seaman with a stable job, while her two younger children continue their studies. Compared to the early days of their business, her family now enjoys a more comfortable and prosperous



Ma. Merlyn C. Dumlaog, a successful souvenir shop and convenience store owner, and CARD client from Oslob, Cebu, proves that anything is possible for those who believe in the power of dreams and faith in God.

life.

"To other entrepreneurs, venturing into business is not easy. Don't forget to pray to God and lift everything to Him, for He knows what's right and best for us. Remember, with faith, we will never go wrong, and nothing can stop us from achieving our goals in life," she concluded.



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PhilHealth coverage for peritoneal dialysis up P1.2M; extends aid to children

Cayetano calls for ways to maximize expertise of retired DFA personnel

Senator Alan Peter Cayetano on Tuesday urged lawmakers to explore how retired Department of Foreign Affairs (DFA) personnel could continue serving the country, emphasizing that their vast experience in diplomacy and foreign relations could greatly enhance the nation's global standing.

Speaking during the final reading of Senate Bill No. 2863 on January 14, which seeks to provide pension differentials to DFA personnel aged 65 and older with at least 15 years of service, Cayetano called attention to the untapped potential of these retired diplomats.

"Ambassadors are assigned all around the world, meeting scientists, big-

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Protecting the country's defenders

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Governor Athena Bryana D. Tolentino reaffirmed her commitment to empowering women during her visit to Tagaytay City, where she distributed Php 2,000 each to 2,000 women as part of the latest phase of the Women's Welfare Program.

Accompanied by Tagaytay City Mayor Bambol Tolentino, the Governor highlighted the pivotal role of women as the backbone of thriving communities, emphasizing her mission to uplift and support them. With every initiative, Governor Tolentino demonstrates that when women rise, the entire province flourishes.

EK welcomes prosperity and happiness with the Year of Snaptooth the Snake, a Chinese New Year celebration

Enchanted Kingdom, the first and only world-class theme park in the Philippines, welcomes magic and luck with a vibrant and immersive Chinese New Year celebration as it kicks off its 30th anniversary this 2025!

The Year of Snaptooth the Snake is set to leave guests forever enchanted with breath taking cultural cont. on page 2



The PhilHealth Regional Office IV-A (PRO IV-A) Reconciliation Team headed by Acting Regional Vice President (ARVP) Edwin M. Oriña, MD conducted a facility engagement dialogue with San Pablo Doctors Hospital on January 17, 2025. The activity focused on reconciling claims filed to PhilHealth as of December 31, 2023. Measures



to improve the benefit claims filed to PhilHealth were also discussed to avoid the occurrence of denied and return-to-sender claims.

EDITORIAL:

More senior citizen benefits

WE COMMEND the House of Representatives for coming up with proposed bills expanding the benefits for senior citizens.

We already have the Comprehensive Senior Citizens Benefit Act that gives senior citizens or those 60 years old and above an array of benefits in recognition of their health and medical needs in their advanced age.

Recently, three committees of the House of Representatives – Ways and Means, Senior Citizens, and Disability Affairs – went a step further and recommended for plenary approval several bills expanding the coverage of senior citizens' benefits and privileges.

The first is a measure institutionalizing the removal of the requirement of the booklet for availing senior discounts. Another is the recommendation for a P2,000-tollway discount for senior citizens who use expressways.

Still another benefit contemplated by lawmakers is applying the senior discount on Transportation Network Vehicle Service units such as Grab and Angkas.

There's also the bill increasing the water and power utility discount from five percent to 15 percent, and on those consuming 200kWh rather than just 100kWh.

Other lawmakers have proposed that online sales should also be subject to the 20-percent senior discount, so businesses will also be able to use the cost of VAT discounts as a deduction from gross income.

The proposed amendments to the Comprehensive Senior Citizen's Benefit Act are the product of months of consultations with senior citizens' associations. These consultations are a form of grassroots democracy that our lawmakers should always bear in mind whenever they want to come up with legislation that responds to the actual needs of various sectors.

As of March 2024, the number of senior citizens in the Philippines was estimated to be around 4.4 million. This is based on the number of senior citizens who had registered with the National Commission of Senior Citizens.

On the other hand, the number of disabled Filipinos stands at 1.57 percent of the total population of 114 million, or 179,000 disabled Filipinos.

Congress is on the right track in giving senior citizens and the disabled more benefits.

After all, the 1987 Constitution provides that the State shall promote a just and dynamic social order that will ensure the prosperity of the nation and free the people from poverty through policies that provide adequate social services, a rising standard of living and an improved quality of life for all, including senior citizens and the disabled.

PhilHealth...

QUEZON CITY, (PIA) — In line with President Ferdinand R. Marcos Jr.'s commitment to expanding healthcare benefits, the Philippine Health Insurance Corporation (PhilHealth) has significantly enhanced its Z Benefit Package for Peritoneal Dialysis (PD), effective January 1, 2025. The new package includes separate coverage for adult and pediatric patients.

Peritoneal dialysis is a renal replacement therapy that uses the patient's peritoneal membrane as an artificial kidney, according to the National Kidney and Transplant Institute.

Protecting...

Always revered as strong and courageous, police officers are like ordinary people facing personal battles in life. With this in mind, an organization began putting together resources for the welfare and protection of the country's defenders.

For Mary Rose Marbil, wife of Philippine National Police (PNP) Chief, General Rommel Francisco Marbil and the national adviser of the PNP-Officers' Ladies Club Foundation Inc., she transformed the OLC into a foundation in July 2024 to extend help, instill hope, and provide invaluable assistance to critically ill policemen and their dependents.

Led by Leilani Alba, foundation president, the group would troop to the police regional offices across the country to bring its Love and Blessings "LAB" virus initiative where beneficiaries in each police regional office are given much-needed aid.

"The policemen are always helping others, but it seems like no one thinks to help them. And you know, especially in time of sickness, during typhoons, or calamities –

The updated PD package offers different modalities based on age. For adults, PhilHealth covers Continuous Ambulatory Peritoneal Dialysis (CAPD), while pediatric patients can access both CAPD and Automated Peritoneal Dialysis (APD).

"We want to encourage the use of peritoneal dialysis as a first-line treatment for Chronic Kidney Disease Stage 5," said PhilHealth President Emmanuel R. Ledesma Jr. "This option promotes flexibility and improves the quality of life for our members," he added.

Coverage for adult patients ranges from P389,640 to P510,140, an increase from the previous annual cap of P270,000.

Pediatric patients can receive P510,000 to P765,210 for CAPD and P763,000 to P1.2 million for APD.

The package also includes coverage for related services like infection prevention and treatment for both adult and pediatric patients.

Patients with Chronic Kidney Disease Stage 5 must register in the PhilHealth Dialysis Database and adhere to membership guidelines and treatment plans. Sharing or selling PD solutions is strictly prohibited.

Contracted providers cannot charge co-payments for essential services but may do so for non-covered amenities. Providers must clearly communicate any co-payment requirements to patients.

The enhanced PD benefits are available at 51 contracted PD providers nationwide. For more information, visit PhilHealth's website or call the 24/7 hotline at (02) 866-225-88 or mobile numbers 0998-857-2957, 0968-865-4670, 0917-127-5987, or 0917-110-9812. (JCO/PIA-NCR)

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

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

FORECLOSURE CASE NO. F-1593-24

– versus –

IVY MARIE B. ALCAPONE

Mortgagor/s.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG), with business address at The Petron Mega Plaza Building, NO. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, IVY MARIE B. ALCAPONE with residence and postal addresses at 269 SITIO MALANIM BAGONG NAYON, ANTIPOLO, RIZAL 1870 and LOT 22 BLK 3 PH. 3 WINTER BREEZE HOMES ALINGARO GEN. TRIAS, CAVITE 4107 to satisfy the mortgage indebtedness as of NOVEMBER 27, 2024 amounts to FOUR HUNDRED TWENTY THREE THOUSAND TWO HUNDRED TWELVE PESOS & 81/100 (P423,212.81) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on 27 Feb 2025 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located 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. 057-2021058772

LOT NO: 22 BLOCK NO: 3 PLAN NO: PSD-04-241450 PORTION OF: LOT 3778-B-1, PSD-04-232302 LRC RECORD NO. 5964

LOCATION: BARANGAY OF ALINGARO MUNICIPALITY OF GEN. TRIAS PROVINCE OF CAVITE ISLAND OF LUZON

BOUNDARIES:

Table with 3 columns: LINE, DIRECTION, ADJOINING LOT(S). Rows: 1-2 NE LOT 21 BLOCK 3, PSD-04-241450; 2-3 SE LOT 20, BLOCK 3, PSD-04-241450; 3-4 SW ROAD LOT 4 (6.58M. WIDE) PSD-04-241450; 4-1 NW LOT 24, BLOCK 3, PSD-04-241450

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 13 MAR 2025 without further motion

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, 30 JAN 2025

(SGD) JOSELITO LARANDA Sheriff IV

Copy Furnished

HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund) The Petron Mega Plaza Building.

No. 358 Sen. Gil Puyat Avenue, Makati City

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

IVY MARIER ALCAPONE 269 SITIO MALANIM BAGONG NAYON, ANTIPOLO, RIZAL 1870 and LOT 22 BLK 3 PH. 3 WINTER BREEZE HOMES ALINGARO GEN TRIAS, CAVITE 4107

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

DATELINE WEEKLY NEWSPAPERS: February 3, 10, & 17, 2025



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

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

FORECLOSURE CASE NO. F-1530-24

– versus –

MAY ELLEN L. SIMO, married to ROMEL V. SIMO

Mortagor/s

x-----x

NOTICE OF EXTRA JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, amended by Act. 4118, fed by Mortgage, HOME DEVELOPMENT MUTUAL FUND, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the mortgagor/s, MAY ELLEN L. SIMO, married to ROMEL. V. SIMO with residence and postal address at LOT 28, BLOCK 15, KS6, NAVARRO, GEN TRIAS, CAVITE and LOT 20, BLOCK 3 PALMERSTON, LAMBINGAN, TANZA, CAVITE satisfy the mortgage indebtedness as of November 19, 2024 amounts to NINE HUNDRED SIXTY THOUSAND EIGHT HUNDRED THIRTY SEVEN PESOS & 38/100 (P 960,837.38), inclusive of interest, other charges, penalties, attorney's fees and expenses of foreclosure the undersigned Sheriff will sell at publication on 27 FEB 2025 at 10:00 clock in the morning until 12:00 noon 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. 057-2022051920

LOT NO: 20 BLOCK NO: 3 PLAN NO: PSD-04-246451 PORTION OF: LOT 1867, RS-04-008344, LRC RECORD NO 6832 LOCATION: BARANGAY OF CAPIPISA NOW BRGY LAMBINGAN, MUNICIPALITY OF TANZA PROVINCE OF CAVITE, ISLAND OF LUZON

Rodriguez, Rizal delegates visit Cavite Provincial Library



In pursuit of efficient and effective library operation, delegates from the Municipality of Rodriguez in the Province of Rizal embarked on a benchmarking visit at the Cavite Provincial Library, on January 24, 2025. The endeavor engaged in analyzing the library's system, exploring its services and training programs, and catching a glimpse of the

clients' overall usage and satisfaction with the facility.

Provincial Board Secretary Michelle Alcidi, Assistant Board Secretary Giovanni Cuadra, and Provincial Librarian Concepcion Villanueva welcomed the delegation led by Vice Mayor Edgardo Sison at the old session hall of the Legislative

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BOUNDARIES:

Table with 3 columns: LINE, DIRECTION, ADJOINING LOT(S). Rows: 1-2 SW LOT 10, BLOCK 3, PSD-04-246451; 2-3 SW LOT 11, BLOCK 3, PSD-04-246451; 3-4 NW LOT 19, BLOCK 3, PSD-04-246451; 4-5 NE ROAD LOT-5, PSD-04-246451; 5-1 SE LOT 21, BLOCK 3, PSD-04-246451

AREA: THIRTY SIX SQUARE METERS (36), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on 13 MAR 2025 without further notice

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

Trece Martires City, 30 JAN 2025

(SGD) ANDRES B. ESPINA Sheriff IV

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Home Development and Mutual Fund c/o ATTY MAYBELLE JOY E. BERNALES ANCHOR COLLECTION SERVICES INC Bldg. #2 Malakas cor. Mapagmahal St. Brgy. Pinyahan Quezon City

MAY ELLEN L. SIMO, married to ROMEL V. SIMO LOT 28, BLOCK 15, KS6, NAVARRO, GEN TRIAS, CAVITE and LOT 20, BLOCK 3, PALMERSTON, LAMBINGAN, TANZA, CAVITE

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

DATELINE WEEKLY NEWSPAPERS: February 3, 10, & 17, 2025



**Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 16
CAVITE CITY
rtc2cav016@judiciary.gov.ph
Tel. No. (046) 230-8931**

John Rhee Lizada Parreño,
Petitioner,

SP. PROC. NO. N-9568

**For: Petition for Correction of
Entry in the Certificate of
Live Birth under Rule 108
of the Rules of Court.**

— versus —

**The Civil Registrar General and
The Civil Registrar of Cavite City,
Province of Cavite,
Respondents.**

x-----x

NOTICE OF HEARING

A verified petition was filed by petitioner John Rhee Lizada Parreño praying that, after due notice and publication, an order be issued for the correction of entry appearing in his Certificate of Live Birth.

It appearing that said Petition is sufficient in form and substance, the hearing of this petition is set on **March 19, 2025 at 1:30 in the afternoon**, on which date, hour, and place, interested parties may appear and show cause why the same should not be granted.

Let this Notice be published once a week for three (3) consecutive weeks in a newspaper of general circulation within the Province and the City of Cavite.

Furnish the Office of the Solicitor General and the petitioner with copies of this Notice and Petition.

WITNESS the Honorable Ethel R. Andico – Malabanan, Presiding Judge of this Court, this 21st day of January 2025.

(SGD) DIANNE LIZ A. NGO
Clerk of Court V

**DATELINE WEEKLY NEWSPAPERS:
Jan. 27, February 3 & 10, 2025**

Rodriguez...

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Building in Trece Martires City.

Afterward, the team had the opportunity to visit the New Provincial Government Building, before proceeding to the Cavite Provincial Library to gain insights that could be adopted for the growth and advancement of their municipal library. - J. Reyes



**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 FINANCE CORPORATION,
as Assignee-in-Interest of BDO Leasing and Finance Inc.,
Mortgagee-Assignee,

-versus-

EJF NO. TG-24-160

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

**SPS. MARILYN H. MIRANDA AND
PRUDENCIO R. MIRANDA AND SHIRLEY
CORTAN,**
Debtor/Mortgagors.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee-Assignee, **BDO FINANCE CORPORATION** (as Assignee-In-Interest of BDO Leasing and Finance, Inc.), a domestic corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office and place of business at 39/F BDO Corporate Center Ortigas, 12 ADB Avenue, Ortigas Center, Mandaluyong City, pursuant to the terms and conditions of the Real Estate Mortgage (“MORTGAGE”) executed and notarized on February 24, 2023 by Debtors/Mortgagors, **SPS. MARILYN H. MIRANDA AND PRUDENCIO R. MIRANDA**, of legal age, with residence and postal address/es at (1) 13 Maranon St., Brgy. Natividad San Narciso Zambales, (2) Unit 1-503 5th Floor Tower 1 Serin East Tagaytay Brgy Silang Crossing East, Tagaytay City and (3) 23 Rooty Hill Road, North Rooty Hill New South Wales 2766, Australia and **SHIRLEY CORTAN**, of legal age, with residence and postal address/es at: (1) 037 Navy Base St. Joseph Village Baguio City 2600 Benguet, (2) Unit 1-503 5th Floor Tower 1 Serin East Tagaytay Brgy Silang Crossing East, Tagaytay City and (3) Unit 11 60-64 Cowper Street Granville, New South Wales, Australia, 2142, represented by **ARLAN C. DUMAGUING** as per Special Powers of Attorney executed and notarized on September 24, 2019, in favor of Mortgagee-Assignor, **BDO LEASING AND FINANCE INC.**, which has assigned all its rights, liabilities, title and interest in and to the obligations/loan receivables, including its corresponding collateral, to herein Mortgagee-Assignee, by virtue of a Deed of Assignment executed and notarized on October 15, 2020 and September 10, 2021 respectively, over a real estate property including improvements thereon, described in and covered by **CONDOMINIUM CERTIFICATE OF TITLE NO. 076-2022001174** of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Debtors/Mortgagors in the amount of **FOUR MILLION EIGHTY-FOUR THOUSAND ONE PESOS AND 74/100 (Php4,084,001.74)**, as of August 12, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on **March 5, 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

**CONDOMINIUM CERTIFICATE OF
TITLE NO. 076-2022001174**
Registry of Deeds for Tagaytay City

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

TOWER 1
FLOOR 5TH FLOOR
UNIT CALL OUT 1-503

UNIT TYPE STUDIO
UNIT AREA 22.70
BALCONY AREA
TOTAL AREA 22.70

in the diagrammatic floor plan appended to the enabling or master deed of the condominium project annotated on TRANSFER CERTIFICATE OF TITLE 2017002080; 2017002083; 2017002087; 2017002088 which embraces and describes the land located at BRGY OF SILANG, CROSSING EAST, CITY OF TAGAYTAY with an area of TWENTY THOUSAND TWO HUNDRED FIFTY-ONE (20,251) Square Meter, is registered in the name of

Owner: **SHIRLEY CORTAN, OF LEGAL AGE, AUSTRALIAN, SINGLE**

Address: UNIT 11 60-64 COWPER STREET GRANVILLE, NEW SOUTH WALES, AUSTRALIA 2142

Owner: **MARILYN HATE MIRANDA MARRIED TO PRUDENCIO REYES MIRANDA BOTH OF LEGAL AGE, AUSTRALIAN CITIZENS**

Address: 23 ROOTY HILL ROAD, NORTH ROOTY HILL NEW SOUTH WALES 2766, AUSTRALIA

In the event the public auction should not take place on the said date, it shall be held on **March 12, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **CONDOMINIUM CERTIFICATE OF TITLE NO 076-2022001174** the encumbrances thereon, if any there be

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

Tagaytay City, Philippines, January 6, 2025

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

(SGD) ALEX E. MARTINEZ
Sheriff In-Charge

WARNING:

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

Copy Furnished:

BDO FINANCE CORPORATION
(as Assignee-in-Interest of BDO Leasing and Finance, Inc) Mortgagee
39F BDO Corporate Center Ortigas, 12 ADB Avenue, Ortigas Center, Mandaluyong City

SHIRLEY CORTAN
Mortgagor
(1) 037 Navy Base St. Joseph Village Baguio City 2600 Benguet
(2) Unit 1-503 5th Floor Tower 1 Serin East Tagaytay Brgy. Silang Crossing East, Tagaytay City
(3) Unit 11 60-64 Cowper Street Granville, New South Wales, Australia, 2142

SPS. MARILYN H. MIRANDA AND PRUDENCIO R. MIRANDA
(1) 13 Maranon St., Brgy. Natividad San Narciso Zambales
(2) Unit 1-503 5th Floor Tower 1 Serin East Tagaytay Brgy Silang Crossing East, Tagaytay City
(3) 23 Rooty Hill Road, North Rooty Hill New South Wales 2766, Australia

ARLAN CABUSORA DUMAGUING
Attorney-in-Fact of the Mortgagors
37 Navy Base St. Joseph Village, Baguio City 2600 Benguet

**DATELINE WEEKLY NEWSPAPERS:
January 20, 27 & February 03, 2024**



Gatchalian calls on DepEd to reaffirm mandated reproductive health education

Senator Win Gatchalian is urging the Department of Education (DepEd) to return to mandated reproductive health (RH) education as outlined in the Responsible Parenthood and Reproductive Health (RPRH) Act.

His call comes as DepEd reviews its policy on comprehensive sexuality education (CSE).

Gatchalian highlighted inconsistencies between the RPRH Act of 2012 (Republic Act No. 10354) and DepEd Order No. 031 s. 2018, which provides guidelines for CSE implementation.

He emphasized that the RPRH Act mandates age-appropriate reproductive health education for adolescents aged 10 to 19.

“Reproductive health education should focus on values formation, sexual abuse prevention, and teen pregnancy,” Gatchalian said.

“CSE, as outlined in DepEd Order No. 031, extends beyond the RH law's intent, which specifies that such education is only for adolescents,” he added.

DepEd Undersecretary for Legal and Legislative Affairs Filemon Ray Javier acknowledged the confusion surrounding the phrasing of Order No. 031.

Javier clarified that foundational knowledge is provided to learners under 10 to prepare them for future sex education.

Gatchalian, however, underscored the importance of aligning educational policies with existing laws to ensure that adolescents receive appropriate reproductive health education.

Cayetano...

gest businessmen, diplomats, presidents, kings, poorest of the poor, richest of the rich,” he said in his manifestation.

“Pag-retire nila, many of them still want to help our country. Pero ano ang venue?” he continued.

While the bill addresses the financial needs of the retirees, Cayetano stressed that it is just one part of a larger solution.

“While this bill is much deserved, and is needed, I think it’s just one piece of the puzzle,” he said.

Cayetano proposed that lawmakers create legislative avenues, such as think tanks, to harness the wealth of knowl-

edge and experience that retired DFA personnel possess.

“I hope, after this pension law, this august Chamber, with the other half (House of Representatives), can come up with something to fully utilize the expertise of DFA retirees and enhance the image of the country with their help,” he said.

“Nandiyan na sila, waiting lang kung ano ang susunod na yugto para sa ating mahal na bansa,” he added.

Cayetano, who served as Foreign Affairs Secretary from 2017 to 2018, nonetheless thanked his fellow senators for their support in passing the pension

bill.###*Cayetano: Gamitin ang galing ng DFA retirees sa pagpapaulad ng imahe ng Pilipinas* Hinimok ni Senador Alan Peter Cayetano nitong Martes ang mga kapwa mambabatas na humanap ng paraan para magamit ang galing at kadalubsahaan ng mga retiradong tauhan ng Department of Foreign Affairs (DFA) sa patuloy na pagpapaganda ng imahe ng bansa.

Sa plenary session nitong January 14 kung saan pumasa sa Final Reading ang Senate Bill No. (SBN) 2863, binigyang diin ni Cayetano ang lawak ng karanasan sa mga retiradong diplomat. Giit niya, kailan-

gang mabigyan sila ng “avenue” para makapaglingkod pa at maipahiram sa bansa ang kanilang taglay na expertise kahit wala na sila sa DFA. “Ambassadors are assigned all around the world, meeting scientists, biggest businessmen, diplomats, presidents, kings, poorest of the poor, richest of the rich,” pahayag ni Cayetano sa kanyang maikling manifestation. “Pag-retire nila, many of them still want to help our country. Pero ano ang venue?” pagpapatuloy niya. Pumasa sa Final Reading ang SBN 2863, na naglalayong pagkalooban ng differential pension ang mga opisyal at per-

A PARCEL OF LAND (LOT 24 BLK. 5 OF THE CONS./SUBD. PLAN, PCS-04-011869, BEING A PORTION OF THE CONS. OF LOTS 2680-G-3 TO 8, ALL OF (LRC) PSD-222174, LOT 2680-J-2 (LRC) PSD-101732, LOTS 2680-H, 1 & K, ALL OF PSD-33619, LRC. REC. NO.), SITUATED IN THE BRGY. OF DE FUEGO, MUN. OF GEN. TRIAS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 22; ON THE NW., ALONG LINE 2-3 BY RD. LOT 9; ON THE NE., ALONG LINE 3-4 BY LOT 26; ON THE SE., ALONG LINE 4-1 BY LOT 29 ALL OF THE CONS./SUBD. PLAN. BEGINNING AT A PT. MARKED “1” ON PLAN X X X CONTAINING AN AREA OF ONE HUNDRED TWENTY (120) 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 **13 MAR 2025** without further motion

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, 30 JAN 2025

(SGD) RICARDO A. TOLEDO
Sheriff IV

Copy Furnished:

RIZAL COMMERCIAL BANKING CORPORATION
28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City

MARIA LIEZL PURIFICACION KURODA MARRIED TO MASARU KURODA as represented by AIF Jorge Pinzon Magno
Block 8 Lot 44 Amarillo Street Via Verde Village San Agustin 2 Dasmariñas City, Cavite, Philippines / Blk 5 Lot 24 Maravilla Subdivision Brgy. San Francisco General Trias City, Cavite, Philippines

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

**DATELINE WEEKLY NEWSPAPERS:
February 3, 10, & 17, 2025**

◀ From Page 1

sonnel ng DFA na edad 65 pataas at nakapaglingkod sa ahensya nang hindi bababa sa 15 taon.

Bagama’t suportado niya ang panukalang batas, igiit ni Cayetano na hindi dapat doon natatapos ang ugnayan ng gobyerno at ng DFA retirees.

“While this bill is much deserved, and is needed, I think it’s just one piece of the puzzle,” pahayag niya.

“Nandiyan na sila, waiting lang kung ano ang susunod na yugto para sa ating mahal na bansa,” dagdag niya. Gayunpaman, pinalalamatan ni Cayetano, na nagsilbi bilang Foreign Affairs Secretary mula 2017 hanggang 2018, ang kanyang mga kapwa senador sa kanilang suporta sa pagpasa ng pension bill. PR

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

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

FORECLOSURE CASE NO. F-1552-24

-versus-

MARICAR BATILES BERNAL 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, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund), with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgageor/s, MARICAR BATILES BERNAL with residence and postal addresses at 1901 K INT 88B ZAMORA ST PANDACAN MANILA and LOT 79 BLK 16 PH 1, SOUTH SQUARE VILLAGE, BRGY. PASONG KAWAYAN II, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of NOVEMBER 27, 2024 amounts to ONE MILLION ONE HUNDRED SEVENTY THREE THOUSAND TWO HUNDRED THIRTY TWO PESOS & 71/100 (P 1,173,232.71) inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on 27 FEB 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. 057-2019010082

A PARCEL OF LAND (LOT 79 BLOCK 16 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-04-013705, BEING A PORTION OF LOTS 3072 AND 2331 SAN FRANCISCO DE MALABON ESTATE, L. R. C. RECORD NO. 5964), SITUATED IN BARANGAY PASONG KAWAYAN II, CITY OF GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 77, BLK. 16; ON THE SW., ALONG LINES 2-4 BY ALLEY 23 AND ALONG LINE 4-5 BY LOT 50, BLK. 16; ON THE NW., ALONG LINE 5-6 BY BLK. 75; AND ON THE NE., ALONG LINE 6-1 BY LOT 80, BLK. 16, ALL OF THE CONS./SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN X X X CONTAINING AN AREA OF FIFTY FOUR (54) SQ. METERS. X X X

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

In the event the public auction should not take place on the said date and time, it shall be held on 13 MAR 2025 without further motion

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, 30 JAN 2025

(SGD) JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished:

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

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

MARICAR BATILES BERNAL 1901 K INT 88B ZAMORA ST PANDACAN MANILA and LOT 79 BLK 16 PH 1, SOUTH SQUARE VILLAGE, BRGY. PASONG KAWAYAN II, 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 3, 10, & 17, 2025



Republic of the Philippines Fourth Judicial Region REGIONAL TRIAL COURT OFFICE OF THE CLERK OF COURT City of Bacoor Email: rtc1bcrocc@judiciary.gov.ph Telephone No. 09273707489

BDO FINANCE CORPORATION, as Assignee-In-Interest of BDO Leasing and Finance, Inc., Mortgagee.

-versus-

Foreclosure No. 2024-223

For: Extra-Judicial Foreclosure of Real Estate Mortgage

SPS. MARIE KIRSTEIN D. LUCERO AND JAMES L. LUCERO, Mortgageors.

x-----x

NOTICE OF EXTRA-JUDICIAL FORECLOSURE

Upon Extra-Judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, BDO FINANCE CORPORATION, as Assignee-In-Interest of BDO Leasing and Finance, Inc. at 39/F BDO Corporate Center Ortigas, 12 ADB Avenue, Ortigas Center, Mandaluyong City, and against the mortgageors, SPS. MARIE KIRSTEIN D. LUCERO AND JAMES L. LUCERO at Dardarat Tagudin Ilocos Sur 2714 and Unit 103 No. 103 Surya Bldg. Alea Residences Las Piñas Talaba Diversion Road, Brgy. Zapote 3, Bacoor, Cavite, to satisfy the mortgage indebtedness which as of October 30, 2024, amounts to NINE MILLION SIX HUNDRED TWENTY FIVE THOUSAND EIGHT HUNDRED SEVENTY FIVE PESOS & 28/100 (P9,625,875.28), Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fees incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on February 11, 2025 at 10:00 o'clock in the morning or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, 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. 167-2021000161

IT IS HEREBY CERTIFIED that the unit identified and described as: "ALEA RESIDENCES" – SURYA BUILDING GROUND FLOOR UNIT NO.: 103 UNIT DESCRIPTION: 2 – BEDROOM (INNER UNIT) UNIT AREA: 49.50 SQUARE METERS, MORE OR LESS

Business...

From Page 9

of Pasig City for their interest in becoming entrepreneurs. "As we help the many MSMEs in the country, we help strengthen this major contributor to our country's economy," he said. Concepcion personally mentored several MSMEs during the event. Go Negosyo's 3M on Wheels is the on-ground, nationwide mentoring program started in 2018. It has traveled to shopping malls in large



BALCONY 1 AREA: 15.00 SQUARE METERS, MORE OR LESS

TOTAL AREA: 64.50 SQUARE METERS, MORE OR LESS

CONDOMINIUM CERTIFICATE OF TITLE NO. 167-2022000293

IT IS HEREBY CERTIFIED that the unit identified and described as: "ALEA RESIDENCES" – SURYA BUILDING UNIT NO.: 103 LOCATION: ROOF DECK SERVICE AREA: 7.0 SQUARE METERS, MORE OR LESS

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

"In the event the public auction should not take place on the said date, it shall be held on February 18, 2025, without further notice"

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

City of Bacoor, January 07, 2025

(SGD) MELY C. HERMOSURA – VISTA Clerk of Court VI

By: (SGD) REGIDOR R. VISMANOS Sheriff IV

Copy Furnished: JACEL DL. FLORENCIO BDO UNIBANK INC. CONSUMER REMEDIAL MANAGEMENT 33rd Floor Corporate Center, #12 ADB Avenue, Ortigas Center, Mandaluyong City

BDO FINANCE CORPORATION 39/F BDO Corporate Center, Ortigas, 12 ADB Avenue, Ortigas Center, Mandaluyong City

SPS. MARIE KIRSTEIN D. LUCERO AND JAMES L. LUCERO – Dardarat Tagudin Ilocos Sur 2714 – Unit 103 No. 103 Surya Bldg. Alea Residences, Las Piñas, Talaba, Diversion Road, Brgy. Zapote 3, Bacoor, 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: Jan. 20, 27 & Feb. 03, 2025

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

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

-versus-

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

JOY B. PARIL married to NILO A. PARIL, Mortgageors.

FC Case No. 19275-24

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 office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against JOY B. PARIL married to NILO A. PARIL, mortgageors, with residence and postal address at #28 FTI Road Zone 5, Signal Village, Taguig City, Metro Manila and/or Lot 35 Block 2, Primavera Residence, Imus City, Brgy. Pag-asa II, Imus, Cavite, to satisfy the mortgage indebtedness which as of November 19, 2024 amounts to SEVEN HUNDRED THIRTY ONE THOUSAND EIGHT HUNDRED FIFTY THREE PESOS and 21/100 (P 731,853.21) Philippine Currency, including interest and penalty charges but excluding attorney's fees, sheriff's fees, and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on February 18, 2025 at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC – Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit;

TRANSFER CERTIFICATE OF TITLE NO. 057-2017047766

LOT NO: 35 BLOCK NO. 2 PLAN NO: PCS-04-029203 PORTION OF: THE CONSOLIDATION OF LOTS 1161-B-1 AND 1161-B-2, BOTH OF (LRA) PSD-354813 & LOT 12, PCS-04-011283, LRC RECORD NO. 8843 LOCATION: BRGY. OF PAG-ASA II, MUN. OF IMUS, PROVINCE OF CAVITE

BOUNDARIES: LINE DIRECTION ADJOINING LOT(S) 1-2 EAST LOT 36, BLOCK 2, PCS-04-029023 2-3 SOUTH ROAD LOT 3, PCS-04-029023 3-4 WEST LOT 34, BLOCK 2, PCS-04-029023 4-1 NORTH LOT 1182, IMUS ESTATE

xxx AREA: THIRTY SIX (36) 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 February 25, 2025 without prior notice.

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

Imus, Cavite, Philippines, January 7, 2025.

(SGD) ISRAEL S. MEDINA Sheriff IV

APPROVED:

(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

JOY B. PARIL married to NILO A. PARIL #28 Road Zone 5, Signal Village, Taguig City, Metro Manila and/or Lot 35, Block 2, Primavera Residence – Imus City, Brgy. Pag-asa II, Imus, Cavite

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

DATeline WEEKLY NEWSPAPERS: Jan. 20, 27 & Feb. 03, 2025



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

BDO UNIBANK, INC., Mortgagee,

FORECLOSURE CASE NO. F-1507-24

-versus-

CONSTANCIO Q. GARCIA, as attorney-in-fact of FREDERICO Q. GARCIA, 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 33RD Fir., BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtor/Mortgagor, CONSTANCIO Q. GARCIA, as attorney-in-fact of FREDERICO Q. GARCIA, with residence and postal address at 1) #813 Jump Street Tawiran Ext., Santolan Pasig 1610, 2) #1707 Mendoza St., Brgy., 831 Paco Manila 1007, and 3) Lot 97 Block 4 Brgy., Pasong Camachile General Trias, Cavite, to satisfy the mortgage indebtedness as of October 30, 2024 amounts to FOUR MILLION THIRTY-ONE THOUSAND FOUR HUNDRED THIRTY-FOUR PESOS AND 20/100 (PHP4,031,434.20), inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on 27 FEB 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. 057-2019034415

LOT NO: 97, BLOCK NO: 4, PLAN NO: PCS-04-029303 PORTION OF: LOTS 1934; 1935; 1937, SFDM ESTATE, LOT 1938-A; 1938-B; LOT 1938-C; 1938-D, PSD-04-039215 (OLT); LOT 1843-K-1; LOT 1843-K-2, PSD-04-214642; LOT 1843-L, BSD-04-002119 (OLT); (LOT 1843-M-1; LOT 1843-M-2, PSD-04-156470 & BLOCK 18. PCS-04-029302, DE-

Business...

From Page 8

Chairman Emeritus and ECOP President Emeritus Sergio Ortiz Luis Jr.; Pasig City Chamber of Commerce and Industry Inc. President Cristy Oreta; PCCI Regional Governor Of Central Joey Francisco; and Usec Blesila Lantayona of the Dept. of Trade and Industry's Regional Operations Group. The local government of Pasig City was well-represented by Atty. Diego Luis Santiago, OIC of the Pasig City Local Economic Development and Investment Office.

Content creator and Brew&Co. MNL owner Mika Leetong brought young entrepreneurship energy to the event by speaking about becoming her company's own brand

influencer and sharing some tips with the more than 600 MSMEs in attendance. Presiding over the program was Transform and Healom Phils. CEO and co-founder Jordan Patente.

The short program was followed by the main event of 3M on Wheels, the one-on-one mentoring by Go Negosyo's pool of veteran entrepreneurship mentors. Attendees also supplemented their on-site mentoring by exploring opportunities for business ideas and financing from exhibitors' booths during the event.

Go Negosyo founder Joey Concepcion thanked the entrepreneurs

cont. on page 4

CRED NO. 4270, LRC RECORD NO. 5964 LOCATION: BARANGAY OF PASONG CAMACHILE, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE

BOUNDARIES:

Table with 3 columns: LINE, DIRECTION, ADJOINING LOT(S). Rows include 1-2 NE LOT 96, BLOCK 4, PCS-04-029303; 2-3 SE ROAD LOT 13, PCS-04-029303; 3-4 SW LOT 98, BLOCK 4, PCS-04-029303; 4-1 NW LOT 118, BLOCK 4, PCS-04-029303

AREA: SIXTY SIX SQUARE METERS (66), 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 13 MAR 2025 without further motion

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, 30 JAN 2025

(SGD) RICARDO A. TOLEDO Sheriff IV

Copy Furnished:

BDO UNIBANK, INC. 33RD Fir., BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City

CONSTANCIO Q. GARCIA, as attorney-in-fact of FREDERICO Q. GARCIA 1) #813 Jump Street Tawiran Ext., Santolan Pasig 1610 (occupied) and 2) #1707 Mendoza St., Brgy., 831 Paco Manila 1007 and 3) Lot 97 Block 4 Brgy., Pasong Camachile 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

DATeline WEEKLY NEWSPAPERS: February 3, 10, & 17, 2025

Business, Gov't Bigwigs at Pasig 3M On Wheels Entrep Mentoring



BUSINESS AND GOVERNMENT FOR MSMES: Go Negosyo founder Joey Concepcion thanked the VIPs from business and government who came to show their support for 3M on Wheels, its free mall-based entrepreneurship roadshow, as it held its opening salvo for 2025 at the Ayala Malls Feliz in Pasig City last January 25, 2025. Shown here giving the 3M on Wheels thumbs-up sign are guests Sergio Ortiz Luis Jr., Philippine Chamber of Commerce and Industry (PCCI) Governor and Chairman Emeritus and ECOP President Emeritus; Usec Blessila Lantayona of the Dept. of Trade and Industry's Regional Operations Group; Pasig City Chamber of Commerce and Industry Inc. President Cristy Oreta; PCCI Regional Governor Of Central Joey Francisco; PALSCON National President and Executive Genesis founder Rhoda Caliwara; Yovel East Research and Devt. President and CEO James Amparo; Sarabia Optical's Dr. Vivian Sarabia; Atty. Diego Luis Santiago, OIC of the Pasig City Local Economic Development and Investment Office; volunteer mentors from the PCCI; and content creator and Brew&Co. MNL owner Mika Leetong. Leading the program was Transform and Healom Phils. CEO and co-founder Jordan Patente.

between them and the Defendants regarding the subject properties in this case.

"O" Certificate to File Action dated August 21, 2024 To prove that the Defendants did not attend the conciliation proceedings

"P" Judicial Affidavit of Estelita A. Molino To prove the facts and circumstances as alleged in the petition

"Q" Judicial Affidavit of Alexander J. Aliscad To prove the facts and circumstances as alleged in the petition

"R" Judicial Affidavit of a Reserved Witness To corroborate the testimonies of the Plaintiffs

PRAYER

WHEREFORE, it is most respectfully prayed to this Honorable Court that after due proceedings, judgment be rendered, as follows:

1. To order the partition of the land and improvements covered by TCT Nos. 35020 and 30656 among the heirs of Spouses Candido and Lourdes Aliscad.

2. To order the accounting of the rental fees payments collected by the Defendants on the apartment units (covered by Unit 30656), and to give the Defendants their due share on the rental fees from September 2021 up to present.

3. To order the Defendants to pay Plaintiffs moral damages, amounting to One Hundred Thousand Pesos (PHP 100,000.00).

4. To order the Defendants to pay Plaintiffs exemplary damages, amounting to One Hundred Thousand Pesos (PHP 100,000.00).

5. To order the Defendants to pay Plaintiffs attorneys fees, costs of suits and other necessary and incidental expenses incurred in filing this instant case.

Such other reliefs just and equitable are likewise prayed for.

City of Bacoor for City of Imus. November_2024.

CELESTINO AND ASSOCIATES LAW OFFICE

171-A Panapaan I (Aguinaldo Highway),
City of Bacoor, Cavite
(046) 417-6160 | celestinolaw@gmail.com

NOW THEREFORE, you are hereby required, within sixty (60) days from the last date of publication, to file with this Court and serve on the plaintiffs your ANSWER to the Complaint.

In filing your answer, you are required to comply with the pertinent provisions of the Rules of Civil Procedure, as amended in 2019.

If you fail to file your answer within the given period, the plaintiffs will take judgment by default and may be granted the relief prayed for.

You are reminded to observe restraint in filing a motion to dismiss and, instead, to allege the grounds thereof as defenses in your answer, in conformity with IBP-OCA Memorandum on Policy Guidelines dated March 12, 2002 (Sec.A.M. No. 03-1-09-SC dated June 15, 2004).

WITNESS my hand under the seal of this Court this 6th day of January 2025, Imus City, Cavite.

(SGD) ATTY. JANE ZAHREN P. AUSTRIA
Branch Clerk of Court

DATETIME WEEKLY NEWSPAPERS
February 3, 10 & 17, 2025

Bigwigs from the world of business and government topline Go Negosyo's 3M on Wheels as it traveled to Ayala Malls Feliz in Pasig City for its opening salvo for 2025 last January 25. The popular mall-based free entrepreneurship roadshow was held in this city in the eastern part of the National Capital Region, which is home to thousands of MS-MEs as well as big businesses.

Go Negosyo founder Joey Concepcion thanked the lineup of VIPs who came to support efforts to develop the country's MSMEs; they included Philippine Chamber of Commerce and Industry (PCCI) Governor and **cont. on page 9**

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

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-1581-24

-versus-

**NEREN A. BAG-O, AS REPRESENTED BY
HER ATTORNEY-IN-FACT, RENEIA A. BAG-O,**
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 33RD Flr., BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtor/Mortgagor, **NEREN A. BAG-O, AS REPRESENTED BY HER ATTORNEY-IN-FACT, RENEIA A. BAG-O,** with residence and postal address at (1) #137 F. Blumentritt Street, Brgy. Pedro Cruz, San Juan City 1500 and (2) Lot 18, Blk. 10, Westwood, Phase 1, Brgy. Pasong Camachile, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of **November 13, 2024** amounts to **TWO MILLION NINE HUNDRED FIFTY-FOUR THOUSAND FIVE HUNDRED SIXTY PESOS AND 52/100 (Php2,954,560.52)**, inclusive of interest other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **27 FEB 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. 057-2019060097

LOT NO: 18 BLOCK NO: 10 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	NW	LOT 17, BLOCK 10, PCS-04-029302
2-3	NE	ROAD LOT 2, PCS-04-029302
3-4	SE	LOT 19, BLOCK 10, PCS-04-029302
4-5	SW	LOT 34, BLOCK 10, PCS-04-029302
5-1	SW	LOT 35, BLOCK 10, 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 **13 MAR 2025** without further motion

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, 30 JAN 2025

(SGD) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
33RD Flr., BDO Corporate Center Ortigas,
#12 ADB Avenue, Mandaluyong City

NEREN A. BAG-O, AS REPRESENTED BY
HER ATTORNEY-IN-FACT, RENEIA A. BAG-O
(1) #137 F. Blumentritt Street, Brgy. Pedro Cruz,
San Juan City 1500 and
(2) Lot 18, Blk. 10, Westwood, Phase 1,
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

DATETIME WEEKLY NEWSPAPERS:
February 3, 10, & 17, 2025

From Page 1

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

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

FORECLOSURE CASE NO F-1676-24

-versus-

MERRY FLOR A. CANONIGO;
MERRY FLOR A. CANONIGO is herein
represented by **ELVIRA A CANONIGO**
as her Attorney-in-Fact
Mortgagor/s
x-----x

NOTICE OF EXTRA JUDICIAL SALE

Upon Extra Judicial Petition for Sale under Act 3135, amended by Act 4118, filed by Mortgagee **HOME DEVELOPMENT MUTUAL FUND** (otherwise known as PAG-IBIG Fund) with business address at The Petron Mega Plata Building, No. 358 Sen. Gil Puyat Avenue, Makati City, again the Mortgages, **MERRY FLOR A CANONIGO; MERRY FLOR A CANONIGO** is herein represented by **ELVIRA A. CANONIGO** as her Attorney-in-Fact with residence and postal address at #215 D. AMPIL ST, BRGY. 631, STA. MESA, MANILA and LOT 15, BLK 18, PH. 1, CARISSA HOMES, BRGY BAGTAS, TANZA, CAVITE to satisfy the mortgage indebtedness as of **NOVEMBER 27, 2024** amounts to **FOUR HUNDRED SIXTY SIX THOUSAND FIVE HUNDRED TWENTY NINE PESOS & 91/100 (P 466,529.91)** inclusive of interest and other charges, the undersigned Sheriff will set at public auction on **27 FEB 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, so wit

TRANSFER CERTIFICATE OF TITLE No. 057-2017034542

A PARCEL OF LAND (LOT 15, BLK. 18 OF THE SUBD. PLAN PSD-04-076814, BEING A PORTION OF LOT 2052-B, PSD-042120-076417, L.R.C. REC. NO.), SITUATED IN THE BRGY OF BAGTAS, MUN. OF TANZA, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 14, BLK. 18; ON THE NW., & NE., ALONG LINES 2-3-4 BY RD. LOT 6; ALONG LINES 4-5-6-7 BY RD. LOT 5; ON THE SE., ALONG LINE 7-1 BY LOT 16, BLK. 18, ALL OF THE SUBD. PLAN. BEGINNING AT A PT MARKED "I" ON PLAN X X X CONTAINING AN AREA OF FIFTY EIGHT (58) SQUARE METERS. X X X

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

In the event the public auction should not take place on the said date and time, it shall be held on 13 MAR 2025 without further motion

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, 30 JAN 2025

(SGD) RICARDO A TOLEDO
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG Fund)
% ATTY. CLARENCE LEE B. EVANGELISTA
Legal Counsel, PCCS (Panilio's Credit and Collections Services)

3rd Floor, Z-Executives Suites Bldg.,
1132 Quezon Ave, Quezon City

MERRY FLOR A. CANONIGO;
MERRY FLOR A. CANONIGO is
herein represented by **ELVIRA A. CANONIGO**
as her Attorney In Fact
#218 D. AMPIL ST., BRGY. 631, STA. MESA, MANILA and
LOT 15, BLK. 18, PH. 1, CARISSA HOMES,
BRGY. BAGTAS, TANZA, CAVITE

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

DATETIME WEEKLY NEWSPAPERS:
February 3, 10, & 17, 2025

EK...

showcases, special food and dining offers inspired by the tradition, and festive decorations among others from January 29 to February 9.

The celebration commenced at EK with the first 300 guests receiving red envelopes upon the opening of EK's magical gates. Everyone

was also given the opportunity to meet and greet EK's beloved character Snaptooth, as well as dig into the limited time offer Snaptooth's Prosperity Set Meal from Amazon Grill and LaunchTime restaurants. Plus, there is a 10% special food offering discount for those who would like to refuel their

energy at the Snaptooth Snack Station.

Thousands of guests were dazzled by the Enchanted Lunar New Year Parade as it made its way across the streets of Portabello, Brooklyn Place, and Spaceport zones during the day. The symbolic Lion and Dragon also ushered in the magic of prosperity and good luck for everyone as they pranced around the park.

At nighttime, the park guests once again witnessed the Enchanted Lunar New Year Parade followed by the colorful performance of the LED lion dance to the beat of traditional Chinese drums. Snaptooth even joined the two mighty lions as they made their stop in front of the Eldar's Theater to shower even more good luck to the crowd.

EK topped off the festivities with the enchanting spectacle of lights at the Sky Wizardry Fireworks Display.

Schedule Your Lucky Day

Head on to Enchanted Kingdom and welcome prosperity, happiness, and good fortune this year with your family and loved ones until February 9, Sunday!

***Schedules may be subject to change without prior notice**

For more information and updates regarding these and EK's other upcoming events and offers, visit <https://www.enchantedkingdom.ph> and EK's official social media accounts @enchantedkingdom.ph for Facebook and Tiktok, and @ek_philippines for Twitter and Instagram.

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

BDO UNIBANK, INC.,
Mortgagee,

FORECLOSURE CASE NO. F-1582-24

-versus-

MARICEL V. AGUILAR,
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 33RD Flr., BDO Corporate Center Ortigas, #12 ADB Avenue, Mandaluyong City, against the Debtor/Mortgagor, **MARICEL V. AGUILAR,** with residence and postal address at (1) #3049 4th Street, Guadal Canal, Sta. Mesa, Manila and (2) Lot 7, Blk. 18, Phase 1, Amaia Scapes General Trias, Brgy. Santiago, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of **November 27, 2024** amounts to **ONE MILLION EIGHT HUNDRED TWENTY-SIX THOUSAND FIVE HUNDRED FIFTY-SIX PESOS AND 67/100 (Php1,826,556.67)**, inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **27 FEB 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. 057-2022039568

LOT NO: 7 BLOCK NO: 18 PLAN NO: PSD-04-230162 PORTION OF: LOT 4-C (REMAINING PORTION), PSD-04-155102 (AR);

LOCATION: BARANGAY OF SANTIAGO, CITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2-3	SW	ROAD LOT 1, PSD-04-230162
3-4	NW	LOT 8, BLOCK 18, PSD-04-230162
4-5	NE	LOT 57, BLOCK 18, PSD-04-230162
5-6	NE	LOT 58, BLOCK 18, PSD-04-230162
6-1	SE	LOT 6, BLOCK 18, PSD-04-230162

AREA: NINETY FOUR SQUARE METERS (94), 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 13 MAR 2025 without further motion

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, 30 JAN 2025

(SGD) JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
33RD Flr., BDO Corporate Center Ortigas,
#12 ADB Avenue, Mandaluyong City

MARICEL V. AGUILAR
(1) #3049 4th Street, Guadal Canal, Sta. Mesa, Manila and
(2) Lot 7, Blk. 18, Phase 1, Amaia Scapes General Trias,
Brgy. Santiago, 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

DATETIME WEEKLY NEWSPAPERS:
February 3, 10, & 17, 2025

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Branch 126
Imus City, Cavite
rtc1imu126@judiciary.gov.ph/09629459464

Civil Case No. 7569-24

- for -

Partition of Real Estate,
Accounting, Delivery of
Shares And Damages

ESTELITA A. MOLINO, for herself and
representing RODOLFO J. ALISCAD and
ARIEL J. ALISCAD, and ALEXANDER J.
ALISCAD, for himself and representing
EDILBERTO J. ALISCAD,
Plaintiffs,

- versus -

TERESITA A. SANTIAGO and
LEONARDO J. ALISCAD
Defendants.

SUMMON BY PUBLICATION

TO: TERESITA A. SANTIAGO

GREETINGS:

WHEREAS, this Court issued the Resolution dated January 6, 2025, allowing the service on the defendant, Teresita A. Santiago, of summons in a newspaper of general circulation in the Province of Cavite, once a week for three (3) consecutive weeks at the expense of the plaintiffs;

WHEREAS, quoted hereunder is the plaintiffs' complaint, to wit:

COMES NOW, Plaintiffs, through the undersigned, and unto this Honorable Court states THAT:

I. THE PARTIES

1. Plaintiff ESTELITA A. MOLINO, is of legal age, Filipino Citizen, married and presently residing at Brgy. Bucal, Calamba City, Laguna. In this Complaint, she is also representing her brothers, RODOLFO J. ALISCAD, who is of legal age, Filipino Citizen, married and presently residing at #387 Medicion 1st, Imus, Cavite, and ARIEL J. ALISCAD, who is also of legal age, Filipino Citizen and presently residing at 2-33-14 Yao Shi Nagaike Cho Osaka Fu, Japan.

Attached herewith is a copy if the Special Power of Attorney, executed by Rodolfo J. Aliscad, designating Estelita A. Molino as his Attorney-in-Fact, marked here as EXHIBIT "A" and made an integral part thereof.

Attached herewith is a copy of the Special Power of Attorney, executed by Ariel J. Aliscad, designating Estelita A. Molino as his Attorney-in-Fact, marked here as EXHIBIT "B" and made an integral part thereof[.]

2. Plaintiff ALEXANDER J. ALISCAD, is of legal age, Filipino Citizen, married presently residing at Block 34 Lot 23 M. Zosa St., Katarungan Village, Poblacion, Muntinlupa City. In this Complaint, he is also representing his brother, EDILBERTO J. ALISCAD, who is of legal age, Filipino Citizen, married and presently residing at Purok 6 Braulio E. Dujali, Davao Del Norte.

Attached herewith is a copy of the Special Power of Attorney, executed by Edilberto J. Aliscad, designating Alexander J. Aliscad as his Attorney-in-Fact, marked here as EXHIBIT "C" and made an integral part thereof[.]

3. For purposes of this Petition, Plaintiffs may be served with pleadings and other court processes at their counsel's law office at: CELESTINO AND ASSOCIATES LAW OFFICE, with principal place of business at 171-A Panapaan I (Aguinaldo Highway), City of Bacoor, Cavite.

4. On the other hand, Defendant TERESITA A. SANTIAGO, is of legal age, Filipino Citizen, married, presently residing at 11 Grovedale Circuit Caimlea, Melbourne, Victoria, Australia, where she may be served with summons, orders and other court processed.

5. Defendant, LEONARDO J. ALISCAD, is of legal age, Filipino Citizen, married and [] presently residing at Velarde Homes Subdivision, Medicion 1, Imus, Cavite, where he may be served with summons, orders and other court processed.

II. JURISDICTIONAL FACTS

6. This is an Action of Partition [] of Real Estate, Accounting, Delivery of Shares and Damages, concerning the two real properties left by Spouses Candido Aliscad and Lourdes Jarin Aliscad, covered by TCT Nos. 35020 and TCT Nos. 306656.

7. The assessed value of the real property covered by TCT No. 25020 are: PHP 115,500.00 (Land) and PHP 0.00 (Building). Meanwhile, the assessed value of the real property covered by TCT Nos. 306656 are: PHP 103,320.00 (Land) and PHP 428,790.00 (Building).

8. Pursuant to Section 3, Rule 47 of the 1997 Rules of Civil Procedure, Plaintiffs filed this Complaint before they are barred by laches or estoppel; hence, the timeliness of this action.

9. Plaintiffs paid the docket fees, deposits for costs and legal research fees, as evidenced by the [] attached official receipts.

III. STATEMENT OF FACTS AND CAUSE OF ACTION

10. The parties, Estelita, Rodolfo, Ariel, Alexander, Edilberto, Teresita and Leonardo are siblings and the surviving heirs of the late Spouses Candido Aliscad and Lourdes Jarin Aliscad. Spouses Aliscad got married on June 14, 1953.

Attached herewith is a copy of MARRIAGE CONTRACT of Spouses Aliscad, marked here as EXHIBIT "D" and made integral part thereto.

11. During their lifetime, Spouses Candido and Lourdes Aliscad had acquired a real property, located in Medicion 1st , Imus, Cavite, covered by TCT NO. T-35020, with an area containing Two Hundred Eighty (280) square meters, more or less. The said real property is where the ancestral home of the Aliscad family was erected.

Attached herewith is a copy of TCT No. 35020 marked here as EXHIBIT "E" and made an integral part thereto.

12. The above-mentioned real property, together with its improvements, presently has the following value:

Table with 3 columns: Property Description, Market Value, Assessed Value. Row 1: Land (TCT No. 35020) 770,000.00 115,500.00. Row 2: Building (House, 2 storeys) 109,610.00 0.00.

Attached herewith is a copy of Tax Declaration No. A-239-0014-00057 (Land) marked here as EXHIBIT "F" and made an integral part thereto.

Attached herewith is a copy of Tax Declaration No. A-239-0014-00058 (Building) marked here as EXHIBIT "F-1" and made an integral part thereto.

13. When Candido died on May 31, 1998, he was survived by his spouse and children, the parties to this case. The ancestral home, covered by TCT No. 35020, was thereafter managed by Lourdes. The said property, however, was not partitioned even after the death of Lourdes on September 17, 2021.

Attached herewith is a copy of the Death Certif-

icate of Candido and Lourdes marked here as EXHIBIT "G" and "H" and made an integral part thereto.

14. When Lourdes died, she also left another real property, covered by TCT No. T-306656, with an area containing Two Hundred Forty Six (246) square meters. She co-owned the said property with Defendant Teresita.

Attached herewith is a copy of TCT No. 306656 marked here as EXHIBIT "I" and made an integral part thereto.

15. When Lourdes was still alive, she and Teresita built an apartment building in the real property covered by TCT No. 306656. The said apartment is composed of two (2) storeys with six (6) units.

16. Presently, the value of the real property where the apartment building was erected are:

Table with 3 columns: Property Description, Market Value, Assessed Value. Row 1: Land (TCT No. 306656) 770,000.00 115,500.00. Row 2: Building (Apartment House, 2 storeys) 109,610.00 0.00.

Attached herewith is a copy of Tax Declaration No. 09-0014-00073 (Land) marked here as EXHIBIT "J" and made an integral thereto.

Attached herewith is a copy of Tax Declaration No. 09-0014-00074 (Building) marked here as EXHIBIT "J-1" and made an integral part thereto.

17. Leonardo, since 2014 up to present, has been occupying Unit 2 of the apartment building, free of charge. The remaining units are being rented out for five Thousand Pesos (PHP 5,000.00) each.

18. When Lourdes was still alive, she was receiving half of the total rental collections of the apartment units. When she passed away, however, on September 17, 2021, Defendants collected and received for themselves the total amount of rental fees for all units. Plaintiffs were not given a fair share of the rental fees since September 2021.

19. By virtue of intestate succession, Plaintiffs and Defendants are all co-owners of the real properties left by their deceased parents, to wit:

- A. The land and improvements covered by TCT No. 35020
B. Half portion of the land and improvements covered by TT No. 306656

20. As co-owners of TCT. 306656 and its improvements, all parties are entitled to a share of the rental collections on the apartment building, as regards the share of the late Lourdes.

21. For both properties (TCT Nos. 35020 and 306656), as far as the Plaintiffs were informed, the real property taxes due were being paid by either or both of the Defendants.

22. Since the death of Spouses Aliscad, Plaintiffs were deprived by the Defendants of their due share with the real properties left by their parents. Plaintiffs, however, in several occasions attempted to amicably settle the matters regarding the said properties, but of no avail.

23. On April 29, 2024, Plaintiffs sent a DEMAND LETTER to each of the Defendants, asking for all of them to meet and discuss the division of earnings of the apartment, but of no avail. Neither of the Defendants responded to the Plaintiffs.

Attached herewith is a copy of the Demand Letter sent to Teresita A. Santiago, marked here as EXHIBIT "K" and made an integral part thereto.

Attached herewith is a copy of the Demand Letter sent to Leonardo J. Aliscad, marked here as EX-

HIBIT "L" and made an integral part thereto.

24. On August 6, 2024, Edilberto waived in favor of Estelita his 1/7 undivided share in the land and improvements covered by TCT No. 35020.

Attached herewith is a copy of Irrevocable Waiver of Rights marked here as EXHIBIT "M" and made an integral part thereto.

25. On August 7, 2024, Plaintiffs sent a DEMAND LETTER to Roberto Dominguez, Brgy. Captain of Medicion 1-C, Imus, Cavite, requesting that he facilitate a barangay conciliation proceedings among parties in this case.

Attached herewith is a copy of the Demand Letter sent to Brgy. Chairman Roberto Dominguez, marked here as EXHIBIT "N" and made an integral part thereto.

26. On the scheduled Barangay conciliation proceedings, neither of the Defendants appeared. Hence, a Certificate to File Action dated August 21, 2024 was consequently issued.

Attached herewith is a copy of the Certificate to File Action dated August 21, 2024, marked here as EXHIBIT "O" and made an integral part thereto.

27. Considering the non-cooperation of the Defendants in amicably settling the partition and division of the properties left by their parents, Plaintiffs seek reliefs from this Court.

28. Neither the late Candido nor Lourdes left will. They, in addition, left no debts and obligations at the time of their respective deaths.

IV. DISCUSSIONS

29. Since all parties to this case are the compulsory heirs of Spouses Candido and Lourdes Aliscad, their rights to succession were vested from the moment of the death of the decedent's estate.

30. In Substituted Heirs of Jaime S.T. Valiente, represented by Attorney-in-Fact, Cyril A. Valiente vs Virginia A. Valiente et al., the Supreme Court emphasized that:

"The estate of a deceased person passes on to their heirs at the moment of death. From that point, Article 1078 of the Civil Code, ordains that all the heirs shall become co-owners of the properties belonging to the estate. Despite this provision, the heirs are not obliged to remain in the co-ownership and may, at any time, demand partition of the properties held in common. They may then choose to divide the estate among themselves extrajudicially, or resort to filing of an action for judicial partition in case of disagreement."

31. As co-owners, each of the compulsory heirs shall be entitled to the following:

Table with 4 columns: Heir, TCT No. 35020 (Ancestral Home), TCT No. 306656 (Apartment Building), and Shares. Rows include Estelita A. Molino, Alexander J. Aliscad, Ariel J. Aliscad, Rodolfo J. Aliscad, Edilberto A. Aliscad, Teresita A. Santiago, and Leonard J. Aliscad with their respective shares.

32. Since Defendants have been receiving the rental fees collected on the apartment units since September 2017, Plaintiffs should therefore each be paid with their corresponding share on the rental fees collected from Sep-

tember 2017 to present. As such, an accounting of all the rental fees collected by the Defendants is proper in this instance.

33. Despite previous attempts by the Plaintiffs, Defendants have continuously refused to acknowledge the existence of co-ownership among them as regards the ancestral home and apartment building, and to account for any and all lease rental received from the apartment building they all inherited from their deceased mother. Defendants' evidence bad faith in refusing to satisfy Plaintiffs valid, just and demandable claim has compelled Plaintiffs to litigate and engage the services of a counsel for Sixty Thousand Pesos (PHP 60,000.00) as ATTORNEYS FEES, and to pay Six Thousand Pesos (PHP 6,000.00) for every hearing and Four Thousand Five Hundred Pesos (PHP 4,500.00) for every pleading files. Thus, Defendants shall be therefore jointly liable to pay Plaintiffs for ATTORNEYS' FEES.

34. Plaintiffs were denied of their rights unto such property; hence, they have suffered from distress, sleepless nights and anxiety thus, defendants shall jointly pay them the amount of ONE HUNDRED THOUSAND PESOS (PHP 100,000.00) as Moral Damages.

35. To serve as an example or correction for the public good, to deter the perpetration of similar acts by defendants, and to prevent others from following their example, defendants should be made jointly liable to plaintiffs in the amount of ONE HUNDRED THOUSAND PESOS (PHP 100,000.00) as Exemplary Damages.

V. EVIDENCE TO BE PRESENTED A. Testimonial Evidence

36. In compliance with Section 6, Rule 7 of the Amended Rules on Civil Procedure, and in support of this Petition, Petitioner, attaches and incorporates in this pleading the following as an integral part thereto.

- EXHIBIT "P" Judicial Affidavit of Estelita A. Molino
EXHIBIT "Q" Judicial Affidavit of Alexander J. Aliscad
EXHIBIT "R" Judicial Affidavit of a Reserved Witness

37. The Judicial Affidavits attached as EXHIBITES "O" to "Q" are to be presented in Court as direct testimonies of the Petitioner and his witnesses. The nature, substance and summary of the intended testimonies of such witnesses are as follows[s]:

a) Estelita A. Molino who will testify on the facts alleged in his Petition. His testimony, as contained in his Judicial Affidavit, would revolve on his antecedents as a growing child until he entered adulthood; his marital relationship with the Respondent; life he had with Respondent during the course of their marriage, and the circumstances that eventually led to their separation.

b) Alexander J. Aliscad who will testify on the psychological incapacity of the Petitioner that render him incapacitated to fulfill his essential marital obligations, and on the psychological evaluation conducted. She would also specify the manifestations of the psychological incapacity of the Petitioner which is grave, juridically antecedent and incurable, which affected the marriage, and rendered him incapacitated to comply with the essential obligations of marriage.

c) Plaintiff further reserves the right to present additional witness during the course of trial, whenever necessary.

A. Documentary Evidence

38. In sum, the following are attached and annexed to this Petition, and made an integral part thereof:

Table with 3 columns: EXHIBIT "A", DOCUMENT, PURPOSES. Row 1: Special Power of Attorney, executed by Rodolfo J. Aliscad To prove that Rodolfo J. Aliscad authorized his co-plaintiff, Estrelita A. Molino, to represent him

"B" Special Power of Attorney, executed by Ariel J. Aliscad

"C" Special Power of Attorney, executed by Edilberto J. Aliscad

"D" Marriage Contract.

"E" TCT No. 35020

"F" Tax Declaration No. A-239-0014-00057 (Land)

"F-1" Tax Declaration No. A-239-0014-00058 (Building)

"G" Death Certificate of Candido Aliscad

"H" Death Certificate of Lourdes Aliscad

"I" TCT No. 306656

"J" Tax Declaration No. 09-0014-00073 (Land)

"J-1" Tax Declaration No. 09-0014-00074 (Building)

"K" Demand Letter addressed to Teresita A. Santiago

"L" Demand Letter addressed to Leonardo J. Aliscad

"M" Irrevocable Waiver of Rights

"N" Demand Letter, addressed to Brgy. Chairman Roberto Dominguez

and his interest in this case. To prove that Ariel J. Aliscad authorized his co-plaintiff, Estrelita A. Molino, to represent him and his interest in this case

To prove that Edilberto J. Aliscad authorized his co-plaintiff, Alexander J. Aliscad, to represent him and his interest in this case To prove that the parties' parents got married on June 14, 1953

To prove that the parties are legitimate children of Spouses Aliscad To prove that, during their lifetime, Spouses Aliscad acquired a real property located in Medicion, Imus, Cavite.

To prove that real property, covered by TCT No. 35020 has never been partitioned even after the respective deaths of Spouses Aliscad. To prove that the land, subject of TCT No. 35020 has a present market value of PHP 770,000.00, and assessed value of PHP 115,500.00.

To prove that the building (house, two-storey) erected on the land, subject of TCT No. 35020 has a present market value of PHP 109,610.00 and assessed value of PHP 0,00

To prove the fact of his death. To prove the fact of her death.

To prove that, during her lifetime, Lourdes Aliscad, acquired a real property, located in Velarde Homes, Medicion I, Imus, Cavite. To prove that the late Lourdes Aliscad equally co-owns the said property with Defendant, Teresita A. Santiago

To prove that the land, subject of TCT No. 306656 has a present market value of PHP 688,800,00, and assessed value of PHP 103,320.00.

To prove that the building (apartment, two-storey) erected on the land, subject of TCT No. 306656 has a present market value of PHP 1,225,120.00 and assessed value of PHP 428,790.00.

To prove that Plaintiffs exerted diligent efforts to amicably settle and partition the properties left by their parents.

To prove that Edilberto J. Aliscad waived his 1/7 undivided share in the land and improvements, covered by TCT No. 35020, in favor of Estelita A. Molino

To prove the Plaintiffs requested from the incumbent barangay chairman of Medicion-1, Imus, Cavite, to facilitate a conciliation proceedings