

MPT South Achieves Triple ISO Certification, Strengthening Commitment to Excellence and Sustainability

MPT South, the concessionaire of the Manila-Cavite Expressway (CAVITEX) and Cavite-Laguna Expressway (CALAX), and a subsidiary of Metro Pacific Tollways Corporation, was recently granted three International Organization for Standardization (ISO) certifications. The company achieved certifications for ISO 9001 (Quality Management), ISO 14001 (Environmental Management), and ISO 45001 (Occupational

Health and Safety), showcasing its commitment to operational excellence and sustainable business practices.

To celebrate this milestone, an awarding ceremony was held on January 27, 2025, at Sequoia Hotel, where certifying body, DQS Certification Philippines President Mr. Romeo Bravo formally presented the certificates to the MPT South Management Committee, led by Officer-in-Charge

Ms. Elнора D. Rumawak, along with MPTC's Chief Human Resource Officer, Atty. Maria Antonette V. Alonnes.

"This achievement reflects MPT South's unwavering commitment to excellence, sustainability, and the safety of every motorist we serve," said Ms. Rumawak.

About Metro Pacific Tollways Corporation is the tollways infrastructure



unit of Metro Pacific Investments Corp. Aside from CALAX and CAVITEX networks of toll roads, MPTC's domestic portfolio includes concessions for the North Luzon Expressway (NLEX), the NLEX Connector Road, the Subic-Clark-Tarlac Expressway (SCTEX), and the Cebu-Cordova Link Expressway (CCLEX) in Cebu.

ATI@38 | Building rapport and forging partnerships with local media outfits in Cavite



Recognizing the crucial role of local media in fostering more targeted information dissemination, the DA-ATI CALABARZON held its first 'Kapehan at Huntahan sa ATI CALABARZON' with the management committee of the Center and 12 representatives from various media outfits based in Cavite.

The DA-ATI CALABARZON, led by Center Director Dr. Rolando Maningas and Asst. Center Dir. Sherylou Alfaro, shared its frontline services including

the accreditation of extension service providers, as well as the provision of extension grants, e-Learning courses, training, and scholarship programs.

On top of these, the DA-ATI CALABARZON and the participating media outlets that are members of the Prime Alliance of Publishers, Editors, and Reporters Ph (PAPER, Inc.) agreed on brewing future collaborations to bring the Center's programs and services to the forefront.

Media represen-

tatives also walked around the Center's facilities and got to witness the launching of Trece Martires City National High School - Rural Farm School as a Learning Site for Agriculture.

The DA-ATI CALABARZON values partnerships with various media networks as they greatly contribute not only disseminate information about its programs and services at a wider scale but also encourage response and engagement from stakeholders and the general public.



Statement on the Appointment of Dr. Edwin Mercado as New President and CEO of PhilHealth

The Philippine Health Insurance Corporation (PhilHealth) welcomes the appointment of Dr. Edwin M. Mercado as its new President and Chief Executive Officer (CEO). The entire PhilHealth family extends its full support to Dr. Mercado as he steers the Agency to new heights.

With Dr. Mercado's solid experience in the medical field and proven leadership and management expertise, we are confident that through his

leadership, PhilHealth will continue to successfully carry out the mandate of the National Health Insurance Program and fulfill the aspirations of Universal Health Care for the benefit of all 115 million Filipinos.

PhilHealth would also like to extend its deep gratitude to outgoing CEO Emmanuel R. Ledesma, Jr. who spearheaded very important reforms in the last two years, especially in the area of claims payments and benefit enhancements. ###



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PAPER. Ph Inc. welcomes new officers

DTI Rizal Enhances MSME Support with SHARP Innovation and 2025 Strategic Goals

ANTIPOLO CITY, 24 January 2025 – The Department of Trade and Industry (DTI) Rizal, through its Business Development Division (BDD), recently held a SHARP Retooling Orientation for Business Counselors, marking a significant step toward improving its support for Micro, Small, and Medium Enterprises (MSMEs) in Rizal.

The SHARP (Systematic Harmonized Accomplishment Report



Preparation) innovation was introduced in 2021 through the collaborative efforts of the BDD and Mr. Genebee Nofuente, former DTI Negosyo Center Business Counselor

and an IT graduate. Mr. Nofuente played a pivotal role in developing and adopting SHARP, which is now used by sixteen Negosyo Center Business

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DOST-PTRI calls on local designers to create innovative Filipino footwear



The grand winner of the 9th Filipino Footwear Design Competition 2023 designed by Ritchie Rodulfo. (Photo from Philippine Footwear Federation Inc.'s Facebook page)

The Department of Science and Technology- Philippine Textile Research Institute (DOST-PTRI) is calling on local designers to develop creative footwear designs that highlight Filipino identity, through storytelling, design, and materials.

As part of the celebration of Philippine Tropical Fabrics Month, with the theme "Weaving Circularity", the DOST-PTRI recently launched the 10th Filipino Footwear Design Competition, which will be a platform to highlight Filipino creativity and promote the local footwear industry in the country.

"The local footwear industry may not currently match its previous

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FAST AND EFFICIENT TRAVELS AHEAD: A milestone for our province as Lady Governor Athena Bryana Tolentino together with some officials signed the Joint Venture Agreement for the **Cavite Bus Rapid Transit (BRT) System** project! This Public-Private Partnership

(PPP), is in collaboration with Megawide Construction Corp. and Maplecrest Group Inc., will transform travel across Cavite, providing faster, more efficient transportation to our communities. This is also the first PPP project with an LGU in the transport sector.

Estandardisasyon at Intelektuwalisasyon ng Wikang Pambansa, Isusulong ng KWF-Kom. Casanova



Patúloy na isusulong ng Komisyon sa Wikang Filipino (KWF) ang estandardisasyon at intelektuwalisasyon ng Wikang Pambansa, ito ang ipinahayag ni Kom.

Arthur P. Casanova, Tagapangulo ng KWF sa katatapos na Gawad Julian Cruz Balmaseda na ginanap sa Bulwagang Romualdez, 2/P Gusaling Watson, 1610 Kalye Jose

P. Laurel, San Miguel, Lungsod Maynila.

Binanggit din ni Tagapangulong Casanova na ang Gawad Julian Cruz Balmaseda ay isang halimbawa ng pagpupunyagi ng KWF na laò pang mapapigting ang pagiging intelektuwalisado ng Wikang Pambansa. Ibinahagi pa niya na ng wikang Filipino bilang intelektuwalisadong wika ay nása mataas na level na at patúloy na nagsusumikap ang KWF upang higit

cont. on page 2



Governor Athena Bryana D. Tolentino reinforced her commitment to women's empowerment during this week's rounds of the Women's Welfare Program, distributing Php 2,000 each to 2,000 women in Naic

on January 27, and another batch in Tagaytay City on January 28, 2025. Accompanied by Mayor Bambol Tolentino, she emphasized the vital role women play in building strong communities.

The initiative continued in Mendez on

January 30, where another 2,000 women received financial assistance, with 8th District Congresswoman Aniela Tolentino, Mayor Francisco Mendoza Jr., and other local officials showing their support. On January 31, the program expanded to Alfonso and Magallanes, furthering its mission to uplift Caviteño women.

The Women's Welfare Program remains a cornerstone of inclusive progress, providing financial aid, hope, and empowerment to women throughout the province. - R. Dones

EDITORIAL:

Respecting the electorate

Twelve senatorial hopefuls participated in last Saturday's debate organized by GMA News. Tanong ng Bayan, which is accessible on social media for those who have not yet seen it, featured different formats for the candidates to answer questions thrown at them by the moderator, panel members, and select representatives of various sectors.

The questions covered many topics, from corruption in government, confidential funds, random drug testing, red tagging, POGOs, the West Philippine Sea, the International Criminal Court, to climate change, among others.

According to the network, it sent invitations to over 30 candidates. All but one, however—reelectionist Senator Ronald dela Rosa—of those belonging to the Magic 12, if we go by the Jan. 2025 survey by the Social Weather Stations, showed up for the debate. Other participants still have to improve their ranking because they face the very real possibility of losing, if elections were held today.

Debates are always a good way to assess the fitness of candidates beyond their prominent last names, camera-ready smiles, and catchy slogans dreamed up by their respective teams. They also afford the public the opportunity to see whether candidates actually know the work demanded of the office they are seeking, are knowledgeable about the issues that need addressing, and even answer questions about their own integrity.

Phrasing the questions fairly and instantly checking the veracity of claims made during the debate have room for improvement, but perhaps the next development the public will await is the participation of more candidates, especially those who have the advantage of already being among the likely winners.

Or is this the very reason for their smugness, their refusal to bring their platforms to the people and to address questions thrown at them by a public so desperate for answers?

Does their good survey showing or their affiliation with powerful forces justify their belief that they will get by with a wave, a smile, and a slew of motherhood statements, and have to do little else?

But they must do one thing. They must accord the electorate some respect. They must give voters credit for wanting elections to be based on issues, not personalities. Enough of the condescending notion that the masses can be had by song and dance numbers, tired cliches, false hopes, and some form of ayuda.

Let there be more debates and let there be judgment for those candidates who think they have little else to prove.



PAPER...

The Prime Alliance of Publishers, Editors and Reporters (Ph), Inc. or PAPER Ph. Inc. held its induction of officers and turnover ceremony on February 3, 2025, at the Supreme Court of the Philippines, Manila.

Hon. Raul B. Villanueva, Court Administrator of the Supreme Court of the Philippines, served as the solemnizing officer. In his remarks, Villanueva expressed his enthusiasm and support to the organization especially when it comes to clarifications and issuance of legal concerns and court orders.

The newly elected officers are as follows:

- President: Bonifacio C. Dacayanan
External Vice President: Jerry C. Ancheta
Internal Vice President: Vladimir G. Asprec
Secretary General: Joy V. Estrellado
Administrative Secretaries: Katrina A. Crucena, Zerryvi C. Octavio
Treasurer: Milagros L. Bagaporo
Auditor: Heidielita L. Paginag
Press Relations Officers: Rowel Karl D. Geduriagao, Maria Diosan A. Marual
Chairman, Board of Trustees: Bayani N. Zoleta

Estandardisasyon...

pang maitaas ang level ng intelektuwalisasyon ng wikang pambansa.

Sa ginawang programang Gawad Julian Cruz Balmaseda 2025, tinanggap ni Mariyel Hiyas C. Liwanag, PhD ang sandaang libong piso (PHP100,000.00) plake, at medalya para sa kaniyang disertasyon sa DL-SU-Maynila na pinamagatang "Isabuhay: Isang Larong Disenyo para sa Diskurso ng mga Wikang Katutubo" bilang pinakamahusay na disertasyon sa taong 2025.

Tumanggap din si Kristine Mae M. Nares ng sandaang libong piso (PHP100,000.00), plake, at medalya para sa kaniyang tesis masterado sa Bicol University na pinamagatang "Pag-

mamapa ng Kalinangang Bayan ng Munisipalidad ng Guinobatan, Albay" bilang pinakamahusay na tesis sa taong 2025.

Ibinahagi rin ni Tagapangulong Casanova na bahagi pa rin ng pagpupunyagi ng KWF para sa intelektuwalisasyon ng Wikang Pambansa ay ang patuloy na pagsasagawa ng ahensiya ng mga proyektong pangwika kabilang ang paggawa ng diksiyonaryo na patuloy na pinaunlad at nire-bisa bilang kongkretong patunay na ang wikang Filipino ay tinatangkilik, pinahahalagahan, at ginagamit ng mga Pilipino.

Ipinahayag naman ni Kom. Benjamin Mendillo Jr. na ang araw ni Balmaseda ay celebrasyon ng mahuhusay na



Edna B. Cuyno
Adviser: NENA E. MALLARI
Founder/Adviser: Board of Trustees: Don Russel I. Nava, Florendo T. Cactatin Sr., Maria Victoria S. Soberano, Webster Ace C. Paginag, Lucio C. Alejo III, Nenita Bermudez

Bonifacio C. Dacayanan, the newly-elected president of PAPER Ph. Inc., expressed gratitude to the warm of Court Administrator Villanueva and the Supreme court.

"Kauna-unahang araw ko lang po na pagapak at nakarating dito sa Kataastaasang Huku-

man at mangha po kami sa inyong napaka-init na pagtanggap sa aming grupo ng mga media. (This is my first stepping in the Supreme Court and I am overwhelmed with your warm welcome to our media group.)" Dacayan said.

The event served not only as a leadership transition but also as a reaffirmation of the commitment to advancing the media group's goals, strengthening ties among its members, and deepening collaboration with public and private agencies as the voice of the truth. Joy Estrellado

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saliksik na nakabatay sa pagiging angkop, napapanahon, at nakaliliang ng kritikal na kaisipan gamit ang wikang nauunawaan ng madla upang lalong pakinangin ang pananaliksik sa akademya gamit ang wikang Filipino.

Hinihikayat naman ni Kom. Carmelita C. Abdurahman ang mga magsusulat pa lamang ng kanilang mga saliksik na gamiting midyum ang Filipino upang lalo pa nating maisulong ang intelektuwalisasyon nitó.

DATELINE Weekly Newspapers has its principal business editorial office at 2F #025 Coastal Green St., P. F. 1 Espiritu, Bacoor City Cavite with all the required BIR, DTI (CR#01576397), Barangay and City business permits Tel Nos. (046)476-7611/(0955)1552764; datelineweekly@gmail.com / heidelitalat@yahoo.com



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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 breathtaking cultural 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

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.



'Makakatulong pero agrisibong suporta sa magsasaka, mas kailangan!' FOOD SECURITY EMERGENCY WON'T BE NEEDED IF CHEAPER RICE, FOOD SECURITY BILLS ENACTED - AGRI

As the Department of Agriculture (DA) is set to declare a food security emergency in the country, AGRI Party-list urged Congress to fast-track the passage of pending legislative measures that it principally authored to achieve cheaper rice and food security.

"In declaring a food security emergency, NFA can buy locally produced rice from farmers or farmers' cooperatives, and sell it at a lower price. This is precisely the intent of our House Bill (HB) No. 9020 or the "Cheaper Rice Act" which we filed in August 2023," AGRI Party-list Representative and Senatorial Aspirant Manoy Wilbert Lee said.

"Sa panukalang batas na ito, bibili tayo ng palay sa mga lokal na magsasaka na mas mataas ang presyo, magdadagdag tayo ng hanggang sampung piso para mati-

yak ang kanilang kita, at ibebenta naman sa merkado sa mas murang halaga," he added.

Through the said measure of AGRI Party-list, local farmers will have higher income and will be enticed to produce more, which will result in more supply and lower prices in the market.

"Matagal na nating isinusulong ang mekanismong ito para matulungan ang ating mga magsasaka na itinuturing natin na 'food security soldiers'. Hindi rin papopormahin ng panukalang batas na ito ang mga mapagsamantalang middleman o traders dahil presyo ng bigas hanggang makamit na yung layunin ng gobyerno na bente pesos per kilo," AGRI Party-list said.

"Sa pagpapatupad ng food security emergency, dapat gawing prayoridad ang pagbibili mula sa lokal na mga magsasaka, at hindi sa importasyon, para makapagbenta ng mas murang bigas" it added. Complementing the proposed Cheaper Rice Act, AGRI also pushes for more support in post-harvest facilities and equipment for farmers and establishment of more Kadiwa centers nationwide through HB 3958 and HB 3957, respectively. "Kung kumpleto ang suporta sa mga lokal na magsasaka, hindi na sana kailangan pang magdeklara ng food security emergency. Sa pagsasabatas ng mga panukalang batas na ito, naniniwala tayo na mapapababa ang presyo ng bigas hanggang makamit na yung layunin ng gobyerno na bente pesos per kilo," AGRI Party-list said. Among AGRI's principally authored legislations that passed into law are Republic Act (RA) No. 12022 or the "Anti-Agricultural Economic Sabotage Act", RA No. 11953 or

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 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), with business address at The Petron Mega Plaza Building, NO. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgageor/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, 2-3, 3-4, 4-1.

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 Mortgageor/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 mortgageor/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 for 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-04-003844, LRC RECORD NO 6832 LOCATION: BARANGAY OF CAPIISA NOW BRGY LAMBINGAN, MUNICIPALITY OF TANZA PROVINCE OF CAVITE, ISLAND OF LUZON

AGRI...

the "New Agrarian Emancipation Act and RA No. 11985 or the "Philippine Salt Industry Development Act".

"Dapat mag-ing mas agrisibo pa ang gobyerno sa pagpapatupad ng mga hakbang para paunlarin ang agrikultura. Hindi dapat ito magdalawang-isip na dagdagan ang suporta sa mga magsasaka, kailanganin man ang pagbuhos ng malaking pondo," AGRI

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said. "Tandaan po natin na food security is a national security issue. Expense item ito na taon-taon ay dapat pondohan ng pamahalaan para matugunan ang pangangailangan ng tumbayan. Malinaw naman na suporta sa agrikultura, panalo ang magsasaka, mangingisda at local food producers, panalo ang consumers, panalo ang sambayanang Pilipino," it added. PR



BOUNDARIES:

Table with 3 columns: LINE, DIRECTION, ADJOINING LOT(S). Rows 1-2, 2-3, 3-4, 4-5, 5-1.

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 tone, 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



Gatchalian calls out online shopping platforms for allowing sale of illicit tobacco, vapor products

Senator Win Gatchalian called out online shopping platforms, including Shopee, Lazada, Tiktok Shop, Facebook Market, and Instagram, for allowing the sale of illicit tobacco and vapor products, which he said makes it easy for young people to access these regulated items.

"The online platforms should do a much better job in terms of filtering these illicit products. You have become the gateway to an increase in smoking prevalence," Gatchalian told representatives of Shopee and Lazada at a recent hearing conducted by the Senate Committee on Ways and Means on the rising incidence of illicit trade on ex-cisable products, particularly tobacco and vapor products.

"It's the responsibility of the platforms to make sure that these products do not end up in the hands of the youth," he added.

According to Gatchalian, the availability of these highly regulated products on online shopping platforms may have contributed to the rising prevalence of smoking in the country, especially among adolescents.

He cited a study conducted in Australia showing that the rate of smoking initiation was nearly five times higher among those who tried vaping compared to those who never vaped. In the Philippines, data from the Department of Science and Technology (DOST) Food and Nutrition Research Institute (FNRI) revealed that new smokers increased to 9.53 million in 2023 from 2021. Among these, 1.13 million are adolescents, or those aged 10 to 19 years.

Gatchalian emphasized that online platforms should be the first line of defense in preventing young individuals from accessing health-risk products such as cigarettes and vapes. "The platforms know all the products being posted and sold on their sites. If these platforms allow these transactions, then they're enabling this harmful practice," he said.

In addition to the Sin Tax Reform law, Republic Act 11967 or the Internet Transaction Act (ITA) covers the sale of these products on online shopping platforms. "These are highly regulated products, and we enacted the ITA precisely to prevent this from happening," he said.



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

RIZAL COMMERCIAL BANKING CORPORATION, (in its capacity as successor-in-interest of RCBC Savings Bank, Inc.) represented by Atty. Leonardo A. Yepes Jr., Petitioner-Mortgagee,

FORECLOSURE CASE NO. F-1546-24

-versus-

MARIA LIEZL PURIFICACION KURODA MARRIED TO MASARU KURODA as represented by AIF Jorge Pinzon Magno Respondent-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, RIZAL COMMERCIAL BANKING CORPORATION, (in its capacity as successor-in-interest of RCBC Savings Bank, Inc.) represented by Atty. Leonardo A. Yepes Jr., with business address at 28th Floor AT Yuchengco Centre, 25th & 26th Sts., Bonifacio Global City, Taguig City, against the Respondent-Mortgagor, MARIA LIEZL PURIFICACION KURODA MARRIED TO MASARU KURODA as represented by AIF Jorge Pinzon Magno with residence and postal address at 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 to satisfy the mortgage indebtedness which as of December 03, 2024 amounts to TWO MILLION NINE HUNDRED FORTY-THREE THOUSAND SEVEN HUNDRED NINETY-FIVE AND 21/100 ONLY (PHP 2,943,795.21) exclusive 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 am 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. 057-2022009175

DTI...

Counselors (NCBC) and Flagship Program Account Officers.

SHARP innovation was developed to address challenges in reporting, including voluminous documentation, erroneous data, double counting, inconsistent formats, and slow report preparation. But with the system's successful implementation, it has improved productivity, decision-making, and organizational collaboration, while also contributing to greater employee satisfaction.

In fact, last December 2024, it was recognized during the DTI SPRINTS Awards 2021 under the category of Most Innovative Idea.

This year, to fur-

ther enhance the NCBCs and account officers' skills and align with the division's strategic goals for 2025, DTI Rizal hosted a retooling orientation.

Chief Dioco emphasized the importance of continuous skills development and leadership upgrading, as well as enhancing documentation and database management. "I hope na itong gagawin natin for SHARP ay makatulong para ma-improve natin ang ating desire na makapaglingkod kasi ang labanan ngayon ay hindi lang pagalangan, hindi kung sino ang mauuna kundi kung sino yung makakatagal sa laban," said Chief Dioco.

The orientation was part of DTI Rizal's on-

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, I & 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

going efforts to ensure that its personnel are equipped with the latest tools and knowledge to achieve the division's objectives for the year, ultimately supporting the growth of Rizal's MSMEs. PR

DOST...

From Page 1

level of international recognition and scale, but it is poised for a resurgence, driven by growing global trends in sustainability and innovative design. By connecting the textile and footwear industries, sustainable textile technologies can be applied to create eco-friendly footwear, meeting the demand for both sustainable options and iconic local designs," DOST-PTRI said.

The agency said the program seeks to include the power of computer-aided tools and digitalization in the textile and footwear manufacturing sector.

"Through the SAFATOS Program, textile-based innovations have been developed, such as the re-engineering cont. on page 4

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 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 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 Flr., 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 and BLOCK 18. PCS-04-029302, DE-

DOST...

From Page 3

of handloom woven textiles to meet the requirements for footwear applications and the creation of woven uppers using bamboo and banana textile fibers," DOST-PTRI said.

The 10th FFDC is a joint effort among the Philippine Footwear Federation, Inc. (PFFI), the Department of Trade and Industry – National Capital Region Office (DTI-NCRO), and the DOST-PTRI.

In this year's competition, the FFDC will collate the designs from the participants and hold a pre-judging event, which will narrow down the submissions for the next step.

The semi-finalists will have an opportunity to prototype their designs in partnership with local footwear manufacturers,

turning their designs into reality. Final judging will be based on the finished prototypes with a presentation from the designers.

According to the DOST-PTRI, aside from the cash prize of P50,000, the winners of the FFDC will also get a chance to present their prototypes in the International Footwear Design Competition to be held in Guangzhou China.

"This year's theme, Weaving Circular-ity, reflects a dedication to crafting pathways for growth, collaboration, and inclusivity within the textile industry. It builds on 2023's Pushing Boundaries and 2024's Spinning Innovations, emphasizing the fusion of science, technology, and sustainable practices," the agency said.

CREED 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 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 Flr., 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

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

PRODUCERS SAVINGS BANK CORPORATION, Petitioner-Mortgagee,

EJF NO. TG-24-179 For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act No. 3135 as amended

-versus-

SPOUSES ALLANO C. LAMANO & MORENA E. LAMANO, Respondents-Mortgagors,

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Petitioner-Mortgagee, PRODUCERS SAVINGS BANK CORPORATION, a corporation duly organized and existing under and by virtue of the laws of the Philippines, with principal office and place of business at 17/F One San Miguel Avenue (OSMA) San Miguel Avenue corner Show Boulevard, Ortigas Center, Pasig City, Philippines and branch office address at Producers Savings Bank Corporation- Amadeo Branch, A. Mabini St., Brgy. 1. Amadeo, Cavite, pursuant to the terms and conditions of the Real Estate Mortgage Contract ("MORTGAGE") executed and notarized on June 05, 2020 by Respondents-Mortgagors, SPOUSES ALLANO C. LAMANO AND MORENA E. LAMANO, of legal age, Filipinos, with residence and postal addresses at (1) Lot 7-13 Vilbay St., Maitim 2nd East, Tagaytay City and (2) 043 A Laurel St., Poblacion, Talisay, Batangas, in favor of the Petitioner Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NO. 076-2020001603 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Respondents-Mortgagors in the amount of SEVEN MILLION EIGHTY-NINE THOUSAND TWO HUNDRED NINETY-THREE PESOS AND 65/100 (Php7,089,293.65) including interest, penalties and other charges, as of November 11, 2024, the undersigned Clerk of Court & Ex-Oficio Sheriff of the Regional Trial Court of Cavite thru her deputy, Ryan M. Genova, will sell at public auction on March 20, 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 of Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 076-2020001603 Registry of Deeds for Tagaytay City

"IT IS HEREBY CERTIFIED that certain find situated in BARANGAY OF MAITIM II, CITY OF TAGAYTAY, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO: 7-8 PLAN NO: PSD-04-254123 PORTION OF: LOT 7 (LRA) PSD-E2018001694 LRA REC. NO.: N 40510 LOCATION: BARANGAY OF MAITIM IL CITY OF TAGAYTAY, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

Table with 3 columns: LINE, DIRECTION, ADJOINING LOT (S). Rows 1-2 WEST LOT 9 (ROAD LOT, 6M WIDE). (LRA) PSD E2018001691; 2-3 NORTH LOT 7-C, PSD-04-254123; 3-4 EAST PROPERTY OF PRIMO BAYBAY; 4-1 SOUTH LOT 7-A, PSD-04-254123

TIE POINT: BLLM NO. 4. TAGAYTAY CITY, PROVINCE OF CAVITE

Table with 3 columns: TO CORNER, LINE, BEARING, DISTANCE. Rows 1 N. 24°18'W 1384.83 M.; 1-2 N. 03° 09'W 3.95 M.; 2-3 N. 86° 35' E 15.93 M.; 3-4 S. 05° 22' E 3.80 M.; 4-1 S. 86° 04' W 16.08 M.

AREA: SIXTY TWO (62) SQUARE METERS, MORE OR LESS

DESCRIPTION OF CORNERS: ALL CORNERS ARE BY PS CYL. CONC. MONS. 15X40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: MARCH 6, 1959

DATE OF SUBD/CONS SURVEY: JANUARY 21, 2019

DATE APPROVED: APRIL 18, 2019

GEODETIC ENGINEER: RYAN R. VELOSO

NOTES:

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

Owner: ALLANO C. LAMANO, MARRIED TO MORENA E. LAMANO, BOTH OF LEGAL AGE, FILIPINOS Address: # 043 A. LAUREL STREET POBLACION, TALISAY BATANGAS"

In the event the public auction should not take place on the said date, it shall be held on March 27, 2025 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. 075-2020001603, the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, January 27, 2025.

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

(SGD) RYAN M. GENOVA Sheriff-In-Charge

Copy Furnished:

PRODUCERS SAVINGS BANK CORPORATION

Petitioner – Mortgagee

(1) 17/F One San Miguel Avenue (OSMA) San Miguel Avenue corner Shaw Boulevard, Ortigas Center,

Pasig City, Philippines

(2) Producers Savings Bank Corporation – Amadeo Branch,

A. Mabini St., Brgy. 1, Amade, Cavite

SPOUSES ALLANO C. LAMANO AND

MORELA E. LAMANO

Respondents – Mortgagors

(1) Lot 7 – 13 Vilbay St., Maitim 2nd East, Tagaytay City

(2) 043 A. Laurel St., Poblacion, Talisay, Batangas

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

DATELINE WEEKLY NEWSPAPERS: February 10, 17 & 24, 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

DEED OF EXTRAJUDICIAL SETTLEMENT WITH DEED OF ABSOLUTE SALE

Notice is hereby given that the estate comprising a property located at Brgy. Calibuyo, Amaya, Halayhay, Tanza Cavite with Transfer Certificate of Title no. T-978203 under the name of the deceased DOMINGO LAGUING OCCIDENTAL, who died on JUNE 12, 2018 at St. Vincent's Med. Ctr. Hinundayan, Southern Leyte, has been extra-judicially settled among the Heirs of Domingo Laguig Occidental in equal shares pro indiviso, and thereafter sold, ceded, transferred conveyed, by way of Absolute Sale, in favor of HERNILLO J. PARIN, married to VRENELI ESPELETA PARIN, per deed executed on OCTOBER 21, 2024 at General Trias City, Cavite before Notary Public Atty. Christopher P. Columna, per Doc. No. 523; Page No. 106; Book No. 109; Series of 2024.

DATELINE WEEKLY NEWSPAPERS: Feb. 10, 17 & 24, 2025

Flowing Success



Daisy Blancad, from Tuguegarao City, stands proudly beside her water refilling station.

"It was years of hard work and determination," Daisy Blancad answered when asked how she managed a steady business.

Daisy, 61, resides in Tuguegarao City, the capital of Cagayan Province. She was born in Peñablanca but met her husband in Tuguegarao City during college, so she eventually stayed there.

They got married in 1983. Her husband was a police officer, while she was a housewife for a long time. Over time, their family grew until her husband's income was no longer enough, so in 2010, she thought of selling peanut butter.

She learned how to make peanut butter from a person who grinds

peanuts at a market. Over time, her business flourished, leading her to have a label and packaging. In a single day, she can produce 50-100 bottles of peanut butter, which even reach as far as Manila. She considers the peak season of her business from September to December.

In 2013, her husband retired from being a police officer but still worked as a head traffic enforcer for nine more years. They used his retirement pay as capital for a water refilling station. Just like with peanut butter, starting this new venture was not easy.

The first three months took a toll on them. From 5:00 pm to 10:00 pm, she would refill

water gallons, and when morning came, before her husband went to work, they would deliver the water. While delivering water, she also took time to market her business so that it would become more established and attract more customers.

There came a point when she was on

the verge of giving up, but her husband constantly motivated her to keep going. He reminded her that every business, most of it, does not have an easy start; all of them require perseverance.

So she continued, and after four months of managing the business

cont. on page 5

"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

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

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

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 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 Mortgage **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 Mortgagees, **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 (Panlilio'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

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

NOTICE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE JOVELYN GREPO DE LUNA HAS BEEN EXTRA-JUDICIALLY SETTLED BY HER HEIRS THRU EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF SHARES AS PER DEC. NO. 262 ; PAGE NO. 54 ; BOOK NO. 39 ; SERIES OF 2024, BEFORE NOTARY PUBLIC ATTY. STEVE B. DELA REA JR.

DATeline WEEKLY NEWSPAPERS:
Feb. 10, 17 & 24, 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-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.

Flowing...

From Page 8

solely as a couple, they were finally able to hire two employees.

Both her peanut butter and water refilling stations thrive, but during the height of the pandemic in 2020, she had to scale down her peanut butter production because of restrictions. Additionally, her children advised her to avoid overworking herself, saying that she was not getting any younger.

Post-pandemic, her peanut butter has become a made-to-order product, while her water refilling business continues to flourish. Additionally, she partners her water refilling with selling ice. She now delivers around Tuguegarao City and neighboring areas, including Peñablanca.

She was able to purchase refrigerators for

her ice production with the help of CARD, Inc. (A Microfinance NGO), a financial institution under CARD Mutually Reinforcing Institutions (CARD MRI). In 2017, she became a client since she was interested in their loan and insurance products. Daisy's husband has also become a CARD, Inc. client.

"CARD, Inc. is truly a reliable institution, especially for clients like us who are in need. Whenever you want to apply for a loan, they are available, especially if you are a good payer," she said.

With the support of CARD, Inc. and because of her flourishing businesses, she was able to purchase land. Looking ahead, she hopes to reach even more customers and, of course, expand her business.

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

DATeline 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.

x-----x

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 Cairlea, 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 Type, Market Value, Assessed Value. Rows include Land (TCT No. 35020) and Building (House, 2 storeys).

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 Certificate 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 Type, Market Value, Assessed Value. Rows include Land (TCT No. 306656) and Building (Apartment House, 2 storeys).

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 EXHIBIT "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 3 columns: Heir, TCT No. 35020 (Ancestral Home), TCT No. 306656 (Apartment Building). Rows include Estelita A. Molino, Alexander J. Aliscad, Ariel J. Aliscad, Rodolfo J. Aliscad, Edilberto A. Aliscad, Teresita A. Santiago, and Leonard J. Aliscad.

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 September 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 Petitioner and his witnesses. The nature, substance and summary of the intended testimonies of such witnesses are as follow[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, DOCUMENT, PURPOSES. Rows include EXHIBIT "A" (Special Power of Attorney), EXHIBIT "B" (Special Power of Attorney), and EXHIBIT "C" (Special Power of Attorney).

Aliscad, to represent him and his interest in this case

"D" Marriage Contract. To prove that the parties' parents got married on June 14, 1953
To prove that the parties are legitimate children of Spouses Aliscad

"E" TCT No. 35020 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.

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

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

"G" Death Certificate of Candido Aliscad To prove the fact of his death.

"H" Death Certificate of Lourdes Aliscad To prove the fact of her death.

"I" TCT No. 306656 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

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

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

"K" Demand Letter addressed to Teresita A. Santiago To prove that Plaintiffs exerted diligent efforts to amicably settle and partition the properties left by their parents.

"L" Demand Letter addressed to Leonardo J. Aliscad

"M" Irrevocable Waiver of Rights 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

"N" Demand Letter, addressed to Brgy. Chairman Roberto Dominguez To prove the Plaintiffs requested from the incumbent barangay chairman of Medicion-1, Imus, Cavite, to facilitate a