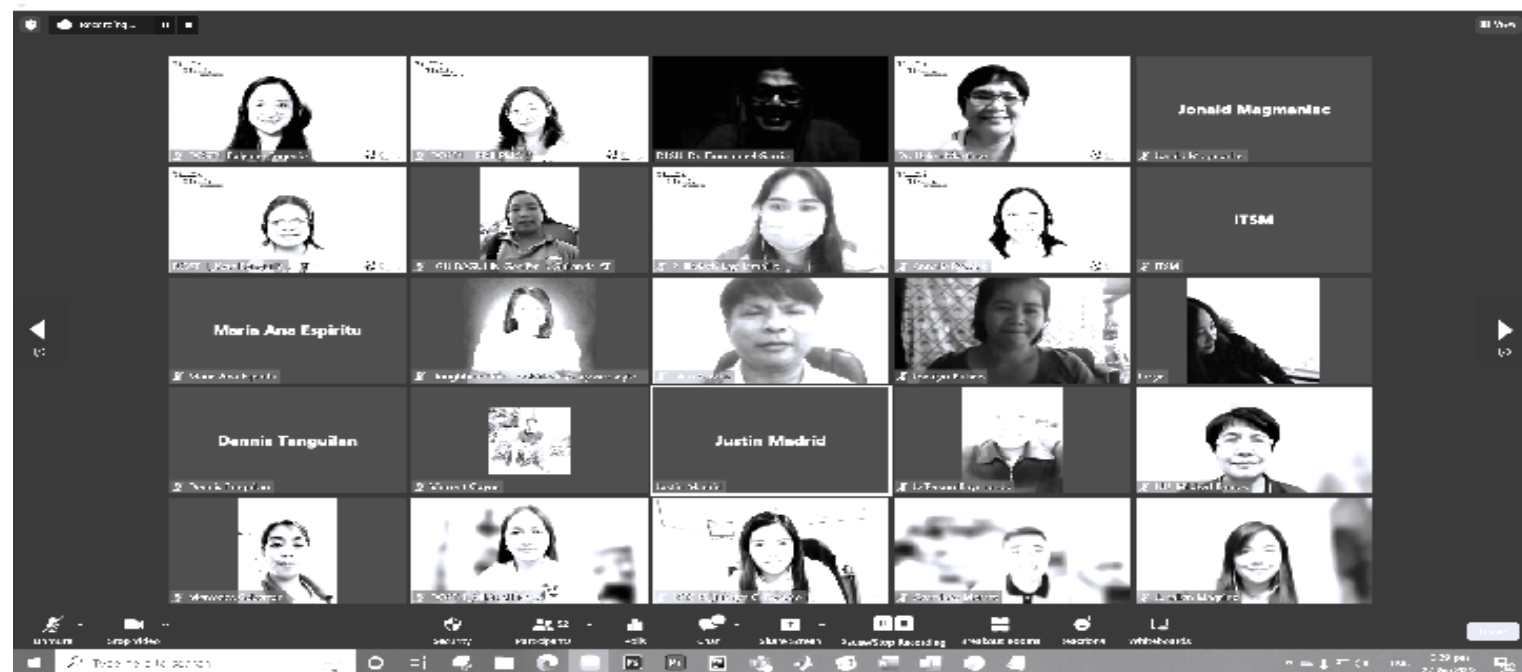


# DOST-I PUSHES COFFEE PROCESSING TECHNOLOGIES, GEOGRAPHICAL IDENTIFICATION

The Department of Science and Technology Region I - Research and Development and International Linkages Program Management Center (DOST-I RDILPMC) is pushing for the adoption of coffee processing technologies during the 3rd episode of TechTalk with the theme "Tara, Kape?" aired on 27 June 2022 via Zoom and Facebook live.

TechTalk is a webinar series that promotes DOST-generated and -funded technologies and projects. TechTalk: Tara, Kape? featured the coffee processing technologies from the Philippine Center for Postharvest Development and Mechanization (PHilMech). The development of the technology was funded by the DOST Philippine Council for Agriculture, Aquatic and Natural Resources Re-



search and Development (PCAARRD). Also discussed during the program was the coffee geographical origin identification project under the Food Authenticity and Traceability (FAT) Program of the DOST-Philippine Nuclear Research Institute (PNRI) and La Salle Food and Wa-

ter Institute (LSFWI).

DOST-I Regional Director Armando Q. Galanal said, "I am also proud to say that the best Robusta coffee can actually be

found in the Ilocos Region specifically in Sigay, Ilocos Sur. Mr. Mabini Ubuan's Robusta coffee beans won 1st place for

two consecutive years already in the Philippine Coffee Quality Competition. This year, we have two runners-up from Ilocos Sur as well. The inno-

ventions and initiatives that will be presented today can further strengthen the coffee industry not only in the region but the whole coun-

try. (Turn to page 11)

## CAVITE DIGEST

LEADING TOWARDS DEVELOPMENT AND PROGRESS

CAVITE DIGEST is an English-Filipino weekly newspaper of general circulation, is published every Monday. Entered as Second Class Mail Matter at Post Office under Permit No. 2C-14-03-152. Commercial Advertising Display Rate: Php 200.00 per col. cm Legal Rate: Php160.00 per col. cm. Subscription Rate: Php 416.00 per year

EDNA B. CUYNO  
Publisher

MARK DAVID P. OCTAVIO  
Editor

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Imus, Cavite \* Contact No. 09176310373

MEMBER:

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AND REPORTERS (PH) INC.



**LIGTAS ANG PAMILYA, LIGTAS ANG BAYAN**  
#STAYS SAFE

**SA PAGTAAS NG MGA KASO NG COVID-19 SA BANSA**

**MAS PROTEKTADO ANG PAMILYA KAPAG MAY BAKUNA.**

**Magpa-rehistro para sa bakuna at booster ng inyong mga mahal sa buhay! Paano?**

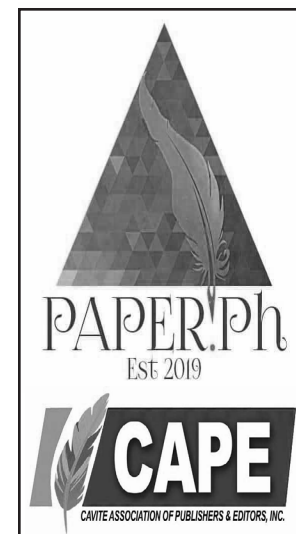
Tignan ang vaccination registration directory at hanapin ang inyong siyudad o munisipalidad sa listahang ito: <http://bit.ly/VaccineRegistrationDirectory>

Magtanong sa inyong barangay o Barangay Health Workers (BHWs) at Barangay Health Emergency Response Teams (BHERTs)

Pumunta sa Facebook page ng Public Information Office (PIO) ng inyong pamahalaang lokal at tanungin kung saan at paano magparehistro

**Tara, magpabakuna na!**

Source: Department of Health



VOL. XXIV NO. 44

July 18 - 24, 2022

ISSN 1655-0051 P 8.00

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## Interagency body formed for support of persons recovering from drug abuse

The Department of Social Welfare and Development (DSWD) through its Field Office X established the first ever Regional Technical Working Group (TWG) for the Implementation of Aftercare, Reintegration, and Transformation Support for Recovering Drug Dependents through a Memorandum of Agreement (MOA) with other regional government agencies.

Under the MOA, the Department of Agrarian Reform, Department of Education, Department of Environment and Natural Resources, Department of the Interior and Local Government, Department of Health, Department of Justice – Parole and Probation Administration, Department of Trade and Industry, Department of Labor and Employment, Technical Education and Skills Development Authority, National Commission on Higher Education, Department of Agriculture,

The TWG member-agencies that signed the MOA as a sign of their commitment were the Bureau of Jail Management and Penology, Commission on Higher Education, Department of Agriculture,

Department of Agrarian Arts, and Philippine Sports (RPWUDs). primary reintegration program model for RPWUDs. Norte; Sugbongcogon, Kapatagan, Lanao del Sur; Misamis Oriental; Misamis Occidental; Pangantucan, Bukidnon; Binaluan, Misamis Oriental; Salay, Misamis Oriental; Tagoloan, Misamis Oriental; and the Provincial These LGUs are

## Country aims to ensure hassle-free land registration

The Department of Environment and Natural Resources (DENR), through the Land Management Bureau (LMB), has partnered with the Land Registration Authority (LRA) to ensure a more accurate and accessible land information system.

The partnership aims to relieve the transacting public of the hassles of land registration through the use of an online data linkage system.

LMB Director Emelyne V. Talabis and LRA



Inilunsad ng City of Imus Cooperative, Livelihood and Entrepreneurial Development Office (CICLEDO) ang One Cluster-Barangay, One Product: "AAngat ang Buhay Mo, Kung May Produkto at Negosyo."

Hinihikayat nito ang bawat cluster-barangay na mag-develop ng kani-kanilang produktong maaaring itampok sa ating Imus Pasyalubong Center.

## City Government of Imus

### AAngat ang Buhay Mo, Kung May Produkto at Negosyo

(Turn to page 7)

## DepEd kicks off National School Launch of BIDA Kid Campaign to promote health and safety protocols

As part of the Department of Education's 124th Founding Anniversary, the agency has kicked off the National School Launch of the BIDA Kid Campaign at San Roque National High School (SRNHS) to strengthen safe return to schools measures.

With the plan of implementing face to face classes in all schools by next school year, DepEd has amplified its call to follow health and safety protocols in schools, including BIDA Kid Campaign,

which promotes the 3Bs: Bakuna (Vaccination), Bayanihan (Solidarity), and BIDA behaviors.

"I think the BIDA Kid Campaign is relevant for all of us. This is not just a program; we would like to consider this an advocacy program. The BIDA Kid Campaign must become embedded and a way of life for our learners and teachers as we go back to our face to face classes," Education Assistant Secretary for Field Operations and National Academy of Sports Malcolm Garma.

"I would like to express our deepest appreciation and gratitude to our partners, internally and externally, for their support of the BIDA Kid Campaign," Assistant Secretary Garma added. The Department secured a partnership with the Department of Health, United Nations Children's Emergency Fund, and United States Agency for International Development (USAID) to further strengthen the program's information dissemination and implementation.

"I also witnessed how teachers and students and parents have found creative and inspirational way to cope with this during these extremely challenging times. We are so proud to share with you the BIDA Kid Campaign, which was developed in partnership with the Department of Education and the Department of Health," USAID Office of Health Director Michelle Langalli noted.

DepEd Central Office turned over Information, Educational, and Communication materials and kits to the host school and field office, which was formally received by DepEd CALABARZON Regional Information Officer Ariel Azuelo, SDO Antipolo Superintendent Christopher Diaz, and SRNHS School Head Rosa Tayamora. "Even before this launch, the information officers in the field have been doing our part and our share in the promotion of this advocacy. Mahalaga



po ang bayanihan para sa tagumpay ng atin kampa-nya sa ligtas na balik eskwela ng ating mag-aaral," DepEd RIO Azuelo said. Through the field offices, the Department featured BIDA Kid Campaign materials using a different forms of media, wherein 13 of them used the television platform, 20 for the radio platform, and three for the Out of Home media. "The BIDA Kid cam-

paign is one of the Department's ways to enlighten everyone about the importance of changing our behavior as we traverse the new normal even after the pandemic. Our constant reminders to each other will eventually shape our behaviors and form healthy habits to avoid the spread of COVID-19," Education Secretary Leonor Magtolis Briones said. Source: DepEd

## Interagency body formed for support of persons recovering from drug abuse

(From page 2) the Department hopes to enjoin the LGUs to adopt/institutionalize the YBP FO X also successfully endorsed the YBP in the Regional Development Council X – Social Development Committee aimed at getting the support of the Council. In so doing,

The DSWD emphasized that building a strong network of support for RPWUDs is vital in transforming them from being surrenders to community leaders which is the way towards achieving a drug free country. Source: DSWD

## BENTE PLUS TAPSIHAN

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## DOST-I PUSHES COFFEE PROCESSING TECHNOLOGIES, GEOGRAPHICAL IDENTIFICATION

(From page 12)

Small coffee farms still have low yields, poorly processed coffee products, and low generated income even if the demand for coffee is high. Dr. Helen F. Martinez, Supervising Science Research Specialist of PhilMech, presented the interventions made by PhilMech to enhance the postharvest, processing, and marketing systems for the small coffee growers in the Philippines.

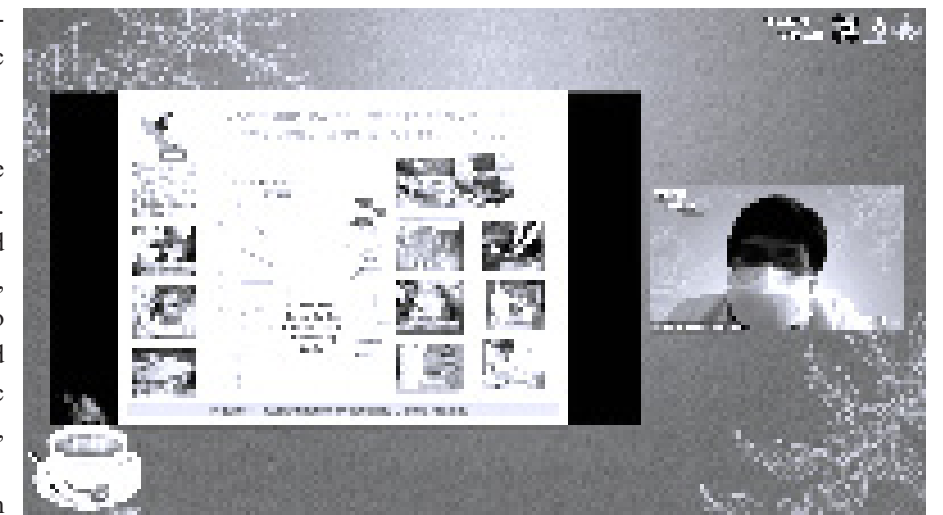
DOST-PCAARRD funded the coffee postharvest technologies developed by PhilMech, namely: the coffee pulper (arabica coffee), coffee solar dryer (all coffee varieties), and coffee moisture meter. All of these are available for transfer and commercialization.

Furthermore, they also developed a postharvest system using match coffee technologies and established a viable and sustainable community-based

coffee processing enterprise models in strategic areas.

Know your coffee. The value of coffee is dictated by its quality. When a high-quality food product becomes popular, it becomes susceptible to food adulteration and fraud which results to economic loss, lower food quality, and adverse health effects.

The FAT program addresses this problem by using multi-elemental and multi-stable isotope



analysis fingerprinting. According to Dr. Emmanuel V. Garcia, Director of LSFWI, the variations in soil factors, processing and management practices, geographical, and climatic conditions enable the detection of adulteration and fingerprinting of food commodities. In addition to coffee, the FAT program also includes cacao, honey,

issue about civet cat coffee was also brought up during the open forum.

"To drink is to believe. Is there really quality coffee? Yes. Is quality coffee expensive? Yes. Do customers buy it even if it is expensive? Yes. If you supply or sell quality coffee, you will have a market," Dr. Martinez answered.

Furthermore, Dr. Garcia stressed the importance of producing high quality coffee that will benefit both producers and consumers.

"We have to think about how we should be consuming coffee in a sustainable manner. So also, coffee without a price ceiling can reach up to five (5) times the global price. The

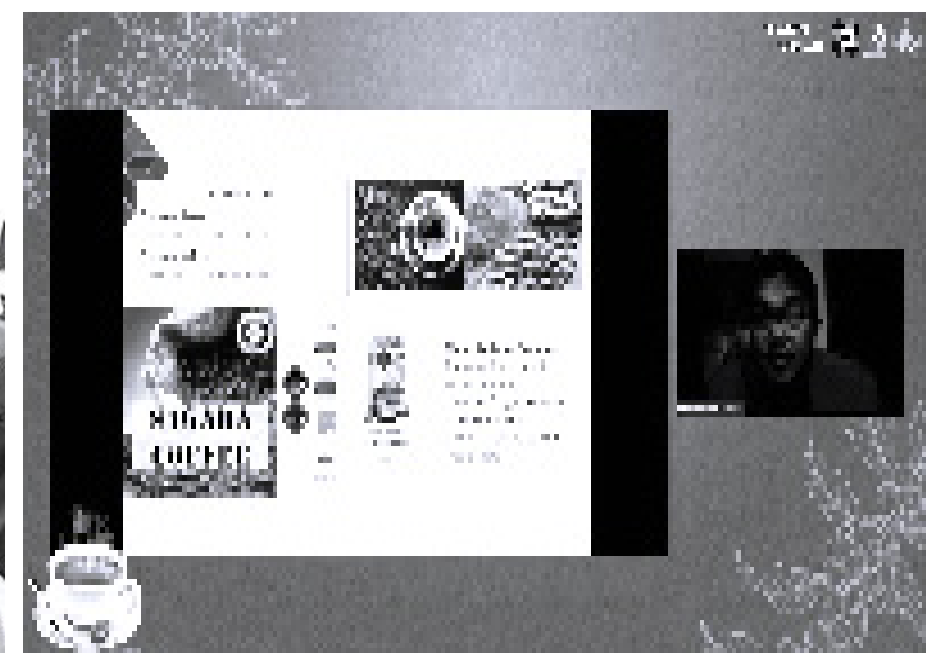
day pero sinisiguro ko na iyong isang cup na iniinom ko araw-araw would be the best coffee I can drink for that day – which is good for the industry because this is now the kind of coffee that will put pressure on the producers, a good kind of pressure, to produce quality coffee," Dr. Garcia added.

To close the program, Annalie L. Rosales, head of DOST-I RDIL-PMC said, "Enjoy your coffee, as well as be aware paano ba ang nagiging process ng coffee. Alam na natin, may idea na tayo kahit papano [kung] paano nagiging from bean to our cup iyong mga kape natin." (By Engr. Maura Andrea A. Ortega, DOST-I)

## City Government of Bacoor

### Personal na nasaksihan ni Mayor Strike B. Revilla ang Local Recruitment Activity na isinagawa ng PESO Bacoor

Personal na nasaksihan ni Mayor Strike B. Revilla ang local recruitment activity na isinagawa ng PESO Bacoor ngayong araw para sa mga kababayan nating naghahanap ng trabaho. Naging matagumpay ang activity kung saan ilang Bacoooreño ang hired on the spot ng SM Supervalue Incorporated at Philippians Marketing Corporation.



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

SECURITY BANK COPORATION,  
Mortgagee,

-versus- Foreclosure Case No. F-234-22

SPOUSES MICHAEL NHIL BANDALAN  
LOZANO AND CHRISTINE SANTOS  
LOZANO,  
Mortgagor/s.

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act. 4118, filed by Mortgagee, SECURITY BANK COPORATION, with business address at Security Bank Centre, 6776 Ayala Avenue, Makati City, against the Mortgagor/s WILFREDO MALLARI LOZANO, in his capacity as the Attorney-in-Fact of Spouses Michael Nhil Bandalan Lozano and Christine Santos Lozano, with residence and postal addresses at (1) 45B 14th Avenue Socorro, Quezon City; and (2) Block 9 Lot 2 Kensington 22, Brgy. Bacao 1, Gen. Trias, Cavite, to satisfy the mortgage indebtedness as of 28 April 2022 amounts to ONE MILLION THREE HUNDRED SEVENTY SEVEN THOUSAND SEVENTY SIX PESOS AND 90/100 (Php1,377,076.90) Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on AUG 04 2022 at 10:00 o'clock in the morning at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE  
No. 057-2017022342

LOT NO. 2 BLOCK NO: 9 PLAN NO: PCS-04-028977  
PORTION OF: THE CONS/SUBD OF LOTS 1632-A; 1632-B, 1632-C, PSD-04-134487; LOT 1631, (FRS-04-005440) & LOT 1642, (RS-04-002863) SAN FRANCISCO DE MALABON ESTATE, DECREE NO. 4270; LRC REC. NO. 5964

LOCATION: BARANGAY OF BACAO 1, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE BOUNDARIES:  
LINE DIRECTION ADJOINING LOT(S)  
1-2 SE LOT 1, BLOCK 9, PCS-04-028977  
2-3 NW ROAD LOT 30, PCS-04-028977  
3-4-5 NW ROAD LOT 33, PCS-04-028977  
5-6 NE LOT 4, BLOCK 9, PCS-04-028977  
6-1 SE LOT 3, BLOCK 9, PCS-04-028977

AREA: ONE HUNDRED ONE SQUARE METERS (101), 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 AUG 18 2022 without further notice.

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

Trece Martires City, JUN 28 2022

REYNALDO L. SALOMA  
Sheriff IV

Copy Furnished:

SECURITY BANK COPORATION  
LARIBA PEREZ MANGROBANG MIRALLES DUMBRIQUE  
AVILA FULGENCIO & SALAS  
Security Bank Centre, 6776 Ayala Avenue, Makati City

WILFREDO MALLARI LOZANO

## DOST OFFICIAL ASSURES NUCLEAR CAN BE A CLEAN SOURCE OF ENERGY; BENEFICIAL TO FILIPINOS

(From page 4) science, especially sa mga ganitong isyu. Kasi kung life and death ang pag-uusapan, you have to rely on science. Dapat evidence-based, kung trans- parent naman ang naging proseso ng pag-aaral, let's move forward, huwag tayo magpapigil sa takot, truth drives out fear," said Dir. Arcilla.

(Let's work on the science, especially in this kind of issue. When we talk about life and death issues; we have to rely on science. It should be evidence-based and if the process of several studies have been transparent, let's move forward, truth drives out fear.)

To watch the full interview of Dir. Arcilla, please watch the ExperTalk Online episode aired on June 29, 2022 at DOSTv Facebook page <https://www.facebook.com/DOSTvPH/vid-eos/702981567438823> and DOSTv YouTube channel <https://www.youtube.com/watch?v=32Pwjmx-p71g&t=629s>. by Allan Mauro V. Marfal, DOST-STII

"Let's believe the

SPOUSES MICHAEL NHIL BANDALAN LOZANO AND CHRISTINE SANTOS LOZANO (1) 45B 14th Avenue Socorro, Quezon City (2) Block 9 Lot 2 Kensington 22, Brgy. Bacao 1, Gen. Trias, Cavite

Publication: CAVITE DIGEST  
Dates: JULY 11, 18 & 25, 2022

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

Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
City of Bacoor  
Email: rtc1bcoccc@judiciary.gov.ph  
Telephone No. 09273707489

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee.

-versus- Foreclosure No. 2022-102  
For: Extra-Judicial Foreclosure of Real Estate Mortgage

ANGELICA C. PLAZO married to  
MARVIN C. PLAZO,  
Mortgagors.

NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, HOME DEVELOPMENT MUTUAL FUND, of 14th Floor JELF Business Solutions Center, No. 409 Shaw Boulevard, Mandaluyong City, and against the mortgagors, ANGELICA C. PLAZO married to MARVIN C. PLAZO of #799-B Timog St., Barangka Drive, Mandaluyong City, to satisfy the mortgagee indebtedness which as of May 30, 2022, amounts to SEVEN HUNDRED NINE THOUSAND EIGHT HUNDRED TWENTY FIVE PESOS & 64/100 (P709,825.64), Philippine Currency, inclusive of interest, penalties and other charges, the undersigned or her duly authorized representative will sell at the public auction on August 9, 2022 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;

TRANSFER CERTIFICATE OF TITLE  
NO. 167-2018000326

"A PARCEL OF LAND (LOT 22 BLK. 7 OF THE CONSOLIDATION-SUBDIVISION PLAN, PCS-04-027045, BEING A PORTION OF LOTS 4754-B, 4754-C, (LRC), PSD-183192 & LOT 4755-B-2, LRC) PSD-347509 (L.R.C. REC. NO. ), SITUATED IN THE BARANGAY OF MAMBOG, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON. X X X, CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS."

"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 August 16, 2022, 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, July 5, 2022.

MELY C. HERMOSURA-VISTA  
OIC-Clerk of Court V

By:  
DANILO BERLON  
Sheriff IV

Copy Furnished:

CRISTINA A. ESTEPA c/o ATTY. SIMEON P. MADRID S.P. MADRID & ASSOCIATES  
Unit 2010 20/F Herrera Tower, V.A. Rufino cor. Valero Streets, Makati City  
Mr. & Mrs. ANGELICA C. PAZO & MARVIN C. PAZO #799-B Timog St., Barangka Drive, Mandaluyong City Lot 22 Blk. 7 Villa Arsenia, Brgy. Mambog, 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.

Publisher: Cavite Digest  
Email: zerryviocavite@yahoo.com/09063343266  
Dates: July 18, 25 & August 1, 2022

## DOST OFFICIAL ASSURES NUCLEAR CAN BE A CLEAN SOURCE OF ENERGY; BENEFICIAL TO FILIPINOS

In recent months, Arcilla of the Department of Science and Technology-Philippine Nuclear Research Institute (DOST-PNRI), in his interview with DOSTv's ExperTalk Online aired live on June 29, 2022, shared that nuclear has been with us for 60 years and could offer us the cleanest source of base-load power at lesser cost. He shared that currently our energy mix is composed of 60% coal from Indonesia and 20% from the Malampaya gas field. Dir. Arcilla suggested that nuclear can help in



In his interview with DOSTv's ExperTalk Online aired on June 29, 2022, DOST-PNRI Director Carlo A. Arcilla shares how the country would benefit from nuclear power as a source of energy. (Screenshot from ExperTalk Online episode)

## City Government of Carmona Know Elections Better



Know Elections Better: Voter Registration para sa ating mga kababayang edad 15 pataas bilang preparasyon sa isasagawang Barangay at Sangguniang Kabataan Elections sa Disyembre 5, 2022.

Ang naturang programa ay sa pangunguna ng Community Affairs and Youth Development Office (CAYDO), Sangguniang Kabataan (SK), Local Youth Development Council (LYDC), at Local Council for the Protection of Children (LCPC), sa pakikipagtulungan ng COMELEC.

supplying the 20% present- ly supplied by the Malampaya gas field which is fast depleting.

"Actually, renewables at nuclear can complement each other. Wind and solar depend on the status of the weather. To add to that, it has only 30% capacity factor unless you have expensive battery.)

Dir. Arcilla also shared another issue concerning solar energy it requires one hectare of land to produce one megawatt, and this will become more challenging since the Philippines is an archipelagic country.

"Nuclear is more of a baseload energy meaning it is more reliable due to its continuous production of energy. It could provide backup for wind and solar," explained Dir. Arcilla.

Meanwhile, when it comes to nuclear waste, he recommended what is called "Deep Borehole Disposal".

"Ang isang tanong palagi, saan mo ilalagay ang nuclear waste? Ang waste kasi ng nuclear, ayan ang mahirap na i-handle kasi tatagal iyan ng 10,000 years at dapat i-isolate siya sa human environment," said Dir. Arcilla.

(One question is where we can put those nuclear waste? It is very challenging to manage the nuclear waste as it will last up to 10,000 years. So that, we need to isolate them from the human environment.)

"Bakit Deep Borehole Disposal? Kasi ang Pilipinas ngayon may geothermal, mayroon tayong kakayahan na humukay up to three kilometers deep. So ang maaaring gawin natin ay kumuha ng isolated island, bubutas tayo ng one kilometer, i-plug mo iyan ng bentonite, whose negative crystal layers will absorb the positive uranium ions," said Dir. Arcilla.

(Why Deep Borehole Disposal? In the Philippines, we have the capability to drill up to three kilometers. So, what we can do is to get an isolated island, we drill up to one kilometer then we plug with bentonite.)

Meanwhile, in the issue of safety, Dir. Arcilla emphasized that nuclear has been with us for 60 years. There were some accidents but have minimal casualties and are isolated incidences.

"If you look at the number of hours operated by coal and gas versus nuclear, nuclear has one of the lowest, kaya niya lang spectacular kapag nagkaroon ng accident. So ayun ang issue. Pero in terms of lives lost, minimal lang. Kasi kung nagpatakbo ka ng nuclear, ibig sabihin hindi tumatakbo ang coal, hindi ka nagbubuga ng car-

(Turn to page 4)

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
NAIC, CAVITE

HOME DEVELOPMENT MUTUAL FUND
(Pag-IBIG Fund)
Mongagee/Petitioner,

-versus- FNC - 2022-36
For Extra-Judicial Foreclosure of Real Estate Mortgage under Act3135, as Amended by Act No. 4118

KARLO MAR D. CERIN,
Mortgagor/Respondent.

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 (Pag-IBIG Fund) mortgagee/petitioner, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, which mortgage against KARLO MAR D. CERIN, single, of legal age, Filipino citizen, with postal address at 4A TENGCO BRGY. 107 ZONE II, PASAY CITY, to satisfy the mortgage indebtedness which as of February 28, 2022 amounts to FOUR HUNDRED FIFTY SEVEN THOUSAND SIX HUNDRED SEVENTY TWO & 28/100 (P 457,672.28) Philippine currency, inclusive of interest and other charges, the undersigned Sheriff will sell at public auction on August 2, 2022 at 9:00 o'clock in the morning or soon thereafter at the Regional Trial Court, Naic, Cavite, to the highest bidder, in CASH or MANAGER'S CHECK and in Philippine currency, the property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. 057-2019010191

IT IS HEREBY CERTIFIED that certain parcel of land situated in BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO: 20 BLOCK NO: 8 PLAN NO: PCS-04-031172

PORTION OF: CONS. SUBD. OF LOTS 2977 AND 2978, FLS-986-D (NAIC ESTATE) (VS-04-000597)

LOCATION: BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

Table with columns: LINE, DIRECTION, ADJOINING LOT(S). Rows 1-2 SE LOT 21, BLOCK 8, PCS-04-031172; 2-3 SW PATHWALK 11, PCS-04-031172; 3-4 NW LOT 19 BLOCK 8, PCS-04-031172; 4-1 NE LOT 19 BLOCK 8, PCS-04-031172

TIE POINT: MON. NO. 17, NAIC ESTATE, PROVINCE OF CAVITE

Table with columns: LINE, BEARING, DISTANCE. Rows TO CORNER 1 S. 52° 13' E 1803.75 M.; 1-2 S. 48° 35' W 8.00 M.; 2-3 N. 41° 25' W 3.50 M.; 3-4 N. 48° 35' E 8.00 M.; 4-1 S. 41° 25' E 3.50 M.

AREA: TWENTY-EIGHT SQUARE METERS (28), MORE OR LESS

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

Prospective bidders or buyers are hereby enjoined to investigate for themselves. the title herein above-described and the encumbrances thereon, if any there be.

In the event the public auction should not take place on the said date, it shall be held on August 9, 2022.

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

BDO UNIBANK, INC.,
Mortgagee,

-versus- FC Case No. 17372-22
EXTRA-JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135 AS AMENDED BY ACT 4118

SPS. PEDRO PEREZ CEREGAL, JR. and
JEAN CALICDAN CEREGAL represented by their
Any-in-Fact JOSEPH C. CALICDAN,
Mortgagors.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by BDO UNIBANK, INC., mortgagee, with principal office address at BDO Towers Valero, 8741 Paseo de Roxas, Makati City, against SPS. PEDRO PEREZ CEREGAL, JR. and JEAN CALICDAN CEREGAL represented by their Atty-in-Fact JOSEPH C. CALICDAN, with residence and postal address at Blk. 4 Lot 42 Phase 2, Lancaster Village, Brgy. Alapan 2-A, Imus, Cavite and/or 1705 Daisy Street, Bliss Hulo, Mandaluyong City, to satisfy the mortgage indebtedness which as of April 18, 2022 amounts to TWO MILLION FOUR HUNDRED EIGHTY EIGHT THOUSAND NINE HUNDRED FORTY THREE PESOS and 52/100 (P2,488,943.52) 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 August 23, 2022 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. 057-2016060687

"A PARCEL OF LAND (LOT 42, BLK. 4 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-04-026192, BEING A PORTION OF THE CONS.- SUBD. OF LOTS 1633, IMUS ESTATE (RS-04-004080), 1634-A &

1634-B, PSD-04-034916; 1635, IMUS ESTATE, (RS-042109-001771); 1636-B, PSD-04- 082041 & LOT 2, PCS-04-020912) SITUATED IN THE BARANGAY OF ALAPAN 2-C, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY ROAD LOT 13; ON THE NE., ALONG LINE 2-3 BY LOT 41, BLK. 4 BOTH OF THE CONSOLIDATION AND SUBDIVISION PLAN; ON THE SE., ALONG LINE 3-4 BY LOT 1636-A, PSD-04-082041 AND ON THE SW., ALONG LINE 4-1 BY LOT 43, BLK. 4 OF THE CONSOLIDATION AND SUBDIVISION PLAN. x x x CONTAINING AN AREA OF EIGHTY FIVE (85) SQUARE METERS, MORE OR LESS, x x x"

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 August 30, 2022 at 10:00 a.m. 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, June 01, 2022.

ISRAEL S. MEDINA
Sheriff IV

APPROVED:

ARMIE A. FRANCISCO
Clerk of Court VI

Copy Furnished:

BDO Unibank, Inc.
BDO Towers Valero, 8741 Paseo de Roxas, Makati City

MS. ROWENA M. MANGILIMAN
11th Floor, BDO Towers Valero, 8741 Paseo de Roxas. Makati City

PEDRO PEREZ CEREGAL, JR. married to
JEAN CALICDAN CEREGAL
Blk. 4 Lot 42 Phase 2, Lancaster Village, Brgy. Alapan 2-A, Imus, Cavite and/or 1705 Daisy Street, Bliss Hulo, Mandaluyong City

CD-July 4, 11 & 18, 2022

DOST OFFICIAL ASSURES NUCLEAR CAN BE A CLEAN SOURCE OF ENERGY; BENEFICIAL TO FILIPINOS

Naic, Cavite, June 6, 2022.

JANELLE V. LAGADON, MBA
Sheriff IV

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

CRISTINA A. ESTEPA
c/o ATTY. RAYMUNDO R. AQUINO
ANCHOR COLLECTION SERVICES INC.
Bldg. # 2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City

KARLO MAR D. CERIN
4A Tengco Brgy. 107 Zone II, Pasay City
Lot 20, Blk 8, Pasinaya Homes North, Phase 1, Timalan, Naic, Cavite

CD-July 4, 11 & 18, 2022

(From page 3) He stressed that n-bon dioxide," explained clear, in general, will be Dir. Arcilla. helpful for all especially if risks are managed properly. Then he added that if people have concerns with nuclear, he notes that the United States has allowed the operation of 94 nuclear power plants with average lifespan of 60 years, supplying 20% of its energy requirements.

Dir. Arcilla also shared that in 2019, the Department of Energy, (Turn to page 10)

DSWD supports National Disaster Resilience Month 2022

As vice chair of the the public to participate disaster response cluster, in the observance of the the Department of Social NDRM in order to build Welfare and Development resilient communities that (DSWD) expressed its can adapt and immediately support for the observance recover from the socio-economic shocks brought by Disaster Resilience Month disasters and communities. (NDRM) 2022.

As the new Chief of the DSWD, Secretary Erwin T. Tulfo gave his assurance that the Department will continue to support disaster risk reduction and mitigation measures and programs by providing technical assistance and capacity building mechanism to ensure that local government units around the country will be able to prepare for and immediately respond to the devastations brought by disasters and calamities. Source: DSWD

The celebration will be spearheaded by the National Disaster Risk Reduction Management Council (NDRRMC) and the Office of Civil Defense (OCD). The DSWD enjoins calamities. Source: DSWD

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

BDO UNIBANK, INC.,
Mortgagee,

-versus- Foreclosure Case No. F -246-22

SPS. ANALIE DE JESUS RETAZO
AND ROBERTO SUAREZ RETAZO,
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, BDO UNIBANK, INC., with business address at BDO Towers Valero 8741Paseo de Roxas, Makati City against the Mortgagor/s, MIRA N. RETAZO as Attorney-In-Fact of SPS. ANALIE DE JESUS RETAZO AND ROBERTO SUAREZ RETAZO with residence and postal address at 1.) Brgy. Patag, Barotac, Nuevo, Iloilo 2). Block 9 Lot 85 Phase 1 & 2 Narra St., Mutual Homes Putatan, Muntinlupa City and (3\_ Block 5 Lot 26 Lessandra, General Trias, Cavite to satisfy the mortgage indebtedness as of 18 April 2022 amounts to NINE HUNDRED SEVENTY ONE THOUSAND SIX HUNDRED FIFTY SEVEN PESOS and 98/100 (P971,657.98), Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on AUG 0 4 2022 at 10:00 o'clock in the morning at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. 057-2017001388

LOT NO : 26 BLOCK NO: 5 PLAN NO: PSD-04-227793
PORTION OF : LOT 3170-A-2, PSD-04-226673, L.R.C. RECORD NO. 5964
LOCATION : BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES :
LINE DIRECTION ADJOINING LOT(S)
1-2-3 NE ROAD LOT 4, PSD-04-227793
3-4 SE LOT 25, BLOCK 5, PSD-04-227793
4-5 SW LOT 27, BLOCK 5, PSD-04-227793
5-1 NW LOT 3170-A-1, PSD-04-226673

AREA SIXTY SQUARE METERS (60), 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 AUG 18 2022 without further notice.

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

Trece Martires City JUN 28 2022

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
BDO UNIBANK, INC.,
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT
11F BDO Towers Valero
8741 Paseo de Roxas, Makati City

MIRA N. RETAZO (Attorney-In-Fact)

ERRATUM
In the Oder particularly described as NOTICE OF EXTRA-JUDICIAL SALE published on July 11, 18 & 25, 2022 issues of CAVITE DIGEST an entry on the date of publication should have read Dates: JULY 11, 18 & 25, 2022 and not what erroneously published.
We regret the error.
The Editor

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

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,

-versus- FORECLOSURE CASE NO. F-263-22

FLOROCITA PERITO CONCEPCION
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, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, FLOROCITA PERITO CONCEPCION with residence and postal address at 68 Cordillera St., Espana Ext., Quezon City and Lot 13 Block 62, Ph 2, Parklane Country Homes, Brgy. Santiago, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 18 April 2022 amounts TWO HUNDRED SIX THOUSAND TWO HUNDRED TWELVE PESOS AND 81/100 (P206,212.81), Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will set at public auction on AUG 04 2022 at 10:00 o'clock in the morning at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. T-701643

A parcel of land (Lot 13, Blk. 62 of the subd. plan, psd-04-087331, being a portion of Lots described on Blk. 49, Psd-04-086693, LRC Rec. No. ), situated in the Bo. of Santiago, Mun. of Gen. Trias, Prov. of Cavite. Bounded on the NE., along line 1-2 by Lot 15, on the SE., along line 2-3 by Lot 14, on the SW., along line 3-4 by Lot 11, on the NW., along line 4-1 by Alley 22, all Blk. 62 of the subd. plan. Beginning at a pt. marked "1" on plan xxx containing an area of THIRTY SIX (36) SQ. 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 AUG 18 2022 without further notice.

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

Trece Martires City, JUN 28 2022.

LUCIO C. ALEJO III
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
C/O ATTY. CAESAR S. EUROPA
24K Accounts Consultant, Inc.
3F Fass Intell College Bldg., No.11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

FLOROCITA PERITO CONCEPCION
68 Cordillera St., Espana Ext., Quezon City
Lot 13 Block 62, Ph 2, Parklane Country Homes, Brgy. Santiago, Gen. Trias, Cavite

Publication: CAVITE DIGEST
Dates: JULY 11, 18 & 25, 2022

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

SPS. ANALIE DE JESUS RETAZO
AND ROBERTO SUAREZ RETAZO
Brgy. Patag, Barotac, Nuevo, Iloilo
Block 9 Lot 85 Phase 1 & 2 Narra St.,
Mutual Homes Putatan, Muntinlupa City
Block 5 Lot 26 Lessandra, General Trias, Cavite

Publication: CAVITE DIGEST
Dates: JULY 11, 18 & 25, 2022

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

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

SECURITY BANK CORPORATION
Creditor-Mortgagee,

EJF NO. TG-22-038
FOR: Application for Extrajudicial
Foreclosure of Real Estate
Mortgage Under Act No. 3135, As
Amended

KATRINA ANTONIETTE B. TORRES,
Debtor-Mortgagor,

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, SECURITY BANK CORPORATION, a universal banking institution duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with principal office address at Security Bank Centre, 6776 Ayala Avenue, Makati City, pursuant to the terms and conditions of the Uniform Mortgage Loan Agreement ('MORTGAGE') executed and notarized on October 7, 2016 by Debtor/ Mortgagor, KATRINA ANTONIETTE B. TORRES, Filipino, of legal age, with residence and postal addresses at (1) Lots 10, 11 and 12, Block 3, Nature's Bounty, Brgy. Amuyong, Alfonso, Cavite and (2) No. 15, Upsilon Street, Alpha Village, Old Balara, Quezon City, in favor of the Petitioner/ Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATES OF TITLE NOS. 076-2016005137, 076-2016005139 and 076-2016005117 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor/Borrower in the amount of ONE MILLION THIRTY FOUR THOUSAND EIGHT HUNDRED FIFTY ONE PESOS AND 85/100 (Php1,034,851.85) inclusive of interest, penalty and other charges but exclusive of cost and expenses of foreclosure, as of May 23, 2022, 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 August 11, 2022 at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. 076-2016005137
Registry of Deeds for Tagaytay City

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF AMUYONG, MUN OF ALFONSO, PROV. OF CAVITE IS. OF LUZON, more particularly bounded and described as follows:

A PARCEL OF LAND (LOT 11, BLK. 3 OF THE SUBD. PLAN PSD-04-201471, BEING A PORTION OF LOT 4771-A, SWO-000863 LRC REC. NO. ), SITUATED IN THE BRGY. OF AMUYONG, MUN. OF ALFONSO, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 10; ON THE NW., & NE., ALONG LINES 2-3-4 BY RD. LOT 1; ON THE NE., ALONG LINE 4-5 BY RD. LOT 2; AND ON THE SE., ALONG LINE 5-1 BY LOT 12, BLK. 3; ALL OF THE SUBD. PLAN, BEGINNING AT A PT. MARKED "1" ON THE PLAN. BEING N. 32 DEG. 14' W., 1878.86 M. FROM BLLM NO. 10, CADM-466-D, ALFONSO CAD., THENCE N. 12 DEG. 59'W., 19.83 M. TO PT. 2; THENCE N. 71 DEG. 30'E., 8.84 M. TO PT. 3, THENCE S. 60 DEG. 44' E., 3.00M. TO PT. 4; THENCE S. 12 DEG. 59' E., 18.66M. TO PT. 5; THENCE S. 77 DEG. 01' W., 11.02 M TO THE PT. OF BEGINNING, CONTAINING AN AREA OF TWO HUNDRED TWENTY TWO (222) SQ. M. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN & ARE MARKED ON THE GROUND BY PS. CYL. CONC. MONS. 15 X 40 CM.; BEARINGS TRUE; DATE OF ORIG. SURVEY, FEB. 24, 1982; AND THAT OF THE SUBD. SURVEY, FEB. 12,

2008, AND WAS APPROVED ON JULY 22, 2008.

is registered in accordance with the provision of section 103 of the property registration decree in the name of

Owner: KATRINA ANTONIETTE B. TORRES, SINGLE, OF LEGAL AGE, FILIPINO
Address: NO. 15, UPSILON ST., ALPHA VILLAGE, OLD BALARA, QUEZON CITY'

TRANSFER CERTIFICATE OF TITLE
NO. 076-2016005139
Registry of Deeds for Tagaytay City

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF AMUYONG, MUN. OF ALFONSO, PROV. OF CAVITE IS. OF LUZON, more particularly bounded and described as follows:

A PARCEL OF LAND (LOT 10, BLK. 3 OF THE SUBD. PLAN, PSD-04-201471, BEING A PORTION OF LOT 4771-A, SWO-000863, LRC REC. NO. ). SIT. IN THE BRGY. OF AMUYONG, MUN. OF ALFONSO, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 12; ON THE SW., ALONG LINE 2-3 BY LOT 9, BOTH OF BLK. 3; ON THE NW., ALONG LINE 3-4 BY RD. LOT 1; AND ON THE NE., ALONG LINE 4-1 BY LOT 11, BLK. 3; ALL OF THE SUBD. PLAN, BEGINNING AT A PT. MARKED "1" ON THE PLAN, BEING N. 32 DEG. 14' W., 1878.86 M. FROM BLLM NO. 10, CADM-466-D, ALFONSO CAD., THENCE S. 77 DEG. 01' W., 10.99 M. TO PT. 2; THENCE N. 12 DEG. 59'W., 18.77 M. TO PT. 3; THENCE N. 71 DEG. 30'E., 11.04 M. TO PT. 4; THENCE S. 12 DEG. 59' E., 19.83 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF TWO HUNDRED TWELVE (212) SQUARE METERS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS. CYL. CONC. MONS. 15 X 40 CM.; BEARINGS TRUE; DATE OF ORIG. SURVEY, FEB. 24, 1982, AND THAT OF THE SUBD. SURVEY, FEB. 12, 2008, AND WAS APPROVED ON JULY 22, 2008.

is registered in accordance with the provision of section 103 of the property registration decree in the name of

Owner: KATRINA ANTONIETTE B. TORRES, SINGLE, OF LEGAL AGE, FILIPINO
Address: NO. 15, UPSILON ST., ALPHA VILLAGE, OLD BALARA, QUEZON CITY'

TRANSFER CERTIFICATE OF TITLE
NO. 076-2016005117
Registry of Deeds for Tagaytay City

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF AMUYONG, MUN. OF ALFONSO, PROV. OF CAVITE IS. OF LUZON, more particularly bounded and described as follows:

A PARCEL OF LAND (LOT 12, BLK. 3 OF THE SUBD. PLAN PSD-04-201471, BEING A PORTION OF LOT 4771-A, SWO-000863, LRC REC. NO. ), SITUATED IN THE BRGY. OF AMUYONG, MUN. OF ALFONSO, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 11; ON THE NE., ALONG LINE 2-3 BY RD. LOT 2; ON THE SE., ALONG LINE 3-4 BY LOT 13; ON THE SW., ALONG LINE 4-5 BY LOT 15; ALONG LINE 5-6 BY LOT 9; AND ON THE NW., ALONG LINE 6-1 BY LOT 10, ALL OF BLK. 3, ALL OF THE SUBD. PLAN, BEGINNING AT A PT MARKED "1" ON THE PLAN, BEING N. 32 DEG. 14' W., 1878.86 M. FROM BLLM NO. 10, CADM-466-D, ALFONSO CAD., THENCE N. 77 DEG. 01' E., 11.02 M. TO PT. 2; THENCE S. 12 DEG. 59'E., 12.00 M. TO PT. 3; THENCE S. 77 DEG. 01'W., 22.00 M. TO PT. 4; THENCE N. 12 DEG. 59' W., 3.38 M. TO PT. 5; THENCE N., 12 DEG. 59'W., 8.62 M. TO PT. 6; THENCE N. 77 DEG. 01'E., 10.99 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF TWO HUNDRED SIXTY FOUR (264) SQ. M. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS. CYL. CONC. MONS. 15 X 40 CM., BEARINGS TRUE; DATE OF ORIG. SURVEY, FEB. 24, 1982, AND THAT OF THE SUBD. SURVEY, FEB. 12, 2008 AND WAS APPROVED ON JULY 22, 2008.

is registered in accordance with the provision of section 103 of the property registration decree in the name of

Owner: KATRINA ANTONIETTE B. TORRES, SINGLE, OF LEGAL AGE, FILIPINO
Address: NO. 15, UPSILON ST., ALPHA VILLAGE, OLD BALARA, QUEZON CITY'

Country aims to ensure hassle-free land registration



(From page 7) task force that will dovetail and National Capital Region, followed by other regions in the succeeding years. "A real whole-of-government approach with an interagency task force that will dovetail our undertaking would be very ideal. This is only one milestone. We will not stop with a partnership with one agency. Someday, all land title-issuing agencies will be our partners," Leyretana said. Source: DENR

BALARA, QUEZON CITY'

In the event the public auction should not take place on the said date, it shall be held on August 18, 2022, without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATES OF TITLE NOS. 076-2016005137, 076-2016005139 and 076-2016005117 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, June 27, 2022.

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

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

Note: Publication was awarded to: CAVITE DIGEST
Date of Publication: July 11, 18 & 25, 2022

Copy Furnished:

SECURITY BANK CORPORATION
Mortgagee
Security Bank Centre, 6776 Ayala Avenue,
Makati City

KATRINA ANTONIETTE B. TORRES
Mortgagor
(1) Lots 10, 11 and 12, Block 3, Nature's Bounty, Brgy. Amuyong, Alfonso, Cavite
(2) No 15, Upsilon Street, Alpha Village, Old Balara, Quezon City

Republic of the Philippines
Fourth Judicial Region
Regional Trial Court
Office of the Clerk of Court
Trece Martires City

HOME DEVELOPMENT MUTUAL FUND,
Mortgagee,

-versus- Foreclosure Case No. F -253-22

VIRGINIA A. ALEJANDRO,
Mortgagor/s,

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, with business address at The Petron Mega Plaza Building, No. 358 Sen Gil Puyat Ave. Makati City against the Mortgagor/s, VIRGINIA A. ALEJANDRO, with residence and postal address at # 679 Ramona St., Quiapo, Manila and Lot 48, Blk. 9, Ph. 4 Ch- Tanza Bo. Bagtas, Tanza Cavite to satisfy the mortgage indebtedness as of 18 April 2022 amounts to TWO HUNDRED FORTY TWO THOUSAND NINE HUNDRED TWO PESOS & 74/100 (P242,902.74), Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on AUG 04 2022 at 10:00 o'clock in the morning at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. T-851506

A parcel of Land ( Lot 48, Blk. 9 of the subd. plan, Psd-04-090397 being a portion of Lot 2053-B-1-A, Psd-04-085356, L.R.C. Rec. No. ), situated in the Brgy. of Bagtas, Mun. of Tanza, Prov. of Cavite. Is. of Luzon. Bounded on the SE., along line 1-2 by Alley 26; on the SW., along line 2-3 by Lot 46, on the NW., along line 3-4 by Lot 49 and along line 4-5 by Lot 51 and on the NE., along line 5-6 by Lot 53, and along line 6-1 by Lot 50, all of Blk 9 all the subd. plan. Beginning at a pt. marked "1" on plan xxx containing an area of SIXTY ONE (61) 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 AUG 18 2022 without further notice.

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

Trece Martires City JUN 28 2022.

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

Home Development and Mutual Fund c/o
Atty. CAESAR S. EUROPA
24k Accounts Consultants, Inc., 3F Fass Inteli College Bldg.
11 Pittsburgh St, Brgy. Silangan, Cubao, Q.C.
VIRGINIA A. ALEJANDRO
# 679 Ramona St., Quiapo, Manila
Lot 48, Blk. 9, Ph. 4 Ch- Tanza Bo. Bagtas, Tanza Cavite
Publication: CAVITE DIGEST
Dates: JULY 11, 18 & 25, 2022

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

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

BDO UNIBANK INC.
Petitioner/Mortgagee,

File No. FC-DC-0379-22
EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS AMENDED
BY ACT 4118

SPOUSES EDGARDO FLAGA CANLAS and
EUJEANNE DE LEON CANLAS,
Respondents/Mortgagors.

Upon extra-judicial petition for sale under Act 3135, as amended by 4118 filed by the petitioner/mortgagee, BDO UNIBANK, INC., with postal address at 11th Floor, South Tower, BDO Corporate Center. 7899 Makati Avenue. Makati City against the respondents/mortgagors SPOUSES EDGARDO FLAGA CANLAS and EUJEANNE DE LEON CANLAS. with postal address/es at Block 7, Lot 70, Arkansas Street. RV-1. Tunasan 1773. Muntinlupa City and Block 42, Lot 14, Camella Dasma 2 at the Islands, Brgy. Salawag Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 30 June 2022 amounts to TWO MILLION FORTY THREE THOUSAND SEVEN HUNDRED FOUR PESOS & 63/100 (Php2,043,704.63), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on August 18, 2022 at 10:00 o'clock in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro II, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

Transfer Certificate of Title
No 057-2018021216

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF SALAWAG, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:
LOT NO: 14 BLOCK NO: 42 PLAN NO: PCS-04-027972
PORTION OF: THE CONS. OF LOT 6161-NEW, FLS 2143-D (RS-04-005353) & LOT 6349-K, FLS-2006 (IDEN. TO LOT 6971, IMUS ESTATE); LRC RECORD NO.8843 is registered in accordance with the provision of the Property Registration Decree in the name of
Owner: SPS. EDGARDO FLAGA CANLAS AND EUJEANNE DE LEON CANLAS,
TECHNICAL DESCRIPTION
LOCATION: BARANGAY OF SALAWAG, MUNICIPALITY- OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:
LINE DIRECTION ADJOINING LOT (S)
1-2 NW ROAD 11, PCS-04-027972
2-3 NE LOT 13, BLOCK 42, PCS-04-027972
3-4 SE LOT 18, BLOCK 42, PCS-04-027972
4-5 LOT 17, BLOCK 42, PCS-04-027972
5-1 SW LOT 15, BLOCK 42, PCS-04-027972
TIE POINT: MON NO. 163, IMUS ESTATE

LINE BEARING DISTANCE
TO CORNER 1 S. 17 ° 25' W 2157. 74 M.
1-2 N. 73 ° 21' E 6. 00 M.
2-3 S. 16 ° 39' E 9. 00 M.
3-4 S. 73 ° 21' W 4. 00 M.
4-5 S. 73 ° 21' W 2. 00 M.
5-1 N. 16 ° 39' W 9. 00 M.
AREA: FIFTY FOUR (54) SQ.M.

DESCRIPTION OF CORNER: ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL.



Advertisement for DILG Secretary Atty. Benjamin C. Abalos, Jr. with text: "WHATEVER MINIMUM PUBLIC HEALTH PROTOCOLS WE HAVE, DAPAT LAMANG ITULOY 'YUN. And we will keep reminding the public, our people on the ground, and the barangays to sustain these."



Be BIDA+ sa disiplina! Paano?
B - Bawal walang mask
I - I-sanitize ang mga kamay iwaw-hawak sa mga bagay
D - Dumistansya o limitahan ang pisikal na interaksyon sa iba
A - Alamin ang totoong impormasyon
Plus magpabakuna o booster kontra COVID-19

CONC. MONS, 15X40 CM.
BEARING: TRUE
DECLINATION:
DATE OF ORIGINAL SURVEY: JULY 27, 1905 TO JUNE 11, 1908
DATE OF SUBD/CONS SURVEY: NOV. 12-17, 2012
DATE OF APPROVED SURVEY: JULY 2, 2013

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on September 01, 2022, at the same time and place without further notice.

12 July 2022. Dasmariñas City, Province of Cavite.

RODRIGO C. ESTOGERO, JR.
Sheriff IV

ATTY. MARCELA L BAYBAY
Clerk of Court VI & Ex-Officio Sheriff

PUBLICATION: "Cavite Digest"
DATES: July 18, 25 and August 1, 2022
Raffle Date of Judicial Notices: 08 July 2022

Copy furnished:
BDO UNIBANK, INC.,
11th Floor, South Tower, BDO Corporate Center,
7899 Makati Avenue, Makati City.

Notice posted at:
1.The Bulletin Board of Regional Trial Court, Dasmariñas City, Cavite
2.The Bulletin Board of Dasmariñas City Hall
3.The Bulletin Board of Dasmariñas City Post Office
4.The Bulletin Board of Dasmariñas City Public Market

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

SECURITY BANK CORPORATION Mortgagee,

-versus- FORECLOSURE CASE NO. F-291-22

SPOUSES RAINIER FELIPE ALMADRIGO AND LOREEN DIEZ ALMADRIGO 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, SECURITY BANK CORPORATION, with business address at Security Bank Centre Building, 6776 Ayala Avenue, Makati City, against the Mortgageor/s, SPOUSES RAINIER FELIPE ALMADRIGO AND LOREEN DIEZ ALMADRIGO with residence and postal address at 45 Hasmin Twinville Subdivision, Concepcion, Marikina City and Block 4 Lot 11 Somerset 10, Barangay Navarro, General Trias, Cavite to satisfy the mortgage indebtedness which as of 12 May 2022 amounts to ONE MILLION SEVEN HUNDRED NINETY ONE THOUSAND NINETY FIVE PESOS AND 39/100 (P1,791,095.39), Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will set at public auction on AUG 11, 2022 at 10:00 o'clock in the morning 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. 057-2016062811

LOT NO. 11 BLOCK.NO. 4 PLAN NO: PCS-04-028446 PORTION OF: LOTS 1730-A & 1730-B, (LRA) PSD-366255, LOT 1731-C, FLS-1320-D=LOT 3505 (FRS-04-005748), LOT 2449 (FRS-04-005172) LOT 2451 -B, FLS-1162-D=LOT 3429 (FRS-04-005362) & LOT 3504, FLS-1320-D (FRS-04-005160) ALL OF SAN FRANCISCO DE MALABON ESTATE, DECREED NO. 4270, LRC REC. NO. 5934

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

BOUNDARIES: LINE DIRECTION ADJOINING LOT(S) 1-2 NW LOT 9, BLOCK 4, PCS-04-028446 2-3 NE LOT 29, BLOCK 4, PCS-04-028446 3-4 SE LOT 13, BLOCK 4, PCS-04-028446 4-1 SW ROAD LOT 1, PCS-04-028446 AREA: ONE HUNDRED EIGHT SQUARE METERS (108), 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 AUG 25, 2022 without further notice.

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

Trece Martires City, JUL 07, 2022

JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Famished:

SECURITY BANK CORPORATION LARIBA PEREZ MANGROBANG MIRALLES DUMBRIQUE AVILA FULGENCIO & SALAS 4th Floor Security Bank Centre Building 6776 Ayala Avenue, Makati City

REPUBLIC OF THE PHILIPPINES FOURTH JUDICIAL REGION OFFICE OF THE CLERK OF COURT NAIC, CAVITE

HOME DEVELOPMENT MUTUAL FUND, (Pag-IBIG Fund)

Mortgagee/Petitioner.

-versus- FNC - 2022-35 For: Extra-Judicial Foreclosure of Real Estate Mortgage under ACT 3135 as Amended by Act No. 4118

CHONA V. PARDEÑA, Mortgageor/Respondent.

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 (Pag-IBIG Fund) mortgagee/petitioner, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, which mortgage against CHONA V. PARDEÑA, single, of legal age, Filipino citizen, with postal address at BLK 13, LOT 26, PH 5, CIUDAD NUEVO, BRGY. SABANG, NAIC, CAVITE, to satisfy the mortgage indebtedness which as of February 28, 2022 amounts FOUR HUNDRED THIRTY TWO THOUSAND TWO HUNDRED EIGHTY THREE & 96/100 (P 432,283.96) Philippine currency, inclusive of interest and other charges, the undersigned Sheriff will sell at public auction on August 2, 2022 at 9:00 o'clock in the morning or soon thereafter at the Regional Trial Court, Naic, Cavite, to the highest bidder, in CASH or MANAGER'S CHECK and in Philippine currency, the property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2018036573

IT IS HEREBY CERTIFIED that certain parcel of land situated in SABANG (FORMERLY TIMALAN), NAIC, CAVITE, LUZON, bounded and described as follows:

LOT NO: 4 BLOCK NO: 59 PLAN NO: PSD,04-246095

PORTION OF: CONS. SUBD. OF LOTS 2977 AND 2978. FLS-986-D (NAIC ESTATE) (VS-04-000597) LRC RECORD NO. 8340

LOCATION: SABANG (FORMERLY TIMALAN), NAIC, CAVITE, LUZON

BOUNDARIES:

LINE DIRECTION ADJOINING LOT(S) 1-2 NE LOT 3, BLOCK 59, PSD-04-246095 2-3 SE ALLEY LOT 34, PSD-04-246095 3-4 SW LOT 5 BLOCK 59, PSD-04-246095 4-1 NW LOT 24 BLOCK 59, PSD-04-246095

TIE POINT: MON. NO. 17, NAIC ESTATE, PROVINCE OF CAVITE

LINE BEARING DISTANCE TO CORNER 1 S 40° 26' E 2590.47 M. 1-2 S 41° 06' E 8.00 M. 2-3 S 48° 55' W 3.50 M. 3-4 N 41° 06' W 8.00 M. 4-1 N 48° 54' W 3.50 M.

AREA: TWENTY-EIGHT SQUARE METERS (28), MORE OR LESS

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

Prospective bidders or buyers are hereby enjoined to investigate for themselves, the title herein above-described and the encumbrances thereon, if any there be.

In the event the public auction should not take place on the said date. it shall be held on August 9, 2022.

Naic, Cavite, June 6, 2022.

JANELLE V. LAGADON, MBA Sheriff IV

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

CRISTINA A. ESTEPA c/o ATTY. RAYMUNDO R. AQUINO ANCHOR COLLECTION SERVICES INC. Bldg. # 2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City

CHONA V. PARDEÑA Blk 13, Lot 26, Ph 5, Ciudad Nuevo, Brgy. Sabang, Naic, Cavite Lot 4, Blk 59, Pasinaya Homes, Phase 2. Sabang, Naic. Cavite

CD-July 4, 11 & 18, 2022

Samahan ang inyong anak na edad 12-17 taong gulang at magpa-COVID-19 BOOSTER na para sila'y mas protektado.

Be BIDA+ sa disiplina! Paano?

B - Bawal walang mask

I - I-sanitize ang mga kamay iwaw-hawak sa mga bagay

D - Dumistansya o limitahan ang pisikal na interaksyon sa iba

A - Alamin ang totoong impormasyon

Plus magpabakuna o booster kontra COVID-19

SPOUSES RAINIER FELIPE ALMADRIGO AND LOREEN DIEZ ALMADRIGO 45 Hasmin Twinville Subdivision, Concepcion, Marikina City Block 4 Lot 11 Somerset 10, Barangay Navarro, General Trias, Cavite

Publication: CAVITE DIGEST Dates: JULY 18, 25 & AUG 1, 2022

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

Advertisement for COVID-19 booster with BIDA+ logo and text: TAPOS NA ANG MGA KLASE! May free time na para sa COVID-19 BOOSTER ng inyong anak na edad 12-17 taong gulang. Samahan silang magpa-booster at dalhin ang mga sumusunod: Vaccination card na may kumpletong detalye ng primary vaccine series, Valid ID o dokumentong may litrato ng magulang/guardian at ng batang babakunahan, Dokumentong nagpapatunay ng relasyon ng magulang/guardian at ng babakunahang bata, Kung ang bata ay immunocompromised, medical certificate mula sa kanyang pediatrician/physician na nagdedetalye ng karamdaman. Ipa-booster na ang inyong anak para sila'y mas protektado laban sa COVID-19!

Country aims to ensure hassle-free land registration

(From page 1)

of lot status, and patent issuance and registration through the integration of the data linkage systems.

Former DENR OIC Secretary Joselin Marcus E. Fragada said the signing of the JMO is a land industry milestone as the DENR-LRA data linkage is a "progressive step in addressing the fragmented system of land administration and management in the country for a more secure, credible, and streamlined titling processes."

"We have several land title-issuing authorities in the country, and these agencies have their own separate land information databases. With this fragmented setup of titling and registration, double-titling is prone to happen. This innovation will solve such problem and improve public service delivery," Fragada said.

Through a software intermediary called Application Programming Interface (API), LMB's Land Administration and Management System (LAMS) will communicate and exchange land information databases such as maps, survey plans, patents, and lot status with those from LRA's Philippine Land Registration and Informa-

tion System (PHILARIS) and seamlessly process land-related transactions securely. Thus, the API will enable land processors to view land records and status in both systems, eliminating discrepancies and the current requirement for applicants to personally acquire clearances and certifications from the DENR and LRA offices.

Talabis said the implementation of the project is just a start, as the DENR-LMB and LRA are still looking at the other features of the LAMS and PHILARIS that can be linked.

"This JMO is a continuation of our journey towards a better land information system. I believe that this will lead to more reforms in the land administration management system, especially with digitization," Talabis said.

She also shared that plans for full digitization of land processes are in the works and plans for implementing electronic patents or e-patents to replace the manual judicial form. To test the efficiency of the system linkage, implementation will be piloted in the DENR-Region 4-A, Region 7, Region 10, (Turn to page 8)

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

STERLING BANK OF ASIA INC. (A Savings Bank) Mortgagee,

-versus-FORECLOSURE CASE NO. F-292-22

SPS. JOSEFINA O. GRANDE AND LESLIE V. GRANDE, HEREIN REPRESENTED BY SHIRLEY N. DUMAEAL 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, STERLING BANK OF ASIA INC. (A Savings Bank), with business address at Sterling Bank Corporate Center, Ortigas Avenue, Greenhills, San Juan City 1500, Metro Manila against the Mortgageor/s, SPS. JOSEFINA O. GRANDE AND LESLIE V. GRANDE, HEREIN REPRESENTED BY SHIRLEY N. DUMAEAL with residence and postal address at Lot 12 Block 13 Road Lot 16, Elliston Place, Brgy. Pasong Camachile 2, General Trias, Cavite and Blk. 1 Lot 38, Bayanihan Homes, Anabu 2-D, Imus, Cavite to satisfy the mortgage indebtedness which as of 20 May 2022 amounts to ONE MILLION EIGHT HUNDRED SIXTY THREE THOUSAND THREE HUNDRED SIXTY FIVE PESOS AND 97/100 (P1,863,365.97), Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will set at public auction on AUG 11, 2022 at 10:00 o'clock in the morning 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. 057-2018025502

LOT NO. 12 BLOCK.NO. 13 PLAN NO: PCS-04-030042 PORTION OF: LOT 2506; LOT 2510-B, PSD-40866; LRC RECORD NO. 5964

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

BOUNDARIES: LINE DIRECTION ADJOINING LOT(S) 1-2 SE LOT 32, BLOCK 13, PCS-04-030042 2-3 SW LOT 11, BLOCK 13, PCS-04-030042 3-4 NW ROAD LOT-16, PCS-04-030042 4-1 NE LOT 13, BLOCK 33, PCS-04-030042 AREA: FORTY EIGHT SQUARE METERS (48), MORE OR LESS

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

In the event the public auction should not take place on the said date and time, it shall be held on AUG 25, 2022 without further notice.

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

Trece Martires City, JUL 07, 2022

JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished:

STERLING BANK OF ASIA INC. (A Savings Bank) Stating Bank Corporate Center, Ortigas Avenue, Greenhills, San Juan City 1500, Metro Manila

SPS. JOSEFINA O. GRANDE AND LESLIE V. GRANDE,

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

HOME DEVELOPMENT MUTUAL FUND Mortgagee,

-versus- FORECLOSURE CASE NO. F-309-22

VICTOR L. CABANELA MARRIED TO MARIBE J. CABANELA 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, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, makati City, against the Mortgageor/s, VICTOR L. CABANELA MARRIED TO MARIBE J. CABANELA with residence and postal address at 403 Virginia St., Pasay City and Lot 7, Blk 84, Farklane Country Homes, Ph-3, Bo Santiago, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 23 May 2022 amounts FOUR HUNDRED TWENTY SEVEN THOUSAND THREE HUNDRED SIXTY SEVEN PESOS AND 20/100 (P427,367.20), Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will set at public auction on AUG 11, 2022 at 10:00 o'clock in the morning at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City. to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-1136169

A parcel of land (Lot 7 Blk. 84 of the subd. plan Psd-04-095680, being a portion of Blk. 86 Psd-04- 087331 LRC Rec. No. ), situated in the Bo. of Santiago, Mun. of Gen. Trias, Prov. of Cavite. Bounded on the NW., along line 1-2 by lot 5 Blk. 84, on the NE., along line 2-3 by Rd. Lot 12, on the SE., along line 3-4 by lot 9 Blk. 84, on the SW., along line 4-1 by lot 08 Blk. 84, all of the subd. plan. Beginning at a pt. marked "1" on plan xxx containing an area of FIFTY FIVE (55) SQ. 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 AUG 25, 2022 without further notice.

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

Trece Martires City, JUL 07 2022

ANDRES B. ESPINA Sheriff IV

Copy furnished: HOME DEVELOPMENT MUTUAL FUND) JEFFREY A. RAMIENTAS, C.P.A. Greatsource Corporation 2546 A. bonifacio St., Bangkal Makati City

VICTOR L. CABANELA MARRIED TO MARIBE J. CABANELA 403 Virginia St., Pasay City Lot 7, Blk 84, Parklane Country Homes., Ph-3, Bo, Santiago, Gen Trias, Cavite

Publication: CAVITE DIGEST Dates: JULY 18, 25 & AUG 1, 2022

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

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