

# Philippines clamors for accelerated climate finance

As one of the most disaster-prone countries in the world, the Philippines reiterates its call to accelerate climate finance for the implementation of gender-responsive nature-based solutions aimed to address climate change and biodiversity loss. Analiza Rebuelta-Teh, Department of Environment and Natural Resources (DENR) Undersecretary for Finance, Information Systems and Climate Change highlighted that concerted efforts for boosting climate finance is a key enabler to advance the understanding and implementation of nature-based solutions in the country, with the integration of inclusivity within local communities. She added that the Philippines advocates for a “demand-driven and needs-based financ-

ing through a blended approach of grants, investments, and subsidies.” “The Philippines is pushing for accelerating climate finance. To be able to do that, we need to collaborate—the government, all countries, private sector, and philanthropic organizations, and really identify how we can achieve much-needed resources to implement nature-based solutions on the ground,” said Teh during a side event of the 28th Conference of the Parties to the UN Framework Convention on Climate Change (COP28) entitled “Reducing the climate finance gap with gender-responsive Nature-based Solution.” held at the Philippine Pavilion on December 4. Nature-based solutions are approaches that employ natural processes

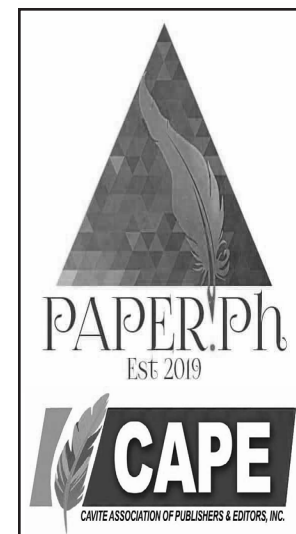
or systems to solve societal problems in a sustainable manner. These may include reforestation initiatives, mangrove restoration projects, sustainable agricultural methods, and the creation of green infrastructure such as urban parks. According to the World Bank, nature-based solutions can provide up to 37% of the emission reductions the world needs by 2030 to keep global temperature increases under 2 degrees Celsius. Further, nature-based solutions also aid in the fulfillment of the United Nations Sustainable Development Goals, yet have not been sufficiently adopted, implemented, or financed. “We should acknowledge that the purpose of nature-based solutions is to deliver affordable and scalable actions at the community level to fight against climate change,” added Undersecretary Teh.

The DENR official also noted that aside from financing, implementing projects on nature-based solutions for the country should be planned through the lens of disaster preparedness, so that these can significantly contribute to building resilience, mitigating risks, and adapting to the impacts of climate change. “Aside from the financing barrier, we also need to address the governance barrier. While several initiatives mainstream gender in climate financing mechanisms, the challenge is how we leverage gender equity in climate financing by prioritizing adaptation and mitigation measures or

projects that would build maximum co-benefits to the poor and other vulnerable sectors including women.” As women constitute the majority of the world’s poor and are known to rely more on natural resources for their livelihood, they are more vulnerable to the effects of climate change than men. Teh added that addressing the knowledge gap is also a must, pointing out that some communities still implement food system practices that can actually harm the ecosystem and the habitat. “There are several innovations and technologies that would need our communities to be capacitated to be informed so we need to address those gaps to accelerate climate

finance.” Climate finance is one of the major themes in COP 28. According to Article 9 of the Paris Agreement, developed nations are required to fulfill their prior commitments under the Convention by giving developing states financial support for their efforts to mitigate climate change and adapt to it. In addition, voluntary extension or maintenance of such support is recommended upon other Parties. The Philippines is also in the process of formulating the blue economy roadmap and has already issued guidelines on carbon accounting, verification, and certification system of Forest Carbon Projects as per DENR Administrative Order No. 2021-43. Source: DILG

solutions are covered and promoted as means to secure food supply, sustain livelihoods, and restore the natural assets. The DENR also has existing partnerships with the private sector such as the Marubeni Philippines Corporation, Prime Infra, and Shell Pilipinas Corporation to reforest vast hectares of lands in the country to protect the habitats and also serve as carbon mitigation projects. The Philippines is also in the process of formulating the blue economy roadmap and has already issued guidelines on carbon accounting, verification, and certification system of Forest Carbon Projects as per DENR Administrative Order No. 2021-43. Source: DILG



Entered as second class mail matter at Imus, Cavite Post Office under Permit No. 2C-14-03-152

# Abalos hails CapDev awardees

**Underscoring that governance is not a monopoly of government, Interior and Local Government Secretary Benhur Abalos on Tuesday recognized DILG’s 16 outstanding development partners and collaborators for their invaluable contribution to advancing local governance capacity development.**

In his speech during the Capacity Development (CapDev) Accelerator Awards 2023 Gabi ng Pasaalamat, Abalos pointed out that building the nation is a whole-of-society effort with partners that serve as force multipliers and co-implementers. The DILG Chief added the DILG is fortunate to have numerous partners from diverse sectors to contribute, collaborate, and help in the attainment of its goals. “Our efforts are not ours alone, it belongs to

the community and to our partners – be it in beating illegal drugs, keeping our communities safe from crime and insurgency, helping promote a healthier community or enabling exemplar governance,” he said during the awards night held at the Manila Hotel. Abalos added: “We are proud to say that for the DILG, there is strength in numbers beyond our own.” In many cases, he explained, partners serve as experts that improve the effectiveness and effi-

ciency of DILG efforts and help capacitate local government units to deliver their mandates. He also said they help the Department monitor and evaluate LGU performance and help in knowledge management efforts. “Truly, partners are integral to all the aspects of capacity development and services delivery of the Department,” he said. Among this year’s big winners are the Department of Science and

## City Government of Imus

### GAWAD KALASAG SEAL OF EXCELLENCE TINANGGAP NG IMUS LGU



Muling pinarangalan ang Pamahalaang Lungsod ng Imus ng Seal of Excellence matapos makamit ang 2.58 o Beyond Compliant rating sa Gawad KALASAG (KAlamidad at Sakuna LABanan, SARiling Galing ang Kaligtasan) Seal for Local Disaster Risk Reduction and Management Offices (LDRRM- COs) Category ng Gawad KALASAG National Awarding Ceremony ang mga kontribusyon ng local DRRM practitioners para sa kaligtasan at kahanapan ng mga komunidad sa banta ng panganib na maaaring idulot ng mga kalamidad at sakuna. (Photos by: Imus City Disaster Risk Reduction and Management Office)

## City Government of Imus

### LIGHTS, CAMERA, ACTION!



Heto na ang pinakaabangang filmfest ngayong taon! Para sa mga young Imuseño filmmakers na nakilahok sa nagdaang film workshop, gaganapin po ang Awarding at Film Viewing night sa darating na December 21, 2023! Inaanyayahan din ang mga film enthusiasts na gustong manood ng mga pelikulang tampok sa ating filmfest. 150 audience po ang ating tatanggapin para tung-hayang ang gabi ng parangal. Anong film kaya ang hahakot ng awards ngayong taon? Sino-sinong filmmakers ang AAngat sa husay at galing? Abangan! To register, i-click lamang po ang Google form link sa baba: <https://bit.ly/Filmfest2023AudReg>



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

**OFFICE ADDRESS:** Perpetual 7, Palico 4, Imus, Cavite \* Contact No. 09176310373

MEMBER:

PRIME ALLIANCE OF PUBLISHERS, EDITORS AND REPORTERS (PH) INC.





# Two Green Lane certificates awarded to Metro Pacific projects

The One-Stop Action Center for Strategic Investments (OSACSI) of the Philippine Board of Investments (BOI) has granted Green Lane Certificates of Endorsement to two of Metro Pacific's projects. These include a vegetable farm project located in Bulacan and a dairy farm project situated in Laguna. The total cost of the projects amounts to Php3.4 billion.

Trade Undersecretary and BOI Managing Head Ceferino Rodolfo awarded the Certificate of Endorsement, under Executive Order (EO) No. 18: Constituting Green Lanes for Strategic Investments, to the officials of Metro Pacific Fresh Farms, Inc. (MPFF) and the Metro Pacific Dairy Farms, Inc. (MPDF) in a brief awarding ceremony at the BOI's Main Office in Makati City on Nov. 30, 2023.

The MPFF's Metro Manila Greenhouse Vegetable Production Project will be a state-of-the-art complex of modern greenhouses. The project aims to promote sustainable farming practices and modern farming technology. It is the largest vegetable

greenhouse facility in the Philippines, located in San Rafael, Bulacan. The farm is expected to start commercial operation in the 4th quarter of 2024, producing high-quality vegetables. Agriculture is the largest user of freshwater, accounting for 70% of global usage. By implementing modern farming practices such as Nutrient Film Technique hydroponics and Drip Irrigation systems, MPFF hopes to reduce the agriculture sector's consumption of natural resources. MPFF's sustainable

**BENTE PLUS TAPSIHAN**  
*affordable delicious meals*



**For bulk orders please contact:**  
**09063343266 / 09297215007**

farming project redefines agriculture by discarding conventional farming methods. The initiative aims to make fresh locally sourced organic produce available to Filipinos. MPDF's Integrated Dairy Farm Project will manufacture dairy products at a capacity of 30,000 liters per day. The project expands local milk production capacity by 20%, which currently stands at 26.3 million liters. This initiative will address food security and value chain gaps by offering premium locally-produced products, demonstrating a shift towards efficient local substitutes.

The project is set to begin its commercial operations in the first quarter of 2025 in Bay, Laguna. Its main objective is to replace imported milk with locally produced high-quality dairy products, which will help boost the country's self-sufficiency. This initiative will address food security and value chain gaps by offering premium locally-produced products, demonstrating a shift towards efficient local substitutes.

On February 24, the Office of the President approved EO 18, which aims to hasten, simplify, and automate the permit and license application processes for strategic investments. Operating as the sole entry point for these investments, OSACSI will expedite the endorsement of the project's permit and license procedures, ensuring the swift realization of strategic investments in the country. Source: DTI

# Abalos hails CapDev awardees

(From page 1) Praxis for Leadership and Technology - Philippine Institute of Volcanology and Seismology for the CapDev Accelerator in Local Governance Award; and West Visayas State University for the CapDev Game Changer Award. Meanwhile, 14 development partners were also honored for the Next-Gen CapDev Accelerator Awards category, among them is the Advocacies in Praxis for Leadership and Community Development. To become a CapDev Accelerator Awardee, a development partner must have a documented written agreement with any DILG operating unit or office and has at least two complete engagements with the Department that contributed to one or more of the DILG outcome areas. Organized by the DILG's training arm, Local Government Academy (LGA), the CapDev Accelerator Awards 2023 recognizes the dynamic multi-stakeholder involvement and substantial contributions of development partners in three categories, namely: NextGen CapDev Accelerator, CapDev Game Changer Award, and the Accelerator Award in Local Governance. Source: DILG

# DSWD inks new agreement to further prioritize senior's welfare

The Department of Social Welfare and Development (DSWD) and three other government agencies signed on Friday (December 15) the Joint Memorandum Circular (JMC) No.1, Series of 2023 that provides the guidelines on the proper reporting, monitoring, and utilization of funds for the implementation of the projects, programs, and activities for senior citizens and persons with disability. The three other JMC signatories include the Department of Budget and Management (DBM), National Council on Disability Affairs (NCDA), and the National Commission on Senior Citizens (NCSC). In his message, DSWD Secretary Rex Gatchalian said the newly signed agreement is set towards the right direction (Turn to page 3)

# DSWD inks new agreement to further prioritize senior's welfare

(From page 3) better set of data that will drive more meaningful future policy developments responsive to the emerging and holistic needs of older persons and persons with disability," Sec. Pangandaman said in her message read by DBM Director Sofia Yanto-Abad. NCDA officer-in-charge Deputy Executive Director Dandy Victa, for his part, emphasized the importance of investing in the target sectors to help them become productive citizens. "We advocate for this basic economics that should be part of a market, which means that disability support services are available for the development needs... but these cannot be realized without the government investing in the human capital development of all sectors, including older persons with disability. With this policy, we have an instrument that will ensure the programs, activities, and projects of senior citizens and persons with disability are implemented, monitored, and evaluated," Director Victa said. NCSC Chairman Atty. Franklin Quijano, meanwhile, reinforced the message of monitoring the agreement by saying, "we will be watching everyone to use and support this JMC for the senior citizens and persons with disability." The new JMC provides provisions with the reporting and monitoring process of all agencies of the government toward the judicious implementation of Section 36 of the General Provisions (GP 36) under Fiscal Year (FY) 2023 (GAA). "All agencies of the government shall formulate plans, programs, and projects intended to address the concerns of Senior Citizens and Persons with Disability, in so far, as it relates to their mandated functions and integrate the same in their regular activities," the JMC read. The JMC mandates collaboration among the four government agencies to monitor and evaluate the implementation of the provision of the GAA, which requires all agencies of the government to coordinate plans, programs, and projects that are intended to address the concerns of senior citizens and persons with disability. Source: DSWD

**City Government of Carmona**

**CARMONEGOSYO**  
*Christmas Trade Fair*  
**DECEMBER 15, 2023 - DECEMBER 26, 2023**

**VISIT THE FAIR AT THESE LOCATIONS:**  
**Mercado Street**  
(between A.D. Laurito Law Office and City Hall & Hon. Marciano Mapanoo Park and St. Joseph Parish Church)  
**OPEN EVERYDAY**  
**Carmona City Park**  
**OPEN FROM WEDNESDAY TO SUNDAY**

[DahliaALoyola](#) [carmona1gu](#)

**EXTRAJUDICIAL SETTLEMENT OF THE ESTATE WITH WAIVER OF RIGHTS**

Notice of hereby given that the estate of the late **RICHARD Y. MANGALIMAN** who died intestate on July 3, 2021 in Kaohsiung Mncipal Siaogang Hospital, Taiwan left a parcel of land with improvements covered under TCT No. T-87451 is subject to Extrajudicial Settlement of the Estate with Waiver of Rights as per Doc. No. 361, Page No. 73, Book No. 1, Series of 2023 by Notary Public for City of Dasmariñas City, Cavite, ATTY. JOSE MARI V. CAS.

CD- Dec. 18, 25, 2023 & Jan. 1, 2024

**ERRATUM**

In the NOTICE OF SHERIFF'S SALE particularly described as **HOME DEVELOPMENT MUTUAL FUND (Otherwise known as Pag-IBIG Fund) versus SPS. OFELIA F. TALABOC & MARIO REX P. TALABOC** published on November 27, December 4 & 11, 2023 issues of CAVITE DIGEST an entry/ies should have read:

**Psd-04-095758, Lots 6618-A, 6618-C, 6618-E, Psd-04-095759, Lot 5735-A, Psd-04-012000, Lot 5734-A., Psd-04-012001 and Lot 6348-E-2-B, Psd-04-098614**

and not what erroneously published.

We regret the error.

The Editor

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
Branch 132  
Naic, Cavite  
rtc1nac132@judiciary.gov.ph  
rtcbranch132@gmail.com  
09691022337

IN RE: PETITION FOR CORRECTION OF ENTRY IN THE CIVIL REGISTRY PARTICULARLY IN THE CERTIFICATE OF LIVE BIRTH OF ESTERLITA TEPORA MALABANAN,

ESTERLITA T. MALABANAN,  
Petitioner,

-versus- SP.PROC. CASE NO. NC- 2023-14

THE LOCAL CIVIL REGISTRAR OF INDANG, CAVITE, PHILIPPINE STATISTICS AUTHORITY, AND ALL PERSONS CLAIMING INTEREST IN THE CHANGE OF ENTRY IN THE BIRTH RECORDS OF ESTERLITA TEPORA MALABANAN, Respondents.

ORDER

Before this Court is a Petition for Correction of Entry filed by the petitioner through her counsel, Atty. Evelyn R. Dominguez, praying that after due notice, publication, and hearing an Order be issued directing respondent Local Civil Registrar of Indang to correct the erroneous entry found in No. 3 of the Certificate of Live Birth of the petitioner and date of birth from April 18, 1960 to April 18, 1958 and for the respondent Philippine Statistics Authority to reflect in their records the said changes.

Petitioner alleged that she applied for late registration of her Certificate of Live Birth wherein she erroneously indicated that her date of birth to be April 18, 1960 instead of her true date of birth April 18, 1958. She was baptized in the Catholic Church on February 29, 1959 and in her Baptismal Certificate it stated therein that her date of birth is April 18, 1958.

Finding the petition to be sufficient in form and substance, hearing is hereby set on 17 October 2023 at 2:00 o'clock in the afternoon.

Any interested person who wishes to comment and/or oppose the petition may, within fifteen (15) days from notice of the petition, or from the last date of publication of such notice, file his/ her opposition thereto.

At petitioner's expense, let a copy of this Order be published once a week for three (3) consecutive weeks in a newspaper of general circulation in the Province of Cavite.

Furnish a copy of this Order to parties, counsel, to the Office of the Solicitor General (OSG), to the Local Civil Registrar of Indang, Cavite, and the Philippine Statistics Authority.

SO ORDERED.

28 June 2023, Naic, Cavite.

RALPH S. ARELLANO  
Presiding Judge

CD- Dec. 18, 25, 2023 and 1, 2024



REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
BRANCH 15, NAIC, CAVITE  
OFFICE OF THE CLERK OF COURT  
NAIC, CAVITE

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

-versus- FNC — 2023-560  
For: Extra-Judicial Foreclosure of  
Real Estate Mortgage under Act 3135,  
as Amended by Act 4118

ELOISA F. FRUTO, single,  
Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE  
Upon Extra-Judicial petition for sale under Act 3135, as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND), mortgagee, with principal office address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against ELOISA F. FRUTO, single with postal address at EM'S BARRIO TEJEROS CONVENTION ROSARIO, CAVITE and BLK. 35, LOT 4, PHASE 1 PASINAYA HOMES NORTH, TIMALAN, NAIC, CAVITE to satisfy the mortgage indebtedness which as of March 31, 2023 amounts to FOUR HUNDRED SIXTY THOUSAND SIXTY-FOUR PESOS AND 35/100 (P460,064.35) Philippine currency, inclusive of interest, penalties and other charges, the undersigned Sheriff will sell at public auction on January 09, 2024 at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Ex-Officio Sheriff at the Hall of Justice formerly Mayor Macario B. Pena Memorial Hall, Naic, Cavite, to the highest bidder, for cash and in Philippine currency, the following described property with all the improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2019021802 IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:  
Lot No: 10, Block No: 40, Plan No: PCS-04-031172  
Portion of: Cons-Subd. of Lots 2977 & 2978, FLS-986-D Naic Estate (VS-04-000597)  
Location: BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON  
Boundaries:

LINE DIRECTION ADJOINING LOT (S)  
1-2 NW LOT 3, BLOCK 35, PCS-04-031172  
2-3 NE PATHWALK 22, PCS-04-031172  
3-4 SW LOT 5, BLOCK 35, PCS-04-031172  
4-1 NW LOT 21, BLOCK 35, PCS-04-031172  
X X X X

Area: TWNETY EIGHT SQUARE METERS (28), more or less

Description of Corners: All points are referred on the plan by P.S. Cyl. Conc. Mons. 15x40 CMS  
X 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, it shall be held on January 16, 2024 without prior notice.

Prospective bidders or buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.  
Naic, Cavite, November 14, 2023.

MA. CAROLINA M. POTENTE  
Sheriff IV

Copy furnished:  
MARIA VICTORIA D. CAPIRAL  
c/o ATTY. JOHN LINCOLN F. LAURON  
Attorney-In-Fact, The Law Firm of Lauron Delos Reyes and Partners  
Unit 1003 Union Square Condominium, #145 15th Avenue, Cubao, Quezon City

CD- Dec. 18, 25, 2023 and Jan. 1, 2024

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
NAIC CAVITE  
OFFICE OF THE CLERK OF COURT  
AND EX-OFFICIO SHERIFF

HOME DEVELOPMENT MUTUAL FUND  
Petitioner-Mortgagee,

-versus- FNC 2023-691

OLIVER CAMADO AMANTE,  
Respondent-Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No 4118, filed by HOME DEVELOPMENT MUTUAL FUND, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against OLIVER CAMADO AMANTE, Mortgagor, with postal address at K.A. 102 San Francisco St., Katipunan Vill., West Bicutan, Taguig City, Metro Manila and/or Lot 9, Block 4, Pagsibol Village Sabang, Barangay Timalan (Sabang), Naic, Cavite, to satisfy the mortgage indebtedness which as of October 9, 2023, amounted to NINE HUNDRED FORTY FIVE THOUSAND TWENTY EIGHT PESOS AND 23/100 (Php.945,028.23) Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on January 16, 2024 at 9:00 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 thereon, to wit:

TRANSFER CERTIFICATE OF TITLE  
NO. 057-2019012579

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: LOT NO: 9, BLOCK NO: 4, PLAN NO: PCS-04-031080 PORTION OF: CONS.-SUBD. OF LOT 2970, FLS-986-D, NAIC ESTATE (VS-04-000597) & LOT 1, PCS-04-027913; LRC RECORD NO. 8340, LOCATION: BARANGAY TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON x x x CONTAINING AN AREA OF FIFTY FOUR (54) SQUARE METERS, MORE OR LESS x x x.

Prospective bidders are hereby enjoined to investigate for themselves the title of the above-described property and to the encumbrance existing thereon, if any there be.

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

In the event the public auction should not take place on the said date, it shall be held on January 23, 2024 at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, December 12, 2023

JANELLE V. LAGADON, MBA  
Sheriff IV

Copy furnished:

HOME DEVELOPMENT MUTUAL FUND- The Petron Mega Plaza Budding, No. 358 Sen. Gil Puyat Avenue, Makati City

Oliver Camado Amante- K.A. 102 San Francisco St., Katipunan Vill., West Bicutan, Taguig City, Metro Manila and Lot 9, Block 4, Pagsibol Village Sabang, Barangay Timalan (Sabang), Naic, Cavite

Jeffrey A. Ramietas- Great Source Corporation, 2546 A. Bonifacio St., Bangkal, Makati City

CD- Dec. 18, 25, 2023 and Jan. 1, 2024

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
NAIC CAVITE  
OFFICE OF THE CLERK OF COURT  
AND EX-OFFICIO SHERIFF

HOME DEVELOPMENT MUTUAL FUND  
Petitioner-Mortgagee,

-versus- FNC 2023-708

LLONEIL O. ESTOSOS, REPRESENTED BY  
JAIREN C. ACUM,  
Respondent-Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by HOME DEVELOPMENT MUTUAL FUND, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against LLONEIL O. ESTOSOS, REPRESENTED BY JAIREN C. ACUM, Mortgagor, with postal address at 1947 Sandoval Cmpd., Nagpayong, Pinagbuhatan, Pasig City and/or Lot 3, Blk.17, Ph. 1 Pasinaya Homes North, Brgy. Timalan, Naic, Cavite, to satisfy the mortgage indebtedness which as of October 8, 2023, amounted to FOUR HUNDRED FIFTY SEVEN THOUSAND THREE HUNDRED THIRTY EIGHT PESOS & 58/100 (Php457,338.58) Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on January 16, 2024 at 9:00 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 thereon, to wit:

TRANSFER CERTIFICATE OF TITLE  
NO. 057-2019004546

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: LOT NO 3, BLOCK NO:17 PLAN NO: PCS-04-031172, PORTION OF CONS-SUBD. OF LOTS 2977 & 2978, FLS-986-D, NAIC ESTATE (VS-04-000597); LOCATION: BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON x x x AREA: TWENTY EIGHT (28) SQUARE METERS, MORE OR LESS. x x x.

Prospective bidders are hereby enjoined to investigate for themselves the title of the above-described property and to the encumbrance existing thereon, if any there be

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

In the event the public auction should not take place on the said date, it shall be held on January 23, 2024 at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, December 12, 2023

JANELL V. LAGADON, MBA  
Seriff IV

Copy furnished:

HOME DEVELOPMENT MUTUAL FUND- The Petro? Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

Lloneil O. Estosos, and Jairen C. Acum, -1947 Sandoval Cmpd., Nagpayong, Pinagbuhatan, Pasig City and Lot 3, Blk.17, Ph. 1 Pasinaya Homes North, Brgy. Timalan, Naic, CAVite  
Atty. Julius Voltaire Rommel C. Cubelo- 24K Accounts Consultant, Inc., 3F Fass Inteli College Bldg. No. 11, Pittsburg St., Brgy. Silangan, Cubao, Quezon City

CD- Dec. 18, 25, 2023 and 1, 2024

# DSWD inks new agreement to further prioritize senior's welfare

(From page 2) cies, from the national a prepared speech read by ance of this JMC, we trust to make the whole govern- government all the way to a DBM representative, as- that the monitoring and ment accountable to two of the LGUs , actually come sured senior citizens and evaluation of the agencies the most vulnerable sectors up with programs that are persons with disability implementing relative pro- in society – the elderly and meaningful and go be- that the Budget Depart- grams, projects and activ- persons with disability. yond tokenism,” Secretary ment will fully support the ities, in coordination with “We will turn it into Gatchalian pointed out. smooth implementation of the NCSC and the NCDA, the JMC. will translate towards a real action by making sure DBM Secretary the JMC. “Through the issu- (Turn to page 3) that all government agen- Amenah Pangandaman, in

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

PATRICIA REBECCA S. TONGCO  
Mortgagee-Petitioner,

-versus- EJF NO. TG-23-093  
FOR: Extra-Judicial Foreclosure of Real  
amended Estate and Sale Under Act  
No.3135 as amended

SPS.ROLANDO A. OBLIGACION and  
CORAZON V. OBLIGACION,  
Mortgagors-Respondents

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial foreclosure sale under Act 3135 as Amended by Act 4118, filed by Mortgagee/ Petitioner, PATRICIA REBECCA S. TONGCO, of legal age, Filipino, single with residence and postal address at No.43 Scout Rallos Street, Barangay Laging Handa, Quezon City, pursuant to the terms and conditions of the Loan and Mortgage Agreement ("MORTGAGE") executed on February 07, 2023 by Mortgagors/Respondents, SPS. ROLANDO A. OBLIGACION and CORAZON V. OBLIGACION, Filipinos, with residence and postal addresses at (1) Blk. 6, Lot 5, Uruguay Dr. Franceville Subdivision, Bulihan, Silang, Cavite and (2) 159-13 Abella St. Naga City, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NO. (19823) (T-766073) 076-2023001211 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagor/Borrower in the amount of NINE HUNDRED THIRTY-SEVEN THOUSAND TWO HUNDRED PESOS (Php937,200.00), as of October 7, 2023, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Oliver T. Bocacao Jr., will sell at public auction on January 17, 2024 at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. (19823) (T-766073) 076-2023001211  
Registry of Deeds for Province of Cavite

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

A PARCEL OF LAND (LOT 5 OF THE CONS.-SUBD. PLAN, PCS-04-010966, BEING A PORTION OF THE CONS. OF LOTS 1-32, BLK. 6 PCS-04-076724, L.R.C. REC. NO), SIT-

UATED IN THE BRGY. OF BULIHAN, MUN. OF SILANG, PROVINCE OF CAVITE ISLAND OF LUZON, BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 6 ; ON THE NW., ALONG LINE 2-3 BY LOT 3, BOTH OF THE CONS.-SUBD. PLAN; ON THE NE., ALONG LINE 3-4 BY ROAD LOT 3, PCS-04-076724; & ON THE SE., ALONG LINE 4-1 BY LOT 7 OF THE CONS.-SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S. 48 DEG. 27'W., 7429.04 M. FROM BLBM NO. 1, KABILANG BAYBAY, CARMONA, CAVITE; THENCE N. 66 DEG. 54'W., 3.75 M. TO PT. 2; THENCE N. 23 DEG. 06'E., 12.00 M. TO PT 3; THENCE S. 66 DEG. 54'E., 3.75 M. TO PT. 4; THENCE S. 23 DEG. 06 ' W., 12.00 M. TO PT. OF BEGINNING, CONTAINING AN AREA OF FORTY FIVE (45) SQ. METERS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS. CYL. CONC. MONS. 15X60 CM., BEARINGS TRUE; DATE OF ORIG. SURVEY, JUNE 7-15, 1943 AND THAT OF THE CONS.-SUBD. SURVEY, JULY 30, 1995 AND WAS APPROVED ON OCT. 6, 1995.

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

Owner: ROLANDO A. OBLIGACION, FILIPINO, OF LEGAL AGE, MARRIED TO CORAZON V. OBLIGACION  
Address: 159-13 ABELLA ST., NAGA CITY

In the event the public auction should not take place on the said date, it shall be held on January 24, 2024 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. (19823) (T-766073) 076-2023001211, 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, November 20, 2023.

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

OLIVER T. BOCA CAO, JR.  
Sheriff In-Charge

W A R N I N G : 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: DEC. 11, 18 & 25, 2023

Copy Furnished:  
PATRICIA REBECCA S. TONGCO  
Mortgagee  
No. 43 Scout Rallos St., Barangay Laging Handa, Q.C.

SPS. ROLANDO A. OBLIGACION and  
CORAZON V. OBLIGACION  
Mortgagors  
(1) B6 L5 Uruguay Dr. Franceville Subd., Bulihan, Silang, Cavite  
(2) 159-13 Abella St., Naga City

CD- Dec. 18, 25, 2023 and 1, 2024