

Proyekto ng pagtatanim ni Teacher Cecilia, bunga'y masustansyang buhay sa kanilang komunidad

Sa pagnanais ni Teacher Cecilia Jarbelo ng Cambulaga Elementary School (CES) sa Sorsogon City na muling buhayin ang Gulayan sa Paaralan at sigla ng pagtatanim sa kanilang paaralan, pinangunahan niya ang inisiyati-bang UMASKwela o Uniting green-hand Against Malnutrition and Adversities in School, na ang mga kasali ay mga magulang ng kanilang mag-aaral.

Layunin ng programa na hikayatin ang partisipasyon ng mga stakeholders, partikular ang mga magulang, sa pagkaroon ng stable at sustainable food source ang barangay school at itaguyod ang malusog na pamuhay at supilin ang malnutrisyon sa komunidad sa pamamagitan ng learning sessions at hands-on activities tungkol sa farming and livelihood education.

“Ang pinaka pur-pose namin ay dalhin ang mga magulang, sa pagkaroon ng stable at sustainable food source ang barangay school at itaguyod ang malusog na pamuhay at supilin ang malnutrisyon sa komunidad sa pamamagitan ng learning sessions at hands-on activities tungkol sa farming and livelihood education. “Ang pinaka pur-pose namin ay dalhin ang mga magulang, sa pagkaroon ng stable at sustainable food source ang barangay school at itaguyod ang malusog na pamuhay at supilin ang malnutrisyon sa komunidad sa pamamagitan ng learning sessions at hands-on activities tungkol sa farming and livelihood education.

sa trainings ng Farm Field School (FSS) program para sa paaralan.

Ayon kay Teacher Cecilia, habang nagsasanay at hanggang sa makapagtapos sa training ang mga magulang ay nakapagtanim sila ng sari-saring gulay na siya namang nagbunga ng ligtas at sariwang gulay.

Bukod pa rito, nahikayat din ng mga magulang ang kanilang mga anak na kahit na sa murang edad pa lamang na sumali sa proyekto. Naengganyo rin nila ang kanilang mga kapit-bahay na magtanim sa kani-kanilang mga bakuran sa tulong ng UMASKwela.



CAVITE DIGEST
LEADING TOWARDS DEVELOPMENT AND PROGRESS

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EDNA B. CUYNO
Publisher

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Editor

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City Government of General Trias

Congratulations!

CITY GOVERNMENT OF GENERAL TRIAS

1ST RUNNER-UP
Best Tourism Gift/Souvenirs (Food) (The Best Moment of Life is with Gentry's Best) (City Level)

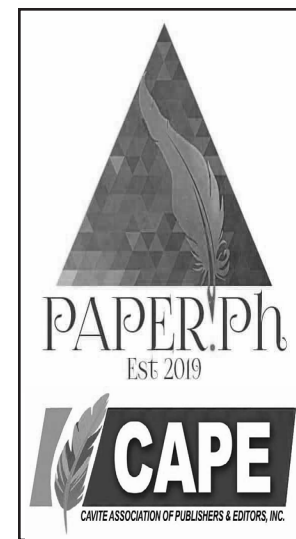
1ST RUNNER-UP
Best Hosting Award of LGU (Local Event) (General Trias: Where Heritage Lives) (City Level)

2ND RUNNER-UP
Best Religious Festival Award - Kapistahan ni Tata Kiko (City Level)

FINALIST
Best practices in Community Based Tourism (City Level)

24TH ASSOCIATION OF TOURISM OFFICERS OF THE PHILIPPINES PEARL AWARDS 2023

Let's Join Forces For a More Progressive CenTri



VOL. XXI NO. 04 October 9 - 15, 2023 ISSN 1655-0051 P 8.00 2C-14-03-152

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DILG, PCA works together for a strong coconut industry

In line with the directive of President Ferdinand R. Marcos, Jr. to develop a resilient and more robust coconut industry, the Department of the Interior and Local Government (DILG) and the Philippine Coconut Authority (PCA) signed a Memorandum of Understanding (MOU) to foster collaboration in the communities to help increase coconut production in the country.

City Government of Bacoor

Sa pangunguna ng City Government of Bacoor sa pumumuno ni Mayor Strike B. Revilla katuwang ang OSCA headed by Atty. Venus De Castro, nagsagawa ng Information Dissemination on Benefits for Seniors Deprived of Liberty na ginanap sa BJMP Molino 2

Nagbigay naman ng Religious formation si Pastor Mike Bautista at Wellness Talk si Dra. Tina Alberto na dinaluhan din ng Representative mula sa PHILHEALTH upang magbigay kaalaman ukol sa Konsulta Benefits. Dagdag pa rito, sila rin ay namigay ng food & health kits sa mga nakilahok.



DILG Secretary Benhur Abalos and PCA Administrator Cruz led the signing of the MOU, which seeks to drum up support and cooperation for the PCA's Massive Coconut Planting and Replanting Project 2023-2028.

“With 69 out of 82 provinces in the country producing coconut, I am confident that the DILG, in the exercise of its mandate of general supervision over local government units, is in a very pivotal position to help the PCA in its endeavor,” Abalos said.

The PCA seeks to plant 20 to 25 million trees annually from 2023 to 2028 or 100 million trees and develop strategies in post-harvest, processing, and marketing interventions under the Coconut Farmers and Industry Development.

(Turn to page 3)

Kin of killed, wounded uniformed men received aid

President Ferdinand R. Marcos, Jr. and Vice President Sara Duterte, together with Department of the Interior and Local Government (DILG) Secretary Benhur Abalos, led on Friday morning the distribution of financial and other forms of assistance to the beneficiaries of the Comprehensive Social Benefits Program (CSBP) to honor uniformed personnel who were killed or wounded in the line of duty.

with CSBP beneficiaries, the President assured the continued delivery of assistance to all qualified beneficiaries of CSBP under his administration.

“Ang mga tulong medikal, pinansiyal, edukasyon, trabaho, pabahay, at iba pang mga social welfare assistance na kalakip ng CSBP ay nararapat lamang para sa inyo — sa mga pamilyang naulila ng mga magiging nating kawal sa gitna ng labanan,” Marcos said.

porta ang ating kapulisan, kasundaluhan, at iba pang hanay upang magampanan nila nang maayos ang kanilang mandato. Kasama sa pagsisikap na ito ay ang tiyakin ang kapakanan ng inyong mga pamilya, sa pamamagitan ng mga programang tulad ng CSBP.”

The CSBP provides different types of benefits and assistance, such as but not limited to: (a) special financial assistance; (b) Shelter Assistance; (c) Health and Medical Care Assistance; (d) Educational Assistance; (e) Employment Assistance; and (f) thanksgiving

During the “Pag-pupugay sa mga Bayani ng Bansang Makabayan” (PBBM) thanksgiving

“Asahan po ninyo na ang pamahalaan ay patuloy na magsisikap upang magbigyan ng kaukulang su-

(Turn to page 3)

DTI Sec Pascual emphasize part of real property sector in providing homes

Recognizing the critical role of public and private partnership in developing the real estate and property sector, Department of Trade and Industry (DTI) Secretary Fred Pascual underscored the need to collaborate in addressing the huge housing backlog in the country during the Chamber of Real Estate and Builders' Associations (CREBA) Gala and Awards Night held at the Conrad, Manila. The DTI Chief said that in working together, the organization's vision can be complementary to the government's goal of transforming the lives of Filipinos. Secretary Pascual stressed, "As we gather under the theme 'A Home for Every Filipino,' we acknowledge the gravity of the housing situation in our country and share the vision of a roof over the heads of all Filipino families. CREBA's 50th-anniversary theme aligns with the target of President Ferdinand R. Marcos Jr. to build one million housing units every year under the Pambansang Pabahay para sa Pilipino Program (4PH)." The trade and industry chief welcomed the ambitious and visionary five-point agenda of CREBA, which is their commitment to build 500,000 housing units annually for the next 20 years. He also emphasized that as CREBA's government partner, the DTI is committing to help streamline regulatory processes and remove unnecessary barriers to licenses and permits which should help in reducing costs and expediting construction of housing units. The CREBA is a three-day real estate, housing, and trade expo in conjunction with its 50th Anniversary National



Convention. The real estate and property sector's contribution to the Philippine economy is estimated at 8.2% for 2nd quarter of this year, indicating the employment of almost 5 million Filipinos (4.88 million), or almost 10% (9.9%) of the country's total employment. Secretary Pascual reported that since the start of tracking for mass housing included in the annual Investment Priorities Plan (IPP) from 2003 to 2022, the BOI has already registered an impressive 806,577 units of economic and low-cost housing. The data is estimated to show that 43% of all the housing units in this segment are issued with a License to Sell (LTS). Further, this showed the substantial contribution of affordable housing in the country. The DTI Chief also highlighted the incredible geographical location of the Philippines right at the edge of the Pacific Ocean, making it an impressive crossroads of supply routes. He further emphasized that the sector can take advantage of this strategic location that will enable convenient export and import markets from different countries across the globe. The Trade and Industry Secretary also recognized the huge role of the construction industry in strengthening the Philippine economy with an ability to generate almost 4,000 jobs for every PHP 1 billion investment. Further, he noted that the construction sector has strong connections with over 20 key industries, ranging from real estate, education, mining, public utilities, manufacturing, and communications. Emphasizing the pivotal role of the real estate and property sector in realizing the shared commitment to make homeownership a reality for all, Secretary Pascual underscored, "Building homes is not just about bricks and mortar; it's about building communities. We must actively engage with the communities we serve, listening to their needs and aspirations. By involving them in the development process, we can create more vibrant and resilient neighborhoods. Together, with determination, innovation, and collaboration, we can make "A Home for Every Filipino" not just a theme for today, but a reality for tomorrow." Source: DTI

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

BANGKO MABUHAY (A RURAL BANK) INC.
Mortgagee,

-versus- FORECLOSURE CASE NO. F-718-23

ELIZA B. LAYSON
MARRIED TO EDWIN P. LAYSON
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, BANGKO MABUHAY (A RURAL BANK) INC., with business address at A. Soriano Highway, Daang Amaya III, Tanza, Cavite, against the Mortgagor/s, ELIZA B. LAYSON MARRIED TO EDWIN P. LAYSON with residence and postal address at Blk. 7 Lot 9, Phase 2, Metroland Terraces Subd., Brgy. De Ocampo, Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of 29 June 2023 amounts to NINE HUNDRED THIRTY FIVE THOUSAND THREE HUNDRED SIXTY SEVEN PESOS AND 50/100 (P935,367.50), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on OCT 26 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. 077-2017000160

A PARCEL OF LAND (LOT 9, BLK 7 OF THE SUBD. PLAN, PSD-04-100566, BEING A PORTION OF LOT 4049-B, PSD-04-092032, LRC REC. NO.), SITUATED IN THE BRGY. DE OCAMPO, MUN. OF TRECE MARTIRES, PROV. OF CAVITE. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 10; ON THE NW., ALONG LINE 2-3 BY LOT 7, BOTH BLK-7; ON THE NE., ALONG LINE 3-4 BY RD. LOT 12; ON THE SE., ALONG LINE 4-1 BY LOT 11, BLK. 7, OF THE SUBD. PLAN, BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF SEVENTY FIVE (75) SQ. METERS XXX

A Two Storey Residential Bldg., situated at Blk. 7, Lot 9, Phase 2, Metroland Terraces Subd., Brgy. De Ocampo, Trece Martires City Cavite. With floor area of 150 Sq.Ms. With market value of P900,000.00. Under tax Declaration of Real Property No. 005-05-1239-R.

Including all improvements existing or erected thereon, to satisfy the total amount of indebtedness with interest, penalties, Attorneys fee, all legal fees and incidental expenses your Office may incur in connection with these judicial proceedings.

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 NOV 9, 2023 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, SEPT 19, 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BANGKO MABUHAY (A RURAL BANK) INC.,
A. Soriano Highway, Daang Amaya III, Tanza, Cavite

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-516-23

RAMER A. PANGANIBAN
MARRIED TO ROWENA T. PANGANIBAN,
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. Puyat Avenue, Makati City, against the Mortgagor/s, RAMER A. PANGANIBAN, MARRIED TO ROWENA T. PANGANIBAN with residence and postal address at Lot 5 Block 8-A Country Meadow, San Francisco, General Trias, Cavite and Lot 12 Block 17 West Plains Subdivision, Brgy. San Agustin, Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of 13 April 2023 amounts to TWO HUNDRED SIXTY ONE THOUSAND EIGHT HUNDRED SIXTEEN PESOS AND 43/100 (P261,816.43), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on 26 OCT 2023 at 10:00 o'clock in the morning until 12 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Manires 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. 077-2018003177

A PARCEL OF LAND (LOT 12, BLK 17 OF THE CONS /SUBD. PLAN, PCS-04-012864, BEING A PORTION OF THE CONS OF LOTS 2835 & 2836, FLS-2818, STA

Health Tip: Don't fear coffee

Despite some controversy over it, coffee is loaded with health benefits. It's rich in antioxidants, and some studies have linked coffee intake to longevity and a reduced risk of type 2 diabetes, Parkinson's and Alzheimer's diseases, and numerous other illnesses.

The most beneficial intake amount appears to be 3-4 cups per day, although pregnant people should limit or avoid it completely because it has been linked to low birth weight.

However, it's best to consume coffee and any caffeine-based items in moderation. Excessive caffeine intake may lead to health issues like insomnia and heart palpitations. To enjoy coffee in a safe and healthy way, keep your intake to less than 4 cups per day and avoid high-calorie, high-sugar additives like sweetened creamer.

ELIZA B. LAYSON MARRIED TO EDWIN P. LAYSON
Blk. 7 Lot 9, Phase 2, Metroland Terraces Subd.,
Brgy. De Ocampo, Trece Martires City, Cavite

Publication: Cavite Digest
Dates: Sept. 25, Oct 2 & 9, 2023

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

CRUZ DE MALABON ESTATE AND LOT 2837-B, (LRC) PSD-165249, L.R.C. REC. NO. 6832), SITUATED IN THE BRGY OF SAN AGUSTIN, CITY OF TRECE MARTIRES, PROV OF CAVITE, IS. OF LUZON BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 10, BLK. 17, ON THE SE., ALONG LINE 2-3 BY RD LOT 11, ON THE SW ALONG LINE 3-4 BY LOT 14, BLK. 17; AND ON THE NW., ALONG LINE 4-1 BY LOT 11, BLK. 17, ALL OF THE CONS./SUBD. PLAN BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF THIRTY FIVE SQ. M. AND SIXTY SQ. DECIM (35.60) MORE OR LESS. 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 NOV 09 2023 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, 12 SEP 2021

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
c/o POMPEYO P. MAYNIGO
Attorney-in-Fact, Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen. Gil. J.Puyat Ave. Pasay City

RAMER A. PANGANIBAN MARRIED TO ROWENA T. PANGANIBAN
Lot 5 Block 8-A Country Meadow, San Francisco, General Trias, Cavite
12 Block 17 West Plains Subdivision, Brgy. San Agustin, Trece Martires City, Cavite

Publication: CAVITE DIGEST
Dates: SEP 18, 25 & OCT 2, 2023

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

ERRATUM

In the NOTICE OF EXTRA-JUDICIAL SALE particularly described as HOME DEVELOPMENT FUND versus RAMER A. PANGANIBAN MARRIED TO ROWENA T. PANGANIBAN, published on September 18, 25, & October 2, 2023 issues of CAVITE DIGEST an entry/ies should have read

TRANSFER CERTIFICATE OF TITLE
NO. 077-2018003177

A PARCEL OF LAND (LOT 12, BLK 17 OF THE CONS/SUBD. PLAN, PCS-04-012864, BEING A PORTION OF THE CONS OF LOTS 2835 & 2836, FLS-2818, STA CRUZ DE MALABON ESTATE AND LOT 2837-B, (LRC) PSD-165249, L.R.C. REC. NO. 6832), SITUATED IN THE BRGY OF SAN AGUSTIN, CITY OF TRECE MARTIRES, PROV OF CAVITE, IS. OF LUZON BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 10, BLK. 17, ON THE SE., ALONG LINE 2-3 BY RD LOT 11, ON THE SW ALONG LINE 3-4 BY LOT 14, BLK. 17; AND ON THE NW., ALONG LINE 4-1 BY LOT 11, BLK. 17, ALL OF THE CONS./SUBD. PLAN BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF THIRTY FIVE SQ. M. AND SIXTY SQ. DECIM (35.60) MORE OR LESS. XXX

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 CITY OF IMUS, CAVITE,

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

-versus- FC CASE NO. 18484-23 Extra-judicial Foreclosure of Real Estate Mortgage under Act No. 3135, as Amended, Republic Act No. 4118

ARLENE BISLUMBRE for herself and as Attorney-In-Fact of ANALYN J. PARAGUSO, 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 at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against ARLENE BISLUMBRE for herself and as Attorney-In-Fact of ANALYN J. PARAGUSO, mortgagor, with residence and postal addresses at Block 51-M Lot 6, Sapsap St., Kaunlaran Village, Caloocan City and/or Blk. 31 Lot 4, Ph 1. Golden Villas. Calsadang Bago, Imus, Cavite, to satisfy the mortgage indebtedness which as of July 4, 2023 amounts to TWO HUNDRED SIXTY NINE THOUSAND TWENTY TWO PESOS & 87/100 (Php269,022.87) Philippine Currency, including interest but excluding penalties, 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 November 7, 2023 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. 057-2012034562

"A PARCEL OF LAND (LOT 4, BLK 31 OF 11 TE SUBD. PLAN PSD-04-178058, BEING A PORTION OF LOT 1309. IMUS ESTATE, (RS-04-004151), LRC REC. NO. 8843), SITUATED IN BRGY. CALSADANG BAGO, MUN. OF 1MUS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE WEST ALONG LINE 1-2 BY LOT 3; ON THE NORTH ALONG LINE 2-3 BY LOT 25, (COMMUNITY FACILITIES); ON THE EAST ALONG LINE 3-4 BY LOT 5, ALL OF BLK. 31; AND ON THE SOUTH ALONG LINE 4-1 BY ROAD LOT 1, ALL OF THE SUBD. PLAN X X X CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS, MORE OR LESS. X X X."

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

In the event the public auction should not take place on the said date, it shall be held on November 14, 2023 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, August 23, 2023.

BENITO A. CARRASCAL Sheriff IV RTC Branch 120

Approved:

ARMIE A. FRANCISCO Clerk of Court VI

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

Republic of the Philippines Fourth Judicial Region REGIONAL TRIAL COURT OFFICE OF THE CLERK OF COURT AND EX-OFFICIO Dasmariñas City, Cavite

HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND), Petitioner / Mortgagee.

versus File No. FC-DC- 1057— 23 For: Extra-Judicial Foreclosure of Real Estate Mortgage under Act 3135 as amended by Act No. 4118

JANE T. VALEZA married to DANIEL A. VALETA, Respondents/ Mortgagors.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act No. 4118 filed by the petitioner/mortgagee, HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND), a government financial institution duly organized and existing under and by virtue of Republic Act. No. 9679, with postal address at The Petron Mega Plaza Building No.358 Sen. Gil Puyat Avenue, Makati City, in favor of the EAST WEST BANKING CORPORATION, a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines with principal place of business at Ground/F Oppen Building, #349 Sen. Gil Puyat avenue Makati City, metro manila against respondents/mortgagors, JANE T. VALEZA married to DANIEL A. VALEZA, with postal address a #939 Del Monte Ave., San Francisco Del Monte, Quezon City; Lot 21, Block 32, Bahay Pangarap 2000, Brgy. BuroI, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of 16 May 2023 amounts to TWO HUNDRED FIFTY SIX THOUSAND SEVENTY THREE PESOS & 66/100 (Php 256,073.66), exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on November 10, 2023 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, BuroI 1, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or Certified CHECK in the Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon to wit:

TRANSFER CERTIFICATE OF TITLE No.T-555711

IT IS HEREBY CERTIFIED that certain land situated in Municipality of Dasmariñas, Province of Cavite, bounded and described as follows:

A parcel of land (Lot 21 Block 32 of the subd. plan, PSD-042106-075257, being a portion of Lot 3891, imus Es-

tate (Rs-000059), LRC Rec. No.), situated in the Brgy. BuroI, Municipality of Dasmariñas, Prov. of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 Lot 22, Blk 32; on the NE., along line 2-3 by alley 32; on the SE., along llines 3-4 by Lot 20; and on the SW., along line 4-1 by Lot 27(Community Park) both blk. 32; all of the subd. plan. Beginning at a point marked "1" on plan being N. 33 Deg. 22'E., 2580.69 m. from MON. 153, Imus Estate; Thence N. 71Deg. 23'E., 10.00 m. to point 2; thence S. 18 Deg. 7'E., 37'E., 8.12m. to point 3; thence S.88 DEG 21'W., 10.45 m. to point 4; thence N. 18 Eg.37'W., .07 m. to the point of beginning; containing an area of SIXTY FIVE SQUARE METERS AND NINETY SQUARE DECIMETERS (65.90) SQ. METERS.

All points referred to are indicated on the plan and are marked on the ground by P.S.Cyl. ConcMons. 15x60cm, bearings true; date of original survey July 27,2905-June 11, 1908 and that subd. survey: Oct 17, 1991 and Jan. 15-21, 1992 and was approved on Feb. 11,2992.

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

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

In the event the publication auction should not take place on the said date and time, it sha; ne held on NOVEMBER 24,2023 at the same time and place without further notice.

Dasmariñas City, Province of Cavite, September 29, 2023.

GERALD A. FARGAS Sheriff IV

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

PUBLICATION: "CAVITE DIGEST" Dates: OCT 9, 16 & 23 - 2023 Raffle Date of Judicial Notices: September 22, 2023

Copy furnished: Home Development Mutual Fund (PAG-IBIG Fund) The Petron Mega Plaza Building No. 338 Sen. Gil Puyat Avenue. Makati City

Atty. Julius Voltaire Rommel C. Cubelo Attorney-In-Fact, 24k ACCOUNTANTS CONSULTANCY, INC. 3F Inteli College Bldg., No 11 Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

CECILIA SANTOS DELA CRUZ / NESTOR DELA CRUZ 206 P. Sevilla St. 10th Ave, Caloocan City

Lot 12 Blk.3 Villa Luisa Homes II Brgy. Langkaan, Dasmariñas City, Cavite

- 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 Post Office 4.The Bulletin Board of Dasmariñas Public Market

You must learn day by day, year by year to broaden your horizon. The more things you love, the more you are interested in, the more you enjoy, the more you are indignant about, the more you have left when anything happens. -Ethel Barrymore-

ATTY. JOAN LINCOLN F. LAURON The Law Firm of Lauron Delos Reyes and Partners Unit 1003 Union Square Condominium, #145 15th Avenue, Cubao, Quezon City

ARLENE BISLUMBRE for herself and as Attorney-In-Fact of ANALYN J. PARAGUSO Block 51-M Lot 6, Sapsap St., Kaunlaran Village, Caloocan City Blk. 31 Lot 4, Ph 1. Golden Villas. Calsadang Bago, Imus, Cavite

CD-Oct 9, 16 & 23, 2023

DSWD, HOR to distribute rice, cash aid to 2.5 million poor Filipinos in next 2 weeks

The Department of Social Welfare and Development (DSWD) and members of the House of Representatives (HOR) will distribute rice and financial aid to at least 2.5 million poorest of the poor within the next two weeks under the "Malaya Rice Project."

DILG, PCA works together for a strong coconut industry

(From page 1) Development Plan.

Abalos highlighted the importance of the coconut industry in the agriculture sector, noting that coconut exports contribute an annual average of 35% to the Philippines' total agricultural exports.

He added that the agreement is in line with the call of President Marcos to employ a whole-of-nation approach in addressing the societal challenges that confront the country.

"Ito po ay sagot sa panawagan ng Mahal na Pangulong Ferdinand R. Marcos, Jr. na magkaisa at magtulongan upang pamumuhay ng mga Pili-

pin, lalong-lalo na iyong mga nangangailangan. With this as the foundation of our goal, we can usher in a new era of progress by leveraging the power of the coconut to build a better, self-sufficient, and prosperous country," he said. Under the MOU, the DILG is tasked to promote community involvement in assisting and endorsing PCA in the conduct of information dissemination among farmers; ensure participation of barangays in PCA's programs, projects, and activities; and assist in the conduct of training and capacity development activities at the barangay level. Source: DILG

rice assistance, which includes senior citizens, solo parents and persons with disability.Each beneficiary will receive Php1,000 and 500 to Php 600, with the process taking less than a week. (Turn to page 5)

City Government of Imus

Ipinagpatuloy ng City of Imus Task Force ang regular na pagsasagawa ng roadclearing at clamping sa iba't ibang lugar sa Imus



Alinsunod ito sa City Ordinance No. 05-195 taong 2022, o ang revised Road Clearing Ordinance of the City of Imus, at sa Traffic Code of the City of Imus, kung saan ipinagbabawal ang anumang uri ng mga sasakyang nakaharang sa mga pampublikong daan sa Imus.

Ang mga sasakyang na labag dito ay lalagyan ng clamp at makatatanggap ang mga may-ari ng mga sasakyang nakaharang sa mga pampublikong daan sa Imus.

Para matubos ang kanilang mga sasakyang maari silang makipag-ugnayan sa mga tanggapan ng CITF. Matatagpuan ang mga ito sa 4th floor, Imus City Government Center, Brgy. Malagasang 1-G at sa Old Sangguniang Pansod Building, Brgy. Poblacion 4-B.

Huwag kalimutang dalhin ang Violation Form at ihanda ang babayaran multa ayon sa uri ng sasakyan: Motorcycles, e-bicycles, tricycles, and e-tricycles (2 to 3 wheels) – P500.00 • Light motor vehicles (4 wheels) – P2,000.00 • Medium motor vehicles (6 wheels) – P3,000.00 • Heavy motor vehicles (8 to 10 wheels) – P4,000.00 • Super heavy motor vehicles (12 to 20 wheels) – P5,000.00 Muling pinapaalalahanan ng Pamahalaang Lungsod ng Imus ang publiko na sumunod sa road clearing ordinance ng Imus. Isinasaad nito na walang anumang bagay o istraktura ang dapat na humaharag sa mga pampublikong daanan ng mga tao at ng trapiko. (Photos by: City of Imus Task Force)

Kin of killed, wounded uniformed men received aid

(From page 1) Social Welfare Assistance. Meanwhile, according to Secretary Abalos, over P777-million has already been granted to CSBP beneficiaries since 2016, of which P468.75-million was given as special financial assistance while P308.45-million was given as shelter assistance. "Ang ating Pangu-

long Ferdinand R. Marcos, Jr. ay nakikiisa sa inyong lahat kaya tuloy-tuloy po ang programang ito. Hindi matatawaran ang kabayanihan na ipinamalas ng ating mga uniformed personnel. Kaya itong araw na ito ay para sa inyo, sa kanilang pamilya, at mahal sa buhay. Maraming maraming salamat po sa inyong sakripisyo." Abalos said. The DILG serves as the CSBP lead implementing agency through the Killed and Wounded-in-Action One Stop Assistance Program Management Office (KIA/WIA OSA-PMO), which ensures that assistance from different government agencies are coordinated and delivered timely. Source: DILG

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

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

-versus- FC CASE NO. 18525-23 Extra-judicial Foreclosure of Real Estate Mortgage Under Act No. 3135, as Amended, Republic Act No. 4118

JULITA M. DIMAANDAL., Mortgagor.

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 at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against JULITA M. DIMAANDAL., mortgagor. with residence and postal addresses at Lot 41, Blk. 61, Ph. 1, Greengate Homes, Malagasang II-A, Imus, Cavite and Lot 59, Blk. 3, Greenplace Homes I, Barrio Malagasang 2, Imus, Cavite, to satisfy the mortgage indebtedness which as of August 3, 2023 amounts to FOUR HUNDRED SEVEN THOUSAND EIGHT HUNDRED THIRTY THREE PESOS & 18/100 (Php407,833.18) Philippine Currency, including interest but excluding penalties, 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 November 17, 2023 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. 057-2013037913 "A PARCEL OF LAND (LOT 59, BLK 3 OF THE CONS. AND SUBD. PLAN PCS-04-024772, BEING A PORTION OF TILE CONS. OF BLOCK 12, PSD-04-199624 & LOT 1873. IMUS ESTATE. L. R. C. REC. NO. 8843) SITUATED IN BARRIO OF MALAGASANG-2, MUN. OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 60, BLK. 3; ON THE SW., ALONG LINE 2-3 BY LOT 61, BLK. 3; ON THE NW., ALONG LINE 3-4 BY ROAD LOT 27 AND ON THE NE., ALONG LINE 4-1 BY LOT 57, BLK. 3 ALL OF TILE CONS. AND SUBD. PLAN. X X X : CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS, MORE OR LESS. X X X"

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

In the event the public auction should not take place on the said date, it shall be held on November 24 2023 at 10:00 a.tn. 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 City, Cavite. September 11, 2023.

BENITO A. CARRASCAL Sheriff IV RTC Branch 120

Approved: ARMIE A. FRANCISCO Clerk of Court VI

Copy Furnished: HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND) The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City JULITA M. DIMAANDAL Lot 41, Blk. 61, Ph. 1, Greengate Homes, Malagasang II-A, Imus, Cavite Lot 59, Blk. 3, Greenplace Homes I, Barrio Malagasang 2, Imus, Cavite, ATTY. SIMEON P. MADRID Attorney-in-Fact, S.P. Madrid & Associates Unit 2010 20/F Herrera Tower, V.A. Rufino cor. Valero Streets, Makati City

CD-Oct. 9, 16 & 23, 2023

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

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

-versus- FC Case No. 18057-23 EXTRA-JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135 AS AMENDED BY ACT 4118

LAARNI V. SANTOS married to GILBERT D. SANTOS, Mortgagors.

NOTICE OF EXTRA-JUDICIAL SALE Upon extrajudicial petition for sale under Act 3135 as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND), mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against LAARNI V. SANTOS married to GILBERT D. SANTOS, mortgagors, with residential and postal address at 105 P. Santos., Malibay, Pasay City AND/OR Lot 18 Blk 13 Greengate Homes Ph-1 E, Brgy. Malagasang II-A, Imus, Cavite to satisfy the mortgage indebtedness which as of April 17, 2023 amounts to FOUR HUNDRED NINETY FIVE THOUSAND FIVE HUNDRED NINETY NINE PESOS AND 03/100 (Php495,599.03), Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned will sell at public auction on November 7, 2023 at 10:00 o'clock in the morning or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2011010756 " A PARCEL OF LAND (LOT 18, BLK. 13 OF TFIE SUBD. PLAN PSD-04-199624, BEING A PORTION OF LOT 1872, IMUS ESTATE L.R.C. REC. NO. 8843), SITUATED IN BRGY. OF MALAGASANG-2, MUN. OF IMUS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 20, BLK. 13; ON THE NE, ALONG LINE 2-3 BY RD. LOT 2; ON THE SE., ALONG LINE 3-4 BY LOT 16, BLK. 13 AND ON THE SW., ALONG LINE 4-1 BY LOT 17, BLK. 13 ALL OF THE SUBD. PLAN. X X X CONTAINING AN AREA OF THIRTY SIX (36) SQ. METERS, MORE OR LESS. 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 November 14, 2023 at 10:00 o'clock in the morning without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrance therein if any there be City of Imus, Cavite, Philippines, August 14, 2023.

MHINARD SANTOS Sheriff IV BRANCH 122

APPROVED BY ARMIE A. FRANCISCO Clerk of Court VI

COPY FURNISHED: HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG FUND) The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City ATTY RIZALDY F. DE LEON Attorney-in-Fact. Bernales & Associates Suite 6 Third Floor, A. Francisco Gold Condominium 1, 784 EDSA West Kamias District, Quezon City LAARNI V. SANTOS married to GILBERT D. SANTOS 105 P. Santos., Malibay, Pasay City Lot 18 Blk 13 Greengate Homes Ph-1 E, Brgy. Malagasang II-A, Imus, Cavite

CD-Oct. 9, 16 & 23, 2023

Republic of the Philippines Fourth Judicial Region REGIONAL TRIAL COURT OFFICE OF THE CLERK OF COURT City of Bacoor

Email: rtcbcrocc@judiciary.gov.ph Telephone No. 09273707489

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

-versus- Foreclosure No. 2023-292 For: Extra-Judicial Foreclosure of Real Estate Mortgage

JAIME O. RATONEL, JR. married to ANGELITA O. RATONEL, 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 (otherwise known as Pag-IBIG Fund), at The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City and against the mortgagor JAIME O. RATONEL, JR. married to ANGELITA O. RATONEL at Lot 45 Blk. 7 Tirona St., Silvercrest Villas, Habay 1, Bacoor, Cavite, JAIME O. RATONEL, JR. is here-in represented by his wife ANGELITA O. RATONEL to satisfy the mortgagee indebtedness which as of August 23, 2023, amounts to ONE MILLION ONE HUNDRED FIFTY FIVE THOUSAND FIVE FIVE HUNDRED FIFTY THREE PESOS & 35/100 (P1,155,553.35), Philippine Currency, inclusive of inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on November 3, 2023 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. 057-3014046190 " A PARCEL OF LAND (LOT 43 BLK. 7 OF THE CONS./ SUED. PLAN, PCS-04-023646, BEING A PORTION OF THE CONS. OF LOTS 1 TO 6 OF PSU-113736 AMD., PSU-226125; PSU-252522; PS5-04-009575; LOTS 1 TO 25, BLK. 1; 1 TO 6, BLK. 2; 1 TO 8, BLK. 3; 1 TO 6 BLK. 4; 1 TO 9 BLK. 5; 1 TO 13 BLK. 6; 1 TO 6 BLK. 7; 1 TO 8 BLK. 8; 1 TO 14 BLK. 9; 1 TO 9 BLK. 10; 1 TO 13, BLK. 11; ELKS. 12 & 13 RD. LOTS 1 TO 10 AND ALLEY LOT PSD-04- 149105, L.R.C. REC. NO. N-55264), SITUATED IN THE BRGY. OF HABAY, MUN. OF BACOOOR, PROV. OF CAVITE. X X X, CONTAINING AN AREA OF EIGHTY (80) SQ. 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 November 10, 2023, 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, October 2, 2023.

MELY C. HERMOSURA-VISTA Clerk of Court VI

By: DANI B. BERLON Sheriff IV

Copy Furnished: HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund) The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City ATTY. MELANIO A. BADENAS, JR, Rm. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City JAIME O. RATONEL, JR. married to ANGELITA O. RATONEL Lot 45 Blk. 7 Tirona St., Silvercrest Villas, Habay 1, Bacoor, Cavite WARNING: It is absolutely prohibited to remove, deface or destroy this notice of Extra-judicial sale on or before the date of file. CD-Oct. 9, 16 & 23, 2023

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

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

-versus-FC CASE NO. 18358-23 EXTRA-JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135 AS AMENDED BY ACT 4118

OLGA O. MAKILING married to JIMMY G. MAKILING, Mortgagors,

NOTICE OF EXTRA-JUDICIAL SALE Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-BIG FUND), with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Ave., Makati City 1200, against OLGA O. MAKILING married to JIMMY G. MAKILING, mortgagors, with residential and postal address at Lot 2 Block 1 Woodlane 1-C, Brgy. Malagasang 1, Imus, Cavite and 187 A. Zapote II, Bacoor, Cavite, to satisfy the mortgage indebtedness which as of April 17, 2023 amounts to FOUR HUNDRED TWO THOUSAND NINE HUNDRED ELEVEN PESOS & 19/100 (P402,911.19), Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale the undersigned will sell at public auction on OCTOBER 24 2023 at 10:00 A.M. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-1266404

"A parcel of land (Lot 2, Block 1 of the cons.-subd. plan. Pcs-04-020760, being a portion of the consolidation of Lots 41 to 46, Block 12, Pcs-04-016011 and Lot 2394, (RS-04-004022, LRC Record No. 8843), situated in the Barangay of Malagasang 1, Municipality of Imus, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Road Lot 2 (8.00 m. wide), on the SW., along line 2-3 by Lot 3, Block 1, both of the cons.-subd. plan; on the NW., along line 3-4 by Block 12 Pcs-04-016011; and on the NE., along line 4-1 by Lot 1, Block 1, of the cons.-subd. plan. x x x containing an area of FORTY FIVE (45) SQUARE METERS. x x x"

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

In the event the public auction should not take place on the said date, it shall be held on NOVEMBER 7, 2023 at 10:00 A.M. without further notice.

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

Imus, Cavite, September 19, 2023.

WILMAR M. DEVILLA Sheriff IV BRANCH 21

APPROVED: ARMIE A. FRANCISCO Clerk of Court VI

COPY FURNISHED: HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND) The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Ave., Makati City 1200

REPUBLIC OF THE PHILIPPINES FOURTH JUDICIAL REGION REGIONAL TRIAL COURT Branch 90 DASMARNAS CITY, CAVITE

HOME DEVELOPMENT MUTUAL FUND (Otherwise known as PAC-IBIG Fund), Petitioner/Mortgagee,

-versus- File No. FC-DC-1091-23 EXTRA JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135, AS AMENDED BY ACT 4118

ROMULO C. YBALANE, JR., Respondent/Mortgagor.

NOTICE OF SHERIFF'S SALE Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, HOME DEVELOPMENT MUTUAL FUND (Otherwise known as PAG-IBIG Fund), a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against respondents/mortgagors, ROMULO C. YBALANE, JR. with postal address at (1) #256-95 Esporas Comp., Putatan, Muntinlupa City; (2) Lot 14 Blk 3, Artstrong Village, Brgy. Paliparan, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of AUGUST 24, 2023 amounts to ONE HUNDRED EIGHTY THOUSAND TWO HUNDRED FORTY NINE PESOS AND 37/100 (Php 180,249.37), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on NOVEMBER 14, 2023 at 10:00 o'clock in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder 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

IT IS HEREBY CERTIFIED that certain land situated in Municipality of Dsmarinas, Province of Cavite bounded and described as follows:

A parcel of land (Lot 14 Blk. 3, of the cons.-subd. plan Pcs-04-00934 being a portion of the cons. f Lots 6661-A-3 & 6661-A-4, Psd-04038360, L.R.C Rec. no.) situated in

Take up one idea. Make that one idea your life - think of it, dream of it, live on that idea. Let the brain, muscles, nerves, every part of your body, be full of that idea, and just leave every other idea alone. This is the way to success. -Swami Vivekananda-

PAULINO E. CASES, JR. CASES COLLECTION MANAGEMENT, INC. c/o Cases Chun & Associates Law Offices Unit 408 Cityland Condominium 10 Tower II 154 H.V. DELA Costa Street, Salcedo Village, Makati City

SPS. OLGA O. MAKILING AND JIMMY G. MAKILING Lot 2 Bock 1 Woodlane 1 Brgy, Malagasang 1, Imus Cavite and 187 A. Zapote II, Bacoor, Cavite 4102

CD-Oct. 9, 16 & 23, 2023

the Brgy. of Paliparan, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the E., along line 1-2 by Lot 13, Blk. 3; on the S., along line 2-3 by Lot 12, Blk.3; on the W., along line 3-4 by alley 1; on the N., along line 4-1 by Lot 16, Blk. 3 (all of the cons.-subd plan. Beginning at a pt. marked "1" on plan, being N. 68 deg. 02'E., P205.15 m. from Mon. No. 160, Imus Estate, thence S. 01 deg. 29'E., 4.00m. to pt.2; thence S. 88 deg. 31'W., 9.50 m. to pt. 3 thence N., 01 deg. 29'W., 4.00m. is registered in accordance to the provisions of the Property Registration Decree in the name of

ROMULO C. YBALNE, Jr., of legal age, Filipino, single

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

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

In the event that the public auction should not take place on the said date and time, it shall be held on NOVEMBER 28, 2023, at the same time and place without further notice.

Dasmariñas City, Cavite, September 25, 2023.

ARLYN P. BARCELON Sheriff IV

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

PUBLICATION: Cavite Digest DATES: OCT 9, 16 & 23 - 2023 Raffle Date of Judicial Notices: September 22, 2023

Copy furnished: HOME DEVELOPMENT MUTUAL FUND (Otherwise known as PAG-IBIG Fund) The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave., Makati City

MARIA VICTORIA D. CAPIRAL C/O ATTY. RIZALDY F. DE LEON Bernales & Associates Suite 6 Third Floor, A. Francisco Gold Condominium 1, 784 EDSA Kamias District, Quezon City

ROMULO C YBALANE, JR. (1) #256-95 Esporas Comp., Putatan, Muntinlupa City; (2) Lot 14 Blk 3, Artstrong Village, Brgy. Paliparan, Dasmariñas, Cavite

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

ERRATUM

In the NOTICE OF EXTRA-JUDICIAL SALE particularly described as HOME DEVELOPMENT FUND (others, known as Pag- IBIG Fund) versus SHERWIN M. ANCHETA married to MARISSA C. ANCHETA, published on September 11, 18 & 25, 2023 issues of CAVITE DIGEST an entry/ ies should have read

MARISSA C. ANCHETA

situated in the Brgy. of Malagasang, Mun. of Imus Prov. of Cavite, Island of Luzon

along line 2-3-4 by ROW-18; on the SE., 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 CITY OF IMUS, CAVITE

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

- versus - FC CASE NO. 18350-23 EXTRA-JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135 AS AMENDED BY ACT 4118

RUBEN M. BENJAMIN married to JOSEFINA M. BENJAMIN, Mortgagors,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND), mortgagee, with principal place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Ave., Makati City 1200, against RUBEN M. BENJAMIN married to JOSEFINA M. BENJAMIN, mortgagors, with residential and postal address at Lot 18 Block 11 Phase 6, ACM Woodstock Homes. Brgy. Alapan 1, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 21, 2023 amounts to THREE HUNDRED TWENTY EIGHT THOUSAND TWO HUNDRED NINETY FIVE PESOS & 64/100 (P328,295.64), Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale the undersigned will sell at public auction on OCTOBER 24, 2023 at 10:00 A.M. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. T-848066 "A parcel of land (Lot 18, Blk. 11 of the cons./subd. plan, Pcs-04-012219, being a portion of Lot 1287-A, 1287-B, 1287-C & 1287-D (LRC), Psd-123938, L.R.C. Rec. No. 8843), situated in the Bo. of Calsadang Bago, Mun. of Imus, Prov. of Cavite, Island of Luzon. Bounded on the NE., along line 1-2 by Lot 20, Blk. 11; on the SE., along line 2-3 by Rd. Lot 12; on the SW., along line 3-4 by Lot 16, Blk. 11 and on the NW., along line 4-1 by Lot 17, Blk. 11; all of the cons./subd. plan. x x x containing an area of FIFTY TWO (52) SQ. METERS. x x x"

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

In the event the public auction should not take place on the said date, it shall be held on NOVEMBER 7, 2023 at 10:00 A.M. without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances therein if any there be. Imus, Cavite, September 18, 2023.

WILMAR M. DE VILLA Sheriff IV Branch 21

APPROVED:

ARMIE A. FRANCISCO Clerk of Court VI

COPY FURNISHED: HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND) The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Ave., Makati City 1200 PAULINO E. CASES, JR. CASES COLLECTION MANAGEMENT, INC. c/o Cases Chun & Associates Law Offices Unit 408 Cityland Condominium 10 Tower II 154 H.V. DELA Costa Street, Salcedo Village, Makati City

SPS. RUBEN M. BENJAMIN AND JOSEFINA M. BENJAMIN Lot 18 Bock 11 Phase 6, ACM Woodstock Homes. Brgy. Alapan 1, Imus, Cavite

CD-Sept. 25, Oct 2 & 9, 2023

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-627-23

MANGOSING, MICHELLE G., married to MANGOSING, ENRICO PAULO V., 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 Bldg., No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, MANGOSING, MICHELLE G., married to MANGOSING, ENRICO PAULO V., with residence and postal addresses at (1) Blk. 1, Lot 25, Camella Homes 2-E Everest St., Putatan, Muntinlupa City, Metro Manila, and (2) Lot 22, Blk. 6, Ph.6 Wellington Place (Marycris Complex), Barrio Santiago, Gen. Trias, Cavite, to satisfy the mortgage indebtedness which as of 17 April 2023 amounts to ONE MILLION EIGHT THOUSAND FIVE HUNDRED THIRTY EIGHT PESOS AND 17/100 (Php1,008,538.17) excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on OCT 26 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2018040099 A PARCEL OF LAND (LOT 22, BLK 6 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-04-024827, BEING A PORTION OF THE CONSOLIDATION OF LOTS 2532-A-17 TO 2532-A-22, PSD-04-041373 (AR) & LOTS 2514 & 2515, SAN FRANCISCO DE MALABON ESTATE, L.R.C. REC. NO. 5964) SITUATED IN BARRIO OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON, BOUNDED ON THE SW., ALONG LINE 1-2 BY ROAD LOT 9; ON THE NW., ALONG LINE 2-3 BY LOT 23, BLK 6; ON THE NE., ALONG LINE 3-4 BY LOT 12, BLK 6 AND ON THE SE., ALONG LINE 4-1 BY LOT 21, BLK 6 ALL OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN xxx CONTAINING AN AREA OF FORTY TWO (42) SQUARE METERS, MORE OR LESS. x x x

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

In the event the public auction should not take place on the said date and time, it shall be held on NOV 09 2023 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, SEP 19 2023

REYNALDO L. SALOMA Sheriff IV

Copy Furnished: HOME DEVELOPMENT MUTUAL FUND ATTY. SIMEON P. MADRID Attorney-In-Fact, S.P. MADRID & ASSOCIATES Unit 2010 20/F Herrera Tower. V.A. Rufino cor. Valero Streets, Makati City MANGOSING, MICHELLE G. MANGOSING, ENRICO PAULO V. (1) Blk. 1, Lot 25 Camella Homes 2-E, Everest St., Putatan. Muntinlupa City, Metro, Manila (2) Lot 22, Blk. 6, Ph.6 Wellington Place (Marycris Complex), Barrio Santiago, Gen. Trias Cavite

Publication: CAVITE DIGEST Dates: SEP 25, OCT 2 & 9, 2023 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 TRECE MARTIRES CITY

HOME DEVELOPMENT MUTUAL FUND Mortgagee,

-versus-FORECLOSURE CASE NO. F-435-23

EDWIN G. HILIG MARRIED TO TRINIDAD D. HILIG 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, EDWIN G. HILIG MARRIED TO TRINIDAD D. HILIG with residence and postal address at 141 Sitio 3 Zone 7, Taguig, Metro, Manila and, Lot 7, Block 31, Phase 2, West Governor Heights, Brgy. Cabuco, Trece Martires City, Cavite to satisfy the mortgage indebtedness which as of 10 April 2023 amounts to FOUR HUNDRED TWENTY NINE THOUSAND SEVEN HUNDRED TWELVE PESOS AND 02/100 (P429,712.02), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on OCT 26 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property/ies with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 077-2012000493 A PARCEL OF LAND (LOT 7, BLK. 31 OF THE SUBD. PLAN PSD-04-192012, BEING A PORTION OF LOT 3612, FLS-1839. STA. CRUZ DE MALABON EST.) SIT. IN BRGY. OF CABUCO, CITY OF TRECE MARTIRES, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 5, BLK. 31; ON THE NE., ALONG LINE 2-3 BY ROAD LOT 4; ON THE SE., ALONG LINE 3-4 BY LOT 9, BLK. 31 AND ON THE SW., ALONG LINE 4-1 BY LOT 8, BLK. 31 ALL OF THE SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN XXX CONTAINING AN AREA OF FIFTY (50) 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 NOV 09 2023 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, SEP 19 2023.

JOANNAH AVIGAIL C. TIMKANG Sheriff IV

Copy Furnished: HOME DEVELOPMENT MUTUAL FUND The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City C/O ATTY. MAYBELLE JOY E. BERNALES Anchor Collections Services Inc Bldg. #2 Malakas cor. Papagmahal St., Brgy. Pinyahan, Quezon City EDWIN G. HILIG MARRIED TO TRINIDAD D. HILIG 141 Sitio 3 Zone 7, Taguig, Metro, Manila and, Lot 7, Block 31, Phase 2, West Governor Heights, Brgy. Cabuco, Trece Martires City, Cavite

Publication: Cavite Digest Dates: Sep 25, Oct 2 & 9, 2023 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 Branch 130, Trece Martires City rtc1tmt130@judiciary.gov.ph 09198753023

IN RE: PETITION FOR REISSUANCE OF OWNER'S DUPLICATE COPY OF TRANSFER CERTIFICATE OF TITLE NO. T-283788 ISSUED BY THE REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE,

RICO C. SEXON, Petitioner.

-versus- LRC CASE NO. 5964-023-23

THE REGISTRY OF DEEDS OF TRECE MARTIRES CITY. Respondent.

X-----X

NOTICE OF HEARING

Filed before this Court is a verified Petition for Re-issuance of Owner's Duplicate Copy of Transfer Certificates of Title No. T-283788 issued by the Registry of Deeds for the Province of Cavite in the name of FLODELIZIA C. SEXON, the registered owner.

After being satisfied that the petition is sufficient in form and substance, the same is hereby set for initial hearing on December 14, 2023 and February 1, 2024 both at 8:30 o'clock in the morning, at which date, hour, and place any and all interested persons are required to appear and show cause why the petition should not be granted.

Let a copy of this Notice of Hearing be published for three (3) consecutive weeks, at the expense of the petitioner, in a newspaper of general circulation and posted at the General Trias City Public Market, the City and the Barangay Hall where the property is situated, as well as on the land itself located at Block 16 Lot 13, Stateland Inv. Corp., Barangay Manggahan, General Trias City, Cavite and other copies be furnished to the Registry of Deeds for the Province of Cavite, Office of the Solicitor General, petitioner, and his counsel.

The Sheriff of this Court is hereby directed to post copies of this Notice accordingly. The petitioner is likewise directed to submit a copy of the petition with its annexes to the Registry of Deeds for the Province of Cavite and the Office of the Solicitor General.

Send a copy of this Order to the Office of the Clerk of Court (OCC) for raffie of the publication.

SO ORDERED.

Trece Martires City, Cavite, June 15, 2023.

GAYSOL C. LUNA Presiding Judge

Copy Furnished: ATTY. JANICE PRISTINE R. RAMOS Counsel for Petitioner 2/f #24 Sotto St., Brgy. Bagumbayan General Trias City. Cavite jan_ramos08@yahoo.com

RICO C. Sexon Petitioner Manila East Road, Batingan Binangonan, Rizal

REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE, Trece Martires City, Cavite

OFFICE OF THE SOLICITOR GENERAL 134 Amorsolo St., Legaspi Village Makati City

OFFICE OF THE CLERK OF COURT Trece Martires, Cavite

CD-Sept. 25, Oct 2 & 9, 2023

DSWD, HOR to distribute rice, cash aid to 2.5 million poor Filipinos in next 2 weeks

(From page 3) with the program of President Ferdinand R. Marcos Jr. to bring affordable and quality rice to the people, particularly those categorized as "poorest of the poor."

In a news conference on Thursday (Oct. 5), Speaker Romualdez told House reporters that rice distribution is in line with the program of President Ferdinand R. Marcos Jr. to bring affordable and quality rice to the people, particularly those categorized as "poorest of the poor." "Hindi ito one-shot deal. So this will be part of the program again, hand-in-hand with the DSWD Speaker Romualdez explained. Aside from the NCR, using the AICS. And once it is successful, and I'm confident that it will be... we'll be able to replicate this and do further suc-

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

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

-versus-EJF NO. TG-23-063 FOR: Extra Judicial Foreclosure of Real Estate Mortgage under Act No. 3135, As Amended by Act No. 4118

MAXIMO DUENAS RAMOS married to DIVINE GRACE DELA CRUZ RAMOS, Debtors/Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund), a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with principal office and place of business at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, pursuant to the terms and conditions of Loan and Mortgage Agreement ("MORTGAGE") executed and notarized on July 24, 1996 by Debtors/Mortgagors, MAXIMO DUENAS RAMOS married to DIVINE GRACE DELA CRUZ RAMOS, both of legal age, Filipino citizens, with residence and postal addresses at (1) Lot 29, Block 7, Golden City, Canlalay, Biñan, Laguna and (2) Lot 11, Blk. 19, Franceville Executive Homes, Bulihan, Silang, Cavite, in favor of the Petitioner/Mortgagee, over a real estate property including improvements thereon, described in and covered by TRANSFER CERTIFICATE OF TITLE NO. (T-637981) 18015 of the Registry of Deeds for the Province of Cavite, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of ONE MILLION THREE HUNDRED EIGHTY-SIX THOUSAND SEVEN HUNDRED SEVEN PESOS AND 60/100 (Php1,386,707.60), inclusive of interest and other charges, as of July 4, 2023, 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 October 19, 2023 at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. (T-637981) 18015 Registry of Deeds for Province of Cavite

"IT IS HEREBY CERTIFIED that certain land situated in Municipality of Silang, Province of Cavite, bounded and described as follows:

A parcel of land (Lot 11, Blk. 19 of the cons.-subd. plan Pcs-04-005492, being a portion of the cons. of Lots

4-A, Psd-04-042371, Lot 5, Psd-59052, L.R.C. Rec. No.), situated in the Brgy. of Bulihan, Mun. of Silang, Province of Cavite. Bounded on the SE., along line 1-2 by Lot 12, Blk. 19; on the SW., along line 2-3 by Road Lot 14; on the NW., along line 3-4 by Lot 10, Blk. 19, all of the cons.-subd. plan. Beginning at a pt. marked "1" on plan, being S. 48 deg. 56'W., 7149.20 m. from BLBM No. 1, Bo. of Kabilang Baybay, Mun. of Carmona, Cavite, thence S. 22 deg. 50'W., 16.26 m. to pt. 2; thence N. 66 deg. 54'W., 10.00 m. to pt. 3; thence N. 22 deg. 50'E., 16.06 m. to pt. 3; thence N. 22 deg. 50'E., 16.06 m. to pt. 4; thence S. 68 deg. 05'E., 10.00 m. to pt. of beginning, containing an area of ONE HUNDRED SIXTY TWO (162) SQ. METERS. All pts. referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc.mons. 15x60 cm.; bearings true; date of orig. survey, June 1-15, 1943 and that of the cons.-subd. survey, Nov. 5-29, 1990 and was approved on Jan. 29, 1991. is registered in accordance with the provisions of the Property Registration Decree in the name of* MAXIMO DUENAS RAMOS, Filipino, of legal age, married to Divine Grace Dela Cruz Ramos."

In the event the public auction should not take place on the said date, it shall be held on October 26, 2023 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. (T-637981) 18015 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, September 6, 2023.

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: Sept. 25, Oct 2 & 9, 2023

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

MARIA VICTORIA D. CAPIRAL C/O ATTY. MELANIO A. BADENAS JR. Attorney-in-Fact of Mortgagee, GCCS & Associates Corp. Rm. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City

MAXIMO D. RAMOS married to DIVINE GRACE DELA CRUZ RAMOS Mortgagors (1) Lot 29, Block 7, Golden City, Canlalay, Bilián, Laguna (2) Lot 11, Blk. 19, Franceville Executive Homes, Bulihan, Silang, Cavite

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-612-23

EMILONE B. BATOLINAO,
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 Perron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, EMILONE B. BATOLINAO is herein represented by her Attorney-in-Fact MARLON L. SIBONGA, with residence and postal addresses at (1) 9025 E. Aguinaldo Highway, Panapaan IV, Bacoor Cavite, and (2) Lot 21 Blk 37, Lumina Tanza, Phase 2, Barangay Bagtas, Tanza, Cavite, to satisfy the mortgage indebtedness which as of 17 April 2023 amounts to FIVE HUNDRED FIFTY EIGHT THOUSAND SEVEN HUNDRED FIFTY THREE PESOS AND 53/100 (Php558,753.53) excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on OCT. 26 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2021030325

LOT NO: 21 BLOCK NO: 37 PLAN NO. PCS-04-239057
PORTION OF: THE CONS/SUBD OF LOT 2-B, PSD-04-239718: LRC RECORD NO 5832

LOCATION: BARANGAY OF BAGTAS, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, ISLAND OF LUZON BOUNDARIES

Table with 3 columns: LINE, DIRECTION, ADJOINING LOT(S). Rows 1-7 describing lot boundaries.

AREA: FIFTY NINE SQUARE METERS (59), 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 NOV 09 2023 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 SEP 19 2023

REYNALDO L. SALOMA
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
c/o ATTY. RIZALDY F. DE LEON
Attorney-In-Fact, Bernales & Associates
Suite 6 Third Floor, A Francisco Gold Condominium I
784 EDSA Wen Karmas District, Quezon City
EMILONE B. BATOLINAO MARLON L. SIBONGA
(1) 9025 E. Aguinaldo Highway, Panapaan IV, Bacoor, Cavite
(2) Lot 21 Blk 37, Lumina Tanza., Phase 2, Barangay Bagtas, Tanza, Cavite
Publication: CAVITE DIGEST
Dates: SEP 25, OCT 2 & 9, 2023
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
TRECE MARTIRES CITY

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,

-versus- FORECLOSURE CASE NO. F-614-23

NENNETE B. BURGOS, married
to ANZERON DE JESUS BURGOS,
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 Bldg., No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, NENNETE B. BURGOS, married to ANZERON DE JESUS BURGOS, with residence and postal addresses at (1) #2240 C1 F. Balagtas St., Pandacan, Manila, and (2) Lot 25 Blk 1, Heritage Homes-Trece Martires City, Brgy. M. Gregorio, Trece Martires City, Cavite, to satisfy the mortgage indebtedness which as of 28 April 2023 amounts to FIVE HUNDRED FIFTY EIGHT THOUSAND FOUR HUNDRED FIVE PESOS AND 22/100 (Php558,405.22) excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on OCT 26 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No.-077-2015005268

A PARCEL OF LAND (LOT 25, BLK. 1, OF THE SUBD. PLAN, PSD-04-130583, BEING A PORTION OF LOT 6, PSD-04-118807, L.R.C. REC. NO.), SITUATED IN THE BRGY. OF M. GREGORIO, CITY OF TRECE MARTIRES, IS. OF LUZON. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 26; ON THE NE., ALONG LINE 2-3 BY LOT 31; ALONG LINE 3-4 BY LOT 32; ON THE SE., ALONG LINE 4-5 BY LOT 24, ALL OF BLK. 1, ALL OF THE SUBD. PLAN. ON THE NW., ALONG LINE 5-1 BY RD. LOT 1, PCS-042122-009141. BEGINNING AT A PT. MARKED "1" on PLAN x x x CONTAINING AN AREA OF NINETY SIX (96) SQ. METERS. x x x

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

In the event the public auction should not take place on the said date and time, it shall be held on NOV 09 2023 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 SEP 19 2023.

REYNALDO L. SALOMA
Sheriff IV

Copy Furnished:
HOME DEVELOPMENT MUTUAL FUND
c/o ATTY. RIZALDY F. DE LEON
Attorney-In-Fact, Bernales & Associates
Suite 6 Third Floor, A Francisco Gold Condominium I
784 EDSA West Kamias District, Quezon City
NENNETE B. BURGOS, married to ANZERON DE JESUS BURGOS
(1) #2240 C1 F. Balagtas St., Pandacan, Manila, and (2) Lot 25 Blk 1, Heritage Homes-Trece Martires City, Brgy. M. Gregorio, Trece Martires City, Cavite,
Publication: CAVITE DIGEST
Dates: SEP 25, OCT 2 & 9, 2023
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
TRECE MARTIRES CITY

HOME DEVELOPMENT MUTUAL FUND
Mortgagee,

-versus-FORECLOSURE CASE NO. F-575-23

CHRISTOPHER SILVERIO DE GUZMAN
Mortgagor/s

X-----X

NOTICE OF EXTRAJUDICIAL 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 Bldg., No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, CHRISTOPHER SILVERIO DE GUZMAN, with residence and postal address at (1) No. 1515 S. De Guzman Street Brgy. 164, Malibay, Pasay City and (2) Lot 16 Block 29 Heneral Uno, Pasong Kawayan II, General Trias, Cavite, to satisfy the mortgage indebtedness which as of 13 April 2023 amounts so THREE HUNDRED FORTY SEVEN THOUSAND ONE PESOS AND 84/100 (Php347,001.84) excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will sell at public auction on OCT 26 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TT LE No. 057-2016071076

A PARCEL OF LAND (LOT 16, BLK 29 OF THE CONSOLIDATION-SUBDIVISION PLAN PCS-04-027483, BEING A PORTION OF LOT 3183, SAN FRANCISCO DL MALABON ESTATE. RS-04-00=6.4 AND LOT 3299, SAN FRANCISCO DE MALABON ESTATE, RS-04-001981) SITUATED IN BARANGAY OF PASONG KAWAYAN, MUNICIPALITY OF GENERAL TRLAS. PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 15, BLK. 29; ON THE NW., ALONG LINE 2-3 BY ROAD LOT 32 (6.50 M.WIDE); ON THE NE., ALONG LINE 3-4 BY LOT 17, BLK 29; AND ON THE SE., ALONG LINE 4-1 BY LOT 9, BLK 29 ALL OF THE CONSOLIDATION-SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" PLAN xxx CONTAINING AN AREA OF FIFTY SEVEN (57) SQUARE METERS. x x x

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

In the event the public auction should not take place on the said date and time, it shall be held on NOV 09 2023 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 SEP 19 2023

REYNALDO L. SALOMA
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND
c/o POMPEYO P. MAYNIGO
Attorney-In-Fact, Vision Credit & Collection Services Incorporated
JRDC Building 117 Sen. Gil J. Puyat Ave. Pasay City
CHRISTOPHER SILVERIO DE GUZMAN
(1) No. 1515 S. De Guzman Street Brgy. 164, Malibay., Pasay City
(2) Lot 16 Block 29 Heneral Uno, Pasong Kawayan II, General Trias, Cavite,
Publication: CAVITE DIGEST
Dates: SEP 25, OCT 2 & 9, 2023
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
Branch 90
DASMARIÑAS CITY, CAVITE

HOME DEVELOPMENT MUTUAL FUND
(Otherwise known as PAG-IBIG Fund),
Petitioner/Mortgagee,

-versus- File No. FC-DC-1009-23
EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS AMENDED BY
ACT 4118

MARIA CRISTINA CASTRO,
Respondent/Mortgagor.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, HOME DEVELOPMENT MUTUAL FUND (Otherwise known as PAG-IBIG Fund), a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against respondents/mortgagors, MARIA CRISTINA CASTRO with postal address at (1) 3623 Native St., Estrella, Makati City; and 2) Lot 23 Blk 27, Carissa Homes, N-I Salawag, Dasmariñas, Cavite 4114 and for the satisfaction of the mortgaged debt which as of MAY 16, 2023 amounts to ONE HUNDRED SIXTY THOUSAND TWO HUNDRED SEVENTY THREE PESOS AND 41/100 (Php 160,273.41), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on NOVEMBER 07, 2023 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, Burold 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:

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

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

In the event that the public auction should not take place on the said date and time, it shall be held on NOVEMBER 21, 2023, at the same time and place without further notice.

Dasmariñas s City, Cavite, September 11, 2023.

ARLYN P. BARCELON
Sheriff IV

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

PUBLICATION: Cavite Digest
DATES: Sept. 25, Oct 2 & 9, 2023
Raffle Date of Judicial Notices: September 08, 2023

Copy furnished: HOME DEVELOPMENT MUTUAL FUND (Otherwise known as PAG-IBIG Fund)
The Petron Mega Plaza Bldg.,
No. 358 Sen. Gil Puyat Ave., Makati City

MARIA VICTORIA D. CAPIRAL
C/O ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO
24K Accounts Consultant Inc.,
3F Fass Inteli College Bldg., No. 11,
Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

MARIA CRISTINA CASTRO
(1) 3623 Native St, Estrella, Makati City;

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

BDO UNIBANK, INC.,
Mortgagee,

-versus- FORECLOSURE CASE NO. F-704-23

MARK LLOYD LAGRIA NUEVE
REPRESENTED BY HIS
ATTORNEY-IN-FACT
ERLINDA LAGRIA NUEVE
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 11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo De Roxas, Makati City against the Mortgagor/s, ERLINDA LAGRIA NUEVE SIGNING AS THE ATTORNEY-IN-FACT OF MARK LLOYD LAGRIA NUEVE, with residence and postal address at No. 1224, A. Masinop St., Tondo, Manila and Block 6, Lot 25, Phase 9, Kensington, Brgy. Navarro, General Trias, Cavite to satisfy the mortgage indebtedness which as of 15 May 2023 amounts to TWO MILLION FIVE HUNDRED ONE THOUSAND SIX HUNDRED EIGHTY ONE PESOS AND 62/100 (P2,501,681.62) excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on OCT 26 2023 at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. 057-2016024039

LOT NO. 25 BLOCK. NO. 6 PLAN NO. PCS-04-027752

PORTION OF: LOTS 1640, SAN FRANCISCO DE MALABON ESTATE (RS-04-002490) AND BLOCK 13 & 14, PCS-04-027575, DECREE NO. 4270 (LRC REC. NO. 5964)
LOCATION: BARANGAY OF NAVARRO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 NE LOT 23, BLOCK 6, PCS-04-027752
2-3-4-5-6 SE, SE, SW ROAD LOT 14
4-5 SE, SW ROAD LOT 18
6-1 NW LOT 26, BLOCK 6, PCS-04-027752
AREA: EIGHTY NINE SQUARE METERS (89) , 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 NOV 9 2023 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, SEPT 19 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
RISK MANAGEMENT GROUP- REMEDIAL MANAGEMENT UNIT
11th Floor BDO Towers Valero (formerly Citibank Tower), 8741 Paseo De Roxas, Makati City

ERLINDA LAGRIA NUEVE SIGNING AS THE ATTORNEY-IN-FACT OF MARK LLOYD LAGRIA NUEVE
No. 1224, A. Masinop St., Tondo, Manila
Block 6, Lot 25, Phase 9, Kensington, Brgy. Navarro, General Trias, Cavite

Publication: CAVITE DIGEST
Dates:Sept. 25, Oct 2 & 9, 2023

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

EXTRAJUDICIAL SETTLEMENT
OF ESTATE WITH WAIVER

Notice of hereby given that the estate of the late **PALERMO M. MAGNO** who died intestate on November 9, 2020 at Imus City left his Cash deposit with LANDBANK Imus Branch, Imus City, Cavite under Account No. 1426-0882-97 (VISA ATM-AFP Pensioner) is subject to Extrajudicial Settlement of Estate With Waiver as per Doc. No. 49, Page No. 10, Book No. III, Series of 2023 by Notary Public for Dasmariñas City, Cavite ATTY. JOSE MARI V. CAS.

CD- Sept. 25, Oct. 2 & 9, 2023

2) Lot 23 Blk 27, Carissa Homes, N-ISalawag, Dasmariñas, Cavite 4114

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

Beginning today, treat everyone you meet as if they were going to be dead by midnight. Extend to them all the care, kindness and understanding you can muster, and do it with no thought of any reward. Your life will never be the same again.

-Og Mandino-

EXTRAJUDICIAL SETTLEMENT
with WAIVER OF RIGHTS

Notice of hereby given that the estate of the late **VICTORIA BAYACAL ESTRELLA** who died intestate on February 1, 1997 at Quezon City and **EMILIANO DETRUZ ESTRELLA** who died intestate on June 28, 2015 left a parcel of land covered by Tax Declaration of Real Property No. 97-24531 is subject to Extrajudicial Settlement With Waiver Of Rights as per Doc. No. 490, Page No. 84, Book No. 17, Series of 2023 by Notary Public for Parañaque City, ATTY.AUGUSTUS CAESAR M. BAÑARES.

CD- Sept. 25, Oct. 2 & 9, 2023

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-461-23

GERALD REFRE DELA LUNA MARRIED
TO JENNIFER MORALES DELA LUNA
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, GERALD REFRE DELA LUNA MARRIED TO JENNIFER MORALES DELA LUNA with residence and postal address at Block 29, Lot 13, Grand Riverside Subdivision, Brgy. Pasong Camachile I, General Trias, Cavite and Lot 31, Block 24, Heneral Dos, Pasong Kawayan II, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of 10 April 2023 amounts to THREE HUNDRED EIGHTY NINE THOUSAND THREE HUNDRED EIGHTEEN PESOS AND 73/100 (P389,318.73), excluding penalties, charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on OCT 26 2023 at 10:00 o'clock in the morning until 12 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. 057-2020047910

LOT NO. 31 BLOCK NO. 24 PLAN NO. PSD-04-233312
PORTION OF: LOT 3298, SAN FRANCISCO DE MALABON ESTATE (RS-04-003882); LRC REC. 5964
LOCATION: BARANGAY OF PASONG KAWAYAN II (FORMERLY: SAMPALUCAN), MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE
BOUNDARIES:
LINE DIRECTION ADJOINING LOT(S)
1-2 SW LOT 3, BLOCK 24, PSD-04-233312
2-3 SW LOT 4, BLOCK 24, PSD-04-233312
3-4 NW LOT 30, BLOCK 24, PSD-04-233312
4-5 NE ROAD LOT 13, PSD-04-233312
5-1 SE LOT 32, BLOCK 24, PSD-04-233312
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 09 NOV 2023 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, SEP 19 2023.

JOANNAH AVIGAIL C. TIMKANG
Sheriff IV

Copy Furnished:

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

C/O ATTY. MAYBELLE JOY E. BERNALES
Anchor Collections Services Inc
Bldg. #2 Malakas cor. Mapagmahal St.,
Brgy. Pinyahan, Quezon City

GERALD REFRE DELA LUNA MARRIED TO JENNIFER
MORALES DELA LUNA

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF
Dasmariñas City, Cavite

HOME DEVELOPMENT MUTUAL FUND
(PAG-IBIG FUND)

Petitioner / Mortgagee,

-versus- File No. FC-DC-1030-23
For: Extra-Judicial Foreclosure
of Real Estate Mortgage under
Act No. 3135 as amended by
Act No. 4118

MARIE RELYN W. CABIO
married to EFREN B. BUNI,
Respondents / Mortgagors.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act No.3135, as amended by Act No. 4118 filed by the petitioner/mortgagee, HOME DEVELOPMENT FUND (PAG-IBIG FUND), 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, against the respondents/ mortgagors, MARIE RELYN W. CABIO married to EFREN B. BUNI, with postal address at Lot 8 Block 21 Phase 1 El Francisco Homes-Mulawin, San Jose Del Monte City, Bulacan; Lot 38 Block 5 Phase 3, Valle Verde Dasmariñas, Langkaan 2, Dasmariñas, Cavite; MARIE RELYN W. CABIO is herein represented by JOSE REYNANTE W. CABIO, as her attorney-in -fact, and for the satisfaction of the mortgaged debt which as of July 10, 2023 amounts NINE HUNDRED NINETY EIGHT THOUSAND SEVEN HUNDRED FIFTY THREE PESOS & 05/100 (Php 998,753.05), exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on October 20, 2023 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, Burof 2, 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. 057-2021026561

IT IS HEREBY CERTIFIED that certain land situated in Barangay of Langkaan 11, City of Dasmariñas, Province of Cavite, Island of Luzon, bounded and described as follows: Lot No: 38 / Block No: 5 / Plan No : PSD-04-237402
Portion of: Lot 3821-A-4 (LRA) PSD-426086; LRC REC. No. 8843 TECHNICAL DESCRIPTION: LOCATION :Barangay of Langkaan 11, City of Dasmariñas, Province of Cavite, Island of Luzon

BOUNDARIES :

LINE DIRECTION ADJOINING LOT(S)
1-2 SE Lot 17, Block 5 PSD-04-237402
2-3 SW Lot 37, Block 5 PSD 04-237402

Block 29, Lot 13, Grand Riverside Subdivision, Brgy. Pasong Camachile I, General Trias, Cavite Lot 31, Block 24, Heneral Dos, Pasong Kawayan II, Gen. Trias, Cavite

Publication: Cavite Digest
Dates: Sep 25, Oct 2 & 9, 2023

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

3-4 NW Road Lot 5 (8.00 M, Wide),
PSD 04-237402
4-1 NE Lot 39, Block 5 PSD-04-237402
TIE POINT : Mon. No. 149, Imus Estate

LINE BEARING DISTANCE
To corner 1 N. 64°29' W 1075.74 M.
1-2 S. 71°06' W 4.00 M.
2-3 N. 18°54' W 12.50 M.
3-4 N. 71°06' E 4.00 M.
4-1 S. 18°54' E 12.50 M.
AREA: FIFTY SQUARE METERS (50) MORE OR LESS

DESCRIPTION OF CORNERS All points referred to are indicated on the plan and are marked on the ground by P.S. CYI. Conc. Mons 15 x40 cms; Bearings true; Date of original survey July 27, 1905 to June 11, 1908 and that of the cons. subd. Survey; January 3-15,2015 & was approved on March 19, 2015. Geodetic Engineer —JEANNETTE S. CO

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on November 10, 2023 at the same time and place without further notice.

Dasmariñas City, Province of Cavite, September 13,2023.

GERALD A. FARGAS
Sheriff IV

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

PUBLICATION: "Cavite Digest"
DATES: Sept. 25, Oct 2 & 9, 2023
Raffle Date of Judicial Notices: September 08, 2023

Copy furnished:

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

Paulino E. Cases, Jr.
CASES COLLECTION MANAGEMENT, INC
ATTORNEY-IN-FACT
c/o Cases Chun & Associates Law Offices
Unit 408 Cityland Condominium 10 Tower II
154 H.V dela Costa Street, Salcedo Village, Makati City

Marie Relyn W. Cabin / Efren B. Boni
Lot 8 Block 21, Phase 1, El Francisco Homes-Mulawin,
San Jose Del Monte City, Bulacan

Lot 38 Block 5 Phase 3 Valle Verde Dasmariñas,
Langkaan 2, Dasmariñas, Cavite

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

An education isn't how much
you have committed to
memory, or even how much
you know. It's being able to
differentiate between what
you know and what you don't.
-Anatole France-

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

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

-versus- FC Case No. 18417-23
EXTRA-JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135 AS AMENDED
BY ACT 4118

ERNAN I. DUSARAN married to
SHERYL F. DUSARAN
Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (otherwise known us PAG-IBIG Fund), mortgagee, with principal office at The Petron Mega Plan Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against ERNAN I. DUSARAN married to SHERYL F. DUSARAN, mortgagors, with residence and postal address at Lot 2 Block 9 Greenside Homes, Brgy. Malagasang II-D, Imus, Cavite and/or Lot 8 Block 19 Greenside Homes, Brgy. Malagasang II-D, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 21, 2023 amounts to FOUR HUNDRED NINETY ONE THOUSAND EIGHT HUNDRED THIRTY NINE PESOS and 74/100 (Php 491,839.74), 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 OCTOBER 24, 2023 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 City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. 057-2016032142

"A PARCEL OF LAND (LOT 8 BLK. 19 OF THE SUBD. PLAN PCS-04-023143, BEING A PORTION OF LOTS 1827-A-1, 1827-A-2 & 1827-C-2, 1827-C-3, 1827-C-4, L.R. C. REC. NO. 8843) SITUATED IN BRGY. OF MALAGASANG, MUN. OF IMUS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY ROAD LOT 2; ON THE SE., ALONG LINE 2-3 BY LOT 9 BLK. 19; ON THE SW., ALONG LINE 3-4 BY LOT 12 BLK. 19; ON THE SW., AND ON THE SW., ALONG LINE 4-5 BY LOT 13; ON THE NW., ALONG LINE 5-1 BY LOT 7 BLK. 19 OF THE SUBD. PLAN. x x x CONTAINING AN AREA OF THIRTY SIX (36) SQ. 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 OCTOBER 31, 2023 at 10:00 a.m. without prior notice.

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

Imus, Cavite, Philippines, August 2, 2023.

KATREENA MARIE L. POBLETE
Sheriff IV

APPROVED: ARMIE A. FRANCISCO
Clerk of Court VI

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

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

BDO UNIBANK, INC.
Mortgagee,

-versus- FC Case No. 18458-23
EXTRA-JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135 AS AMENDED
BY ACT 4118

REYNALDO DAPAT BELINO, JR.
for himself and as Attorney-in-fact of
his wife, MARIFE PAREDES BELINO
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 at BDO Towers Valero (formerly Citibank Tower), 8741 Paseo de Roxas, Makati City, against REYNALDO DAPAT BELINO, JR. for himself and as Attorney-in-fact of his wife, MARIFE PAREDES BELINO, with residence and postal address at Block 24 Lot 10 Phase 2 Villa Arsenia, Mambog 3, Bacoor, Cavite and/or Block 11 Lot 5 Phase 2 Lancaster Villages, Brgy. Alapan 2-A, Imus, Cavite, to satisfy the mortgage indebtedness which as of July 14, 2023 amounts to THREE MILLION NINE HUNDRED NINETY SIX THOUSAND NINETEEN PESOS and 47/100 (Php 3,996,019.47), 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 OCTOBER 24, 2023 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 City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. 057-2018020619

Imus, Cavite, Philippines, August 1, 2023.

"A PARCEL OF LAND (LOT 5, BLK. 11 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 NE., ALONG LINE 1-2 BY LOT 6, BLK. 11; ON THE SE., ALONG LINE 2-3 BY ROAD LOT 19; ON THE SW., ALONG LINE 3-4 BY LOT 4, BLK 11 ALL OF THE CONSOLIDATION AND SUBDIVISION PLAN; AND ON THE NW., ALONG LINE 4-1 BY LOT 1632, IMUS ESTATE. x x x CONTAINING AN AREA OF ONE HUNDRED FORTY NINE (149) 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 OCTOBER 31, 2023 at 10:00 a.m. without prior notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the titles to the said properties and encumbrances thereon if any there be. Imus, Cavite,

Imus, Cavite, Philippines, August 1, 2023.

KATREENA MARIE L. POBLETE
Sheriff IV

APPROVED: ARMIE A. FRANCISCO
Clerk of Court VI

Copy Furnished:
BDO UNIBANK, INC.
BDO Towers Valero (formerly Citibank Tower), 8741
Paseo de Roxas, Makati City

ATTY. MARY JANI B. MATILLANO
Risk Management Group - Remedial Management Unit
11th Floor, BDO Towers Valero (formerly Citibank Tower),
8741 Paseo de Roxas, Makati City

REYNALDO DAPAT BELINO, JR. and
MARIFE PAREDES BELINO
Block 24 Lot 10 Phase 2 Villa Arsenia, Mambog 3, Bacoor,
Cavite and/or
Block 11 Lot 5 Phase 2 Lancaster Villages, Brgy. Alapan 2-A,
Imus, Cavite,

CD-Sept. 25, Oct 2 & 9, 2023

DSWD, HOR to distribute rice, cash aid to
2.5 million poor Filipinos in next 2 weeks

(From page 5) of 10,000 recipients for
each district will benefit at
least 2.5 million Filipinos
during the first round of
the joint DSWD-HOR rice
distribution and cash aid
project. Source: DSWD

EXTRAJUDICIAL SETTLEMENT
with WAIVER OF RIGHTS

Notice of hereby given that the estate of the
late VICTORIA BAYACAL ESTRELLA who died
intestate on February 1, 1997 at Quezon City and
EMILIANO DETRUZ ESTRELLA who died intes-
tate on June 28, 2015 left a certain parcel of land
covered by Tax Declaration No. 97-24531 is subject
to Extrajudicial Settlement With Waiver Of Rights as
per Doc. No. 490, Page No. 84, Book No. 17, Ser-
ries of 2023 by Notary Public for Parañaque City,
ATTY.AUGUSTUS CAESAR M. BAÑARES.

CD- Oct. 2, 9 & 16, 2023