

DTI Sec Pascual focuses on improved Halal Strategy

Department of Trade and Industry (DTI) Secretary Fred Pascual amplified the Department's commitment to position the Philippines as the fastest-growing Halal hub in the Asia Pacific region during the launching of the four-year Philippine Halal Industry Development Strategic Plan held at the World Trade Center. Aligned with President Marcos Jr.'s 8-Point Socioeconomic Agenda, the comprehensive Halal strategic plan aims to tap into the economic potential of the Halal industry that is poised to double domestic and international output by 2028.

"We are delighted to launch today the 'HALAL-FRIENDLY PHIL-

IPPINES' campaign. This national initiative aspires to establish the Philippines as a customer-focused, collaborative, comprehensive, and competitive Halal gateway and destination in the Asia-Pacific," said Secretary Pascual, who also chairs the Philippine Halal Export Development and Promotion Board.

To boost the Philippine economy, the Halal strategic plan is envisioned to: (1) increase Halal output for domestic consumption and exports by expanding and recognizing Halal-certifying bodies; (2) launch a unified, whole-of-government national brand to promote the Philippines as the fastest-growing and most Halal-friendly hub in the Asia Pacific; (3) create

a one-stop shop to link all stakeholders and ensure synchronized efforts; (4) develop a comprehensive Halal value chain through regional development, institutionalized knowledge management, skills matching and upskilling, investment promotions, and capacity building.

Under this strategic plan, government agencies are committed to double Halal output to 6,000, attracting PHP 230 billion in investments, and generate 120,00 jobs over the next four years.

"Speaking at the 2023 Philippine Halal Economy Festival, I highlighted the profound significance of Halal for Muslims. Beyond dietary considerations, it provides cultural insight and is integral to our identity," said Department of Budget and Management (DBM) Secretary Amenah F. Pangandaman.

"Recognizing the immense potential for economic growth in the Philippine Halal Economy is long overdue. Let's seize the myriad opportunities for promotion," she added.

Chaired by the DTI with the National Commission on Muslim Filipinos (NCMF) as the vice chair, the Halal Board is composed of the Department of Agriculture (DA), Department of Health (DOH), Department of Science and Technology (DOST), Department of Foreign Affairs (DFA), Department of Tourism (DOT), Bangko Sentral ng Pilipinas (BSP),

and the Mindanao Development Authority (Mindanao DA) together with two private sector representatives. GO, GROW HALAL

From around 3,000 current products, the goal is to achieve 6,000 Halal-certified products to cater to the growing domestic and global Halal demands. This trajectory builds on the increasing number of Muslim Filipinos and tourists, Islamic exporters and bankers, Halal investors, and health-conscious consumers.

Muslim Filipinos The National Commission for Muslim Filipinos (NCMF) estimated the Muslim population in the Philippines at 10%, or 12 million, boasting the third-largest Muslim population in Southeast Asia. With more Muslims than in Thailand and Singapore and with a population annual growth of 3%, the consumption of Filipino Muslims is a sustainable market.

Muslim Tourists The Philippines is becoming a popular destination for travelers from Islamic countries. In 2023, visitor arrivals from Islamic or Muslim-populated countries reached almost half a million, comprising 9% of the total 5.4 million arrivals. The Middle East countries, a significant chunk of the Organization of Islamic Cooperation (OIC) countries, are among the world's top spenders. According to the United Nations World Tourism

Organization (UNWTO), Middle Eastern travelers spent 6.5 times more than the worldwide average in 2017, with 40% spending more than USD10,000 per trip per capita. The average cost is USD 3,250 for a typical 12-to-13-night trip abroad.

To serve this market, the country's Halal tourism drive is also gaining momentum, with 289 Halal-certified or Muslim-friendly accommodation establishments nationwide and 237 Halal-certified or Muslim-friendly accommodation establishments nationwide.

Islamic Exporters The Philippines' Halal exports to Islamic Countries have been steadily growing, particularly in Malaysia, UAE, Saudi Arabia, Singapore, Iran, Qatar and Kuwait. In 2021, the top Philippine Exports to leading Halal Markets were fresh bananas (USD45 million), pineapple products (USD25 million), beauty and cosmetics (USD7.3 million), carrageenan (USD2.9 million), medicaments (USD2 million), crude coconut oil (USD942,000), dried mangoes (USD97,000), and calamansi (USD34,000).

Islamic bankers On November 29, 2023, the Philippines issued, for the first time, a USD1 billion "Sukuk" (Sharia-compliant bonds) with a tenor of 5.5 years, which was oversubscribed nearly five times, demonstrating pent-up interest

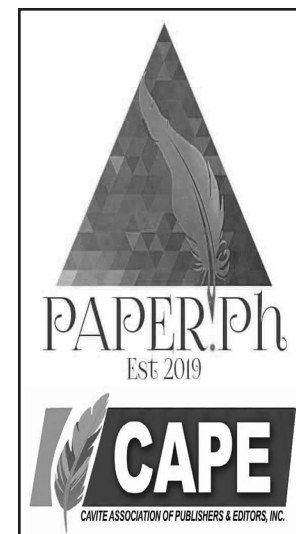
from investors. There is a significant opportunity for local and international investors to expand in Islamic Banking. The majority of Muslims live in the BARMM Region, yet BARMM is the most unbanked (110 out of 118 LGUs or 93.2%).

Halal investors In addition to a growing Muslim population, the country is also positioning itself as a Halal food processing hub for export to other countries and regions with significant Muslim populations. With the rising consumer awareness, rapid multiculturalism and globalization, growing health and safety concerns, and proliferation of e-commerce and digital marketing, investors from the OIC countries as well as local and international investors in Halal are expected to flock to the country.

Healthy and safety-conscious consumers Studies show that an increasing number of non-Muslim consumers buy or consume food labeled Halal because of "Safety," "Cleanliness," "Suitability for personal health," and "Hygiene" reasons.

The Halal industry is one of the most promising industries in the global market, estimated to reach a staggering USD7.7 trillion in market value by 2025, up from USD3.2 trillion in 2015.

Halal, an Arabic term which means 'lawful' (Turn to page 5)



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DSWD-PAO partnership records 321 clients in 2023

The Department of Social Welfare and Development (DSWD) said on Friday (January 26) that its partnership with the Public Attorney's Office (PAO) has provided legal assistance to 321 clients in 2023.

DSWD Asst. Secretary for Strategic Communications Romel Lopez said the PAO lawyers as-

signed to the DSWD were able to assist 178 walk-in clients, 124 clients who sent emails/letters; and 19 clients via calls.

"We are very fortunate that the DSWD's partnership with PAO was strengthened in 2022 through a supplemental Memorandum of Agreement to facilitate free legal services to single parents

and their children. Thus, we were able to provide a total of 477 services to our clients in crisis," Asst. Secretary Lopez, who is also DSWD spokesperson, said.

The DSWD official said the types of services rendered by PAO lawyers ranged from free legal counseling, referrals or endorsements to other

PAO districts/offices, legal documentation or administration of oath, and mediation conferences, among others.

In 2013, the DSWD Philippines (IBP) to provide free legal assistance to victims of violence against women and children (MOA) with the PAO and the Integrated Bar of the

Philippines (IBP) to provide free legal assistance to victims of violence against women and children (MOA) with the PAO and the Integrated Bar of the

(Turn to page 3)

City Government of Imus

Libreng Cataract Screening para kina Lolo at Lola



Sa pakikipagtulungan sa Office of the City Vice Mayor ng Lions International District 301 – A2, nabigyan ng libreng cataract screening ang humigit-kumulang 300 lolo at lola, sa Imus City Youth Center, Pilot Elementary School.

Layunin nitong matulungan ang mga senior citizen na maunawaan ang kailagayan ng kanilang mga mata. (Photos by: Imus CIO/ Imus CTHO)

Cayetano sa mga mambabatas ukol sa People's Initiative: Let's not burn the house down

"Let's not burn the house down."

Ito ang apela ni Senador Alan Peter Cayetano sa kanyang mga kasamahan sa House of Representatives at sa Senado nitong Biyernes sa gitnang pagtatangka ng Kamara na amyendahan ang 1987 Constitution sa pamamagitan ng People's Initiative (PI).

Sa isang panayam sa media pagkatapos ng

groundbreaking ceremony ng mga bagong crime laboratories ng Philippine National Police kung saan siya ang guest speaker, sinabi ni Cayetano na kasig-halaga ng proseso ang resulta sa Charter amendment.

"What I learned in politics is simple — it's not just the results but also the process of getting there. Hindi pwedeng 'the end justifies the means.'

Hindi pwedeng 'Eh mali 'yon, patayin mo o sunugin mo.' You'll burn the House down [if you do that]," wika ng independent senator sa reporters sa Camp Bagong Diva sa Taguig City noong January 26, 2024.

Aniya, ang pangunahing dahilan kung bakit tahasan ang pagtanggap ng mga senador sa PI ay ang panukalang 'joint voting' (Turn to page 2)

Cayetano sa mga mambabatas ukol sa People's Initiative: Let's not burn the house down

(From page 1) naman ang kinakapon, no na ang 24 na senador, na kailangan ng masinsinang pag-uusap sa pagitan ng Senado at ng Kongreso.

“Ang pinanggalingan ng issue na nito, hindi daw gumalaw ang Senate sa economic issues so wala daw silang choice. Pero duda ng Senate, may political provisions din na gustong palitan,” wika niya.

“Kailangan mag-usap talaga,” dagdag niya.

“If I could be of service to the President, House, Senate, why not? That's why I am keeping my opinion to myself para may matira pa rin na pwedeng makipag-usap,” wika niya.

Aniya, ito ay mahalaga dahil sa huli, ang mga Pilipino ang sasalong bigat ng nagsisimulang “constitutional crisis.”

“[Dapat maayos ito] dahil sa huli, kapag nagsuntukan ang Kongreso at Senado, ang mabubugbog at magkaka-black eye ay ang taumbayan,” wika niya.

“Kapag hindi tayo mag-ayos, isa lang ang sasabihin sa ating ng taumbayan: PI,” dagdag niya.

We must be willing to let go of the life we have planned, so as to have the life that is waiting for us.

-E. M. Forster-

Republic of the Philippines
 Fourth Judicial Region
 REGIONAL TRIAL COURT
 Branch 89
 City or Bacoor
 rtc1bcr089@judiciary.gov.ph
 09084163855

IN RE: PETITION FOR ISSUANCE OF OWNER'S DUPLICATE COPY OF TRANSFER CERTIFICATE OF TITLE NO. T-45933 OF TILE REGISTER OF DEEDS FOR THE PROVINCE OF CAVITE.

LRC Case No. 8843-2023-93

MARCIANA D. BECHAVE
 Petitioner, Represented by
 EDRALIN PENA DELA CRUZ
 As Attorney-in-fact,
 Petitioners.

X-----X

ORDER

This is a petition instituted by Marciana D. Bechave represented by her attorney-in-fact Edralin Pena Dela Cruz for the issuance of a new owner's duplicate copy of Transfer Certificate of Title No. T-45933 of the Registry of Deeds for the Province of Cavite, Bacoor City registered in the name of the petitioner, Marciana D. Bechave in lieu of the lost one.

NOTICE IS GIVEN that said petition is set for hearing on 21 February 2024 at 1:30 in the afternoon. All those interested are cited to appear and show cause why the same should not be granted.

Let this Order be published once a week for three consecutive weeks in a newspaper of general circulation in the Province of Cavite.

The Sheriff of this Court is ordered to post copies of this Order in three conspicuous places in the City of Bacoor where the subject property is situated.

Furnish copies of this Order and petition the Offices of the Register of Deeds for the Province of Cavite, Trece Martires City and Bacoor City Branch.

Furnish the Office of the Clerk of Court, Regional Trial Court of the City of Bacoor a copy of the order for raffle.

SO ORDERED.

GIVEN IN CHAMBERS this 15th day of September 2023 in the City of Bacoor.

ROSALINDA E. BELTRAN-KAWADA
 Presiding Judge

Copy furnished:

1. BAWALAN LAW OFFICE — Unit 1-A and 1-B, Digma's Commercial Center. Orgy. Luciano, Trece Martires City - bawalan_lawoffice@yahoo.com 0968 598 5044/ 0968 315 0817
2. MARCIANA D. BECHAVE — 2876 Orion St., Tondo, Manila
3. EDRALIN PENA DELA CRUZ — 2908 Samal St., Tondo, Manila
4. REGISTER OF DEEDS- Bacoor City
5. REGISTER OF DEEDS- Trece Martires City
6. Atty. MERMOSURA-VISTA — Office of the Clerk of Court, Regional Trial Court, Bacoor City

CD-Jan 29, Feb 5 & 12, 2024

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DTI Sec Pascual focuses on improved Halal Strategy

(From page 6) Halal, an Arabic term meaning ‘lawful or permissible,’ extends beyond food and drink to encompass all aspects of daily life, forming a comprehensive lifestyle. In this concept, everything is presumed ‘Halal’ unless expressly declared ‘haram,’ meaning ‘forbidden.’

While commonly associated with food, Halal food specifically adheres to Islamic Law, ensuring it neither contains nor contact with anything considered unlawful (haram). Stringent conditions dictate its preparation, processing, transportation, and storage, emphasizing the need to prevent contamination.

Notably, Halal and non-Halal foods can exist within the same premises, provided strict measures are in place to prevent contact and contamination.

What is Haram? Haram encompasses actions or items forbidden under Islamic Law. This includes certain animals such as pigs, boars, dogs, snakes, etc., intoxicating and hazardous plants, alcoholic drinks, and food additives derived from forbidden sources.

Filipino Muslims The National Commission for Muslim Filipinos (NCMF) estimates the Muslim population at 10%, or 12 million people. This means the Philippines has the third-largest Muslim population in Southeast Asia. It has more Muslims than Thailand and Singapore combined.

While the majority of Muslims in the Philippines reside in the Bangsamoro region, many have been relocated to urban and rural areas in different parts of the country, including Metro Manila.

That is why we have to bring a more comprehensive Halal infrastructure around many parts of the Philippines.

Currently, there is a significant supply gap. In 2022, the Philippines imported USD120 million (PHP6.67 billion) worth of products that were declared as Halal on the bill of lading. Source: DTI

DSWD -PAO partnership records 321 clients in 2023

(From page 3) Central Office in Batasan Quezon City to extend legal services to eligible beneficiaries.

The PAO committed to extend free legal services and representation to qualified and willing complainants in cases involving enforcement of child support by assigning PAO lawyers at the DSWD Source: DSWD

ERRATUM

In the NOTICE OF SHERIFF'S SALE particularly described as **HOME DEVELOPMENT MUTUAL FUND (Otherwise known as Pag-IBIG Fund) versus ROSEMARIE R. DE LEON** published on June 5, 12, 19, 2023 issues of CAVITE DIGEST an entry/ies should have read:

Marino Square, BO Paliparan, Dasmariñas City, Cavite

NE., along line 1-2 by Rd. Lot 5, on the SE., along line 2-3 by Lot 1, on the SW., along line 3-4 by Lot 4, and on the NW., along line 4-1 by Lot 5, all of Blk. 16 all of the subd. plan, beginning at pt. marked "1" on plan being S. 04 deg. 16'E., 2983.98 m. from Mon. 163 Imus Estate, thence S. 73 deg. 29'E., 4.00 m, to pt2; thence S. 16 deg. 31'W., 12.50 m. to pt. 3; thence N

to pt. of beginning containing an area of FIFTY (50) SQ.

bearings true; date of orig. survey, July 27, 1905-June 11, 1908 & that of the subd. survey, Aug. 23, Sept. 8, 1995 & was ap

Lot 3, Block 16, San Marino Square, BO Paliparan, Dasmariñas City, Cavite

and not what erroneously published.

We regret the error.

The Editor

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

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

-versus- File No. FC-DC-0705-23
 EXTRA JUDICIAL FORECLOSURE
 OF REAL ESTATE MORTGAGE
 UNDER ACT 3135, AS AMENDED
 BY ACT 4118

ROSEMARIE R. DE LEON,
 Respondent/Mortgagor.

X-----X

NOTICE OF SHERIFFS SALE

Upon extrajudicial 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 c/o Atty. Simeon P. Madrid, S. P. Madrid & Associates, Unit 2010, 20/F Herrera Tower, V. A. Rufino cor. Valero Streets, Makati City against respondent/mortgagor, ROSEMARIE R. DE LEON with postal addresses at #708 Summit Homes, Nestle St., Summit Homes Bayanan, Muntinlupa City and Lot 3, Block 16, San Marino Square, BO Paliparan, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of March 21, 2023 amounts to FOUR HUNDRED FORTY NINE THOUSAND FOUR HUNDRED SEVENTY SEVEN PESOS & 38/100 (Php449,477.38), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on JULY 13, 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 II, Dasmariñas City Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
 No. T-629368

ITS IS HEREBY CERTIFIED that certain land situated in the Mun. of Dasmariñas, Prov. of Cavite, bounded and described as follows:

A parcel of land Lot 3, Blk. 16 of the subd. plan, Psd-04-085043, being a portion of Lots 7232, Fls-2006, Imus Estate, LRC Rec. No.) situated in the Bo. of Paliparan, Mun. of Dasmariñas, Prov of Cavite, Is. of Luzon, Bounded on the NE., along line 1-2 by Rd. Lot 5, on the SE., along line 2-3 by Lot 1, on the SW., along line 3-4 by Lot 4, and on the NW., along line 4-1 by Lot 5, all of Blk. 16 all of the subd. plan, beginning at pt. marked "1" on plan being S. 04 deg. 16'E., 2983.98 m. from Mon. 163 Imus Estate, thence S. 73 deg. 29'E., 4.00 m, to pt2; thence S. 16 deg. 31'W., 12.50 m. to pt. 3; thence N is registered in accordance with the provisions of the Property Registration Decree, in the name of ROSEMARIE R. DE LEON, single, of legal age, Filipino. 73 deg. 29'W., 4.00m. to pt4; thence N. 16 deg. 31'E., 12.50m. to pt. of beginning containing an area of FIFTY (50) SQ. METERS. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. Conc. Mons. 15x60cm., bearings true; date of orig. survey, July 27, 1905-June 11, 1908 & that of the subd. survey, Aug. 23, Sept. 8, 1995 & was approved on Oct 11, 1995.

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the tide 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 July 27, 2023 at the same time and place without further notice.

22 May 2023 Dasmariñas City, Province of Cavite.

RODRIGO C. ESTOGERO, JR.
 Sheriff IV

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

PUBLICATION: "Cavite Digest"
 DATES: June 5, 12, 19, 2023
 Raffle Date of Judicial Notices: May 19, 2023

Copy furnished:

HOME DEVELOPMENT MUTUAL FUND (Otherwise known as PAG-IBIG Fund)
 c/o Atty. Simeon P. Madrid, S.P. Madrid and Associates,
 Unit 2010, 20/F Herrera Tower, V. A. Rufino cor. Valero Streets, Makati City

ROSEMARIE R. DE LEON
 #708 Summit Homes, Nestle St., Summit Homes Bayanan, Muntinlupa City and

Lot 3, Block 16, San Marino Square, BO Paliparan, 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 City Post Office
- 4.The Bulletin Board of Dasmariñas City Public Market

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

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

-versus- FC Case No. 18636-23
EXTRA-JUDICIAL FORECLOSURE
REAL ESTATE MORTGAGE UNDER ACT
3135 AS AMENDED BY ACT 4118

NOEMI C. LEJARDE for herself and as
Atty-in-fact of her husband
VICTORINO S. LEJARDE,
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 office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against NOEMI C. LEJARDE for herself and as Atty.-in-fact of her husband, VICTORINO S. LEJARDE, mortgagors, with residence and postal address at 1503-D Fabie St., Paco, Manila and/or Lot 39 Block 4 Phase WS3, Bahayang Pag-asa Subdivision, Imus, Cavite, to satisfy the mortgage indebtedness which as of October 8, 2023 amounts to FOUR HUNDRED FORTY TWO THOUSAND FIVE HUNDRED ONE PESOS and 95/100 (Php 442,501.95), Philippine Currency, including interest and penalty charges but excluding attorney's fees, sheriff's fees, and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on FEBRUARY 20, 2024 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. T-570122
*A parcel of land (Lot 39, Blk. 4 of the cons.-subd. plan, Pcs-04- 010524, being a portion of the cons. of Lots 5593-B, (LRC) Psd-38541 & Lots 5609, 5608-A & 5624, Imus Estate, L.R.C. Rec. No.), situated in the Brgy. of Pasong Buaya, Mun. of Imus, Prov. of Cavite, Is. of Luzon. Bounded on the N., along line 1-2 by Lot 38; on the E., along line 2-3 by Lot 41, both of Blk. 4; on the S., along line 3-4 by Road Lot 3; & on the W., along line 4-1 by Lot 37, Blk. 4, all of the cons.-subd. plan. x x x containing an area of SEVENTY EIGHT (78) SQ. METERS. 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 FEBRUARY 27, 2024 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, October 13, 2023.

KATREEN 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 Plaza Building,
No. 358 Sen. Gil Puyat Avenue, Makati City
ATTY. MAYBELLE JOY E. BERNALES
ANCHOR COLLECTION SERVICES INC.
Bldg. #2 Malakas cor Mapagmahal St.
Brgy. Pinyahan, Quezon City
VICTORINO S. LEJARDE and NOEMI C. LEJARDE
1503-D Fabie St Paco, Manila
Lot 39 Block 4, Phase WS3, Bahayang Pag-asa Subdivision, Imus, Cavite

CD- Jan. 22, 29 & Feb. 5, 2024

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

CHINA BANK SAVINGS, INC.
Mortgagee,

-versus- EJF NO. TG-23-264
FOR: Extra-Judicial Foreclosure of
Real Estate Mortgage under Act.
3135 as amended

SPOUSES RAMON ALFONSO DAMACIO, JR.
AND SHELLA PRADEZ DAMACIO
Mortgagors/ Borrowers,

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, CHINA BANK SAVINGS, INC., a banking corporation duly organized and existing under Philippine laws, with principal office and place of business at CBS Building, No. 314 Sen. Gil J. Puyat Avenue, Makati City, pursuant to the terms and conditions of the Real Estate Mortgage ("MORTGAGE") executed and notarized on November 22, 2013 by Mortgagors/ Borrowers, SPOUSES RAMON ALFONSO DAMACIO, JR. AND SHELLA PRADEZ DAMACIO, both of legal age, Filipinos, with residence and postal addresses at (1) Block 5, Lot 8, Springdale Street, Magnagon Spring Homes, Brgy. Maguyam, Silang, Cavite and (2) Lot 17 & 19, Block 4, Magnagon Spring Homes, Brgy. Maguyam, 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. 076-2013005734 and TRANSFER CERTIFICATE OF TITLE NO. 076-2013005735 of the Registry of Deeds for Tagaytay City, in order to satisfy the outstanding loan obligation of the Mortgagors/Borrowers in the amount of ONE MILLION SIX HUNDRED NINETEEN THOUSAND SIX HUNDRED THIRTY-TWO PESOS AND 21/100 (Php1,619,632.21) inclusive of interest, penalties and other charges, as of October 31, 2023, the undersigned Clerk of Court & Ex-Oficio Sheriff of the Regional Trial Court of Cavite thru her deputy, Alex E. Martinez, will sell at public auction on March 7, 2024 at 10:00 o'clock in the morning or soon thereafter, at the New Hall of Justice of Tagaytay City, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. 076-2013005734
Registry of Deeds for Tagaytay City

IT IS HEREBY CERTIFIED that certain land situated in BO. OF MAGUYAM, MUN. OF SILANG, PROV. OF CAVITE, bounded and described as follows:
A PARCEL OF LAND (LOT 19, BLOCK 4 OF THE SUBD. PLAN PSD-042118-073079, BEING A PORTION OF LOT 1-A-2 (LRC) PSD-303024, LRC REC. NO.), SITUATED IN THE BO. OF MAGUYAM, MUN. OF SILANG, PROV. OF CAVITE, BOUNDED ON THE E., ALONG LINE 1-2 BY LOT 20, BLOCK 4; ON THE S., ALONG LINE 2-3 BY RD. LOT 2; ON THE SW., & W., ALONG LINE 3-4-5 BY RD. LOT 5; ON THE N., ALONG LINE 5-1 BY LOT 17, BLK. 4, ALL OF THE SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 43 DEG. 20'W., 9426.44 M. FROM BLLM NO. 2, CARMONA CAVITE; THENCE S. 1 DEG. 12' W., 7.65 M. TO POINT 2; THENCE S. 86 DEG. 29' W., 7.82 M. TO POINT 3; THENCE N. 48 DEG. 14'W., 2.88 M. TO POINT 4; THENCE N. 1 DEG. 12' E., 6.42 M. TO THE POINT 5; THENCE S. 88 DEG. 48'E., 10.00 M. TO POINT OF BEGINNING, CONTAINING AN AREA OF SEVENTY EIGHT (78) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC., MONS., 15 x 40 CM., BEARINGS TRUE; DATE OF ORIGINAL SURVEY, AUG. 21,

1920 AND THAT OF THE SUBD. SURVEY, JAN.22-31 & FEB. 1-6, 1994, AND WAS APPROVED ON AUG. 4, 1994. is registered in accordance with the provision of the Property Registration Decree in the name of
Owner: SPS. RAMON ALFONSO DAMACIO JR. AND SHELLA PRADEZ DAMACIO FILIPINOS
Address: BRGY. MAGUYAM, SILANG, CAVITE

TRANSFER CERTIFICATE OF TITLE
NO. 076-2013005735
Registry of Deeds for Tagaytay City

IT IS HEREBY CERTIFIED that certain land situated IN BO. OF MAGUYAM, MUN. OF SILANG, PROV. OF CAVITE, bounded and described as follows:
A PARCEL OF LAND (LOT 17, BLOCK 4 OF THE SUBD. PLAN PSD-042118-073079, BEING A PORTION OF LOT 1-A-2 (LRC) PSD-303024, L.R.C. REC. NO.), SITUATED IN THE BO. OF MAGUYAM, MUN. OF SILANG, PROV. OF CAVITE. BOUNDED ON THE S., ALONG LINE 1-2 BY LOT 19, BLK 4; ON THE W., ALONG LINE 2-3 BY RD. LOT 5; ON THE N., ALONG LINE 3-4 BY LOT 15, BLK. 4; ON THE E., ALONG LINE 4-1 BY LOT 18, BLK. 4, ALL OF THE SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 43 DEG. 20'W., 9426.44 M. FROM BLLM NO. 2, CARMONA CAVITE; THENCE N. 88 DEG. 48'E., 10.00 M. TO POINT 2; THENCE N. 1 DEG. 12' E., 7.00 M. TO POINT 3; THENCE S. 88 DEG. 48'E., 10.00 M. TO POINT 4; THENCE S. 1 DEG. 12' W., 7.00 M. TO THE POINT OF BEGINNING, CONTAINING AN AREA OF SEVENTY (70) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC., MONS., 15 x 40 CM., BEARINGS TRUE; DATE OF ORIGINAL SURVEY, AUG. 21, 1920 AND THAT OF THE SUBD. SURVEY, JAN. 22-31 & FEB. 1-6, 1994, AND WAS APPROVED ON AUG. 4, 1994.
is registered in accordance with the provision of the Property Registration Decree in the name of
Owner: SPS. RAMON ALFONSO DAMACIO JR. AND SHELLA PRADEZ DAMACIO FILIPINOS
Address: BRGY. MAGUYAM, SILANG, CAVITE

In the event the public auction should not take place on the said date, it shall be held on March 14, 2024 without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the TRANSFER CERTIFICATE OF TITLE NO. 076-2013005734 and TRANSFER CERTIFICATE OF TITLE NO. 076-2013005735 the encumbrances thereon, if any there be.

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

Tagaytay City, Philippines, January 17, 2024.

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

ALEX E. MARTINEZ
Sheriff-In-Charge

W A R N I N G: IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW

Note:
Publication was awarded to: CAVITE DIGEST
Date of Publication: Jan. 29 & Feb. 3, 10, 2024

Copy Furnished:
CHINA BANK SAVINGS, INC.
Mortgagee
CBS Building, No. 314 One Gil J. Puyat Avenue, Makati City

RAMON ALFONSO DAMACIO, JR
SHELLA PRADEZ DAMACIO
Mortgagors
(1) Block 5, Lot 8, Springdale Street, Magnagon Spring Homes, Brgy. Maguyam, Silang, Cavite
(2) Block 4, Lot 17 & 19, Magnagon Spring Homes, Brgy. Maguyam, Silang, Cavite

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

NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC),
Petitioner/Mortgagee,

-versus- File No. FC-DC-1249-23
EXTRA JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135, AS AMENDED BY ACT 4118
SPS. LERMA I, PORNOBE & FLORANTE P. PORNOBE,
Respondents/Mortgagors.

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, NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC), a government owned and controlled corporation created under P.D. No. 1267, with postal address at 104 Amorsolo St., Legaspi Village, Makati City against respondents/ mortgagors, SPS. LERMA I. PORNOBE & FLORANTE P. PORNOBE with postal addresses at Lot 18 Blk. 44, Golden City-Dasmariñas, Brgy. Salawag, Dasmariñas City, Cavite and Upper Bicutan, Taguig, Metro Manila and for the satisfaction of the mortgaged debt which as of November 30, 2023 amounts to SIX HUNDRED SEVENTEEN THOUSAND EIGHT HUNDRED TWO PESOS & 09/100 (Php617,802.09), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on February 22, 2024 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
No. T-410050

IT IS HEREBY CERTIFIED that certain land in the Mun. of Dasmariñas, Province of Cavite bounded and described as follows:
A parcel of land (Lot 18 Blk. 44 of the subd. plan Psd-042106-061585, being a portion of Lot 5777-A-3, Psd-042106-060530, L.R.C. Rec. No.), situated in the Brgy, Salawag,

Mun. of Dasmariñas, Prov. of Cavite, Is. of Luzon. Bounded on the SW., along line 1-2 by Lot 17; on the NW., along line 2-3 by lot 16 both Blk. 44 on the NE., along line 3-4 by Alley 37 & on the SE., along line 4-1 by Lot 20 Blk. 44 all of the subd. plan. Beginning at a pt. marked "1" on plan being S. 50 deg. 17 'E 701.23 m. from Mon. 171, 'Imus Estate, thence N. 10 deg: 57'W., 3.75 m. to pt. 2; thence -N. 79 deg. 03'E., 9.50 m. to pt. 3; thence S, 10 deg. 57'E., 3 .75, m. to pt. 4; thence S. 79 deg. is registered in accordance with the provisions of the Property Registration Decree in the name of LERMA I. PORNOBE, of legal age, Filipino, married to Florante P. Pornobe. 03'W., 9.50 m. to the pt. of beginning, containing an area of THIRTY FIVE SQ. METERS AND SIXTY THREE SQ. DECIMETERS (35.63). All pts referred to are indicated on the plan and are marked on the ground by PS cyl, conc. mons. 15x60 cm. bearing true; date of orig survey, July 27, 1905-June 11, 1908, and that of the subd. survey, Jan 4-23, 1993 and was approved on March 4, 1993.

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 March 07, 2024 at the same time and place without further notice.

16 January 2024, Dasmariñas City, Province of Cavite.

RODRIGO C. ESTOGERO, JR.
Sheriff

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

PUBLICATION: "Cavite Digest"
DATES: Jan. 29, Feb. 5 & 12, 2024
Raffle Date of Judicial Notices: 12 January 2024

Copy furnished:
NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)
104 Amorsolo St., Legaspi Village, Makati City.

SPS. LERMA I. PORNOBE & FLORANTE P. PORNOBE
Lot 18 Blk. 44, Golden City- Dasmariñas, Brgy. Salawag, Dasmariñas City, Cavite and Upper Bicutan, Taguig, Metro Manila.

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

DSWD -PAO partnership records 321 clients in 2023

(From page 1)

DSWD spokesperson said, The DSWD and PAO signed the supplemental MOA to enforce the provision of free legal services to single parents and their children seeking financial support from the liable parents, according to Asst. Sec. Lopez.

The partnership was sought by the DSWD following the influx of requests for assistance from lone-parents in relation to its qualified clients," (Turn to page 5)

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-1270-23

JEFFREY M. PALCO,
married to EMELYN P. PALCO,
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 Ave. Makati City against the Mortgagor, JEFFREY M. PALCO, married to EMELYN P. PALCO with residence and postal address at Lot 20 Blk. 76 Bella Vista Subd., Brgy. Santiago, Gen. Trias, Cavite to satisfy the mortgage indebtedness as of 29 September 2023 amounts to ONE MILLION EIGHT THOUSAND SIX HUNDRED FORTY NINE PESOS & 04/100 (P1,008,649.04), Philippine Currency, including interest, penalties, and other charges as of said date but exclusive of all the other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on JAN 24, 2024 at 10:00 o'clock in the morning at the main entrance of the Government Center Bldg. located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder of CASH and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. 057-2019057315

LOT NO : 20 BLOCK NO: 76 PLAN NO: PCS-04-028236
PORTION OF : THE CONS. OF LOTS 1 TO 14, BLOCK 76, PCS-04-017962
LOCATION: BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON
BOUNDARIES :
LINE DIRECTION ADJOINING LOT(S)
1-2 NE ROAD LOT 68, PCS-04-017962
2-3 SE LOT 21, BLOCK 76, PCS-04-028236
3-4 SW LOT 3165, SAN FRANCISCO DE MALABON STATE
4-1 NW LOT 19, BLOCK 76, PCS-04-028236
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 FEB. 07, 2024 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 DEC 29 2023

ANDRES B. ESPINA
Sheriff IV

Copy Furnished:
Home Development and Mutual Fund
c/o ATTY. JULIUS VOLTAIRE ROMMEL C. CUBELO
Attorney-in-Fact, 24K ACCOUNTS CONSULTANT, INC.
Unit 7 & 8 2F CM Bldg., Paseo de Comercio,
Villa Remedios Subd., Brgy. Halang, Calamba City

JEFFREY M. PALCO married to EMELYN P. PALCO
Lot 20 Blk. 76 Bella Vista Subd., Brgy. Santiago, Gen. Trias, Cavite

Publication, CAVITE DIGEST
Dates: JAN. 01, 8 & 15, 2024
WARNING: IT IS ABSOLUTELY PROHIBITED TO REMOVE DEFACE. OR DESTROY THIS NOTICE OF EXTRA-JUDICIAL SALE ON OR BEFORE THE DATE OF SALE

We regret the error.
The Editor